



## HERITAGE PRESERVATION COMMISSION AGENDA

3RD FLOOR CONFERENCE WEDNESDAY, NOVEMBER  
ROOM 19, 2025

6:00 PM

1. Call to Order/Approve Agenda
2. Approval of the Minutes
3. General Heritage Preservation Items
  - A. Citizen Comment Period
4. Design Reviews
  - A. Resolution HPC-2025-006 COA for 111 Central Ave
5. Items for Discussion
  - A. Preparing for 2026 Historic Preservation Awards
  - B. Fleckenstein Building Plaque
6. Adjournment



## HERITAGE PRESERVATION COMMISSION MINUTES

PUBLIC MEETING ROOM

WEDNESDAY, OCTOBER 15,  
2025

6:00 PM

### Meeting Items

1. Call to Order

A regular meeting of the Heritage Preservation Commission was called to order by Chair Coltan Hogan at 6:02 p.m. The Commissioners in attendance were Ron Dwyer, David Sauer, Cori Weems, and Chair Hogan. Also in attendance were Leslie McGillivray-Rivas, City Planner, and Kari Casper, Administration Assistant II. Ms. Rivas asked that one item be added to the agenda regarding last month's meeting. Since 429 Central would like to look into putting glass in instead of the panels, they have requested an indefinite extension on their application. The chair then asked for a motion to table indefinitely. A motion was made by David Sauer, seconded by Cori Weems to table the application to replace the panels at 429 Central indefinitely. The motion passed on a 4/0 vote.

2. Approval of the Minutes

Motion by Ron Dwyer, seconded by David Sauer, to approve the meeting minutes as presented. The motion passed unanimously..

3. General Heritage Preservation Items

A. Citizen Comment Period

None.

4. Design Reviews

A. COA for a Rear Service Door Replacement at 224 Central Ave

Ms. Rivas presented the application by Charles Driessen to replace the rear doors at 224 Central on behalf of the owners, Bill and Nona Boyes. There was some discussion about painting the doors in the spring. Driessen talked about the specs on the door and said that they are 3-hour fire-rated doors according to code. Dwyer asked if they were insulated. Driessen said that since they are fire doors and outside doors, he would think they are. After some discussion, a motion was made by David Sauer, seconded by Cori Weems to approve the resolution and approve the Certificate of Appropriateness to replace the doors with the condition of striking the color of the doors from grey to a complementary color. The motion passed unanimously.

5. Items for Discussion

Ms. Rivas asked Mrs. Casper about the Fleckenstein Building's plaque which has now been completed. Casper ask the board if they would like to do a dedication and went over some times that the owner had given. The board wanted to proceed with a dedication and were flexible on their availability and will wait to hear from Mr. Davis upon his return on how to move forward with this project. No action taken at this time.

6. Adjournment

Motion by David Sauer, seconded by Ron Dwyer, to adjourn the meeting at 6:40 p.m. The motion passed unanimously.

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



## Request for Action

**TO:** Faribault Heritage Preservation Commission  
**FROM:** Harry Davis, City Planning Manager  
**THROUGH:**  
**MEETING DATE:** November 19, 2025  
**SUBJECT:** Resolution HPC-2025-006 COA for 111 Central Ave

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### **BACKGROUND:**

Rachel Hard from Hardline Exteriors, LLC (Applicant) on behalf of Jamm Holdings, LLC (Owner) submitted a Certificate of Appropriateness (COA) application for new windows at 111 Central Avenue. The property is within the Heritage Preservation District and zoned CBD. Staff reviewed the project and the Commercial District Design Guidelines and the Secretary of the Interior's Standards and determined that the windows and corresponding wraps are compatible and respectful to the building's character and craftsmanship. Staff recommends requiring that the window and wrap be white, which is consistent with the existing window color. Please see the attached resolution for a full list of criteria and findings.

### **REQUESTED ACTION:**

Approve Resolution HPC-2025-006

### **ATTACHMENTS:**

1. Resolution HPC-2025-006 COA for 111 Central Ave

## **CITY OF FARIBAULT**

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### **HERITAGE PRESERVATION COMMISSION**

#### **RESOLUTION #HPC-2025-006**

#### **APPROVE A CERTIFICATE OF APPROPRIATENESS FOR NEW WINDOWS AT 111 CENTRAL AVE**

**WHEREAS**, Rachel Hard of Hardline Exteriors, LLC (Applicant) on behalf of Jamm Holdings, LLC (the Owner), submitted a Certificate of Appropriateness (COA) application for property at 111 Central Ave in the City of Faribault's Heritage Preservation District (HPD); and

**WHEREAS**, the Applicant seeks approval to remove and replace 74 existing double-hung windows with new double-hung windows (vinyl), wrap their exterior with Azek (PVC composite), and install Azek sills while coil flashing the bottom of the window; and

**WHEREAS**, according to the City's Historic Building Inventory (# RC-FAC-597) this building is significant for being the fourth hotel constructed on the same site (attached in Exhibit C); and

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

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

**WHEREAS**, the HPC approved a Certificate of Appropriateness (Exhibit A) on November 19, 2025 subject to conditions stated in Section 2 of this Resolution, and adopted the following criteria and findings:

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**

*Finding: The use of the property is not changing with the proposed window replacement. The first floor's primary use will remain commercial, and the upper floor will remain*

*residential, consistent with its recent historical use, due to the underlying zoning.*

- 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 windows and wrapping will be modern in materials (vinyl and PVC composite) while appearing as wood, but the building's character itself will not change. The new windows will not impact the brick façade, and therefore not remove or alter distinctive features of the buildings.*

- 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 windows are standard double-hung and the wrapping will be without stylistic character that would clash with the building. No changes will be made to create a false sense of historical development.*

- 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 previously made to the property.*

- 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 applicant reports that the existing windows are in a critical state. The existing windows cannot be easily or economically repaired and must be replaced.*

- 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 windows are modern but compatible with the building. They fit in with the appearance of the building and do not detract from its distinctive features.*

- 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**

*Finding: The new windows and their wrapping could be removed in the future and not be detrimental to the historic form and character of the property.*

**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 new windows at 111 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 November 19, 2025:

1. The window trim and wrapping color shall be changed to white for consistency with the existing window color.
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 November 20, 2026. If an extension is required, the applicant must submit a written request to the City Planning Manager by October 6, 2026. Failure to receive an extension by October 20, 2026 or failure to complete the work described in this document by the deadline will render this Certificate of Appropriateness void.

