HERITAGE PRESERVATION COMMISSION AGENDA

PUBLIC MEETING ROOM WEDNESDAY, APRIL 20, 2022 6:00 PM

1. Call to Order
2. Approval of the Minutes - Meetings of February 16, 2022 and March 16, 2022
3. General Heritage Preservation Items
   A. Citizen Comment Period
   B. Updated Heritage Preservation Commission Bylaws
4. Design Reviews
   A. Farmers Seed and Nursery Demolition Request - 818 4th Street NW
5. Items for Discussion
   A. Discussion with City Attorney Scott Riggs about Open Meeting Law Requirements
6. Adjournment

Heritage Preservation Commission
Meeting Minutes
February 16, 2022

Members Present:	Ron Dwyer, Rob Kuhlman, Lee Nordmeyer, Karl Vohs, and Chair Sauer
Members Absent:	Cori Weems and Sam Temple
Staff Present:	Peter Waldock
Others Present:	Steve Underdahl, David Miller, Mike Lambrect, Sara Caron, Keith Brazil, Matthew Verdick and Jake Wolllunsak

1. Call to Order

Chair Sauer called the meeting was called to order at 6:00 p.m. Chair Sauer introduced Kuhlman and thanked Nordmeyer for returning.

2. Approval of Minutes of January 19, 2022 meeting.

Commissioner Nordmeyer made a motion to approve the January 19, 2022 meeting minutes, seconded by Commissioner Dwyer. Motion passed on a 5/0 vote.

3. General Heritage Preservation Items

A. Citizen Comment Period – None.

B. Presentation & Discussion of Rice County Development Concepts for the LEC Block

Waldock began the presentation regarding an informal discussion of the block outside of the Heritage Preservation District and National Register district. Rice County is required by State regulations to upgrade the County Jail facility. Due to the extensive reconstruction needed to meet current State standards for this facility along with other facility needs, the County has determined it is best to build a new LEC at a different site. They intend to repurpose the current LEC building for use by other County Departments (Corrections and Parks & Facilities) and possibly redevelop the balance of the block. Representatives of Rice County and Wold Architects will be in attendance to present and discuss four concept plan options being considered for the LEC Block, located between 3rd and 4th Streets NW between 1st and 2nd Avenues NW.

The LEC block is located outside of the Heritage Preservation District. The east portion of the block along 1st Avenue NW is within the Downtown Sign District. The County-owned portion of the block adjoins a small portion of the National Register of Historic Places (NRHP) area boundary in the southeast corner of the block. None of the county-owned property is within the NRHP area of the Downtown. The Heritage Preservation Commission does not have official regulatory jurisdiction here (since it's outside of the historic districts), but the County is interested in the City's comments and feedback regarding the concepts being considered.

4. Design Reviews - None.

5. Items of Discussion

A. Continued Discussion of Demolition by Neglect

The Commissioners have asked to revisit the topic of " Demolition by Neglect" for continued discussion. The Commission members have listed this topic as a priority concern for Heritage Preservation in the City. As noted during a recent review of Johnston Hall, Farmers Seed and Nursery and the original Woolen Mills building, the cost of necessary restoration of historic buildings can greatly exceed the building's value, making it financially unfeasible to restore or even repair to the extent needed to preserve them.

6. Adjourn

A motion was brought by Dwyer and seconded by Nordmeyer to adjourn the meeting at 8:43 p.m.

Respectfully submitted,

_____

By: Kari Casper, Recording Secretary

Heritage Preservation Commission
Meeting Minutes
March 16, 2022

Members Present: Ron Dwyer, Lee Nordmeyer, Karl Vohs, Cori Weems and Chair Sauer

Members Absent: Rob Kuhlman, Sam Temple

Staff Present: Peter Waldock, Kari Casper

1. Call to Order

Chair Sauer called the meeting was called to order at 6:00 p.m. Chair Sauer introduced Kuhlman and thanked Nordmeyer for returning.

2. Approval of Minutes of February 16, 2022 meeting.

No minutes were published and so they tabled the minutes of February 16, 2022 for the next meeting.

3. General Heritage Preservation Items

A. Citizen Comment Period – None.

B. Annual Review of Commission By-Laws

The Heritage Preservation Commission (HPC) is asked to annually review and update or approve the Commission By-Laws. Last year the HPC updated the By-Laws to revise the meeting schedule to meet on the third Wednesday of each month instead of Mondays. The staff does not know of any needed revisions this year. The Commissioners are asked to review the current By-Laws and determine if updates are needed.

Vohs discussed the 72-hour requirement for the "Emergency Meeting". Vohs inquired about adding items to the HPC agenda. Waldock mentioned that the commission can contact staff prior to the meeting for additional items to be added to meeting agenda. The agenda can be amended by a vote of the commission at meeting time if necessary. Vohs was concerned about not being able to discuss matters amongst the board members at times other than during the regular public meeting times. Waldock suggested that he invite the City Attorney, Scott Riggs to the next meeting. Chair Sauer also mentioned that there was no budgeting authority.

Commissioner Vohs brought a motion to approve the HPC By-Laws for 2022, seconded by Commissioner Weems with the revision to Item No. 5 to keep "Items for Discussion" on the agenda and to bring the revised By-Laws to the next meeting for review and approval.

Motion carried on a 5/0 vote.

C. MnDOT Request to Participate in Section 106 Review Process regarding Sakatah Singing Hills Trail Improvement Plans

The Heritage Preservation Commission (HPC) has been invited by the Minnesota Department of Transportation (MnDOT) to participate in consultation on trail improvements proposed for the Sakatah

Singing Hills State Trail through Faribault. MnDOT is proposing accessibility improvements to the trail for compliance with Americans with Disabilities Act (ADA) requirements. The project will include trail sections in LeSeur and Rice Counties. A portion of the trail passes through the City of Faribault. Federal funding requirements trigger historic preservation review from local jurisdictions that the trail serves.

After Waldock's presentation, Chair Sauer opened the matter up for discussion and noted that this trail may be by Alexander Faribault's original trading post site. Waldock mentioned that he would try to get a hold of Susan Garwood at the RCHS to see if she had information. The parts of the trail that are involved in are 19, 20, 21, 22, 23 and 24 which was found on page 8 of the presentation.

No action taken at this time.

4. Design Reviews - None.

5. Items of Discussion

A. Continued Discussion of Demolition by Neglect

The Commissioners have asked to revisit the topic of " Demolition by Neglect" for continued discussion. The Commission members have listed this topic as a priority concern for Heritage Preservation in the City. As noted during a recent review of Johnston Hall, Farmers Seed and Nursery and the original Woolen Mills building, the cost of necessary restoration of historic buildings can greatly exceed the building's value, making it financially unfeasible to restore or even repair to the extent needed to preserve them.

Vohs talked about making a recommendation for a yearly award to building owners. Dwyer talked about getting an inventory of the properties to see what could be considered. A short discussion took place about possibly offering a program to assist property owners with an analysis of their buildings to maintain the structural integrity such as a Preventative Maintenance Inspection by the appropriate parties. Staff will research other communities like Stillwater and prepare and outline. Commissioner Vohs wanted to made known in the notes that

No action taken at this time.

6. Adjourn

A motion was brought by Commissioner Vohs and seconded by Commissioner Nordmeyer to adjourn the meeting at 7:35 p.m.

Respectfully submitted,

_____

By: Kari Casper, Recording Secretary

Request for Action

TO:	Faribault Heritage Preservation Commission
FROM:	Peter J. Waldock, AICP Planning Coordinator
MEETING DATE:	April 20, 2022
SUBJECT:	Updated Heritage Preservation Commission Bylaws

BACKGROUND:

At last month's meeting, the Heritage Preservation Commission was asked to complete its annual review of the Commission By-Laws. The HPC approved the addition of (5) "Items for Discussion" in Section 6 Proceedings on page 2 of the By-Laws. The commissioners asked that the updated by-laws be brought back at the next meeting with this change.

REQUESTED ACTION:

Motion to approve the updated and amended By-Laws.

ATTACHMENTS:

1. By-laws HPC 2022 Approved Amendment (Proceedings - Agenda Contents)

Faribault Heritage Preservation Commission

BYLAWS

Section 1. Annual Meeting

The annual meeting of the Heritage Preservation Commission shall be the first regular meeting in the month of February of each year. Such meeting shall allow for the election of officers for the ensuing year and such other business as shall be scheduled by the Heritage Preservation Commission.

Section 2. Regular Meetings

Regular meetings of the Heritage Preservation Commission shall be held at the City Hall at 6:00 P.M. on the third Wednesday of each month. At such meetings the Commission shall consider all matters properly brought before the Commission. Notice of meetings to each member need only be in the form of the Agenda for said meeting. A regular meeting may be cancelled or rescheduled by the Commission at a prior meeting.

Section 3. Special Meetings

The chairman or five members of the Commission may call a special meeting. Such meetings shall be called with a seventy-two-hour notice to all Commission members and members of the news media.

Published notice in the official newspaper shall also be given; notice shall also be posted on the City Hall Bulletin Board. Either or both notices shall specify: (1) items to be considered at the meeting, and (2) the date, time and place of meeting. Special meetings shall be held in City Hall unless the Commission has determined that other facilities are to be used.

Section 4. Quorum

At any meeting of the Heritage Preservation Commission, a quorum shall consist of a simple majority of members of the Commission, based on a commission size of seven members. No action shall be taken in the absence of a quorum, except to adjourn the meeting to a subsequent date.

Section 5. Voting

At all meetings of the Heritage Preservation Commission, each member attending shall be entitled to case one vote. Voting shall be by voice. In the event that any member of the Heritage Preservation Commission shall feel that he has a conflict of interest in any matter that is on the agenda, he shall voluntarily excuse himself,

vacate his seat, and refrain from discussing and voting on said item as a Heritage Preservation Commissioner. The secretary shall record in the minutes that no vote was cast by such member. The affirmative vote of a simple majority of members of the commission as provided in Section 4 shall be necessary for the adoption of any Resolution or other voting matter.

Section 6. Proceedings

a. At any regular meeting of the Heritage Preservation Commission the following shall be the order of business. (1) Call to Order; (2) Minutes of Previous Meeting; (3) General Heritage Preservation Items; (4) Designs Reviews; (5) Items for Discussion; (6) Adjournment

b. Each formal action of the Heritage Preservation Commission required by law, city charter or ordinances shall be embodied in a formal Resolution duly entered in full in the Minute Book after an affirmative vote as provided in Section 5.

Section 7. Rules of Procedure

All meetings of the Heritage Preservation Commission shall be conducted in accordance with Robert's Rules of Order.

Section 8. Officers

The officer of the Heritage Preservation Commission shall consist of a Chairman and Vice-Chairman elected by the commission at the annual meeting for a term of one year. The Director of Community Development or designated staff liaison shall be the Secretary of the Commission. In the absence of the Secretary, the presiding officer shall designate an acting Secretary. No member may serve more than two full consecutive terms as chairman.

Section 9. Duties of Officers

The duties and powers of the officers of the Heritage Preservation Commission shall be as follows:

a. Chairman:
    1. To preside at all meetings.
    2. To call special meetings in accordance with these By-Laws.
    3. To sign all documents of the Commission.
    4. To see that all actions are property taken.

b. Vice Chairman:
    1. During the absence, disability or disqualification of the Chairman, the Vice Chairman shall exercise or perform all the duties and be

subject to all the responsibilities of the Chairman.

c. Secretary
    1. To keep minutes of all meetings, in an appropriate minute book.
    2. To give or serve all notices require by law or by these By-Laws.
    3. To prepare the agenda for all meetings.
    4. To be custodian of all records.
    5. To handle funds allocated to the Commission.
    6. To sign official documents of the Commission.

Section 10. Committees

The Heritage Preservation Commission may establish standing committees for a term of one (1) year. After the term of one year, a committee may be established upon review. Also Ad Hoc Committees may be established to address and study various issues.

Section 11. Attendance

Each member of the Heritage Preservation Commission who has knowledge of the fact that he will not be able to attend a scheduled meeting of the Commission shall notify the Community Development Department at City Hall at the earliest possible opportunity and, in any event, prior to 4:30 p.m. on the day of the meeting. The Director of Community Development or staff liaison shall notify the chairman in the event that the projected absences will produce a lack of quorum.

Section 12. Vacancies

Should any vacancy occur among the members of this Heritage Preservation Commission by any reason of death, resignation, disability or otherwise, immediate notice thereof shall be given to the City Administrator by the Secretary along with a recommended replacement to the vacancy. It is desired by the Heritage Preservation Commission that the new commission member have interest or knowledge in architectural design or a construction professional that has experience in the field of historic preservation. Should any vacancy occur among officers of the Commission, the vacant office should be filled in accordance with Section 8 of these By-Laws, such officer to serve the unexpired term of the office in which such vacancy shall occur.

Section 13. City Code Recognized

Chapter 30 of the Faribault Code of Ordinances establishing this Heritage Preservation Commission and all other chapters referring to this Commission are hereby recognized and are to be complied with.

Section 14. Amending By-Laws

These By-Laws may be amended at any meeting of the Heritage Preservation Commission provided that notice of said proposed amendment is given to each member in writing at least five days prior to said meeting.

These By-Laws shall take effect upon adoption and all prior rules and By-Laws are rescinded.

Adopted this 26th day of August 1981.

Amended this 15th day of July 2003

Amended this 20th day of November 2007

Amended this 15th day of July 2008

Amended this 16th day of March 2010

Amended this 16th day of December 2019

Amended this 17th Day of November 2021

ADOPTED AND APPROVED by the Heritage Preservation Commission of the City of Faribault, Minnesota this 17th Day of November, 2021.

_____

David Sauer, Chairperson

_____

Deanna Kuennen, Director
Department of Community and Economic Development

Request for Action

TO:	Faribault Heritage Preservation Commission
FROM:	Peter J. Waldock, AICP Planning Coordinator
MEETING DATE:	April 20, 2022
SUBJECT:	Farmers Seed and Nursery Demolition Request - 818 4th Street NW

BACKGROUND:

This matter was presented to the Heritage Preservation Commission (HPC) on November 17, 2021. At that time, the HPC approved a Certificate of Appropriateness for a partial demolition of the site that included five out of eight of the existing buildings on this site on the National Register of Historic Places. Those to be retained and refurbished by the new owners were the Pre-Engineered Metal Building in the north, the 3-story Concrete Building in center, and the 3-story Wood Structure in front along 4th St. NW.

The HPC approved the Certificate of Appropriateness for partial site demolition with the following conditions of approval:

1. The owner shall provide an executive summary of the structural report for the building.
2. The demolition shall not include the front three-story frame building (original building 4,890 sq. ft.), the pre-engineered metal building (5,600 sq. ft.) and the north 3-story concrete building (5,240 sq. ft.).
3. Seal or enclose the north wall of the 3-story wood structure that is not being demolished in this proposal.
4. The owners shall take all prudent actions needed to maintain the remaining buildings and protect them from further deterioration or weather damage.

The owners have now determined the 3-story Wood Structure along 4th St. NW has additional structural issues not known at the time of the previous application. They have determined that this building cannot be cost effectively repaired and therefore are now seeking approval to

demolish this building as well.

If the building cannot be cost effectively repaired and re-used, staff recommend that the owners salvage some of the materials for re-use in the redevelopment of the site and incorporate design and architectural features of the 3-Story Wood Building (the main historic building there). In addition, the owners should consider installing historical plaques or signage to inform the public of the history of this site. A mural depicting the history of the site can also be considered for installation on site to help preserve the history of the site.

REQUESTED ACTION:

The Commissioners are asked to consider the information presented by the applicants and make a determination in this matter.

ATTACHMENTS:

1. Certificate of Appropriateness approved 11/17/2021
2. Site Plan - Demo Plan 11/17/2021
3. Cert of Appropriateness Design Review Application 4.13.2022
4. Farmer Seed Building - Structural Eval Report FINAL

DESIGN REVIEW APPLICATION FORM

Heritage Preservation Commission

Site Address: 814-818 4th Street NW
Farmer's Seed and Nursery Site

Owner / Applicant:	KK&G Properties LLC / Nicole Elsawaf
Mailing Address:	2105 Winnetka Ave. N
City/ State:	Golden Valley, MN 55427
Telephone Number:	507-204-9932
Work Site Address:	818 4th St. NW
Site File Number:	# 268

Type of Work:	Restoration	_____	Remodeling	_____
	New Construction	_____	Site Improvements	_____
	Demolition	XX		

Brief Description of Project:

Partial site demolition of multi-building facility due to structural deterioration prior to property acquisition. Building preservation is planned for three of eight buildings on site. The demolition plan is graphicly depicted in the Site Plan-Proposed Building Demolition plan dated 11/17/2021 prepared by s2s Architects.

Attachments:	Historical Data / Site File Information	X
	Photographs	X
	Detailed Drawings of Proposed Modifications	X*
	Site Plan	X
	Manufacturers Specifications	n/a
	Material Samples / Color Samples	n/a

* Structural evaluation study by ISG dated 2/4/2020 with an executive summary update provided 12/23/2021. Photos attached.

Action of HPC Board:	Meeting Date(s):	November 17, 2021 December 8, 2021
	Action Taken:	Approved December 8, 2021

Certificate of Appropriateness:	Issued:	January 20, 2022
	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.*

Heritage Preservation Commission

CERTIFICATE OF APPROPRIATENESS

Site Address: 814-818 4th Street NW

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.

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.

The HPC voted to approve the Certificate of Appropriateness for partial demolition at the site including only the buildings shown in light gray on the Site Plan – Proposed Demolition Plan by s2s Architects, dated 11/17/2021, to include the metal building in front (2,365 sq. ft.) the two greenhouse buildings (2,035 sq. ft. and 4,780 sq. ft.), the multi-story wood structure (9,425 sq. ft.) and the metal storage building (1,650 sq. ft.) due to severe structural deterioration as presented subject to the following conditions of approval.

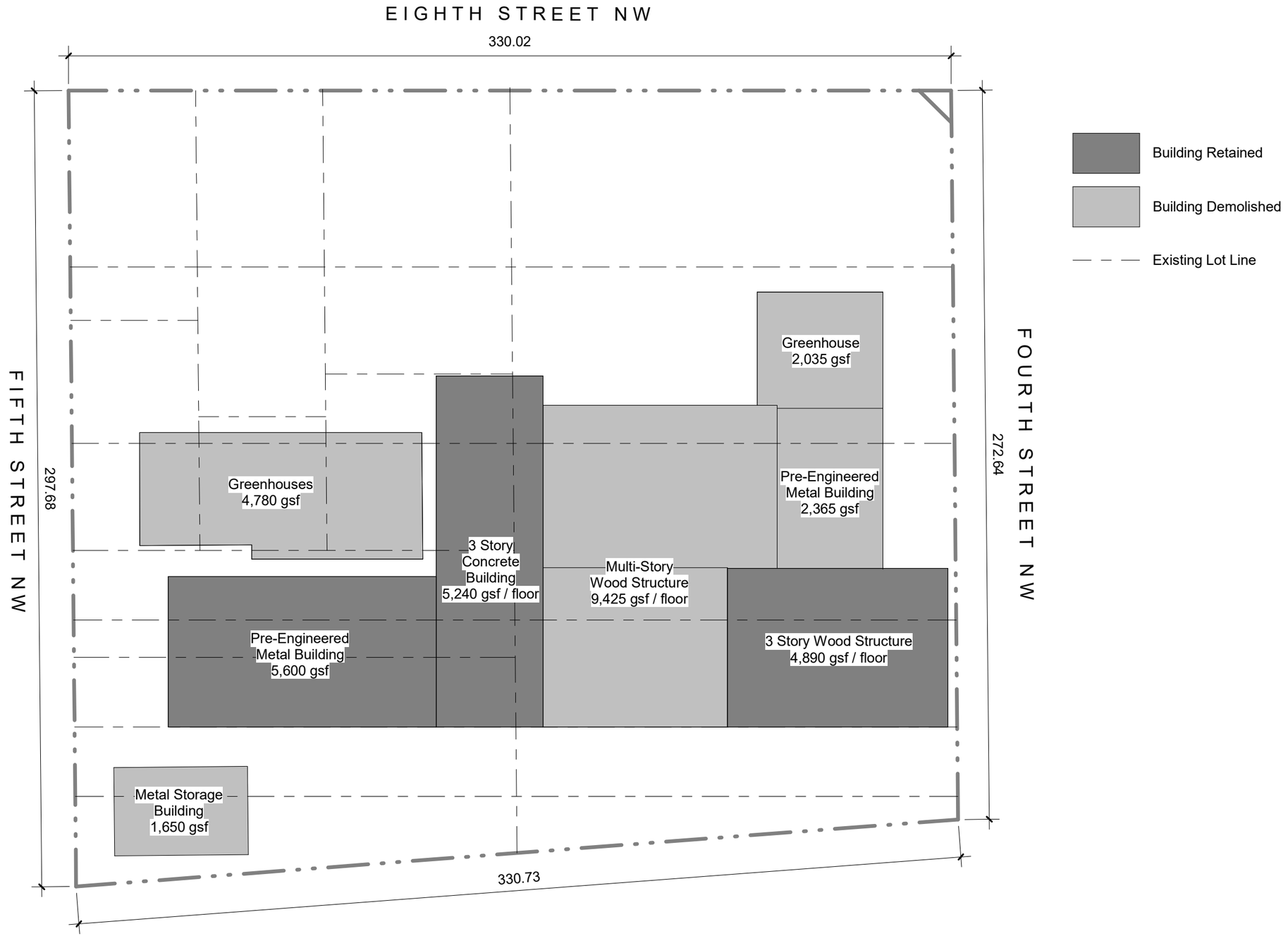
1. The owner shall provide an executive summary of the structural report for the building.
2. The demolition shall not include the front three story frame building (original building 4,890 sq. ft.), the pre-engineered metal building (5,600 sq. ft.) and the north 3-story concrete building (5,240 sq. ft.).
3. Seal or enclose the north wall of the 3-story wood structure that is not being demolished in this proposal.
4. The owners shall take all prudent actions needed to maintain the remaining buildings and protect them from further deterioration or weather damage.