**Section 3. Findings.** The recitals in this Resolution are integral to this Resolution and, where applicable, constitute the findings of the Heritage Preservation Commission.

**Section 4. Request to take Additional Steps.** The Heritage Preservation Commission authorizes the City Administrator, City Staff, and the City's Consultants to take any additional steps and actions necessary or convenient to accomplish the intent of this resolution.

*(Remainder of this page intentionally left blank)*

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

**Date Adopted:** November 19, 2025

**Faribault Heritage Preservation Commission**

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**Chair**

**ATTEST:**

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**City Planning Manager**

**Exhibit A**

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

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

**Site Address:** 111 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 Rachel Hard of Hardline Exteriors, LLC (Applicant) on behalf of Jamm Holdings, LLC (Owner) for property at 111 Central Avenue, reviewed by the HPC on November 19, 2025, is approved and issued a Certificate of Appropriateness with the conditions outlined below per Resolution HPC-2025-006.
2. The criteria and findings in Resolution HPC-2025-006 shall form the foundation for approval of the COA.
3. The applicant shall submit a building permit consistent with the approved COA. Any substantial changes or variations to the proposal, as determined by the City Planning Manager, shall require additional review and approval by the HPC.
4. All work must be completed by November 20, 2026. If an extension is required, the applicant must submit a written request to the City Planning Manager by October 6, 2026. Failure to receive an extension by October 20, 2026 or failure to complete the work described in this document by the deadline will render this Certificate of Appropriateness void.

Date of Heritage Preservation Commission Review: 11/19/2025\_\_\_\_\_

Certificate of Appropriateness Issued: 11/20/2025\_\_\_\_\_

Expiration Date 11/20/2026\_\_\_\_\_

Copies forwarded to

Building Official:\_\_\_\_\_ Property Owner:\_\_\_\_\_ Site File:\_\_\_\_\_ SCDP File:\_\_\_\_\_

**Exhibit B**

**Design Review Application Submittal**

(insert application materials after this page)





**Lower Level**, 208 NW 1st Ave, Faribault, MN 55021

Phone (507) 333-0387 **Email to:** [buildingcodes@ci.faribault.mn.us](mailto:buildingcodes@ci.faribault.mn.us)

Permit #: \_\_\_\_\_  
By: \_\_\_\_\_ / \_\_\_\_\_

Application Date: \_\_\_\_\_ Due Date: \_\_\_\_\_

**Property Types**

Building Address: \_\_\_\_\_

**Owner:** \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone Number: \_\_\_\_\_

**Contractor:** \_\_\_\_\_

Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone Number: \_\_\_\_\_

License Number: \_\_\_\_\_ Class: \_\_\_\_\_

**E-mail:** \_\_\_\_\_

- Multi-Family (MULT)     Condominium (COND)
- Duplex (DPLX)         Residential (RESI)
- Modular (MODU)       Townhomes (TOWN)

**Was dwelling built prior to 1978:**     No     Yes  
**If yes**, please follow lead abatement rules on Federal EPA web site at: [http://cfpub.epa.gov/flpp/searchrrp\\_firm.htm](http://cfpub.epa.gov/flpp/searchrrp_firm.htm)  
 MN State Lead web site: <http://dli.mn.gov/cclld/lead.asp>  
**Are you EPA Lead Certified:**         No     Yes

**Roofing**

Valuation: \$ \_\_\_\_\_

Number of Squares: \_\_\_\_\_

Number of Stories: \_\_\_\_\_

Building(s) to be roofed:

- Principal structure (house)         Garage/shed

**Siding**

Valuation: \$ \_\_\_\_\_

**Window/Door Replacement**

Valuation: \$ \_\_\_\_\_

**ROOFING NOTE:**

- Ice & Water shall extend from the lowest edges of all roof surfaces to a point not less than 24" inside the exterior wall line of the building.

**RE-SIDING NOTE:**

- New water-resistive barrier is required when any complete portions or sides of siding material (top to bottom of wall) is replaced.
- **EXISTING WATER-RESISTIVE BARRIER MUST BE REMOVED AND REPLACED IN THESE AREAS ONLY.**

**WINDOWS/DOOR:**

- Req'd picture submittal of flashing and insulation details.

**Description of work:** \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**REMINDER**  
 A final inspection will be automatically scheduled once installation photos are submitted/approved at [inspectpic@ci.faribault.mn.us](mailto:inspectpic@ci.faribault.mn.us)

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

Signature of Permittee: \_\_\_\_\_

Print: \_\_\_\_\_



## DOUBLE-HUNG WINDOWS

Silver Line™ V3 Series double-hung windows feature classic profiles for a more traditional look. They're energy efficient, made of heavy-duty, low-maintenance vinyl and provide a variety of features, options and sizes.

### FEATURES & BENEFITS

- Colonial brick mold design for classic styling
- Both sash tilt in for easy cleaning from the inside
- Contoured lift handles for effortless operation
- Fusion-welded, heavy-duty vinyl for strength and durability
- Wide selection of complementary picture windows and specialty shapes
- Limited lifetime warranty\*
- Many V3 Series double-hung windows have options that make them ENERGY STAR® v. 7.0 certified throughout the U.S.



\*Visit [silverlinewindows.com](http://silverlinewindows.com) for warranty details.



### Colors

Windows and exterior of double-hung frames are available in the following colors:



\*\*Dark Bronze or Black exterior with White vinyl interior has a 10-year limited warranty. Printing limitations prevent exact color duplication. See your Silver Line dealer for actual color samples.

### Hardware

Color-coordinated lock & keeper are standard.

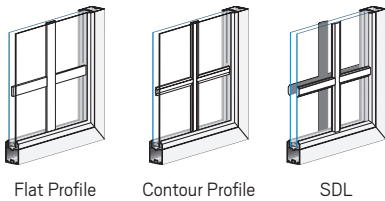


White | Beige | Sandstone

### Grilles

#### Grille Types

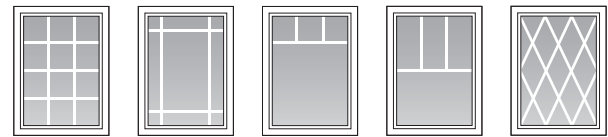
Choose from flat or contour profile grilles-between-the-glass for easy cleaning or Simulated Divided Lights (SDLs) for a more traditional look.



Flat Profile    Contour Profile    SDL

#### Grille Patterns

Choose from a variety of grille patterns. Additional patterns available.