Deanna Kuennen, Director of Community & Economic Development

Notes:

Date of Heritage Preservation Commission Review:	December 8, 2021
Certificate of Appropriateness Issued:	January 20, 2022
Expiration Date	January 20, 2023

Copies forwarded to	Building Official:	X
	Property Owner:	X
	Site File:	X
	SCDP File	N/A



1 Site Plan - Proposed Building Demolition

1" = 40'-0"

s2s Architects
Build | Experience
(507) 474-7277
www.s2sarch.com

KK&G Properties

A1

Project No. 2105

Date 11-17-2021

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DECEMBER 23, 2021

Nicole Elsawaf
President
Midwest Indoor Storage
Rochester, MN
nicole@midwestindoorstorage.com

RE: STRUCTURAL CONDITION UPDATE OF THE FARMER SEED BUILDING IN FARIBAULT, MN
ISG PROJECT NUMBER 23224

To Whom It May Concern:

ISG was engaged by the City of Faribault in 2019 to complete a Structural Evaluation Report of the vacant Farmer Seed and Nursery Company building located at 818 NW 4th St in Faribault, Minnesota. Multiple site visits were completed by Sam Brockshus of ISG and several other ISG staff during the summer of 2019, including the completion of a 3D scan of the building. A final copy of the Structural Evaluation Report was delivered to the City of Faribault on February 4, 2020. The primary objective of that report was to identify existing or potential structural deficiencies that could affect the short- and long-term use of the building. The report also identified conditions that required urgent repairs to preserve the building for a future rehabilitation effort.

ISG was engaged by Midwest Indoor Storage in October of 2021 to complete a walk-through of the building to observe the condition of the structure shortly after their purchase of the property. A walk-through was made by Sam Brockshus of ISG on October 28, 2021, to record observations for comparison with those made in the February 4, 2020, Structural Evaluation Report. All observations were limited to non-destructive visual inspection of readily visible structural elements and their condition at the time of the inspection. No destructive testing methods were implemented.

A summary of the observations made during the October 28, 2021, walk-through:

1. A majority, if not all, of the urgent repairs recommended in the February 4, 2020, report did not appear to be complete.
2. Noticeably more moisture was present near areas identified in the February 4, 2020, report as requiring urgent repairs to preserve the building from further deterioration while it remained unoccupied.
3. Moisture was present in areas of the building that was not apparent during the 2019 site visits completed by ISG.
4. Rot and mold appeared to have spread to larger areas of wood framing than was apparent during the 2019 site visits completed by ISG.
5. Portions of the building's roof and floor framing appeared to have weakened due to the increased levels of moisture, rot, and/or mold throughout the building, thus increasing the labor and costs associated with the urgent, short-term, and long-term repairs identified in the February 4, 2020, report.

Please feel free to contact our office with questions or if any additional assistance is needed.

Sincerely,

Samuel Brockshus, PE
Structural Engineering Practice Group Leader
Sam.Brockshus@ISGInc.com

MINNESOTA HISTORIC PROPERTIES INVENTORY FORM

MAR 2 1982

HISTORIC NAME: Farmer Seed and Nursery Company

COUNTY: Rice

CURRENT NAME: Farmer Seed Company

CITY/TWP.: Faribault

LEGAL DESC.: The south half of Block 9, McClelland's Addition to Faribault, excluding the railroad right-of-way at the west end.

ADDRESS: 818 NW 4th Street

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

OPEN TO THE PUBLIC: Yes No Restricted X

VISIBLE FROM THE ROAD: Yes X No

OCCUPIED: Yes X No

PRESENT USE: Commercial

DATE CONSTRUCTED: c.1890-1909

ORIGINAL USE: Commercial

ORIGINAL OWNER: Farmer Seed and Nursery

ARCHITECT/BUILDER: unknown

OWNER'S NAME AND ADDRESS: Farmer Seed Company
818 NW 4th Street
Faribault, MN 55021

ACREAGE: Less than one acre
approx. 2 acres

LOCAL CONTACT/CRG.: Rice County Historical Society,
P.O. Box 5, Faribault, MN 55021

UTM REFERENCE:
Faribault Quad. 7.5
15 / 477550 / 4904440

FORM PREPARED BY: Britta Bloomberg

DATE: April 1981

DESCRIPTION:

The Farmer Seed and Nursery Company is a highly visible warehouse on the north side of NW Fourth Street (Highway 60), about eight blocks west of downtown Faribault. (The massive structure is a local landmark amidst the commercial strip development along Highway 60.)

The large warehouse was constructed in phases between the early 1890s and 1920s. The building is of stone and wood frame construction and is a sprawling, multi-leveled structure ranging from three to five stories in height. The main section measures 65 by 155 and is three stories with a one story base of rock-faced Faribault stone. The stone portion dates to the early 1890s and was occupied by the Faribault Thresher Company before it was purchased by Farmer Seed in 1899. Windows in this section are slightly arched and double hung, excepting a large rectilinear store window on the west side of the front (south) facade. A series of additions were constructed after 1900: a two story elevator in 1902, an east wing in 1906, second and third stories over the main section in 1907 and 1909, and the fourth and fifth stories in the 1920s. These addition are of frame construction sheathed with light green aluminum siding. Bands of dark green siding are located between the first three floors. The firm's name appears in bold white letters between the second and third floors, lending variety to the surface and regular fenestration. The siding apparently dates to the 1920s. Windows are rectilinear throughout. A two story concrete section (1950s) is located at the rear, and a recent metal shed for the nursery and plant department is located at the southeast corner.

Today Farmer Seed occupies the basement and first two floors. The main floor consists of offices and retail space; the second floor is offices and storage. The basement is also utilized for storage and as part of the nursery department. The upper floors are vacant, although the shell remains totally intact, including elevator shafts, grain and seed storage bins, and some machinery. The furnishings and much of the machinery have been removed.

SIGNIFICANCE:

Farmer Seed and Nursery Company is significant as the most visible surviving structure linked to Faribault's role as a major agricultural processing and distribution center for south central Minnesota from the 1890s through the 20th century. Farmer Seed was established in Chicago in 1888 by Otto Kozlowski and William Kueker, associate editors of a monthly farm paper. Impressed by the numerous requests from readers, they decided to launch a mail order seed business which distributed over 20,000 seed catalogs within a few years.

Significance - continued

During the 1893 Chicago Exposition, they selected Faribault as the future location of the business. The city was considered one of the true "garden spots" of the Northwest and an important trade and distribution center in one of Minnesota's richest agricultural regions.[1] In 1894 the company moved to Faribault and purchased forty acres outside of town to begin growing seeds themselves (before they had contracted to other growers). A store was erected on the south side of Fourth Street NW (south of the present structure). By 1899 they purchased the larger warehouse across the street and proceeded to enlarge the building in phases to accommodate a rapidly expanding operation. The business continued to prosper, and additional seed farms were purchased in Rice and Blue Earth Counties; a nursery department was added in 1909 and the present name assumed. Farmer Seed and Nursery's national market peaked in the late 1930s. The firm remains in operation and maintains an active business in Faribault, although its home base is now LeCenter in neighboring LeSueur County. It continues to represent Rice County's agricultural base and the role that Faribault has traditionally played as an important distribution and processing center for the region.

[1] "Farmer Seed and Nursery Co.'s Half Century of Progress," National Seedsman, February, 1938, 12.

Bibliography:

Curtiss-Wedge, Franklyn ed.; History of Rice and Steele Counties Minnesota, Chicago: 1910.

"Farmer Seed and Nursery Co.'s Half Century of Progress," National Seedsman, February, 1938.

Farmer Seed and Nursery Co. historical file, Rice County Historical Museum.

Sanborn Insurance Company maps, 1893, 1899, 1905, 1909, 1921, 1930.

NPS Form 10-900-a
(7-81)

OMB NO. 1024-0018
EXP. 12/31/84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet | Item number | Page

Multiple Resource Area
Thematic Group

Name Rice County Multiple Resource Area
State MN

Nomination/Type of Review			Date/Signature
21. Nerstrand City Hall	Entered in the National Register	Keeper for	Delores Byers 4/6/82
		Attest	
22. Faribault Water Works	Substantive Review	Keeper	William H. Brotham 4.6.82
		Attest	Linda McClelland 4/6/82
23. Hutchinson, John, House	Entered in the National Register	Keeper	Delores Byers 4/6/82
		Attest	
24. Farmer Seed and Nursery Company	Entered in the National Register	Keeper for	Delores Byers 4/6/82
		Attest	
25. Steensland Library	Substantive Review	Keeper	William H. Brotham 4.6.82
		Attest	Linda McClelland 4/6/82
26. Buck, Cassius, House	Entered in the National Register	Keeper for	Delores Byers 4/6/82
		Attest	
27. Theopold Mercantile Company Wholesale Grocery Building	Entered in the National Register	Keeper	Delores Byers 4/6/82
		Attest	
28. Wilson, Hudson, House	Substantive Review	Keeper	William H. Brotham 4.6.82
		Attest	Linda McClelland 4/2/82
29. Faribault City Hall	Entered in the National Register	Keeper	Delores Byers 4/6/82
		Attest	
30.		Keeper	
		Attest	

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION / RETURN SHEET (Rice County Multiple Resource Area)

United States Department of the Interior
National Park Service

82003013

Property: Farmer Seed and Nursery Company)
State, County: MN, Rice
Federal Agency: _____

Working No. 3/282-586
Fed. Reg. Date: 2.1.83
Date Due: 4/1/82 - 4/16/82
Action: ✓ ACCEPT 4/6/82
___ RETURN _____
___ REJECT _____

___ resubmission
___ nomination by person or local government
___ owner objection
___ appeal

Entered in the National Register

photos 2
maps ___

for NPS use only

Substantive Review: ___ sample ___ request ___ appeal ___ NR decision

Reviewer's comments:

Recom. / Criteria _____
Reviewer _____
Discipline _____
Date _____
___ see continuation sheet

Nomination returned for: ___ technical corrections cited below
___ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ___ yes ___ no

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	___ original site
___ good	___ ruins	___ altered	___ moved date ____
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

___ summary paragraph
___ completeness
___ clarity
___ alterations/integrity
___ dates
___ boundary selection

8. Significance

Period Areas of Significance—Check and justify below

Specific dates Builder Architect

Statement of Significance (in one paragraph)

_____ summary paragraph
_____ completeness
_____ clarity
_____ applicable criteria
_____ justification of areas checked
_____ relating significance to the resource
_____ context
_____ relationship of integrity to significance
_____ justification of exception
_____ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____
Quadrangle name _____
UMT References

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state ___ local

State Historic Preservation Officer signature

title date

13. Other

_____ Maps
_____ Photographs
_____ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet

NORTHERN GROWN
FARIBO
SEEDS
SINCE 1883
FARMER SEED & NURSERY CO.
FARMER SEED & NURSERY CO.

Farmer Seed and Nursery Company
Faribault, MN; Rice County
Britta Bloomberg
1980
Minnesota Historical Society, 690
Cedar Street, St. Paul, MN 551
Northeast
03603/1a

MAR 2 1982

03603
1a

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FARMER SEED & NURSERY CO.
Farmer Seed & Nursery
NURSER & PLANT DEPT.
Farmer

Farmer Seed and Nursery Company
Faribault, MN; Rice County
Britta Bloomberg
1980
Minnesota Historical Society, 690
Cedar Street, St. Paul, MN 5510
Northwest
04171/8 MAR 2 1982

04171
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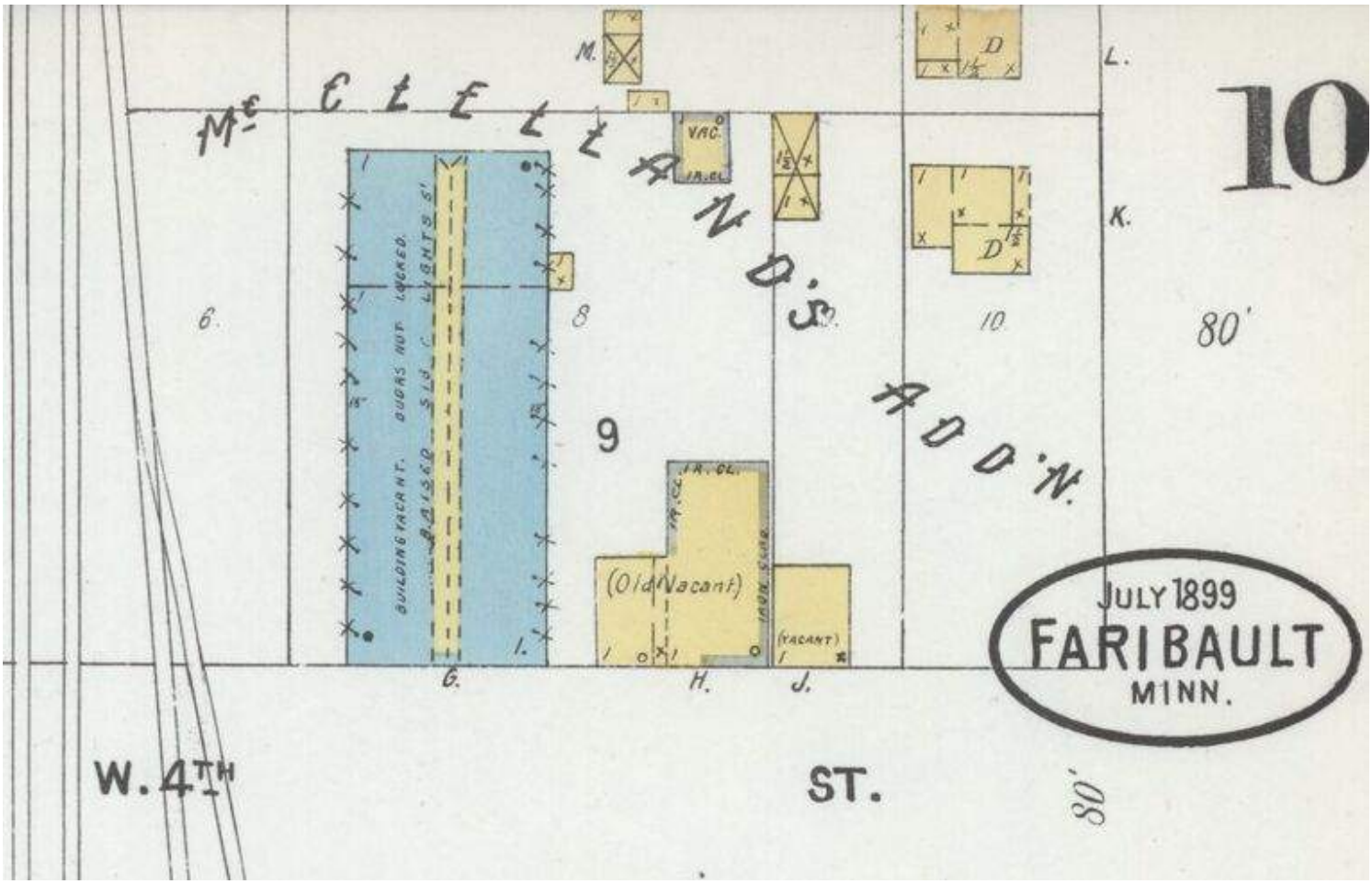
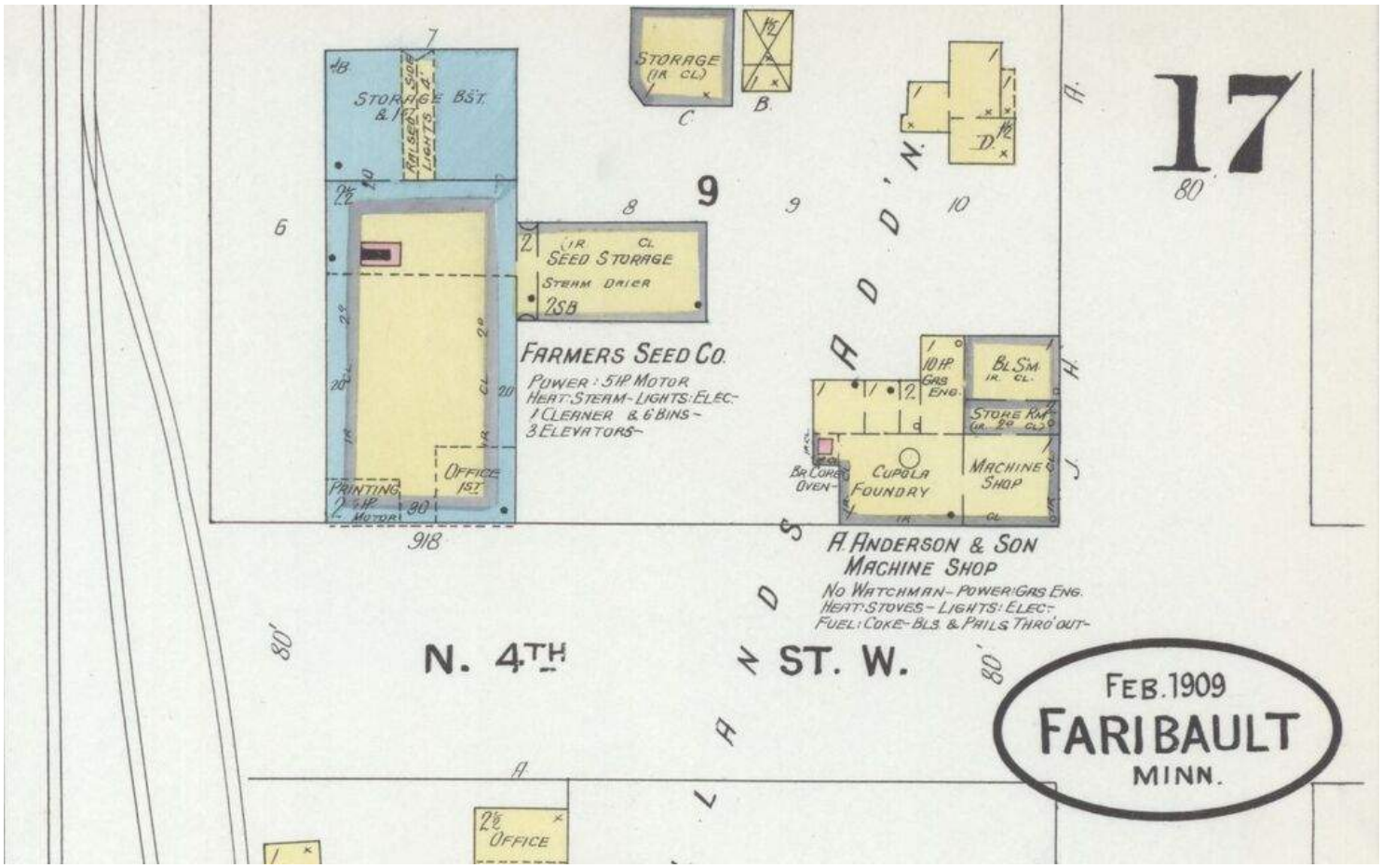
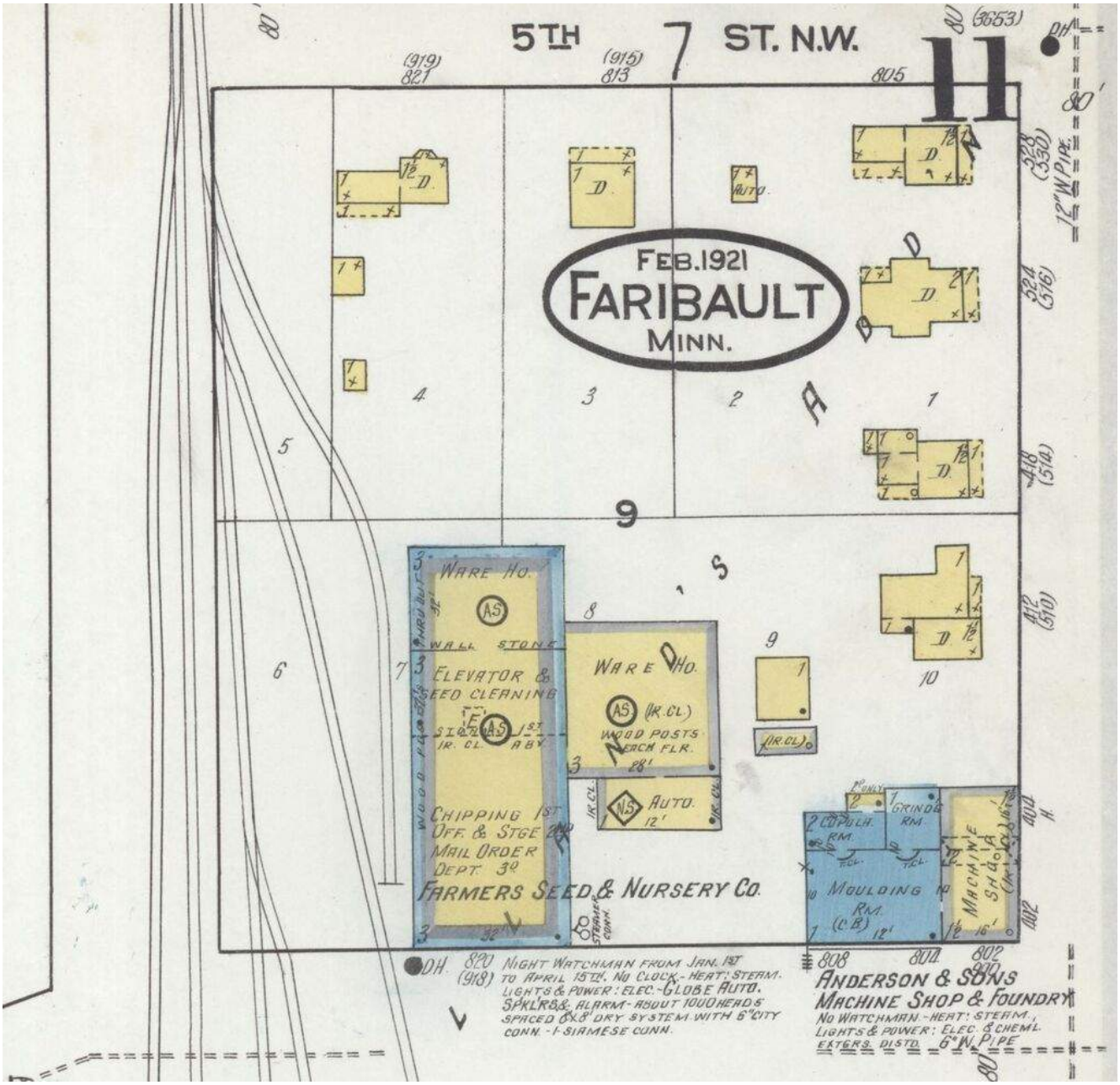