Colonial    Prairie    Valance    3x1    Diamond

### Glass

Choose the glass option that best fits your needs:

- Low-E
- Low-E<sup>SC</sup>
- Low-E 2+<sup>PSL</sup>

### Frame Type

- Insert frame for replacement projects where existing frames are in good condition
- Nailing flange frame, ideal for new construction and remodeling projects where a J-Channel is not required
- Nailing Flange with J-Channel for easy trimming of siding to the window

## Additional Information - Email 1

RE: 111 Central Ave



Rachel Hard <rachel@hardlineexteriors.com>

To Harry Davis; Leslie McGillivray-Rivas; Building Codes

Cc David Wanberg; Kari Casper

General/All Employees (unrestricted)

You replied to this message on 11/11/2025 11:03 AM.

Reply Reply All Forward

Fri 11/7/2025 2:19 PM

Hello Harry- Existing windows are white double hung, no grille. We will be replacing with Dark Bronze, double hung, no grille, Low-E glass. The windows are beyond reasonable repair and replacing is the only option at this point.

Thank you!

**Rachel Hard** | Operations Manager

**C:** 612-300-5809 | **E:** [rachel@hardlineexteriors.com](mailto:rachel@hardlineexteriors.com)  
21483 Grenada Ave #120 | Lakeville | MN | 55044  
Builder Lic # BC729066

**From:** Harry Davis <[hdavis@faribaultmn.gov](mailto:hdavis@faribaultmn.gov)>

**Sent:** Friday, November 7, 2025 1:33 PM

**To:** Rachel Hard <[rachel@hardlineexteriors.com](mailto:rachel@hardlineexteriors.com)>; Leslie McGillivray-Rivas <[lmcgrivas@faribaultmn.gov](mailto:lmcgrivas@faribaultmn.gov)>; Building Codes <[buildingcodes@faribaultmn.gov](mailto:buildingcodes@faribaultmn.gov)>

**Cc:** David Wanberg <[dwanberg@faribaultmn.gov](mailto:dwanberg@faribaultmn.gov)>; Kari Casper <[kcasper@faribaultmn.gov](mailto:kcasper@faribaultmn.gov)>

**Subject:** RE: 111 Central Ave

Hi Rachel,

Thanks for your submittal. I apologize for the delay in your confirmation.

Can you clarify which elements in the window brochure you plan to use for all the windows? Grille type (if applicable), pattern (if applicable), glass type, etc. Please also document and clarify the existing windows— are they also double-hung, do they have grilles and are they in-between glass panes, etc. Please also include why you need to replace the windows instead of restoring the existing windows. That should clarify why the request is needed.

Harry

**HARRY DAVIS, AICP**  
City Planning Manager

**OFFICE** | 507-333-0388  
**EMAIL** | [hdavis@faribaultmn.gov](mailto:hdavis@faribaultmn.gov)  
**WEB** | [www.faribault.org](http://www.faribault.org)  
**ADDRESS** | 208 NW 1<sup>st</sup> Avenue, Faribault, MN 55021



Additional Information - Email 2

RE: 111 Central Ave

 Rachel Hard <rachel@hardlineexteriors.com>  
To  Harry Davis;  Leslie McGillivray-Rivas;  Building Codes  
Cc  David Wanberg;  Kari Casper  
 General/All Employees (unrestricted)  
 You replied to this message on 11/11/2025 11:30 AM.

  Reply  Reply All  Forward  

Tue 11/11/2025 11:28 AM

Hi Harry- Per a phone conversation I had when I called you main office number before submitting the application, I apologize I do not remember the name of the person I spoke with, I was told no white vinyl and to go with a dark color. If white is acceptable, we will go with White. Every window in the building will be replaced, including the small ones.

Thank you!

**Rachel Hard** | Operations Manager  
C: 612-300-5809 | E: [rachel@hardlineexteriors.com](mailto:rachel@hardlineexteriors.com)  
21483 Grenada Ave #120 | Lakeville | MN | 55044  
Builder Lic # BC729066

Additional Information - Email 3

RE: 111 Central Ave

 Rachel Hard <rachel@hardlineexteriors.com>  
To  Harry Davis;  Leslie McGillivray-Rivas;  Building Codes  
Cc  David Wanberg;  Kari Casper  
 General\All Employees (unrestricted)

  Reply  Reply All  Forward  

Tue 11/11/2025 11:38 AM

We will be removing the existing window in its entirety, we will add pressure treated framing attached to the existing framing in order to provide a space for the nailing fin of the new window. Below is an example of what that process will look like.



The Azek will cover the space between the brick and window frame, we will not be removing any brick.



Please let me know if you have any other questions.

Thank you!


**Rachel Hard** | Operations Manager  
C: 612-300-5809 | E: [rachel@hardlineexteriors.com](mailto:rachel@hardlineexteriors.com)  
21483 Grenada Ave #120 | Lakeville | MN | 55044  
Builder Lic # BC729066

Additional Information - Email 4

RE: 111 Central Ave

 Rachel Hard <rachel@hardlineexteriors.com>  
To  Harry Davis

 General\All Employees (unrestricted)

 You replied to this message on 11/11/2025 1:04 PM.

We will be using frontier trim in a 5/4 thickness. It can be painted to match if we have to go with the dark bronze but comes in white with no need to paint.



## 25-Year Limited Warranty

### AZEK's Warranty

- Perfect for ground contact applications
- Impervious to moisture and insects
- Does not require paint for protection
- Can be heat formed for unique designs
- Building code listing ESR-1074

### With the AZEK Edge

- Precise, sealed edges on all 4 sides (S45)
- Stays cleaner in the lumberyard and job site
- Tight board tolerances

### Easier to clean, if it does get dirty

With unparalleled quality, AZEK Trim products are backed by a proven track record of performance that tops all competitors. For a trim product that will offer years of lasting good looks, choose AZEK Trim.



### AZEK Trim (Traditional & Frontier)

Trim that is easy to work with and offers long lasting durability, AZEK Trim is the perfect replacement for wood in all non-stress and non-load bearing applications. It can be easily milled, routed, and heat formed for custom looks. AZEK Trim doesn't require paint for protection, but can be easily painted for aesthetics.

#### 5/8" x Thickness

Actual	Lengths
5/8" x 3 1/2"	12' and 18'
5/8" x 5 1/2"	12' and 18'
5/8" x 7 1/4"	12' and 18'
5/8" x 9 1/4"	12' and 18'
5/8" x 11 1/4"	12' and 18'
5/8" x 15 1/4"	12' and 18'

#### 4/4 x Thickness

Nominal	Actual	Lengths
1 x 2	3/4" x 1 1/2"	18'
1 x 4	3/4" x 3 1/2"	12' and 18'
1 x 5	3/4" x 4 1/2"	12' and 18'
1 x 6	3/4" x 5 1/2"	12' and 18'
1 x 8	3/4" x 7 1/4"	12' and 18'
1 x 10	3/4" x 9 1/4"	12' and 18'
1 x 12	3/4" x 11 1/4"	12' and 18'
1 x 16	3/4" x 15 1/4"	12' and 18'

#### 5/4 x Thickness

Nominal	Actual	Lengths
5/4 x 4	1" x 3 1/2"	12', 18', and 20'
5/4 x 5	1" x 4 1/2"	12', 18', and 20'
5/4 x 6	1" x 5 1/2"	12', 18', and 20'
5/4 x 8	1" x 7 1/4"	12', 18', and 20'
5/4 x 10	1" x 9 1/4"	12', 18', and 20'
5/4 x 12	1" x 11 1/4"	12', 18', and 20'
5/4 x 16	1" x 15 1/4"	12', 18', and 20'

#### 6/4 x Thickness (Frontier Only)

Nominal	Actual	Lengths
6/4 x 4	1 1/4" x 3 1/2"	20'
6/4 x 6	1 1/4" x 5 1/2"	20'
6/4 x 8	1 1/4" x 7 1/4"	20'
6/4 x 10	1 1/4" x 9 1/4"	20'
6/4 x 12	1 1/4" x 11 1/4"	20'

 Reply
  Reply All
  Forward
 


Tue 11/11/2025 1:03 PM

**Exhibit C**

**Historic Inventory Files Partial Record for Site # 408  
(# RC-FAC-597)**

(insert records after this page)

## ELEMENT SPECIFIC INFO

PRESENT NAME : BRUNSWICK APARTMENTS  
 HISTORIC NAME : BRUNSWICK HOTEL

INVENTORY # RC-FAC-597

ADDRESS : 101 - 111 CENTRAL AVE N

## DESCRIPTION

DATE BUILT : Circa 1925  
 DATE SOURCE :

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

STYLE : Classical Revival Influences

INTACTNESS :  
 INTACT  
 SLIGHT ALTERED  
 MODER ALTERED  
 VERY ALTERED

CONDITION :  
 EXCELL  
 GOOD  
 FAIR  
 POOR

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

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

ADDITIONAL COMMENTS : Medium brown brick on upper stories and tan brick on first story.  
 Original or early canopy over main entrance.

ALTERATIONS : Cornice level alterations, storefronts slightly altered.

OPEN TO PUBLIC :  YES  NO  LIMITED

## BACKGROUND &amp; SIGNIFICANCE

ARCHITECT :  
 CONTRACTOR :

ORIGINAL OWNER :

HISTORIC BACKGROUND : "Then and Now", p. 132, states that "The Brunswick Hotel, 111 Central Ave., now owned and operated by Thomas Mahoney, is the fourth hotel constructed and operated on the same site." Present hotel appears to date from the 1920's or 1930's. "Then and Now", p. 100, states that the business was 120 years old in 1976.

SOURCES : "Then and Now" (Swanberg, 1976), pp. 100, 132.

STATEMENT OF SIGNIFICANCE : One of two large hotels in downtown Faribault. This building stands on a site which has held a hotel since 1856.

**HISTORIC SITES SURVEY OF FARIBAULT**

PRESENT NAME OF SITE : BRUNSWICK APARTMENTS

INVENTORY # RC-FAC-597

SITE ADDRESS : 101 - 111 CENTRAL AVE N  
NE CORNER OF CENTRAL AVE N AND 1ST ST NE

FIELDWORK DATE : 05 - 87  
FIELDWORKER : Granger

**SITE SUMMARY**

INVENTORY #	PROPERTY TYPE	CONTRIBUTING STATUS	PHOTO I.D.
597 *	Hotel	Contributing Building	16.32

**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 : Several vacant storefronts.

HISTORIC CONTEXTS :

Commerce

SIGNIFICANCE :

LOCAL  
 STATE  
 NATIONAL

DESIGNATION STATUS :

HPC SITE  
 NR SITE  
 HPC DIST Downtown  
 NR DIST \_\_\_\_\_

HISTORIC SITES SURVEY  
OF FARIBAULT



ROLL # 16  
FRAME # 32

ADDRESS : 101 - 111 CENTRAL AVE N

# Faribault Commercial Historic District

**Street No** **Street Name**

111 CENTRAL AVE

**SHPO No**

RC-FAC-597

**Property Name**

Brunswick Hotel

**Current Owner**

DEICHELBOHRER PROPERTIES LLC

**PIN**

1831126482

**Zone**

15

**UTM Easting**

478612

**UTM Northing**

4904303

**USGS Map**

Faribault

**Township**

110

**Range**

20

**Section**

31

**Quarter**

NE

**Q Q**

SW

**Legal Description**

Lot 009 Block 069 of ORIGINAL TOWN FARIBAULT  
 ORIG TOWN L9 & L10 B69 15 UNITS

**Historic Use**

Commerce: Hotel

**Current Use**

Domestic: Multiple Dwelling

## Description

**Architectural Style**

20th Century Commercial

**Stories**

3

**Architect**

**Contractor**

**Primary Exterior**

Brick

**Foundation**

Concrete

**Roof Materials**

Composition

**Roof Form**

Flat

**Integrity**

Slightly altered

**Condition**

Good

**Narrative Description**

This is an impressive building, built to replace an older hotel. Rectangular in plan, it measures 134 feet along Central Avenue and forty-eight feet in depth. Fenestration on the upper wall includes a course below the second floor windows. Windows are symmetrically placed but in alternating sets of one and two. Glazing is one over one. The street level includes several storefronts. Medium brown brick on upper stories and tan brick on first story. There have been some cornice level alterations, as well as changes to the storefronts.

# Faribault Commercial Historic District

<b>Street No</b>	<b>Street Name</b>	<b>SHPO No</b>	<b>Property Name</b>
111	CENTRAL AVE	RC-FAC-597	Brunswick Hotel

## History

---

<b>Date Built</b>	<b>Date Source</b>	<b>Original Owner</b>
1930	Rice County Assessors Office	Mahoney, Thomas

### Historical Background

A hotel was built on this site as early as 1856, with the first establishment known as the Barron House. The current hotel was built around 1930.

### Sources

Swanberg, *Then and Now*, 100, 132.