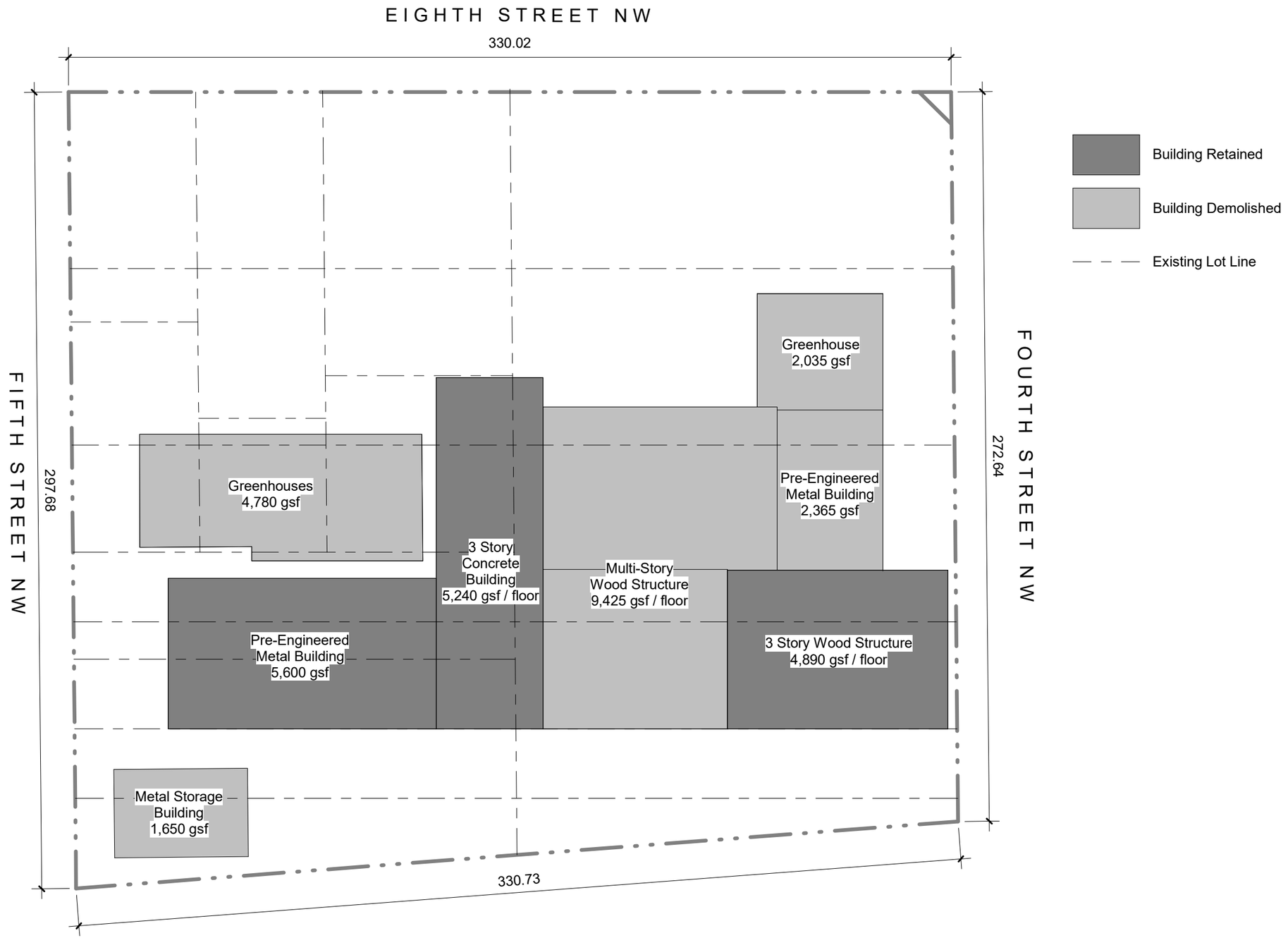
FIRE INSURANCE MAP SHOWING ORIGINAL STRUCTURE OF THE FARMER SEED BUIDLING. THIS STRUCTURE IS STILL VISIBLE TODAY.



FIRE INSURANCE MAP SHOWING ORIGINAL STRUCTURE OF THE FARMER SEED BUIDLING AND ONE OF THE FIRST ADDITIONS. THIS STRUCTURE IS STILL VISIBLE TODAY.



FIRE INSURANCE MAP SHOWING ORIGINAL STRUCTURE OF THE FARMER SEED BUIDLING AND MORE OF THE EARLY ADDITIONS. MOST OF THESE STRUCTURE ARE STILL VISIBLE TODAY.



1 Site Plan - Proposed Building Demolition

1" = 40'-0"

s2s Architects
Build | Experience
(507) 474-7277
www.s2sarch.com

KK&G Properties

A1

Project No. 2105

Date 11-17-2021

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DECEMBER 23, 2021

Nicole Elsawaf
President
Midwest Indoor Storage
Rochester, MN
nicole@midwestindoorstorage.com

RE: STRUCTURAL CONDITION UPDATE OF THE FARMER SEED BUILDING IN FARIBAULT, MN
ISG PROJECT NUMBER 23224

To Whom It May Concern:

ISG was engaged by the City of Faribault in 2019 to complete a Structural Evaluation Report of the vacant Farmer Seed and Nursery Company building located at 818 NW 4th St in Faribault, Minnesota. Multiple site visits were completed by Sam Brockshus of ISG and several other ISG staff during the summer of 2019, including the completion of a 3D scan of the building. A final copy of the Structural Evaluation Report was delivered to the City of Faribault on February 4, 2020. The primary objective of that report was to identify existing or potential structural deficiencies that could affect the short- and long-term use of the building. The report also identified conditions that required urgent repairs to preserve the building for a future rehabilitation effort.

ISG was engaged by Midwest Indoor Storage in October of 2021 to complete a walk-through of the building to observe the condition of the structure shortly after their purchase of the property. A walk-through was made by Sam Brockshus of ISG on October 28, 2021, to record observations for comparison with those made in the February 4, 2020, Structural Evaluation Report. All observations were limited to non-destructive visual inspection of readily visible structural elements and their condition at the time of the inspection. No destructive testing methods were implemented.

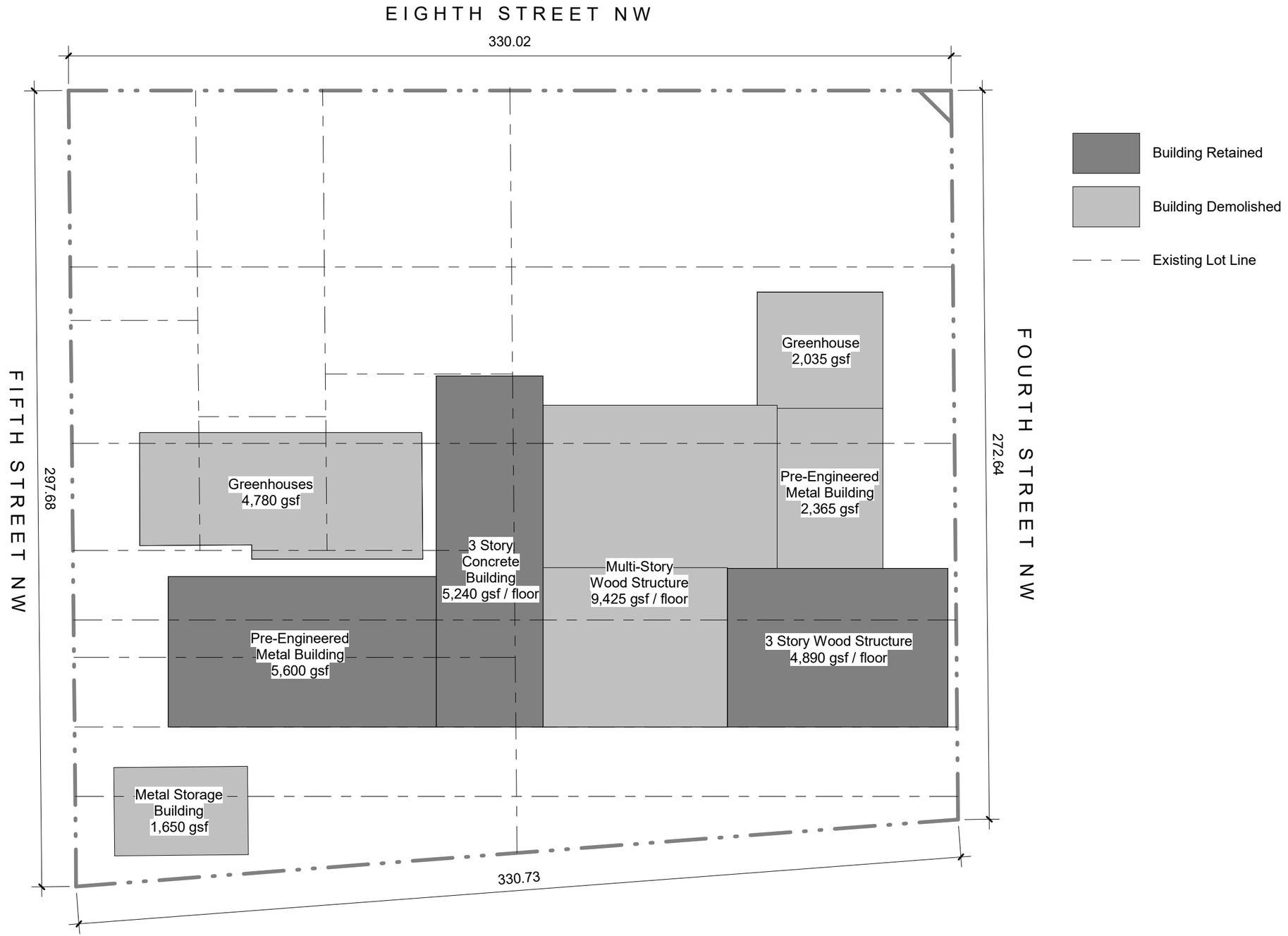
A summary of the observations made during the October 28, 2021, walk-through:

1. A majority, if not all, of the urgent repairs recommended in the February 4, 2020, report did not appear to be complete.
2. Noticeably more moisture was present near areas identified in the February 4, 2020, report as requiring urgent repairs to preserve the building from further deterioration while it remained unoccupied.
3. Moisture was present in areas of the building that was not apparent during the 2019 site visits completed by ISG.
4. Rot and mold appeared to have spread to larger areas of wood framing than was apparent during the 2019 site visits completed by ISG.
5. Portions of the building's roof and floor framing appeared to have weakened due to the increased levels of moisture, rot, and/or mold throughout the building, thus increasing the labor and costs associated with the urgent, short-term, and long-term repairs identified in the February 4, 2020, report.

Please feel free to contact our office with questions or if any additional assistance is needed.

Sincerely,

Samuel Brockshus, PE
Structural Engineering Practice Group Leader
Sam.Brockshus@ISGInc.com



1 Site Plan - Proposed Building Demolition

1" = 40'-0"

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KK&G Properties

A1

Project No. 2105

Date 11-17-2021

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Received
04/13/2022

DESIGN REVIEW APPLICATION FORM

Heritage Preservation Commission

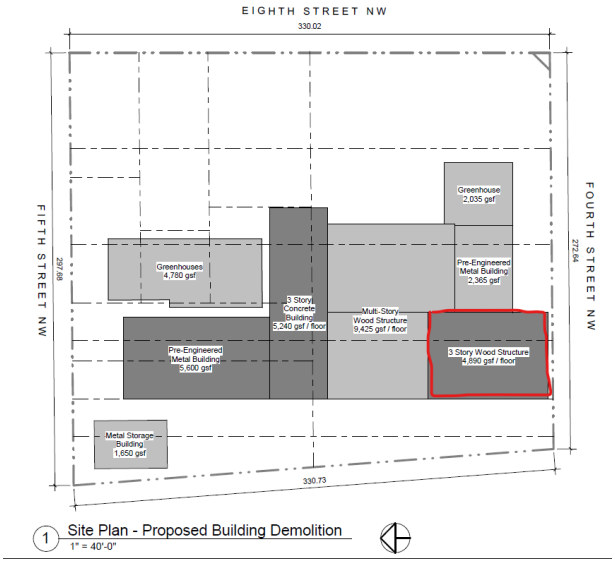
Site Address: 818 4th St. NW, Faribault, MN – Farmer's Seed and Nursey

Owner / Applicant:	KK&G Properties LLC / Nicole Elsawaf
Mailing Address:	2105 Winnetka Ave N
City/State:	Golden Valley, MN 55427
Phone Number:	507-272-6024
Work Site Address:	818 4th ST NW
Site File Number:	#268

Type of Work:				
	Restoration	_____	Remodeling	_____
	New Construction	_____	Site Improvements	_____
	Demolition	X____	Other	_____

Brief Description of Project:

Demolition of 3-story Wood Structure labelled with 4890 gsf/floor due to structural deterioration prior to property acquisition. Upon further review, the building is in worse condition than originally thought. The main structural supports in the building have settled and sagged. The settling of the structural beams have pulled the floor trusses down significantly and apartments need level floors to accommodate cabinets and such. The cost to repair and bring the floor loading back into spec is too costly for redevelopment. Building preservation is planned for 2 of the eight buildings on site. The building to be demolished is the building outlined in red below. Historical plaques will be placed in a green amenity area to tell the story of the site's history.



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

*Structural evaluation study by ISG dated 2/4/2020 with an executive summary update provided 12/23/2021. Photos attached.

Action of HPC Board:	Meeting Date:	April 20, 2022
	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.*

Heritage Preservation Commission

CERTIFICATE OF APPROPRIATENESS

Site Address:_____

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.

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.

_____

Deanna Kuennen, Director of Community & Economic Development

Notes:

Date of Heritage Preservation Commission Review: _____
Certificate of Appropriateness Issued: _____
Expiration Date _____

Copies forwarded to
Building Official: _____
Property Owner: _____
Site File: _____
SCDP File _____

Farmer Seed and Nursery Company

Structural Evaluation Report *2/4/2020*

ISG
Architecture
Engineering
Environmental
Planning
ISGInc.com

REPORT FOR:
Deanna S. Kuennen
Community & Economic Development Director
City of Faribault
208 NW 1st Avenue
Faribault, MN 55021
507.333.0376
Deanna.Kuennen@ci.faribault.mn.us

FROM:
Samuel Brockshus, PE
Structural Practice Group Leader
ISG
115 E Hickory St, Suite 300
Mankato, MN 56001
507.387.6651
Sam.Brockshus@ISGInc.com

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Conceptual Architectural Plans Showing Potential Future Uses ..... Appendix C

Floor Plans Showing Observations and Recommendations ..... Appendix D

Photos Associated with Observations and Recommendations ..... Appendix E

PURPOSE OF REPORT

ISG was engaged by the City of Faribault to complete a Structural Evaluation Report of the now-vacant Farmer Seed and Nursery Company building (hereafter referred to as the "Farmer Seed" building) at 818 NW 4th St in Faribault, MN. Multiple onsite inspections of the existing building were completed by ISG structural engineering staff during the summer of 2019. A 3D scan of the building was completed by ISG surveying staff in July 2019 to document the building's structure and existing floor plan layout. The primary objective of this Structural Evaluation Report is to identify existing or potential structural deficiencies that could affect the short- and long-term use of the building. Conditions requiring urgent repairs are identified within the report. Additionally, this report aims to evaluate what potential future uses are appropriate for the building and its structural elements, further discussion of which will be aided by conceptual architectural floor plans developed by ISG architectural staff. A summary of the historical background and structural condition of the Farmer Seed building follows. Enclosed are appendices that supplement the conditions and recommendations described below.