### Historic Context

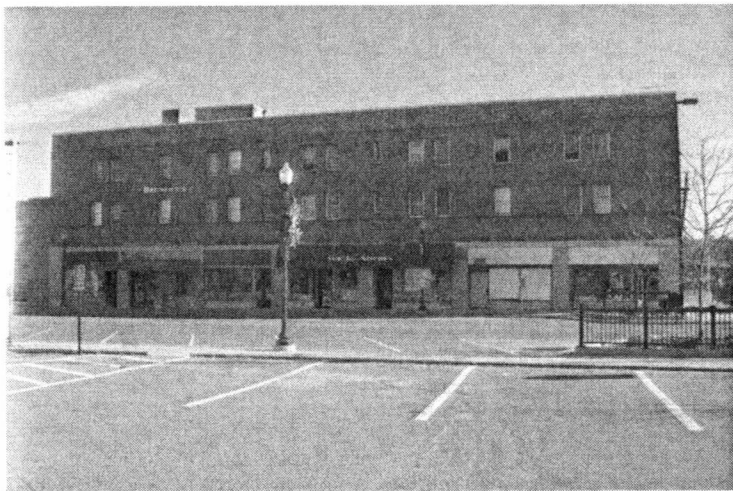
Commerce

<b>NRHP Current</b>	<b>Local District Current</b>	<b>NRHP Recommend</b>	<b>Contributing</b>
No	Yes	Yes	Contributing

Surveyed by Daniel J. Hoisington      October, November 2012

# Faribault Commercial Historic District

Street No	Street Name	SHPO No	Property Name
111	CENTRAL AVE	RC-FAC-597	Brunswick Hotel



# A Bicentennial tour of Faribault's 'Old Town'



Alexander Faribault House 1853

Restored 1944-1955

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1982, 1985.

# Faribault's 'Original Town' and the Historic Commercial District



*Lieb Building On Central Avenue 1886*

This brochure, prepared by the Faribault Heritage Preservation Commission of Faribault, Minnesota, is available at the Buckham Memorial Library near the south end of Central Avenue and at the Chamber of Commerce office in the historic 200 block of Central Avenue.

**200 Block, east side**

#229, **Citizen's National Bank Building**, c. 1890 (now Hour Glass Cleaners). Two stories; red brick with stone trim sills, lintels, and rusticated water table; two bays on Central by eight bays on Third Street with angled corner entry rectilinear second floor windows separated by paired pilasters; first floor windows set in wide arches with keystones; storefront basically intact with large signs covering arches on windows flanking entry.

#227, **Dandeleit Dry Goods**, c. 1882 (now Dandeleit Jewelry). Two stories; red brick with stone sills and lintels; three bays; corbelled cornice; altered storefront.

#225, **C. E. Smith Books and Stationery**, c. 1870 (now Schema Insurance and H&R Block Income Tax Service). Two stories; painted brick; three second story hooded windows; cornice removed; storefront partially intact beneath awning.

#221-223, **Kinsey Dry Goods and Pike and Monroe Tailors**, c. 1870 (now Dusek's Bakery and Dentist's Office). Two stories, painted brick; two three-bay sections with hooded second story windows; brackets and modillions at cornice; north storefront basically intact; south storefront altered.

#219, **Post Block**, c. 1874. Three stories; buff colored brick; three bays with hooded second and third story windows; altered infill in upper arched portion; decorative cornice with corner brackets and modillions; storefront partially intact.

#217, **Hill Block**, 1874 (now the Arcade). Three stories; painted brick; six bays separated into three sections by pilaster strips; hooded second and third story windows, with altered infill on third floor; elaborate cornice with brackets and modillions; storefront partially intact.

#213, **Stevens & Co. Druggists**, c. 1880 (now attorney's office). Two stories; red brick; three second story windows with continuous stone sill; decorative brickwork at cornice; altered storefront.

#211, **Books and Stationery**, c. 1880 (now Holiday Cafe). Two stories; painted brick; three bays separated by pilasters; decorative brickwork at cornice, altered storefront.

#209, **Felt Confectionery**, c. 1880. Two stories; painted brick, three second story rectilinear windows with stone sills and lintels; decorative brick band at cornice; storefront partially intact.

#207, **Carpenter & Smith Tailors and Clothiers**, c. 1880. Two stories; painted brick; three second story hooded windows with keystones; corbelled cornice; altered storefront and second story sash and infill; design identical to #205.

#205, **Mortenson and Wachlin, Harnessmakers**, c. 1880 (now Fette Electronics). Two stories; red brick; three second story hooded windows with keystones; corbelled cornice; storefront partially intact; design identical to #207.

#201, **Kaul Block**, c. 1898 (now Modern Bar). Two stories; painted brick; eight arched second story windows with brick hoods; textural brickwork in panel around arches; decorative brickwork in parapet; altered storefront.

**28. GEORGE F. BATCHELDER'S BLOCK**

120 Central Ave.

"The Old Stone Church" was the name townspeople gave to the first three-story stone structure erected in 1868-69. This superior building with arched windows and rock-faced stone pillars supporting the recessed doorway was designed by C.N. Daniels, local architect and builder. It contained one of the first elevators in town run by counter weights and a hand-over-hand pull rope. George Batchelder used the building for his dry goods store and displayed carpets and rugs on the second floor. This restored building is now an antique store and carpenter's shop.

**29. THE HEINRICK BUILDING**

116 Central Ave.

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

30.

**THE BRUNSWICK HOTEL**

111 Central Ave.

(Former site of the Barron House)