METHODOLOGY

Structural Evaluation Reports focus on the construction type, condition, and potential need for repair of a building's structural elements such as roof framing, floor framing, walls, foundations, etc. In addition, the historic nature of the Farmer Seed building prompts the reference of Technical Preservation Briefs from the National Park Service of the U.S. Department of the Interior that outline the evaluation, treatment, and preservation of historic structures. In particular, the Secretary of the Interior "provides four distinct but interrelated approaches to the treatment of historic properties" as described in Preservation Brief 43:

1. **Preservation:** focuses on the maintenance and repair of existing historic materials and retention of a property's form as it has evolved over time.
2. **Rehabilitation:** acknowledges the need to alter or add to a historic property to meet continuing or changing uses while retaining the property's historic character.
3. **Restoration:** is undertaken to depict a property at a particular period of time in its history, while removing evidence of other periods.
4. **Reconstruction:** re-creates vanished or non-surviving portions of a property for interpretive purposes.

Considering the requests and interests of the City of Faribault, this report primarily focuses on *preservation* and *rehabilitation* of the existing building. The "Observations and Recommendations" section below lists urgent and short-term repairs recommended to *preserve* the building while it remains unoccupied. These repairs would be designed to decrease the likelihood the building reaches a state of disrepair before being reoccupied.

Future *rehabilitation* of the building would need to occur as future tenants are preparing to occupy the building. *Rehabilitation* includes modifying select structural elements to accommodate the new use of the building while retaining the building's historic and structural integrity. General recommendations regarding future structural modifications needed to accommodate future uses of the building are listed in the "Observations and Recommendations" section. Additional repairs would also need to be completed during *rehabilitation* before the building is occupied to ensure the structural systems perform adequately for the building's long-term use.

HISTORICAL CONTEXT

The Farmer Seed building was officially put on the National Register of Historic Places on April 6, 1982. A full copy of the official listing (reference number: 82003013) from the National Register is included in Appendix A. Additionally, select images from Sanborn Fire Insurance Maps published between 1884 and 1921 are included in Appendix B. These two resources provide great detail on the history and construction timeline of the structures visible today and the businesses who have occupied them since the late 1800s.

Construction Timeline and Materials

The site on which the Farmer Seed building now sits was reportedly occupied by Faribault Iron Works as early as 1884. Two to three buildings serving Faribault Iron Works bordered 4th Street on the south end of the lot, with numerous outbuildings scattered across the site. None of these buildings appear to be in existence today.

Of the structures still in existence today, the original portion was constructed as an approximate 60 ft by 155 ft three-story structure with first floor exterior walls and basement foundations comprised primarily of rock-faced Faribault stone. A basement existed under most of the original building, but the southern portion was constructed with a wood first floor over a crawlspace that remains relatively inaccessible to this day. The second and third floors, walls, and roof framing were constructed of wood with heavy timber columns supporting rough sawn joists and heavy timber beams. This 3-story original structure, which is still in existence, appears to have been constructed sometime between 1893 and 1899 by the Faribault Thresher Company, who sold the building in 1899 to a business from Chicago named Farmer Seed.

The Farmer Seed business was founded by Otto Kozloski and William Kueker in 1888 as described in greater detail by the National Register document in Appendix A. Their move to the present-day property in 1899 – combined with early success of their mail-order seed catalogs – prompted the construction of several additions to the original three-story structure between 1900 and the early 1920s. The first addition was constructed in 1902 as two-story and three-story grain elevator bins centrally located within the footprint of the original building. A four story wing was added to the east in 1906 before more stories were added above and around the two-story elevators in 1907 and 1909. At this time, a nursery was added to the Farmer Seed business, thus causing it to be renamed Farmer Seed and Nursery Company.

Next, the highest two stories – referred to as the 6th and 7th floors on conceptual ISG plans – were reportedly constructed in the 1920s. Based on site observations and the available Sanborn Fire Insurance maps, it appears

one to two more wood additions were added on the north side of the east wing sometime between 1914 and the 1920s. All of these structures were constructed using similar materials and methods, predominately heavy timber columns, beams, and joists. The exterior wood stud walls have an exterior sheathing (made of iron or similar material per the Sanborn Fire Insurance Maps) that is stamped to resemble stone.

A two-story precast concrete structure was constructed to the north in the 1950s. The concrete structure is constructed of concrete masonry unit (CMU) block walls at all four exterior walls, and a full basement that still connects to the original structure's basement areas. Circa 1980 a steel-framed building was constructed to the southeast of the original wood building. The steel building did not have a basement directly below, but it did connect with the original building and basement areas. Circa 2000, a one-story slab-on-grade pre-engineered metal building was added to the north of the two-story concrete building, and it was connected by a ramp down to the basement below the precast building. Note this pre-engineered metal building was constructed after the building made it on the National Register in 1982. Several other detached greenhouses and a detached pre-engineered post-frame (pole barn) building have also been built since the building's inclusion on the National Register. The date of their construction is unknown, but is believed to be sometime in the past 30 years.

Refer to Appendix C for a summary of the ages and material types of all buildings still in existence today. The existing structures, not including detached greenhouses or the detached pole barn, total approximately 90,000 square feet based on ISG 3D scan data.

Historical Significance and Notable Features

In recent years, the Farmer Seed and Nursery Company ceased operations causing the building to become vacant with the exception of cell tower equipment housed in the concrete building and the top floor of the main wood building. However, the building represents a strong link to Faribault's history as a trade and distribution center in agriculture-rich Minnesota. Further, the building structure remains largely unaltered from how it functioned as a seed house and nursery during its hay day serving farmsteads, gardens, and orchards.

Additionally, several key structural and operational systems are still present within the building. Notably, a Murphy man-lift and elevator shaft remain centrally located within the original wood structure; these shafts extend up to the top floors of the building and provide evidence of how material and goods were moved throughout the building. Adjacent to these shafts are the original two-story grain elevators that were likely a crucial component of the Farmer Seed operations. The likely purpose of the building's multiple stories, two-story and three-story grain elevators, and numerous hoppers and ducts from top floor to basement was so "gravity seed cleaning" processes could take effect. Several conveyor belt systems are also still present throughout the building showing evidence of major material movement throughout the building. Expansive coolers and cold storage rooms in the basement show evidence of the building's relatively large storage capacity that served Farmer Seed and Nursery Company through the years.

OBSERVATIONS AND RECOMMENDATIONS

All observations were limited to non-destructive visual inspection of readily visible structural elements and their condition at the time of the inspection. 3D scan data was also utilized to complete all observations and recommendations. No destructive testing methods were implemented during any ISG site visits. A summary of the general observations of the building's structural conditions follows. However, due to the size and complexity of the Farmer Seed building, specific observations and recommendations for *Preservation* and/or *Rehabilitation* of the structural systems are best shown as "keynotes" on the floor plans of Appendix D. All keynotes are arranged by category as described by the Keynote Legend of Appendix D. Refer to Appendix E for photos that elaborate on the keynotes made in Appendix D.

Wood Roof Structures

1. *Observations:* The majority of the wood roof structural systems are comprised of sawn rafters and heavy timber beams with a 1x wood decking on top of the rafters. The roofs are most commonly built-up membrane systems that show signs of age. The rafters supporting the roof deck are commonly 1 ½" x 7 ½" members at 24" on center (o.c.) spacing that span approximately 15 ft.

2. *Condition:* Roof structure is in fair condition in most locations with very little evidence of significant moisture intrusion or damage on the wood rafters or decking. Some roof decking and rafters are in poor condition; approximately three locations exist where the roofing material is no longer keeping rainwater out. Refer to the information in Appendix D for more information on locations.

3. *Preservation Recommendations:* Urgent repair recommended to stop areas with active leaks. Areas where buckets are being used to collect rainwater leaks should be patched as soon as practical to preserve the building by reducing future water damage. All roofing materials above the wood framing should be replaced within 2 years. Refer to Appendix D for urgent repair cost estimates.

4. *Rehabilitation Recommendations:* The typical roof rafter size is generally adequately sized to resist the design snow loads. All rafters in good condition would not need any reinforcements before the building is reoccupied. Approximate areas where rafters likely need to be replaced are shown on the attached floor plans of Appendix D.

Wood Floor Structures

1. *Observations:* The majority of the wood floor structural systems are comprised of rough sawn joists and heavy timber beams with a 1x wood decking on top of the joists. The beams are typically supported on heavy timber columns (commonly 8x8 nominal dimensions) that are spaced at many varying distances. The floor joists are typically 1 ½" x 11 ½" +/- members at 16" on center (o.c.) spacing. Spans vary greatly with the columns, but the tightest spacing is ~7ft o.c. each direction. Note that some floor decking and floor joists, particularly those below the roof leaks, are showing signs of moisture damage. Refer to Appendix D for more information on locations.

2. *Condition:* The floor structure is in good condition in most locations with very little evidence of significant moisture intrusion or damage on the wood joists or decking. However, some roof decking and rafters are in poor condition; approximately three locations exist where the roofing material is no longer keeping rainwater out, and this water is making its way down to the floors below. Refer to the information in Appendix D for more information on locations. Notably, the fourth floor has the largest area with excessive moisture issues.

3. *Preservation Recommendations:* Urgent repair recommended to stop roof areas with active leaks. Areas where buckets are being used to collect rainwater leaks should be patched as soon as practical to preserve the building by reducing future water damage. A few select rafters are also damaged and/or failing, which will necessitate some repair to help fix active leaks. Refer to Appendix D for locations.

4. *Rehabilitation Recommendations:* The typical floor joist size is generally adequately sized to resist the design live loads (loads from persons, furniture, etc.) associated with office and/or residential areas. In fact, the floor joists are generally strong enough to support larger live loads such as restaurants or public gathering spaces without issue. All rafters in good condition would not need any reinforcements before the building is reoccupied. Select column rows could potentially be removed based on final use of the upper stories.

Precast Concrete Building

1. *Observations:* The existing precast concrete building is showing no signs of major cracks, deflection (sag), or deterioration. The existing roofing system is a rubber membrane covered with a rock ballast.

2. *Condition:* Good to great condition considering the age. No direct access was available to the roof, so the roofing condition is unknown, but no active leaks were readily visible.

3. *Preservation Recommendations:* No urgent or short-term repairs are necessary.

4. *Rehabilitation Recommendations:* The precast concrete plank floor system can likely be used to support any future use of the space, except potentially unusually heavy storage. The floor framing can likely support any office or residential uses. This material type is durable and will have a long usable life. This area should be considered useful for any future end use of the building. The roofing system would likely best be replaced during preparation for reoccupation of the building to improve long-term function of the structure.

Circa 1980 Steel Building

1. *Observations:* The existing steel building constructed circa 1980 is showing no signs of major rust, deflection (sagging roof or bowing walls), or deterioration.

2. *Condition:* Okay condition with no major structural flaws that require repair.

3. *Preservation Recommendations:* No urgent or short-term repairs are necessary.

4. *Rehabilitation Recommendations:* The steel framing would likely not need to be reinforced or repaired in order for any residential or commercial tenants to occupy the space. The roofing material is not showing signs of leaks, but it shows age and would likely best be replaced during preparation for reoccupation of the building to improve long-term function of the structure.

Circa 2000 Pre-Engineered Metal Building

1. *Observations:* The existing pre-engineered metal structure on the north end of the existing Farmer Seed building was constructed circa 2000. It is showing no signs of major rust, deflection (sagging roof or bowing walls), or deterioration. No leaks are visible. Portions of the exterior wall panel are slightly damaged and bent at its base from general wear and tear.
2. *Condition:* Good condition with no major structural flaws that require repair.
3. *Preservation Recommendations:* No urgent or short-term repairs are necessary.
4. *Rehabilitation Recommendations:* The steel framing would likely not need to be reinforced or repaired in order for any residential or commercial tenants to occupy the space. The structure could also be used as a parking space (if a layout works in the space), a storage facility, or a light industrial or commercial warehouse. The roofing material is not showing signs of leaks, and it likely would not need to be replaced

Summary of Recommendations

The main conclusion: moisture mitigation is the primary objective. The existing roofing materials need to be patched as soon as possible where active leaks have been observed. Some wood framing is in need of repair to help stop active leaks; refer to Appendix D. Replacement of the old roofing systems over the short-term (1-5 years) will help preserve the building in its current condition. Repair and maintenance of the roofing systems will help reduce future moisture damage that will lead to rotten wood framing or mold issues. Some wood framing is in need of repair or replacement based on water damage that has already occurred; refer to Appendix D for locations. Refer to the ISG architectural concepts in Appendix C for more information on potential future uses. Refer to Appendix D and E for general comments on what structural systems could be repaired or modified to fit future uses.

APPENDIX A: COPY OF THE LISTING ON THE NATIONAL REGISTER OF HISTORIC BUILDINGS

MINNESOTA HISTORIC PROPERTIES INVENTORY FORM

MAR 2 1982

HISTORIC NAME: Farmer Seed and Nursery Company

COUNTY: Rice

CURRENT NAME: Farmer Seed Company

CITY/TWP.: Faribault

LEGAL DESC.: The south half of Block 9, McClelland's Addition to Faribault, excluding the railroad right-of-way at the west end.

ADDRESS: 818 NW 4th Street

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

OPEN TO THE PUBLIC: Yes No Restricted X

VISIBLE FROM THE ROAD: Yes X No

OCCUPIED: Yes X No

PRESENT USE: Commercial

DATE CONSTRUCTED: c.1890-1909

ORIGINAL USE: Commercial

ORIGINAL OWNER: Farmer Seed and Nursery

ARCHITECT/BUILDER: unknown

OWNER'S NAME AND ADDRESS: Farmer Seed Company
818 NW 4th Street
Faribault, MN 55021

ACREAGE: Less than one acre
approx. 2 acres

LOCAL CONTACT/CRG.: Rice County Historical Society,
P.O. Box 5, Faribault, MN 55021

UTM REFERENCE:
Faribault Quad. 7.5
15 / 477550 / 4904440

FORM PREPARED BY: Britta Bloomberg

DATE: April 1981

DESCRIPTION:

The Farmer Seed and Nursery Company is a highly visible warehouse on the north side of NW Fourth Street (Highway 60), about eight blocks west of downtown Faribault. (The massive structure is a local landmark amidst the commercial strip development along Highway 60.)

The large warehouse was constructed in phases between the early 1890s and 1920s. The building is of stone and wood frame construction and is a sprawling, multi-leveled structure ranging from three to five stories in height. The main section measures 65 by 155 and is three stories with a one story base of rock-faced Faribault stone. The stone portion dates to the early 1890s and was occupied by the Faribault Thresher Company before it was purchased by Farmer Seed in 1899. Windows in this section are slightly arched and double hung, excepting a large rectilinear store window on the west side of the front (south) facade. A series of additions were constructed after 1900: a two story elevator in 1902, an east wing in 1906, second and third stories over the main section in 1907 and 1909, and the fourth and fifth stories in the 1920s. These addition are of frame construction sheathed with light green aluminum siding. Bands of dark green siding are located between the first three floors. The firm's name appears in bold white letters between the second and third floors, lending variety to the surface and regular fenestration. The siding apparently dates to the 1920s. Windows are rectilinear throughout. A two story concrete section (1950s) is located at the rear, and a recent metal shed for the nursery and plant department is located at the southeast corner.

Today Farmer Seed occupies the basement and first two floors. The main floor consists of offices and retail space; the second floor is offices and storage. The basement is also utilized for storage and as part of the nursery department. The upper floors are vacant, although the shell remains totally intact, including elevator shafts, grain and seed storage bins, and some machinery. The furnishings and much of the machinery have been removed.

SIGNIFICANCE:

Farmer Seed and Nursery Company is significant as the most visible surviving structure linked to Faribault's role as a major agricultural processing and distribution center for south central Minnesota from the 1890s through the 20th century. Farmer Seed was established in Chicago in 1888 by Otto Kozlowski and William Kueker, associate editors of a monthly farm paper. Impressed by the numerous requests from readers, they decided to launch a mail order seed business which distributed over 20,000 seed catalogs within a few years.

Significance - continued

During the 1893 Chicago Exposition, they selected Faribault as the future location of the business. The city was considered one of the true "garden spots" of the Northwest and an important trade and distribution center in one of Minnesota's richest agricultural regions.[1] In 1894 the company moved to Faribault and purchased forty acres outside of town to begin growing seeds themselves (before they had contracted to other growers). A store was erected on the south side of Fourth Street NW (south of the present structure). By 1899 they purchased the larger warehouse across the street and proceeded to enlarge the building in phases to accommodate a rapidly expanding operation. The business continued to prosper, and additional seed farms were purchased in Rice and Blue Earth Counties; a nursery department was added in 1909 and the present name assumed. Farmer Seed and Nursery's national market peaked in the late 1930s. The firm remains in operation and maintains an active business in Faribault, although its home base is now LeCenter in neighboring LeSueur County. It continues to represent Rice County's agricultural base and the role that Faribault has traditionally played as an important distribution and processing center for the region.

[1] "Farmer Seed and Nursery Co.'s Half Century of Progress," National Seedsman, February, 1938, 12.

Bibliography:

Curtiss-Wedge, Franklyn ed.; History of Rice and Steele Counties Minnesota, Chicago: 1910.

"Farmer Seed and Nursery Co.'s Half Century of Progress," National Seedsman, February, 1938.

Farmer Seed and Nursery Co. historical file, Rice County Historical Museum.

Sanborn Insurance Company maps, 1893, 1899, 1905, 1909, 1921, 1930.

NPS Form 10-900-a
(7-81)

OMB NO. 1024-0018
EXP. 12/31/84

United States Department of the Interior
National Park Service

National Register of Historic Places Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet | Item number | Page

Multiple Resource Area
Thematic Group

Name Rice County Multiple Resource Area
State MN

Nomination/Type of Review			Date/Signature
21. Nerstrand City Hall	Entered in the National Register	Keeper for	Delores Byers 4/6/82
		Attest	
22. Faribault Water Works	Substantive Review	Keeper	William H. Brotham 4.6.82
		Attest	Linda McClelland 4/6/82
23. Hutchinson, John, House	Entered in the National Register	Keeper	Delores Byers 4/6/82
		Attest	
24. Farmer Seed and Nursery Company	Entered in the National Register	Keeper for	Delores Byers 4/6/82
		Attest	
25. Steensland Library	Substantive Review	Keeper	William H. Brotham 4.6.82
		Attest	Linda McClelland 4/6/82
26. Buck, Cassius, House	Entered in the National Register	Keeper for	Delores Byers 4/6/82
		Attest	
27. Theopold Mercantile Company Wholesale Grocery Building	Entered in the National Register	Keeper	Delores Byers 4/6/82
		Attest	
28. Wilson, Hudson, House	Substantive Review	Keeper	William H. Brotham 4.6.82
		Attest	Linda McClelland 4/2/82
29. Faribault City Hall	Entered in the National Register	Keeper	Delores Byers 4/6/82
		Attest	
30.		Keeper	
		Attest	

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION / RETURN SHEET (Rice County Multiple Resource Area)

United States Department of the Interior
National Park Service

82003013

Property: Farmer Seed and Nursery Company)
State, County: MN, Rice
Federal Agency: _____

Working No. 3/282-586
Fed. Reg. Date: 2.1.83
Date Due: 4/1/82 - 4/16/82
Action: ✓ ACCEPT 4/6/82
___ RETURN _____
___ REJECT _____

___ resubmission
___ nomination by person or local government
___ owner objection
___ appeal

Entered in the National Register

photos 2
maps ___

Substantive Review: ___ sample ___ request ___ appeal ___ NR decision

Reviewer's comments:

Recom. / Criteria _____
Reviewer _____
Discipline _____
Date _____
___ see continuation sheet

for NPS use only

Nomination returned for: ___ technical corrections cited below
___ substantive reasons discussed below

1. Name

2. Location

3. Classification

Category	Ownership	Status	Present Use
	Public Acquisition	Accessible	

4. Owner of Property

5. Location of Legal Description

6. Representation in Existing Surveys

Has this property been determined eligible? ___ yes ___ no

7. Description

Condition		Check one	Check one
___ excellent	___ deteriorated	___ unaltered	___ original site
___ good	___ ruins	___ altered	___ moved date ____
___ fair	___ unexposed		

Describe the present and original (if known) physical appearance

___ summary paragraph
___ completeness
___ clarity
___ alterations/integrity
___ dates
___ boundary selection

8. Significance

Period | Areas of Significance—Check and justify below

Specific dates | Builder Architect

Statement of Significance (in one paragraph)

_____ summary paragraph
_____ completeness
_____ clarity
_____ applicable criteria
_____ justification of areas checked
_____ relating significance to the resource
_____ context
_____ relationship of integrity to significance
_____ justification of exception
_____ other

9. Major Bibliographical References

10. Geographical Data

Acreage of nominated property _____
Quadrangle name _____
UMT References

Verbal boundary description and justification

11. Form Prepared By

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

___ national ___ state ___ local

State Historic Preservation Officer signature

title | date

13. Other

_____ Maps
_____ Photographs
_____ Other

Questions concerning this nomination may be directed to _____

Signed _____ Date _____ Phone: 202 272-3504

Comments for any item may be continued on an attached sheet

NORTHERN GROWN
FARIBO
SEEDS
SINCE 1883
FARMER SEED & NURSERY CO.
FARMER SEED & NURSERY CO.