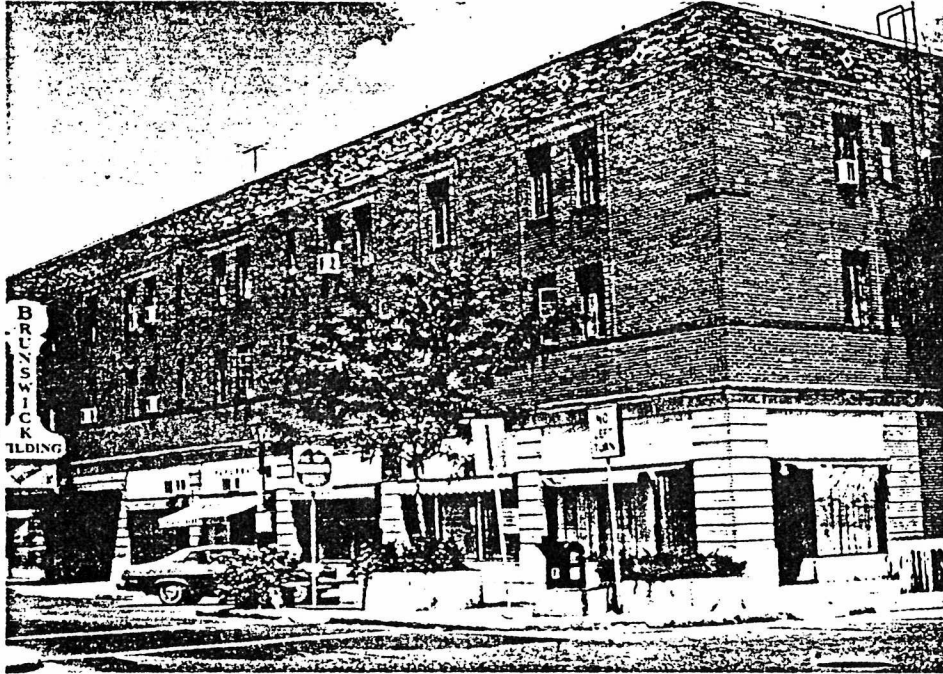
Horace E. Barron, a hotelkeeper from Chicago, Illinois, stayed in the Truman Nutting hotel on November 15, 1855, and that chilling experience made him realize that the town was in need of his services. He returned the following spring, and by July 4, 1856, the Barron House was open to the public. Mr. Barron was a well educated and informed gentleman, and much of Faribault's social life centered around the hotel, in the spacious and elegant downstairs dining room and the meeting rooms. The Barron House maintained its successful place in the community for almost thirty years, then on St. Patrick's Day, 1882, it was destroyed by fire. A group of citizens organized and built a new hotel "The Brunswick" on the original site. It was a three story structure of brick and stone, costing approximately \$30,000. It was described on its grand opening May 2, 1883, as being "very lavish." The hotel was patronized by tourists, convention guests, and excursion groups. In the 30's it was "modernized," but the Annex (#7) on 1st Ave. NE, will give you an idea of its original appearance.

The information included in this brochure has been compiled from historic records, documents, and pictures by Britta Bloomberg, who represented the State Historic Preservation Office of the Minnesota Historical Society, and B. Duncan, who represented the Faribault Heritage Preservation Commission. First Printing 1982. Revised Printing 1985 by Faribault Heritage Preservation Commission members: Ron Dwyer, Joan Koonmen, Jean Mahler, Rosemary Johnson, Verna Ochs, Lillian Teisberg, Katie Sammon, Ivan Whillock, Thomas Healy and Bea Duncan.

BLOCK 13

E

Address: 111 Central Avenue



Date of Construction: 1930

Commercial brick building  
Three story  
Diamond shaped detail at the roof-line  
White brick pilasters  
Original Transom windows  
Intact

Date of Photograph: July, 1982

Historical Note: The Brunswick Hotel (Site of the Barron House) Horace E. Barron, a hotelkeeper from Chicago, Illinois, stayed in the Truman Nutting hotel on November 15, 1855, and that chilling experience made him realize that the town was in need of his services. He returned the following spring, and by July 4, 1856, the Barron House was open to the public. Mr. Barron was a well educated and informed gentleman, and much of Faribault's social life centered around the hotel, in the spacious and elegant downstairs dining room and the meeting rooms. The Barron house maintained its successful place in the community for almost thirty years, then on St. Patrick's Day, 1882, it was destroyed by fire. Mr. Barron remained undaunted by the tragic occurrence and continued his concern for a better Faribault. He was made steward and superintendent of construction for the State Institute for Defectives and also served in the State legislature as a representative from Rice County.

A group of citizens organized and built a new hotel "The Brunswick" on the original site. It was a three story structure of brick and stone, costing approximately \$30,000. It was described on its grand opening May 2, 1883, as being "very lavish". The hotel was patronized by tourists, convention guests, and excursion groups. It has changed in ownership and appearance several times but still continues its function.

30. The Brunswick Hotel (Site of the Barron House) 111 Central Avenue

Horace E. Barron, a hotelkeeper from Chicago, Illinois, stayed in the Truman Nutting hotel on November 15, 1855, and that chilling experience made him realize that the town was in need of his services. He returned the following spring, and by July 4, 1856, the Barron House was open to the public. Mr. Barron was a well educated and informed gentleman, and much of Faribault's social life centered around the hotel, in the spacious and elegant downstairs dining room and the meeting rooms. The Barron house maintained its successful place in the community for almost thirty years, then on St. Patrick's Day, 1882, it was destroyed by fire. Mr. Barron remained undaunted by the tragic occurrence and continued his concern for a better Faribault. He was made steward and superintendent of construction for the State Institute for Defectives and also served in the state legislature as a representative from Rice County.

A group of citizens organized and built a new hotel "The Brunswick" on the original site. It was a three story structure of brick and stone, costing approximately \$30,000. It was described on its grand opening May 2, 1883, as being "very lavish". The hotel was patronized by tourists, convention guests, and excursion groups. It has changed in ownership and appearance several times but still continues its function.

31. Site of J. Volz Blacksmith Shop, Sleigh, and Wagon Factory--1st St. & Central  
Corner of 1st St. NE & Central Ave.

In 1876 John Volz and his brother Valentine built a stone building on this location, a good area because Winkley's Livery Stable was doing a brisk business on Division at the S.E. corner of Central Ave. This building was converted into an oil station in the 1930's.

32. The Armory (Company B., Second Regiment, Minnesota National Guard) 12 Central

This is the third armory in Faribault and unique in that ten thousand dollars was contributed by the businessmen of Faribault to begin its construction in September of 1912. The following year the city provided three thousand to complete the building.



## Request for Action

**TO:** Faribault Heritage Preservation Commission  
**FROM:** Harry Davis, City Planning Manager  
**THROUGH:**  
**MEETING DATE:** November 19, 2025  
**SUBJECT:** Preparing for 2026 Historic Preservation Awards

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### **BACKGROUND:**

This agenda item is to allow the HPC to review the potential approach to the 2026 awards program and consider any changes.

### **REQUESTED ACTION:**

Provide staff with direction on changes to the 2026 awards program.

### **ATTACHMENTS:**

1. 2026 Guidelines
2. 2026 Nomination Form
3. 2026 Letter to Building Owners
4. 2015 Award Request for Action 3 Person Awards Panel

## FARIBAULT PRESERVATION AWARDS PROGRAM

The Faribault Preservation Awards recognize significant contributions to the preservation and enhancement of historic resources within the City of Faribault. Projects completed within the last three (3) years are eligible for an Award. Nominations are received by the Faribault Preservation Awards Committee, comprised of members of the Faribault Heritage Preservation Commission, Faribault Main Street, and Rice County Historical Society.

### AWARD CATEGORIES

<b><i>Outstanding Achievement</i></b>	<p>This award recognizes exemplary accomplishments in historic building rehabilitation or restoration. Awards in this category are given for complex or large-scale projects. Successful projects in this category will:</p> <ol style="list-style-type: none"> <li>1) Preserve the exterior historic integrity of a building by retaining a building’s significant portions and features through repairs and sensitive alterations (including compatible additions), while making possible an efficient contemporary use; AND/OR</li> <li>2) Restore a building’s exterior to its original appearance based on historical or physical evidence (authentic interior rehabilitation or restoration is not necessary but could weigh heavily in decisions to give this award.)</li> <li>3) Be located within the local Downtown Commercial Historic District, the downtown National Register Historic District and/or individually listed on the National Register of Historic Places.</li> </ol>
<b><i>Distinguished Merit</i></b>	<p>This award recognizes preservation improvements made to historic buildings that contribute to Faribault’s heritage. Awards in this category are given for simpler, smaller-scale projects, and do not require extensive restoration or rehabilitation work. Projects in this category can be located anywhere within the City-limits of Faribault, but buildings must be over fifty years old to qualify. Buildings can be commercial, industrial, residential or institutional in nature.</p>
<b><i>Stewardship</i></b>	<p>This award recognizes property owners for their long-term care, maintenance, stabilization, or protection of a contributing historic building. Eligible properties must be located within the local Downtown Commercial Historic District, the downtown National Register Historic District, and/or individually listed on the National Register of Historic Places.</p>
<b><i>Outstanding Signage</i></b>	<p>This award recognizes accomplishments in historic building signage. Awards in this category is given for building signage (including awnings) located within the Downtown Sign District. Criteria include compliance with the Downtown Sign District Ordinance, creativity, and compatibility with the building.</p>
<b><i>Preservation Advocacy</i></b>	<p>This award recognizes a person from our community who has dedicated substantial time and effort to historic preservation and impacted preservation efforts in the City of Faribault. This person has had significant and sustained accomplishments related to the preservation of our community’s historic, architectural, and cultural heritage, which may include: the restoration of historic buildings; the designation of historic properties; leadership or significant contribution to a community-based preservation organization; a sustained record of leadership or contributions to historic preservation; or a significant accomplishment that advances the preservation ethic within Faribault.</p>

## 2026 FARIBAULT PRESERVATION AWARDS

**DEADLINE: Friday, April [REDACTED]** Only completed nominations submitted/postmarked by the deadline will be considered.

Decisions of the Awards Committee will be based on the contributions of the project to the architectural, historical, and cultural character of the community. The project's compliance with the City of Faribault Commercial Historic District Design Guidelines and the Secretary of the Interior's Standards for Treatment of Historic Properties will also be considered. For more information or to download a nomination form, please visit: [www.ci.faribault.mn.us](http://www.ci.faribault.mn.us) or contact Harry Davis, City Planning Manager, at 507.333.0388 or [hdavis@faribaultmn.gov](mailto:hdavis@faribaultmn.gov).

- Projects must be completely finished. Only projects completed within the last three (3) years will be considered.
- Projects must be in compliance with the City of Faribault Commercial Historic District Design Guidelines.
- Projects nominated for the Outstanding Achievement Award or the Stewardship Award must be located within the local Downtown Commercial Historic District, the Downtown National Register Historic District, and/or be individually listed on the National Register of Historic Places.
- Nominees can include individuals, non-profit or for-profit organizations, or government agencies.
- Projects nominated for the Distinguished Merit award must be at least 50 years old and located within the City limits of Faribault.
- Persons nominated for the Advocacy Award must live, work, or own property within Rice County.

NOMINATION REQUIREMENTS (only complete nominations will be considered):

- Completed nomination form. Please type or print clearly in ink.
- Brief project description, limited to no more than one (1) page. If nominating a project building, include information on the building's history, architectural style, date of construction, details about the rehabilitation and/or restoration work, and the names of architects, contractors, or other design professionals involved with the project. Also, list any grants or tax incentives used to help make the project possible. If nominating a person or group for the Stewardship or Advocacy Award, please provide an overview of all the nominee has accomplished in the field of historic preservation, with specific examples of their contribution to preserving Faribault's history.
- At least two (2) color photographs of the project. Photographs must be submitted with the nomination form. If using digital photography, images should be in .jpg format, have a resolution of 300 dpi, and should be burned to a CD/flash drive and submitted along with the nomination form, or emailed along with the nomination form. Ideally, nominations should include two (2) "before" photos of the project, two (2) "after" photos of the project, one (1) historical image, two (2) close-ups of the architectural details, and two (2) photos of the interior.

Nomination materials may be submitted electronically or in hard copy. Awards will be formally presented at the City Council meeting on [REDACTED] to coincide with National Preservation Month. Nominators and award winners will be notified in the first week of May 2026.

## 2026 FARIBAULT PRESERVATION AWARDS

The purpose of this annual awards program is to recognize significant historic preservation projects and contributions to the protection and enhancement of Faribault's historic resources. These awards provide positive reinforcement of the Downtown Historic Commercial District Design Review process, promote goodwill within the community, and acknowledge the hard work and dedication of local citizens.

### Award Categories

Outstanding Achievement: This award recognizes exemplary accomplishments in historic building rehabilitation or restoration. Awards in this category are given for complex or large-scale projects. Successful projects in this category will: Preserve the exterior historic integrity of a building by retaining a building's significant portions and features through repairs and sensitive alterations (including compatible additions), while making possible an efficient contemporary use; and/or restore a building's exterior to its original appearance based on historical or physical evidence (authentic interior rehabilitation or restoration is not necessary, but could weigh heavily in decisions to give this award.) Projects must be located within the local Downtown Commercial Historic District, the downtown National Register Historic District, and/or be individually listed on the National Register of Historic Places.

Distinguished Merit: This award recognizes preservation improvements made to historic buildings that contribute to Faribault's heritage. Awards in this category are given for simpler, smaller-scale projects and do not require extensive restoration or rehabilitation work. Projects in this category can be located anywhere within the city limits of Faribault, but buildings must be over fifty years old to qualify. Buildings can be commercial, industrial, residential, or institutional in nature.