Farmer Seed and Nursery Company
Faribault, MN; Rice County
Britta Bloomberg
1980
Minnesota Historical Society, 690
Cedar Street, St. Paul, MN 551
Northeast
03603/1a

MAR 2 1982

03603
1a

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FROM THE COLLECTIONS OF THE
MINNESOTA HISTORICAL SOCIETY
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ONLY. IT MAY NOT BE REPRODUCED OR
SOLD WITHOUT WRITTEN PERMISSION

FARMER SEED & NURSERY CO.
Farmer Seed & Nursery
NURSER & PLANT DEPT.
Farmer

Farmer Seed and Nursery Company
Faribault, MN; Rice County
Britta Bloomberg
1980
Minnesota Historical Society, 690
Cedar Street, St. Paul, MN 5510
Northwest
04171/8 MAR 2 1982

04171
8

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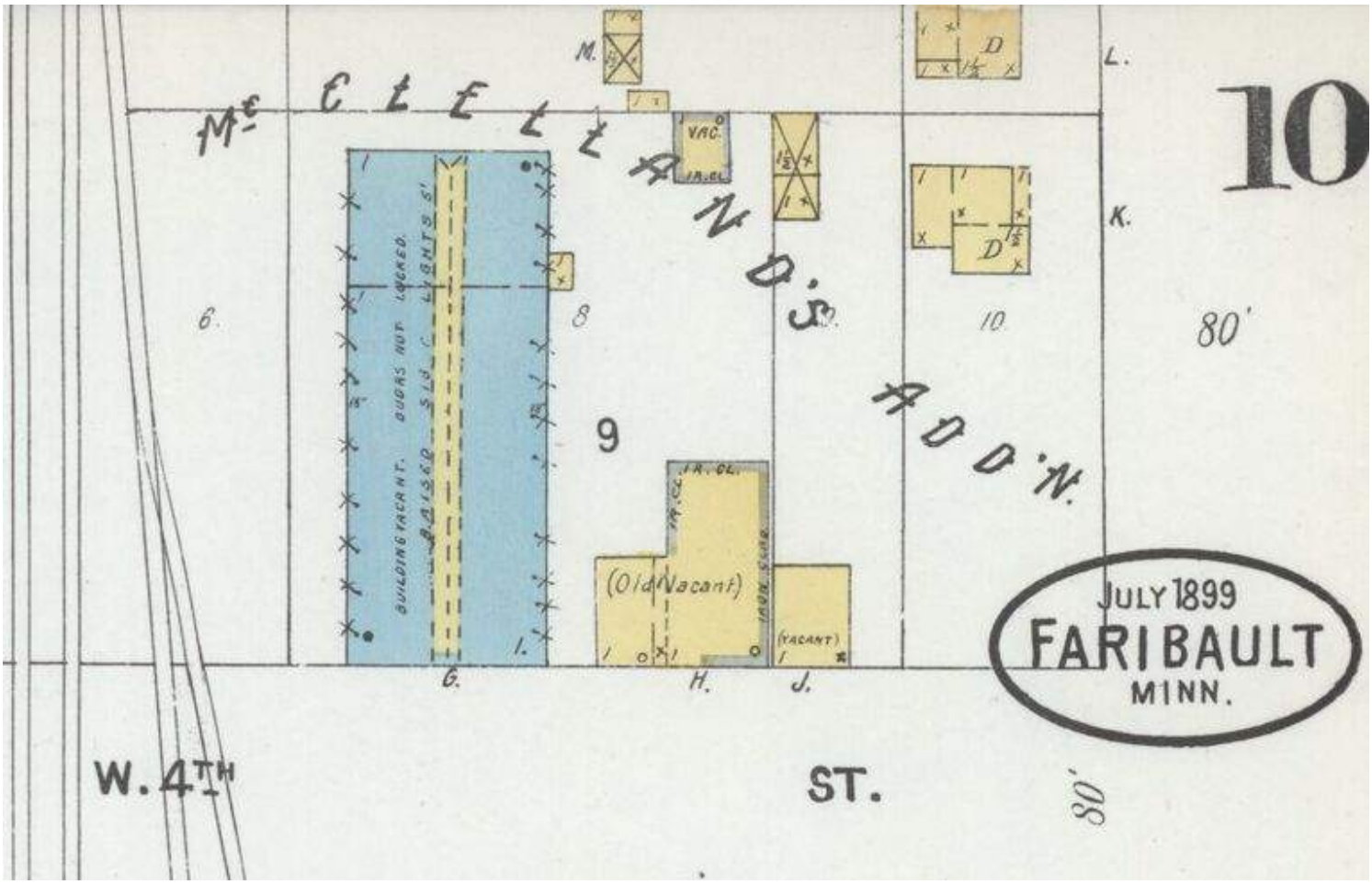
SOLD WITHOUT WRITTEN PERMISSION.

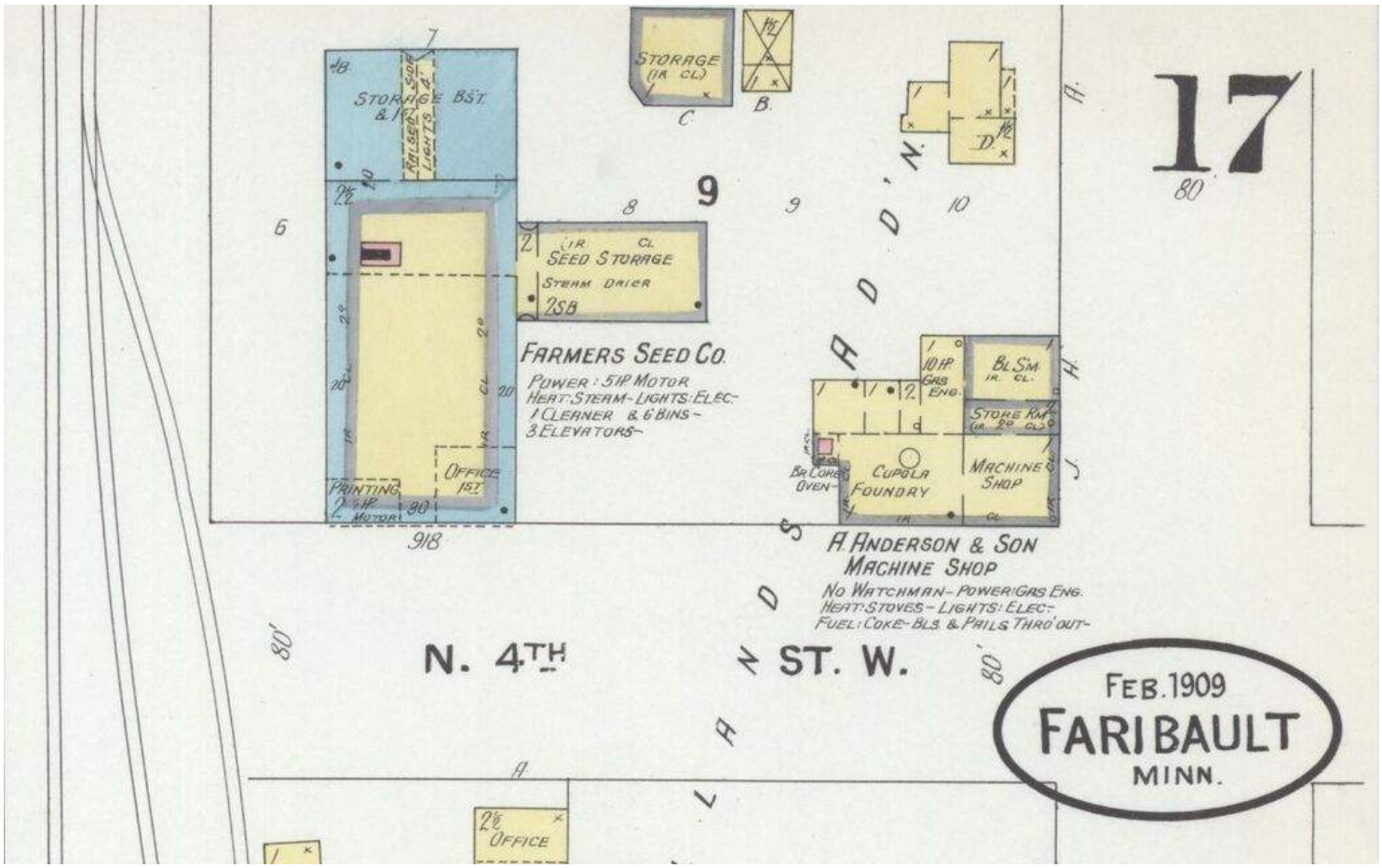
Please refer to the map in the Multiple Property Cover Sheet for this property

Multiple Property Cover Sheet Reference Number: 64000372

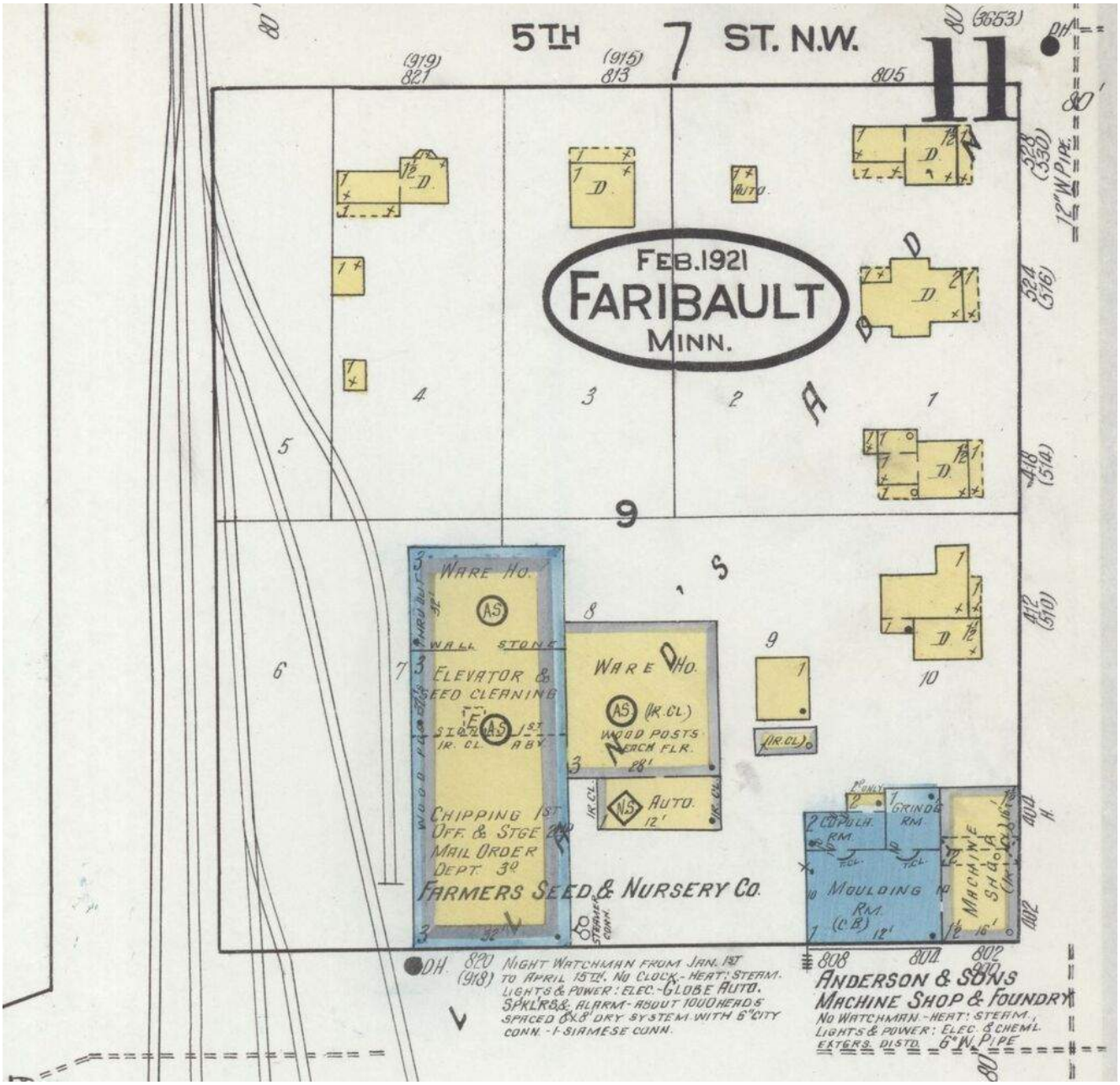
APPENDIX B:
COPY OF SANBORN FIRE INSURANCE MAPS OF THE PROPERTY



FIRE INSURANCE MAP SHOWING ORIGINAL STRUCTURE OF THE FARMER SEED BUIDLING. THIS STRUCTURE IS STILL VISIBLE TODAY.



FIRE INSURANCE MAP SHOWING ORIGINAL STRUCTURE OF THE FARMER SEED BUIDLING AND ONE OF THE FIRST ADDITIONS. THIS STRUCTURE IS STILL VISIBLE TODAY.



FIRE INSURANCE MAP SHOWING ORIGINAL STRUCTURE OF THE FARMER SEED BUIDLING AND MORE OF THE EARLY ADDITIONS. MOST OF THESE STRUCTURE ARE STILL VISIBLE TODAY.

APPENDIX C: CONCEPTUAL ARCHITECTURAL PLANS SHOWING POTENTIAL FUTURE USES

BASEMENT PLAN

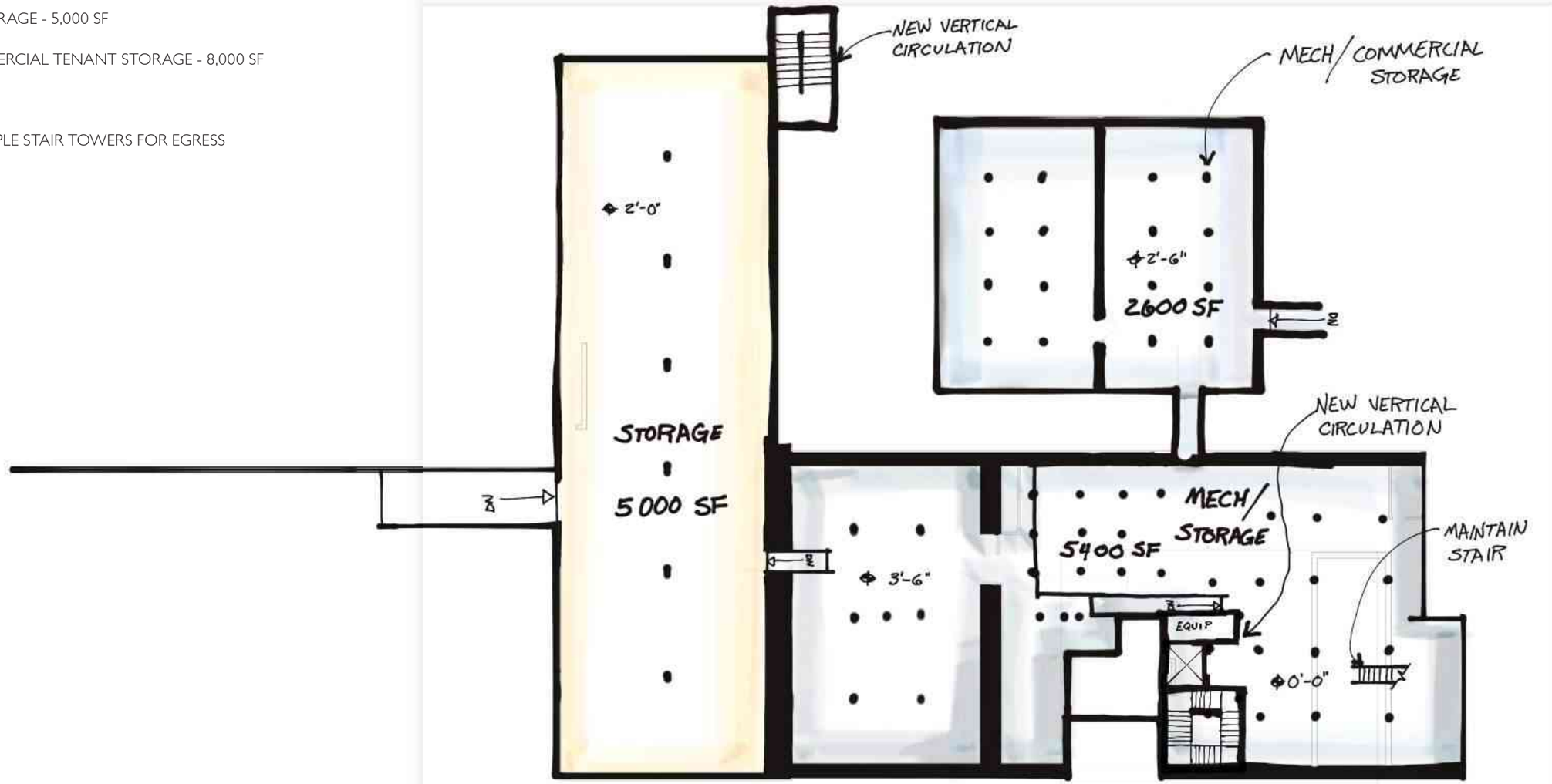
KEY FEATURES:

RESIDENT STORAGE - 5,000 SF

MECH / COMMERCIAL TENANT STORAGE - 8,000 SF

ELEVATOR

ADDED MULTIPLE STAIR TOWERS FOR EGRESS



Circulation

Commercial Tenants / Office

Residential

Public / Amenity

FIRST FLOOR PLAN

KEY FEATURES:

POSSIBLE DEMO OF NON-ESSENTIAL BUILDING AREAS

MULTIPLE COMMERCIAL TENANTS - 10,000 SF SHOWN

ELEVATOR

COMMON LOBBY & REST ROOMS

ADDED MULTIPLE STAIR TOWERS FOR EGRESS

(6) APARTMENTS SHOWN (POSSIBLE 9 APARTMENTS)

POSSIBLE OUTDOOR PATIO SPACE

- Circulation
- Commercial Tenants / Office
- Residential
- Public / Amenity

SECOND FLOOR PLAN

KEY FEATURES:

(10) APARTMENTS SHOWN (POSSIBLE 14 APARTMENTS)

ADDITIONAL COMMERCIAL TENANT SPACE - 4,000 SF

RESIDENT AMENITY SPACE - 1,200 SF

COMMON LOBBY

POSSIBLE DEMO OF NON-ESSENTIAL BUILDING AREAS

ELEVATOR

ADDED MULTIPLE STAIR TOWERS FOR EGRESS

Circulation

Commercial Tenants / Office

Residential

Public / Amenity

THIRD FLOOR PLAN

KEY FEATURES:

COMMON LOBBY

ELEVATOR

ADDED MULTIPLE STAIR TOWERS FOR EGRESS

(10) APARTMENTS

POSSIBLE LOFTED STUDIO APARTMENTS

POSSIBLE OUTDOOR ROOF TOP PATIO SPACE

RESIDENT AMENITY SPACE - 850 SF

- Circulation
- Commercial Tenants / Office
- Residential
- Public / Amenity

FOURTH FLOOR PLAN

KEY FEATURES:

COMMON LOBBY

ELEVATOR

ADDED MULTIPLE STAIR TOWERS FOR EGRESS

(2) APARTMENTS

POSSIBLE LOFTED STUDIO APARTMENT MEZZANINES

RESIDENT AMENITY SPACE - 300 SF

STORAGE - 1,200

- Circulation
- Commercial Tenants / Office
- Residential
- Public / Amenity

FIFTH & SIXTH FLOOR

KEY FEATURES:

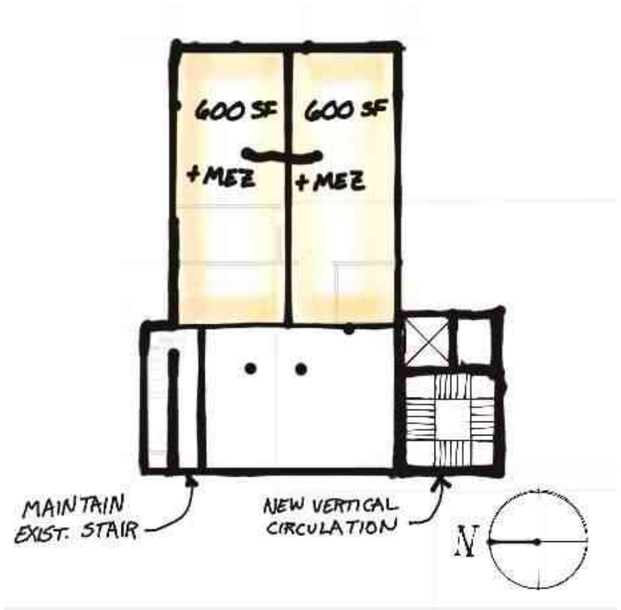
COMMON LOBBY

ELEVATOR

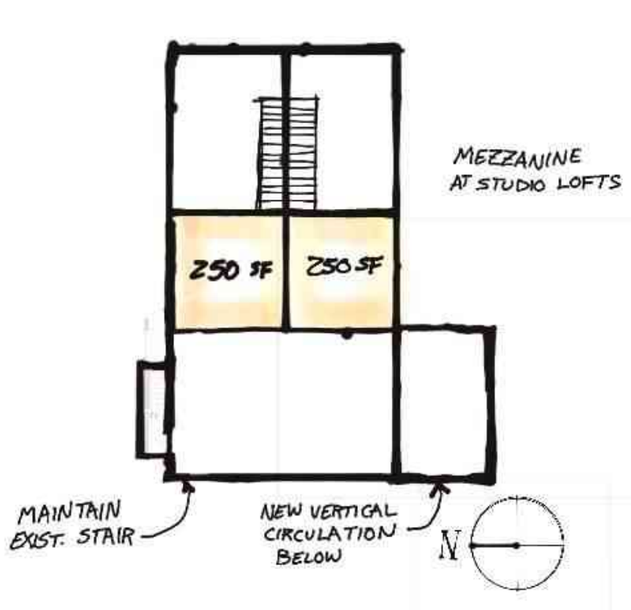
ADDED STAIR TOWER FOR EGRESS

(2) APARTMENTS

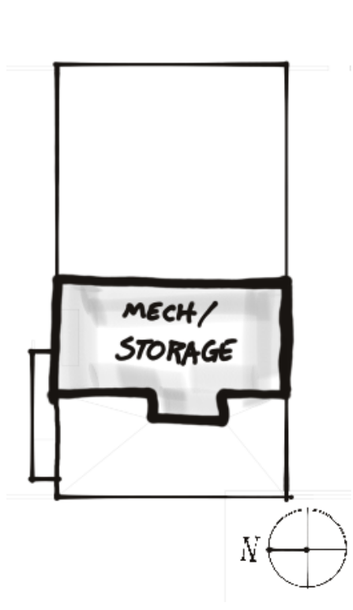
POSSIBLE LOFTED STUDIO APARTMENTS WITH MEZZANINES



FIFTH FLOOR PLAN



SIXTH FLOOR PLAN



SEVENTH FLOOR

- Circulation
- Commercial Tenants / Office
- Residential
- Public / Amenity

BUILDING STATS

RESIDENTIAL:

BASEMENT (13,000 SF)

- BUILDING SUPPORT / STORAGE: 13,000 SF

FIRST FLOOR (22,200 SF)

- DWELLING UNITS: 6 - 9 UNITS - 4,750 SF (SHOWN)
- COMMERCIAL SPACE: 7,000 - 10,000 SF (SHOWN)
- CIRCULATION / BUILDING SUPPORT: 7,450 SF

SECOND FLOOR (20,200 SF)

- DWELLING UNITS: 10 - 14 UNITS - 5,560 SF (SHOWN)
- COMMERCIAL SPACE: 4,000 SF
- AMENITY: 1,200 SF
- CIRCULATION / BUILDING SUPPORT: 9,440 SF

THIRD FLOOR (19,400 SF)

- DWELLING UNITS: 10 UNITS - 7,610 SF
- AMENITY: 5,850 SF
- CIRCULATION / BUILDING SUPPORT: 5,940 SF

FOURTH FLOOR (9,600 SF)

- DWELLING UNITS: 2 UNITS & 5 MEZZANINES - 5,510 SF
- AMENITY: 300 SF
- BUILDING SUPPORT / STORAGE: 1,200 SF
- CIRCULATION / BUILDING SUPPORT: 2,590 SF

FIFTH FLOOR (1,900 SF)

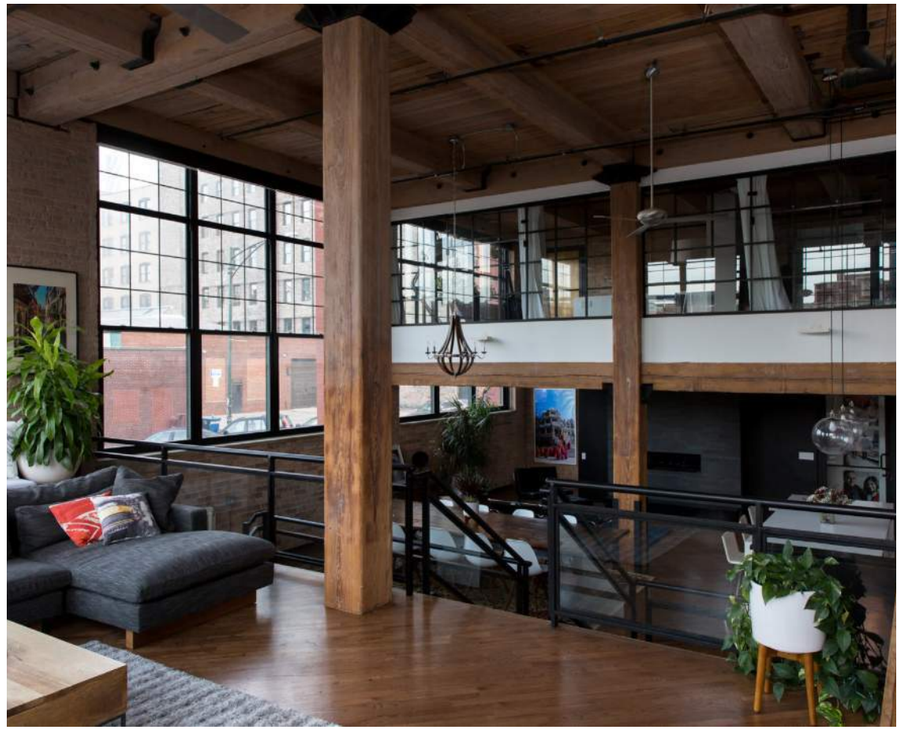
- DWELLING UNITS: 2 UNITS - 1,200 SF
- CIRCULATION / BUILDING SUPPORT: 700 SF

SIXTH FLOOR (1,900 SF)

- DWELLING UNITS: 2 MEZZANINES - 500 SF
- CIRCULATION / BUILDING SUPPORT: 1,400 SF

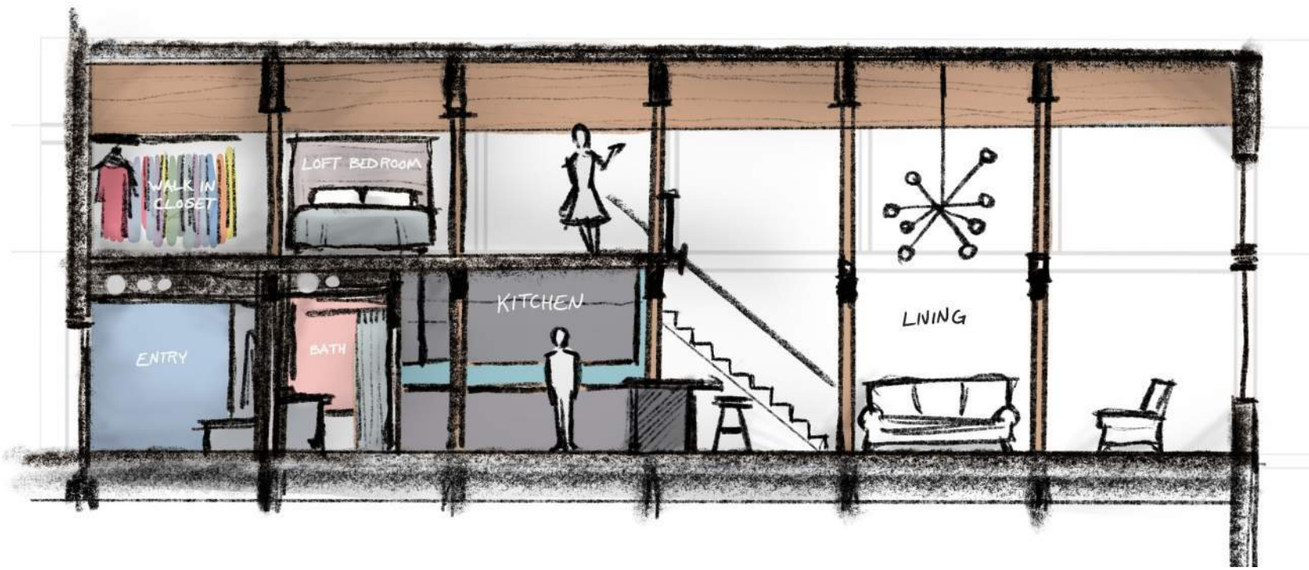
TOTAL:

30 - 37 DWELLING UNITS	25,130 SF
COMMERCIAL SPACE (11,000 SF - 14,000 SF)	11,000 SF
AMENITY	7,350 SF
BUILDING SUPPORT / STORAGE	44,720 SF
NET (BASEMENT LEVEL - LEVEL 6)	43,480 SF
GROSS (BASEMENT LEVEL - LEVEL 6)	88,200 SF



PRESEDENT IMAGES

EXISTING IMAGES



LOFT STUDIO CONCEPT

FIRST FLOOR PLAN (ALTERNATE COMMERCIAL)

KEY FEATURES:

POSSIBLE DEMO OF NON-ESSENTIAL BUILDING AREAS

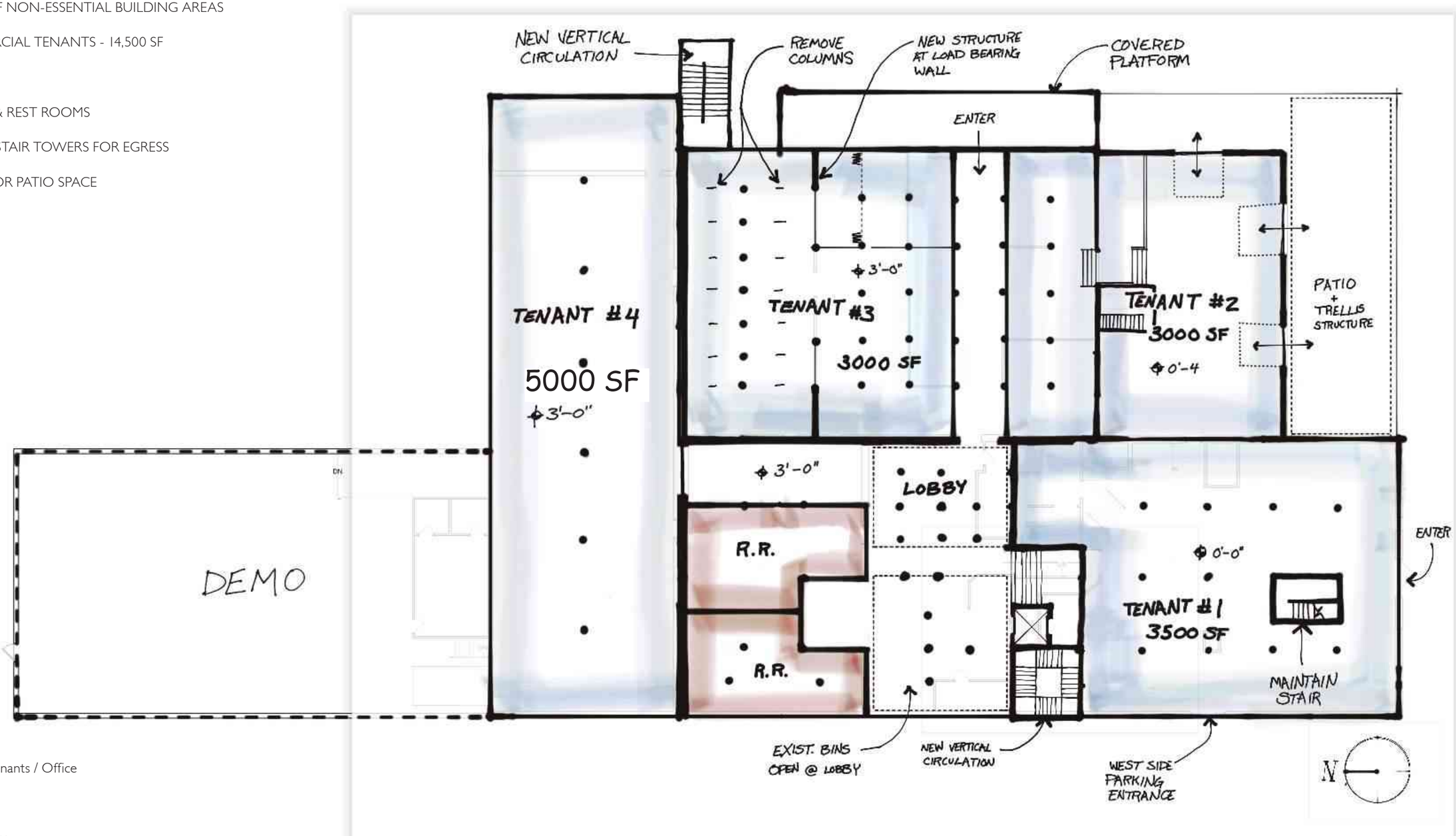
MULTIPLE COMMERCIAL TENANTS - 14,500 SF

ELEVATOR

COMMON LOBBY & REST ROOMS

ADDED MULTIPLE STAIR TOWERS FOR EGRESS

POSSIBLE OUTDOOR PATIO SPACE



- Circulation
- Commercial Tenants / Office
- Residential
- Public / Amenity

SECOND FLOOR PLAN (ALTERNATE COMMERCIAL)

KEY FEATURES:

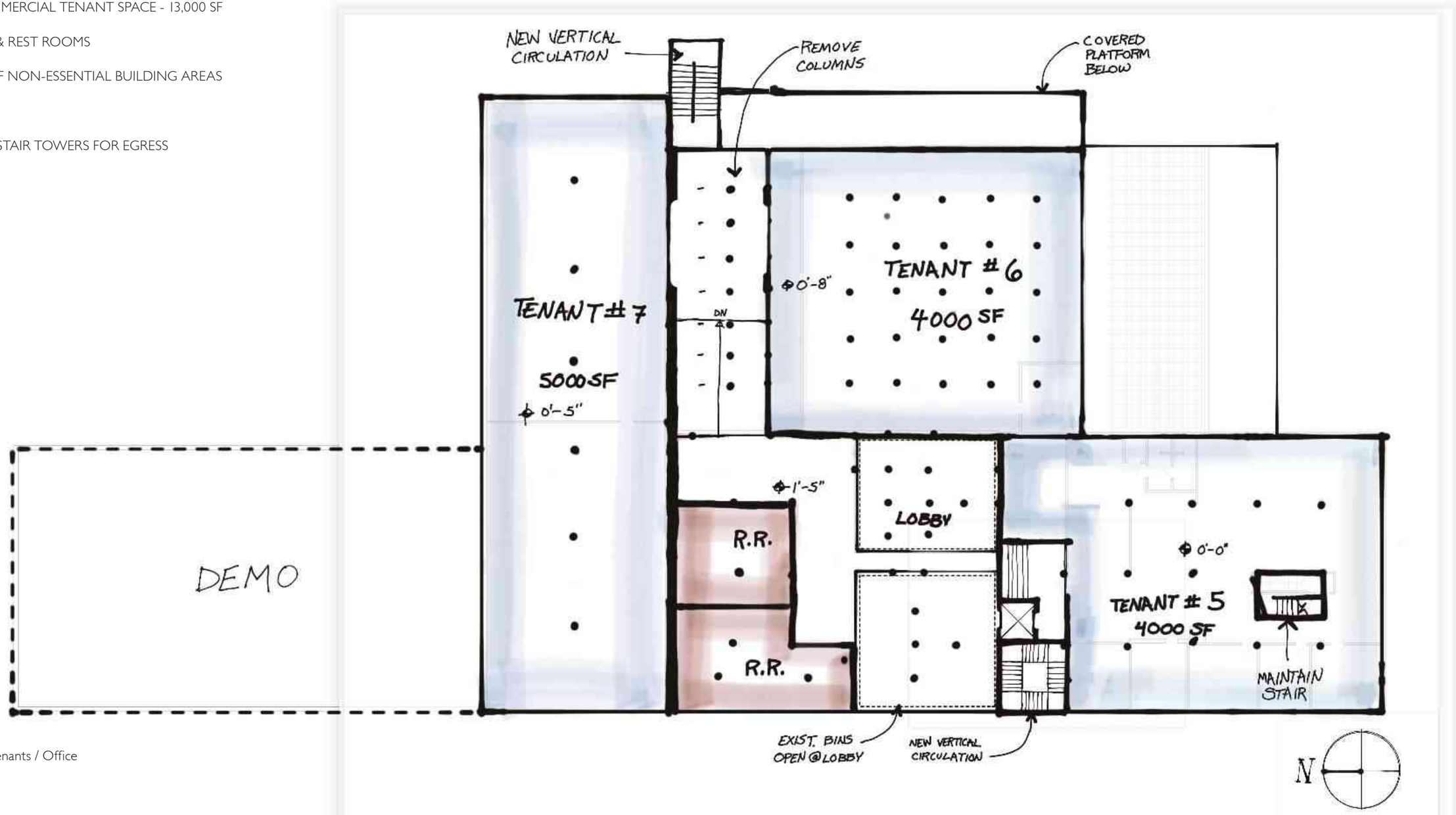
ADDITIONAL COMMERCIAL TENANT SPACE - 13,000 SF

COMMON LOBBY & REST ROOMS

POSSIBLE DEMO OF NON-ESSENTIAL BUILDING AREAS

ELEVATOR

ADDED MULTIPLE STAIR TOWERS FOR EGRESS



- Circulation
- Commercial Tenants / Office
- Residential
- Public / Amenity

THIRD FLOOR PLAN (ALTERNATE COMMERCIAL)

KEY FEATURES:

ADDITIONAL COMMERCIAL TENANT SPACE - 9,900 SF

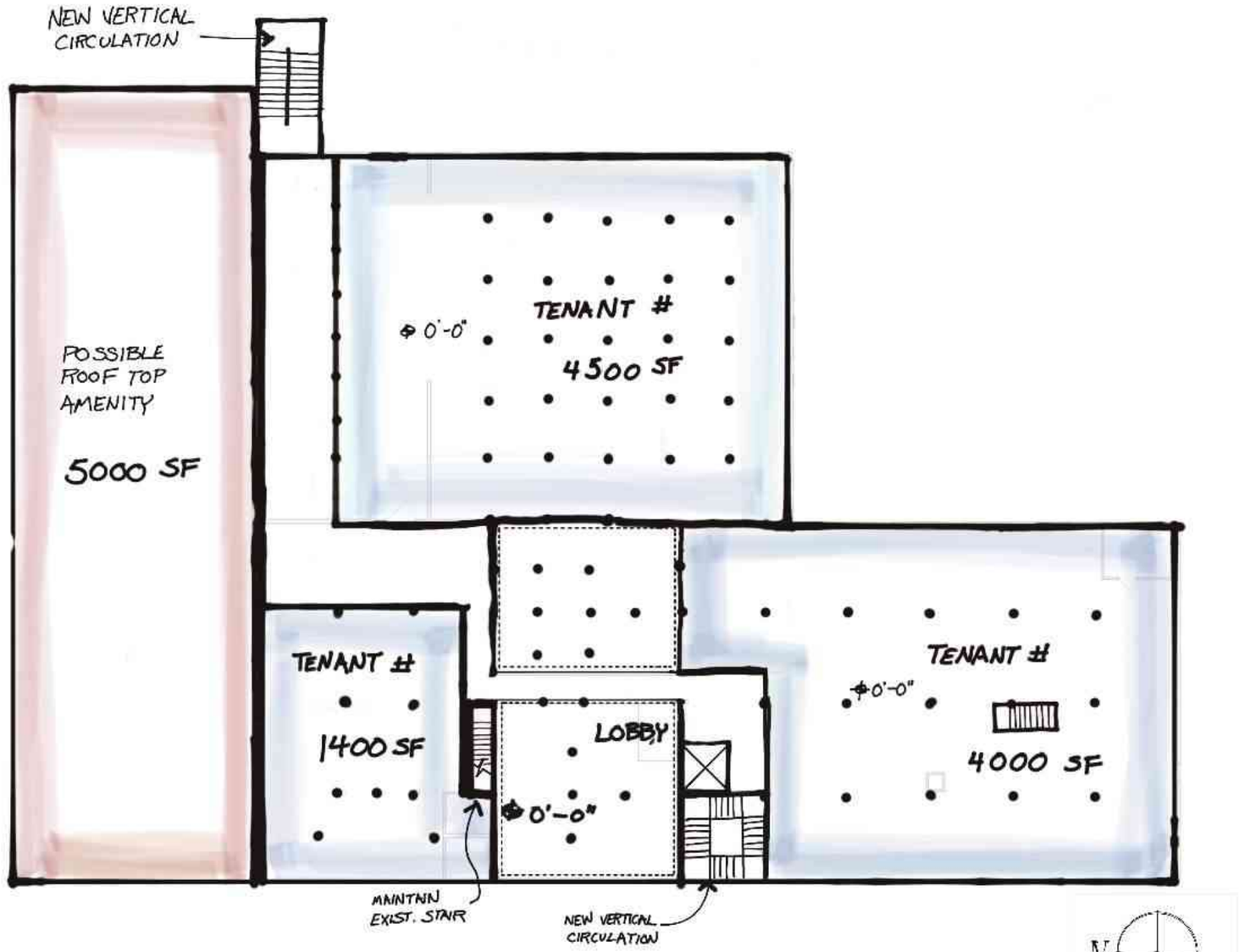
COMMON ROOFTOP AMENITY - 5,000 SF

COMMON LOBBY

ELEVATOR

ADDED MULTIPLE STAIR TOWERS FOR EGRESS

POSSIBLE OUTDOOR ROOF TOP PATIO SPACE



- Circulation
- Commercial Tenants / Office
- Residential
- Public / Amenity

BUILDING STATS (ALTERNATE COMMERCIAL)

ALTERNATE COMMERCIAL

BASEMENT (13,000 SF)

- BUILDING SUPPORT / STORAGE: 13,000 SF

FIRST FLOOR (22,200 SF)

- COMMERCIAL SPACE: 14,500 SF
- CIRCULATION / BUILDING SUPPORT: 7,700 SF

SECOND FLOOR (20,200 SF)

- COMMERCIAL SPACE: 13,000 SF
- CIRCULATION / BUILDING SUPPORT: 7,200 SF

THIRD FLOOR (19,400 SF)

- COMMERCIAL SPACE: 9,900 SF
- AMENITY: 5,000 SF
- CIRCULATION / BUILDING SUPPORT: 4,500 SF

FOURTH FLOOR (9,600 SF)

- DWELLING UNITS: 2 UNITS: 2,000 SF
- AMENITY: 300 SF
- BUILDING SUPPORT / STORAGE: 4,700 SF
- CIRCULATION / BUILDING SUPPORT: 2,600 SF

FIFTH FLOOR (1,900 SF)

- DWELLING UNITS: 2 UNITS - 1,200 SF
- CIRCULATION / BUILDING SUPPORT: 700 SF

SIXTH FLOOR (1,900 SF)

- DWELLING UNITS: 2 MEZZANINES - 500 SF
- CIRCULATION / BUILDING SUPPORT: 1,400 SF

TOTAL:

6 DWELLING UNITS	3,700 SF
COMMERCIAL SPACE	37,400 SF
AMENITY	5,300 SF
BUILDING SUPPORT / STORAGE	41,800 SF
NET (BASEMENT LEVEL - LEVEL 6)	46,400 SF
GROSS (BASEMENT LEVEL - LEVEL 6)	88,200 SF

APPENDIX D:
FLOOR PLANS SHOWING OBSERVATIONS AND RECOMMENDATIONS

KEYNOTES:

A01 - OLD COLD STORAGE FACILITIES. NO STRUCTURAL ISSUES VISIBLE. MOISTURE PRESENT ON CEILING.
A02 - CAST-IN-PLACE CONCRETE FOUNDATION WALLS IN FINE CONDITION.
A03 - MASONRY FOUNDATION WALLS IN FINE CONDITION.
A04 - HOPPERS EXTENDING DOWN INTO BASEMENT SPACE FROM FLOOR ABOVE.
A05 - STONE FOUNDATION WALL IN FINE CONDITION.
A06 - BRICK FOUNDATION WALL IN FINE CONDITION.
A07 - ROOM HOUSING NUMEROUS PIECES OF MECHANICAL EQUIPMENT.
A08 - CONCRETE RAMP UP TO PRE-ENGINEERED METAL BUILDING ON FIRST FLOOR.
A09 - WOOD RAMP FROM FIRST FLOOR DOWN INTO BASEMENT LEVEL. NUMEROUS CHANGES IN FLOOR ELEVATION EXIST THROUGH THIS MAIN LEVEL OF THE BASEMENT.
A10 - HEAVY TIMBER COLUMNS TYPICAL THROUGHOUT THIS SECTION OF THE BASEMENT.
A11 - CONCRETE COLUMNS IN THIS AREA OF THE BASEMENT.

1 EXISTING BASEMENT FLOOR PLAN
3/32" = 1'-0"

KEYNOTE LEGEND:

- A## — GENERAL OBSERVATIONS
- B## — URGENT REPAIR NEEDED
- C## — REPAIR NEEDED BEFORE SPACE IS REOCCUPIED
- D## — RECOMMENDED REPAIR OR MODIFICATION FOR FUTURE USE

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PROJECT

FARMER SEED & NURSERY

BUILDING RENOVATION

FARIBAULT MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	19-23224
FILE NAME	
DRAWN BY	
DESIGNED BY	
REVIEWED BY	
ORIGINAL ISSUE DATE	
CLIENT PROJECT NO.	

TITLE

EXISTING BASEMENT FLOOR PLAN

SHEET

A1-20

PRELIMINARY NOT FOR CONSTRUCTION

2" 1" 1/4" 1/2" 0

N

10/15/2019 10:51:13 AM

KEYNOTES:

A12 - OLD WOOD LOADING DOCK APPEARS TO HAVE BEEN PRESENT HERE IN PAST; JOIST POCKETS STILL VISIBLE IN STONE WALL THAT WAS AT ONE TIME AN EXTERIOR WALL.
A13 - MOISTURE ON FLOOR; EVIDENCE THAT WATER FROM ROOF LEAKS ABOVE THIS AREA ON THIRD AND FOURTH FLOORS IS MAKING ITS WAY TO LOWER LEVELS.
A14 - MOISTURE PRESENT ON ABOUT 100 SQUARE FEET OF WALL. PLASTER COVERING WALL IS WET AND DETERIORATING, BUT NO STRUCTURAL ISSUE; BUT IT IS EVIDENCE THAT MOISTURE IS MAKING ITS WAY DOWN THIS WALL FROM LEAKS IN ROOF ABOVE.
A15 - CONCRETE BEAM AND COLUMNS SUPPORTING PRECAST HOLLOW CORE PLANK.
A16 - FINISHED SPACE WITH HARD CEILING. PREVIOUSLY RETAIL SPACE.
A17 - ROCK FACE FARIBAULT STONE WALL; GROUND LEVEL TO 2ND FLOOR FRAMING.
A18 - SCALE USED TO WEIGH SEED DISCHARGED FROM GRAIN BINS ABOVE. SCALE WOULD LIKELY REMAIN PART OF FUTURE USES AS A HISTORICAL FEATURE.
A19 - GRAIN BIN HOPPERS/DISCHARGE CHUTES VISIBLE ABOVE FIRST FLOOR SPACE.
A20 - STEEL FRAMING ADDED IN PARTS OF 2ND FLOOR FRAMING. NO ISSUES VISIBLE.
A21 - LIGHTS OFF IN THIS AREA; VERY LITTLE FRAMING WAS EASILY VISIBLE.
A22 - STEEL ROOF FRAMING ABOVE IS IN GOOD CONDITION.
A23 - HEAVY TIMBER AND WOOD FRAMING ABOVE IS IN OKAY CONDITION OVERALL.
A24 - ORIGINAL EXTERIOR WALL. MADE OF STONE.

1 EXISTING FIRST FLOOR PLAN
3/32" = 1'-0"

KEYNOTE LEGEND:

- A## — GENERAL OBSERVATIONS
- B## — URGENT REPAIR NEEDED
- C## — REPAIR NEEDED BEFORE SPACE IS REOCCUPIED
- D## — RECOMMENDED REPAIR OR MODIFICATION FOR FUTURE USE

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PROJECT

FARMER SEED & NURSERY

BUILDING RENOVATION

FARIBAULT MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	19-23224
FILE NAME	
DRAWN BY	
DESIGNED BY	
REVIEWED BY	
ORIGINAL ISSUE DATE	
CLIENT PROJECT NO.	

TITLE

EXISTING FIRST FLOOR PLAN

SHEET

A1-21

PRELIMINARY NOT FOR CONSTRUCTION

2" 1" 1/4" 1/2" 0

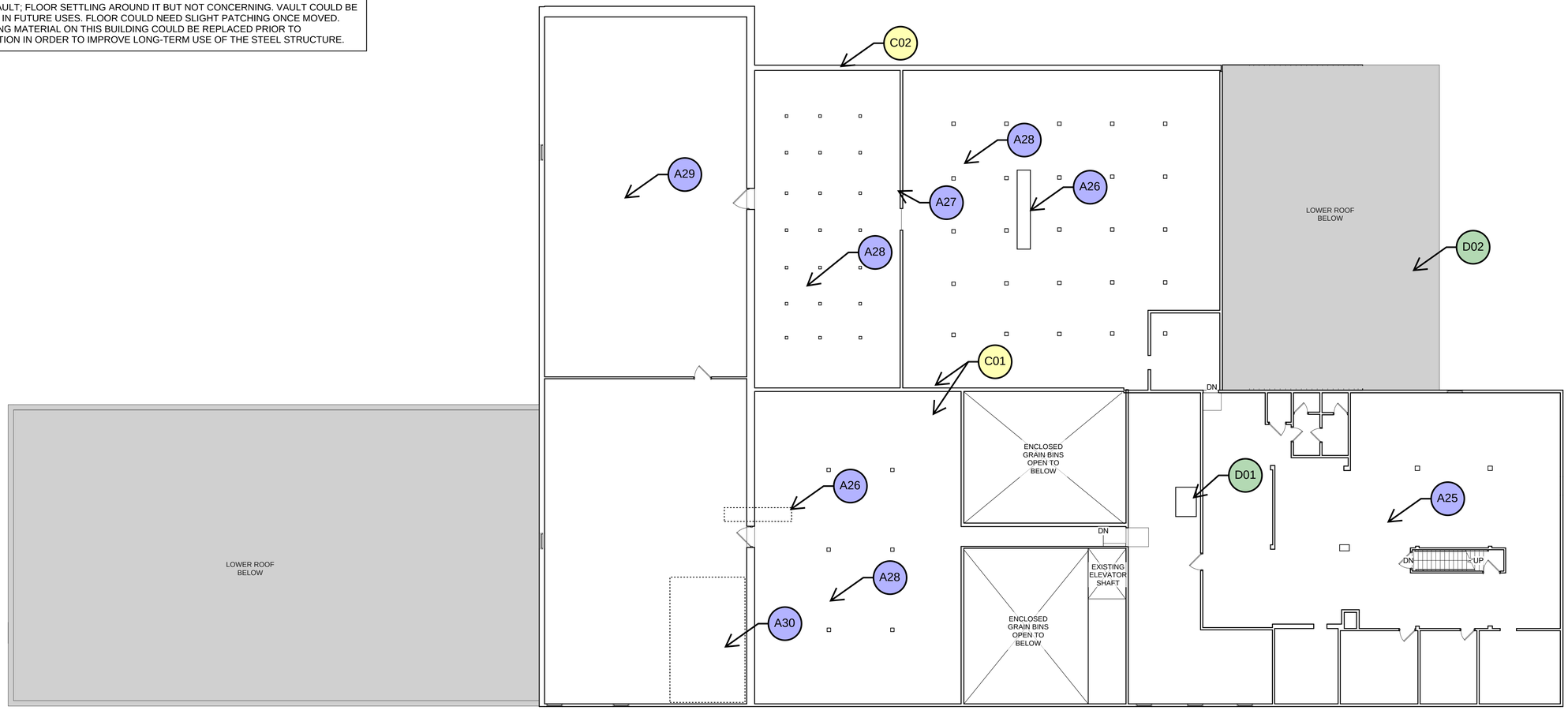
9/4/2019 5:54:12 PM

KEYNOTES:

A25 - FINISHED SPACE WITH DROP CEILING. MOST RECENTLY USED AS OFFICE SPACE.
A26 - CONVEYOR BELT BETWEEN FLOORS.
A27 - OLD EXTERIOR WALL. CONSTRUCTED OF WOOD.
A28 - WOOD FRAMING ABOVE THIS AREA IS GENERALLY IN OKAY CONDITION EXCEPT WHERE MOISTURE DAMAGE IS NOTED.
A29 - CONCRETE FRAMING IS IN GOOD CONDITION.
A30 - CELL TOWER EQUIPMENT. FENCE AROUND THIS AREA.

C01 - MOISTURE DAMAGE ON PART OF WOOD FLOOR NEAR HERE. FROM LEAKS ABOVE. FRAMING LIKELY NEEDS REPAIR PRIOR TO FUTURE OCCUPATION OF SPACE.
C02 - EXTERIOR WALL HAS ONLY METAL SHEATHING ON BARE WOOD STUDS. NO SHEATHING ON INTERIOR STUD WALL; NEW SHEATHING NEEDED PRIOR TO REOCCUPATION OF SPACE. NOTE THAT OTHER ARCHITECTURAL CONSIDERATIONS MAY REQUIRE NEW INTERIOR FINISH/SHEATHING/INSULATION AROUND ENTIRE EXTERIOR.

D01 - OLD VAULT; FLOOR SETTLING AROUND IT BUT NOT CONCERNING. VAULT COULD BE RELOCATED IN FUTURE USES. FLOOR COULD NEED SLIGHT PATCHING ONCE MOVED.
D02 - ROOFING MATERIAL ON THIS BUILDING COULD BE REPLACED PRIOR TO REOCCUPIATION IN ORDER TO IMPROVE LONG-TERM USE OF THE STEEL STRUCTURE.



1 EXISTING SECOND FLOOR PLAN
3/32" = 1'-0"

N

2"
1"
1/4" 1/2"
0

9/4/2019 5:54:12 PM

ISG

KEYNOTE LEGEND:

A## GENERAL OBSERVATIONS

B## URGENT REPAIR NEEDED

C## REPAIR NEEDED BEFORE SPACE IS REOCCUPIED

D## RECOMMENDED REPAIR OR MODIFICATION FOR FUTURE USE

PRELIMINARY NOT FOR CONSTRUCTION

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PROJECT

FARMER SEED & NURSERY

BUILDING RENOVATION

FARIBAULT MINNESOTA

REVISION SCHEDULE

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TITLE

EXISTING SECOND FLOOR PLAN

SHEET

A1-22

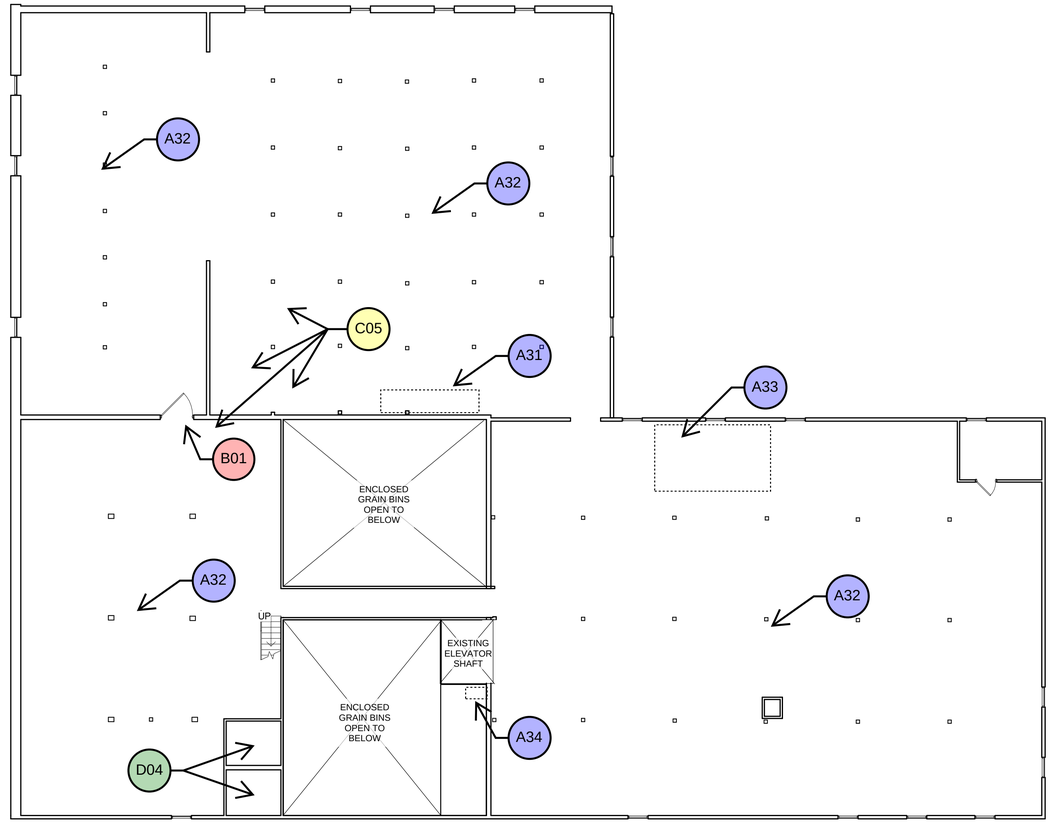
KEYNOTES:

A31 - STAIRS BETWEEN FLOORS.
A32 - WOOD FRAMING IS GENERALLY IN OKAY CONDITION EXCEPT WHERE NOTED.
A33 - APPROXIMATE LOCATION OF EXISTING RESTROOMS.
A34 - MURPHY MAN LIFT IN THIS APPROXIMATE LOCATION. GOES UP TO 7TH FLOOR.
A35 - HATCH DOORS IN FLOOR THAT OPEN UP TO GRAIN BINS BELOW. COULD BE REUTILIZED AS A HISTORICAL FEATURE IN A FUTURE USE.
A36 - CHUTE FROM ORIGINAL USE PROCESSING SEEDS. HISTORICAL VALUE LIKELY.