Stewardship: This award recognizes property owners for their long-term care, maintenance, stabilization, or protection of a contributing historic building. Eligible properties must be located within the local Downtown Commercial Historic District, the downtown National Register Historic District, and/or be individually listed on the National Register of Historic Places.

Outstanding Signage: This award recognizes accomplishments in historic building signage. Awards in this category are given for building signage (including awnings) located within the Downtown Sign District. Criteria include compliance with the Downtown Sign District Ordinance, creativity, and compatibility with the building.

Preservation Advocacy: This award recognizes a person from our community who has dedicated substantial time and effort to historic preservation and impacted preservation efforts in the City of Faribault. This person has had significant and sustained accomplishments related to the preservation of our community's architectural and cultural heritage, which may include: the restoration of historic buildings; the designation of historic properties; leadership or significant contribution to a community-based preservation organization; a sustained record of leadership or, or contributions to, historic preservation; or a significant accomplishment that advances the preservation ethic within Faribault.

## **Award Criteria**

- In addition to the description provided in each award category, decisions will be based on how well a project contributes to the historic, architectural, and cultural character of Faribault. Projects that go “above and beyond” the basic recommendations of the Historic Preservation Commission and the City of Faribault Commercial Historic District Design Guidelines will be given preference in award decisions.
- Projects should also comply with the Secretary of the Interior’s Standards for the Treatment of Historic Properties.
- The preservation, rehabilitation, restoration, or signage project for which the property is nominated must have occurred within the past three years.
- Nominations submitted in previous years that were not selected to receive an award may be revised, expanded, and/or resubmitted.
- Nominations for individuals or organizations may be made without the knowledge of the nominee. However, nominations for building projects must have the consent of the property owner for the purposes of nomination. Self-nominations will be accepted.
- HPC members and staff are not eligible to receive a Preservation Award for individual achievement during the period of their active service.

## **Nomination Process**

Nominations will be solicited from January through early April, with awards being presented in May, which is National Historic Preservation Month. Nominations will be solicited from the public through various means of mass-media communication (City website, press release, newspaper, e-mails, etc.) Members of the HPC are able to submit nominations, except for those HPC members elected to serve on the Preservation Awards Committee. A one-page form will be required for submission of an official nomination. Completed nominations will be submitted to the Preservation Awards Committee, in care of the City Planning Manager.

## **Judging Committee and Process**

The Preservation Awards Committee will consist of five (5) members: three (3) members from the Historic Preservation Commission, one (1) member from the Rice County Historical Society, and one (1) member from the Faribault Main Street Program. The number of award winners will be dependent on the number and quality of the nominations received. Each category may have multiple award recipients. Similarly, a category may not have any award recipients if no suitable nominations are submitted for that category, or there are no nominations that meet the category criteria.

## **Award Type and Presentation**

An official award plaque will be given to each award winner. An awards reception and presentation will take place during one of the May Faribault City Council meetings, since May is National Historic Preservation Month.

**FARIBAULT PRESERVATION AWARDS  
NOMINATION FORM**

**Category of Award Nomination**

Outstanding Achievement

Distinguished Merit

Stewardship

Outstanding Signage

Preservation Advocacy

**Project Building, Person or Group Being Nominated:** \_\_\_\_\_

**If a project, the date it began:** \_\_\_\_\_ **Date completed:** \_\_\_\_\_

**Person Submitting This Nomination:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

**Project Building, Person or Group being Nominated:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

**If a Project Building, Owner's Information:**

Name: \_\_\_\_\_ Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

**Please remember to submit photographs of the building and a one-page description of the project building or person/group being nominated (see Nomination Requirements) with this Nomination Form. Incomplete nominations will not be accepted.**

**Submit your Nomination Form and Supporting Materials To:**

Mail Nominations To:  
Heritage Preservation Commission  
c/o Harry Davis  
208 1<sup>st</sup> Ave NW  
Faribault, MN 55021

OR

Email Nominations To:  
Harry Davis  
City Planning Manager  
[hdavis@faribaultmn.gov](mailto:hdavis@faribaultmn.gov)

DATE:

RE: Faribault Preservation Awards

Dear Property Owner:

You have been identified as the owner of at least one property in the local Historic Preservation District or on the National Register of Historic Places. In an effort to recognize significant contributions to the preservation and enhancement of historic resources within the City of Faribault, the Heritage Preservation Commission is now accepting nominations for its newly created Preservation Awards Program.

Categories include Outstanding Achievement, Distinguished Merit, Stewardship, Outstanding Signage, and Preservation Advocacy. Nomination materials and additional information may be obtained from the City website at [www.faribault.org](http://www.faribault.org). They may be submitted electronically or in hard copy and must be received by our office by Friday, April \_\_\_\_\_, 2026. Awards will be formally presented at the City Council meeting on May \_\_\_\_\_, 2026, to coincide with National Preservation Month.

Please consider nominating yourself or someone else for recognition of the time and resources invested in preserving Faribault's heritage. For questions, please contact me at 507.333.0388 or [hdavis@faribaultmn.gov](mailto:hdavis@faribaultmn.gov). Thank you for your stewardship!

Sincerely,

Harry Davis  
City Planning Manager  
Heritage Preservation Commission  
(507) 333-0388  
[hdavis@faribaultmn.gov](mailto:hdavis@faribaultmn.gov)



## Request for Action

**TO:** Heritage Preservation Commission  
**FROM:** Kim Clausen, Community Development Coordinator  
**MEETING DATE:** April 20, 2015  
**SUBJECT:** Preservation Awards Program

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### **PURPOSE:**

To appoint an HPC member to the Preservation Awards Review Panel.

### **DISCUSSION:**

This is the inaugural year of the HPC's Preservation Awards Program. Nominations are due Friday, April 24. There will be a three-person panel assembled to review the nominations and make the awards. Staff would like the panel to meet on April 27 or 28 to review the nominations and make the awards. An HPC member should be appointed to serve on the review panel.

### **REQUESTED ACTION:**

The HPC is requested to appoint at least one member to serve on the Preservation Awards Review Panel.



## Request for Action

**TO:** Faribault Heritage Preservation Commission  
**FROM:** Harry Davis, City Planning Manager  
**THROUGH:**  
**MEETING DATE:** November 19, 2025  
**SUBJECT:** Fleckenstein Building Plaque

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**BACKGROUND:**

This agenda item is to reveal the award plaque for the Fleckenstein Building.

**REQUESTED ACTION:**

No action needed.

**ATTACHMENTS:**