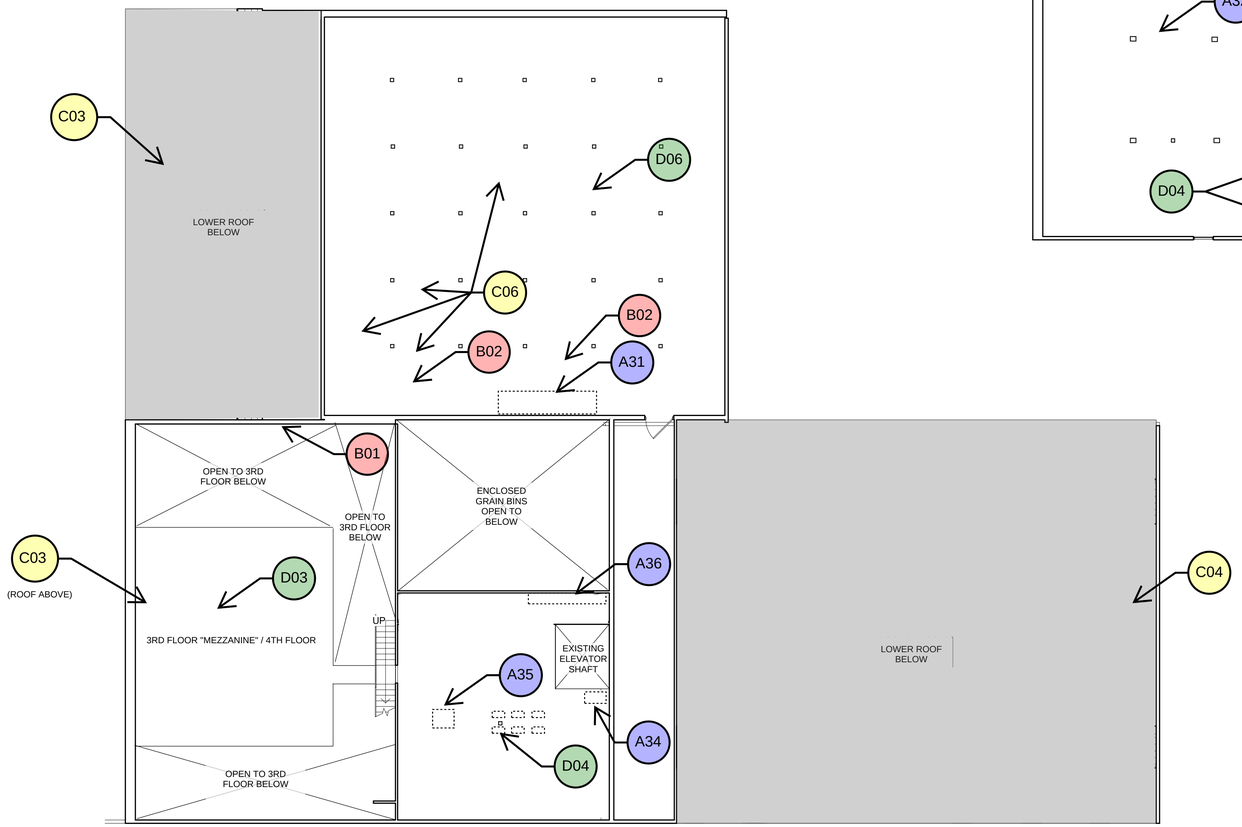
B01 - VISIBLE ACTIVE LEAK IN ROOF ABOVE. WATER IS BEING COLLECTED IN CONTAINERS BELOW THE LEAK. JOIST IS DAMAGED AND SUPPORTED BY PIPING. JOIST AND DECK ARE IN NEED OF URGENT REPAIR TO STOP THE LEAK. THE ROOFING SHOULD BE PATCHED HERE AS SOON AS POSSIBLE TO PREVENT FURTHER LEAKS AND MOISTURE DAMAGE.
B02 - VISIBLE ACTIVE LEAKS IN ROOF ABOVE 4TH FLOOR HERE. DECK IS DAMAGED AND WATER IS COLLECTING IN CONTAINERS ON 4TH FLOOR. THE ROOFING AND DECK ARE IN NEED OF REPAIRS AS SOON AS POSSIBLE TO LIMIT FUTURE INTRUSION OF MOISTURE. ROOFING SHOULD BE REPLACED IN 2020.

C03 - MEMBRANE ROOF. NO VISIBLE ACTIVE LEAKS IN NEED OF IMMEDIATE REPAIR, BUT ROOFING SHOULD BE REPLACED IN THE NEXT 1-3 YEARS.
C04 - ROOF IS HALF MEMBRANE AND HALF CORRUGATED LIGHT GAGE METAL. AGE UNKNOWN AND NO VISIBLE LEAKS. BUT ROOFING SHOULD BE REPLACED SUCH THAT IT IS OF ONE MATERIAL IN THE NEXT 1-3 YEARS. SOME NEW SHEATHING VISIBLE BELOW ROOF.
C05 - FLOOR BOARDS ARE BUCKLING DUE TO MOISTURE DAMAGE FROM LEAKS IN ROOF AND FLOOR ABOVE. JOISTS AND FLOORING IN THIS GENERAL AREA WOULD NEED REPAIRS PRIOR TO REOCCUPATION OF THE BUILDING.
C06 - MOISTURE DAMAGE ALREADY VISIBLE IN FLOOR FRAMING BELOW. REPLACEMENT OF SOME FRAMING IS LIKELY NEEDED BEFORE REOCCUPATION OF SPACE.

D03 - WOOD-FRAMED "MEZZANINE" THAT IS AT SAME LEVEL AS REST OF FOURTH FLOOR. FRAMING IS IN FINE CONDITION, BUT REMOVAL OF THE MEZZANINE IS LIKELY NEEDED TO MAKE THE 3RD FLOOR USABLE AS A FUTURE RESIDENTIAL OR OFFICE SPACE.
D04 - ADDITIONAL GRAIN BIN SPACE THAT COULD BE MODIFIED TO ALLOW MORE SPACE FOR FUTURE RESIDENTIAL OR COMMERCIAL USES ON THIRD FLOOR.
D05 - WOOD "CHASES" THAT CURRENTLY HOUSE SOME CELL TOWER EQUIPMENT. CHASES MAY NEED TO REMAIN IN FUTURE LAYOUTS.
D06 - NOT MUCH HEAD HEIGHT IN THIS AREA. FUTURE RESIDENTIAL USES COULD UTILIZE THIS SPACE AS "LOFT SPACE" THAT MAY REQUIRE SOME OF THE FOURTH FLOOR FRAMING TO BE REMOVED. THIS COULD BE STRATEGICALLY DONE TO AVOID REPLACING SOME OF THE ALREADY MOISTURE-DAMAGE FLOOR FRAMING OF FOURTH FLOOR.



1 EXISTING THIRD FLOOR PLAN
3/32" = 1'-0"



2 EXISTING FOURTH FLOOR PLAN
3/32" = 1'-0"

URGENT REPAIR COST ESTIMATE:

ESTIMATED AT $5,000 TO $10,000 FOR CONSTRUCTION COSTS ASSOCIATED WITH "URGENT" REPAIRS OF ACTIVE ROOF LEAKS IN APPROXIMATELY (3) LOCATIONS. REFER TO KEY PLAN NOTES FOR APPROXIMATE LOCATIONS. ISG RECOMMENDS A LOCAL OCONTRACTOR BE ENGAGED TO PROVIDE ACCURATE QUOTES TO COMPLETE PATCHING OF ACTIVE ROOF LEAKS.

N

0 1/4" 1/2" 1" 2"

10/15/2019 3:12:24 PM

ISG

KEYNOTE LEGEND:

A## GENERAL OBSERVATIONS

B## URGENT REPAIR NEEDED

C## REPAIR NEEDED BEFORE SPACE IS REOCCUPIED

D## RECOMMENDED REPAIR OR MODIFICATION FOR FUTURE USE

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BUILDING RENOVATION

FARIBAULT MINNESOTA

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EXISTING THIRD AND FOURTH FLOOR PLANS

SHEET

A1-23

PRELIMINARY NOT FOR CONSTRUCTION

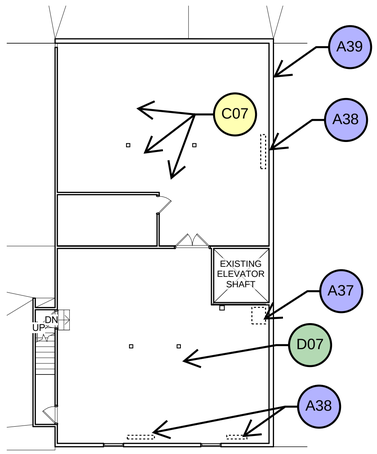
KEYNOTES:

A37 - APPROXIMATE MURPHY LIFT LOCATION.
A38 - OLD RADIATORS. POSSIBLE HISTORICAL FEATURES THAT COULD BE REUSED.
A39 - SOME MOISTURE INTRUSION VISIBLE ON PARTS OF EXTERIOR WOOD STUD WALLS. NO MAJOR CONCERNS OR NEED FOR MAJOR REPLACEMENTS OR REPAIRS.
A40 - CELL TOWER EQUIPMENT.
A41 - HOPPERS STILL IN PLACE. HISTORICAL SIGNFICANCE COULD FACTOR INTO FUTURE USE OF THIS SPACE.

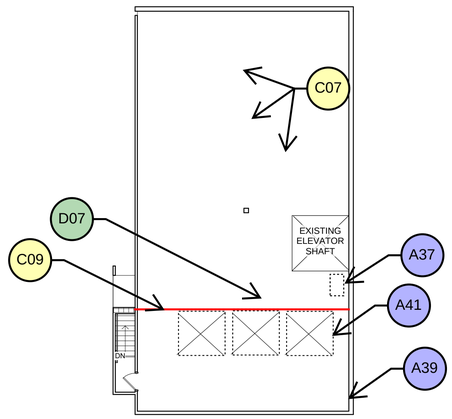
B03 - VISIBLE ACTIVE LEAKS IN ROOF ABOVE 6TH FLOOR HERE. DECK IS DAMAGED AND WATER IS COLLECTING ON FLOOR BELOW. BLACK MEMBRANE WAS ADDED BELOW THE ROOF TO COLLECT WATER; MEMBRANE IS BROKEN NOW. THE ROOFING AND DECK ARE IN NEED OF REPAIRS AS SOON AS POSSIBLE TO LIMIT FUTURE INTRUSION OF MOISTURE. ROOFING SHOULD BE REPLACED IN 2020.
B04 - ROOFING SHOULD BE REPLACED IN 2020.

C07 - ROTTING FLOOR BOARDS. SOME JOISTS AND DECKING WOULD NEED TO BE REPLACED PRIOR TO REOCCUPATION OF SPACE.
C08 - SOME MOISTURE DAMAGED FLOOR FRAMING AND BOARDS MAY NEED REPLACEMENT PRIOR TO REOCCUPATION.
C09 - SOME SAG IN ROOF BEAM HERE. NEEDS REPAIR OR REINFORCEMENTS PRIOR TO REOCCUPATION OF THE SPACE.

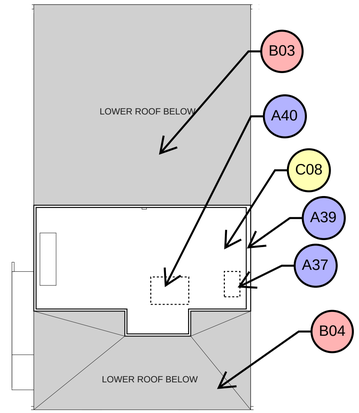
D07 - WOOD "CHASES" THAT CURRENTLY HOUSE SOME CELL TOWER EQUIPMENT. CHASES MAY NEED TO REMAIN IN FUTURE LAYOUTS.



1 EXISTING FIFTH FLOOR PLAN
3/32" = 1'-0"



2 EXISTING SIXTH FLOOR PLAN
3/32" = 1'-0"



3 EXISTING SEVENTH FLOOR PLAN
3/32" = 1'-0"

2" 1" 1/4" 1/2" 0

10/15/2019 3:11:56 PM

N

ISG

KEYNOTE LEGEND:

A## GENERAL OBSERVATIONS

B## URGENT REPAIR NEEDED

C## REPAIR NEEDED BEFORE SPACE IS REOCCUPIED

D## RECOMMENDED REPAIR OR MODIFICATION FOR FUTURE USE

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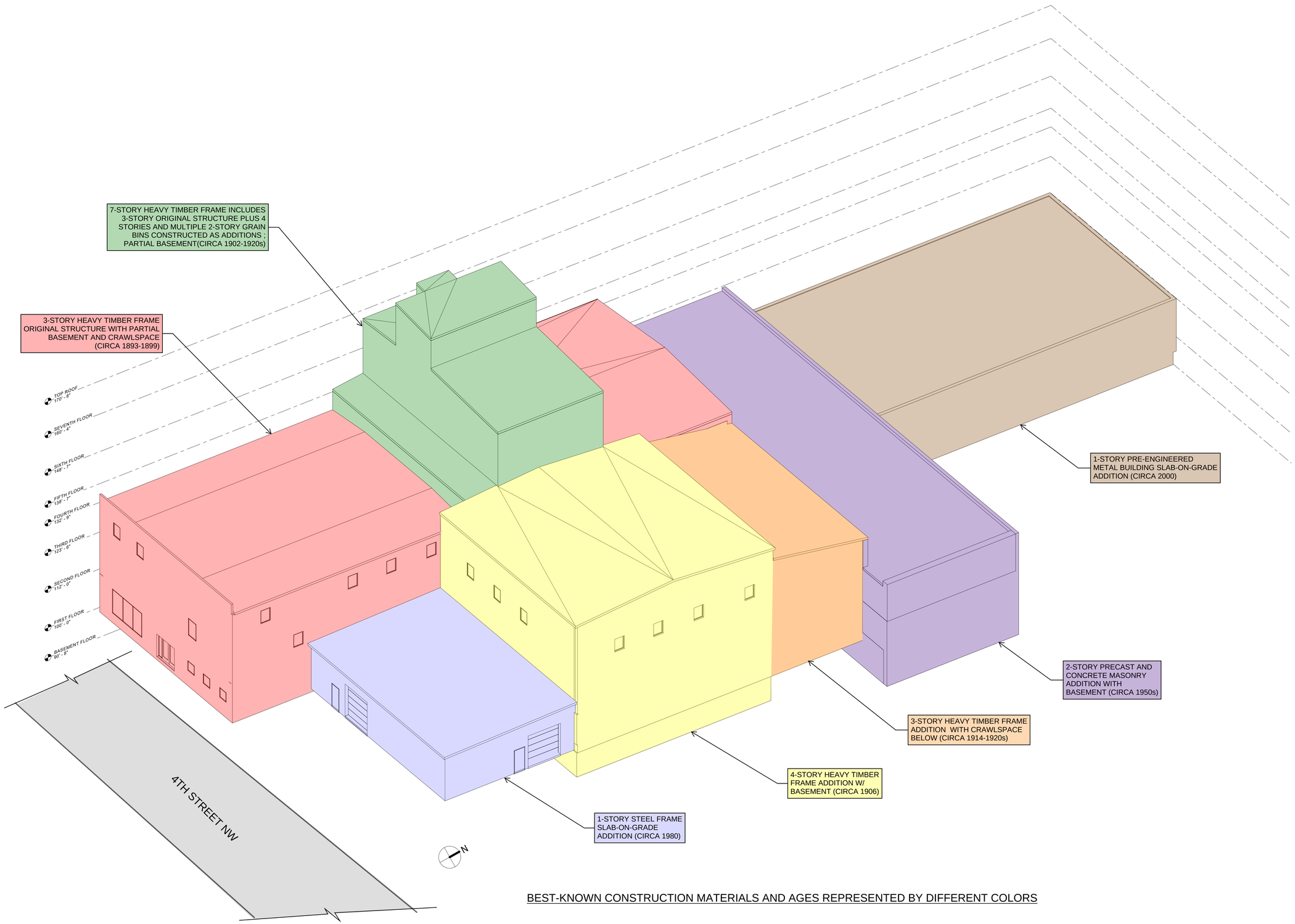
TITLE

EXISTING FIFTH, SIXTH AND SEVENTH FLOOR PLANS

SHEET

A1-24

PRELIMINARY NOT FOR CONSTRUCTION



BEST-KNOWN CONSTRUCTION MATERIALS AND AGES REPRESENTED BY DIFFERENT COLORS

10/15/2019 11:17:37 AM

ISG

KEYNOTE LEGEND:

DOES NOT APPLY TO THIS PAGE

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TITLE

ISOMETRIC OF WHOLE BUILDING

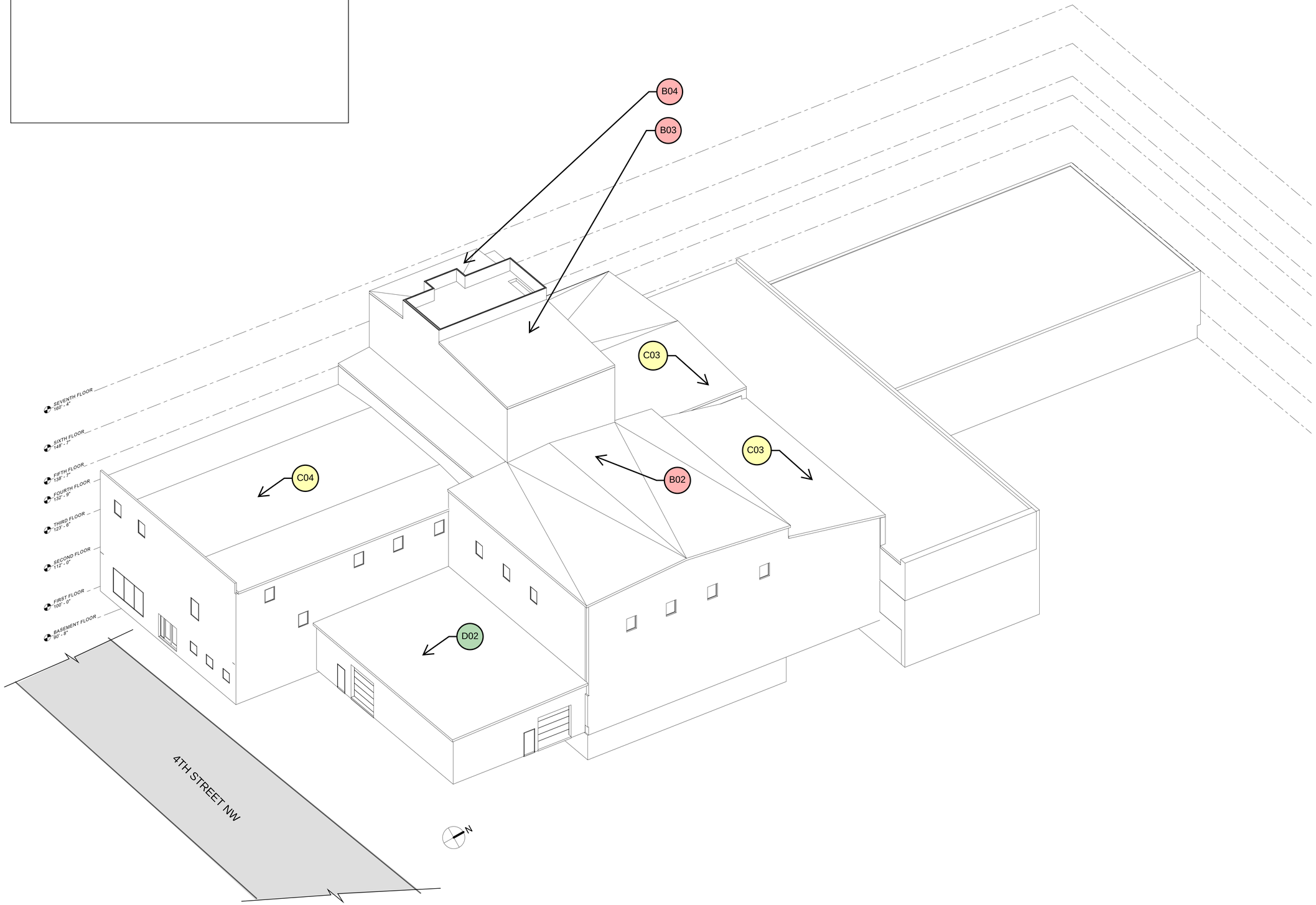
SHEET

A2-10

PRELIMINARY NOT FOR CONSTRUCTION

KEYNOTES:

SEE PREVIOUS SHEETS FOR CORRESPONDING KEYNOTES.



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10/15/2019 11:19:18 AM

ISG

KEYNOTE LEGEND:

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FARMER SEED & NURSERY

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FARIBAULT MINNESOTA

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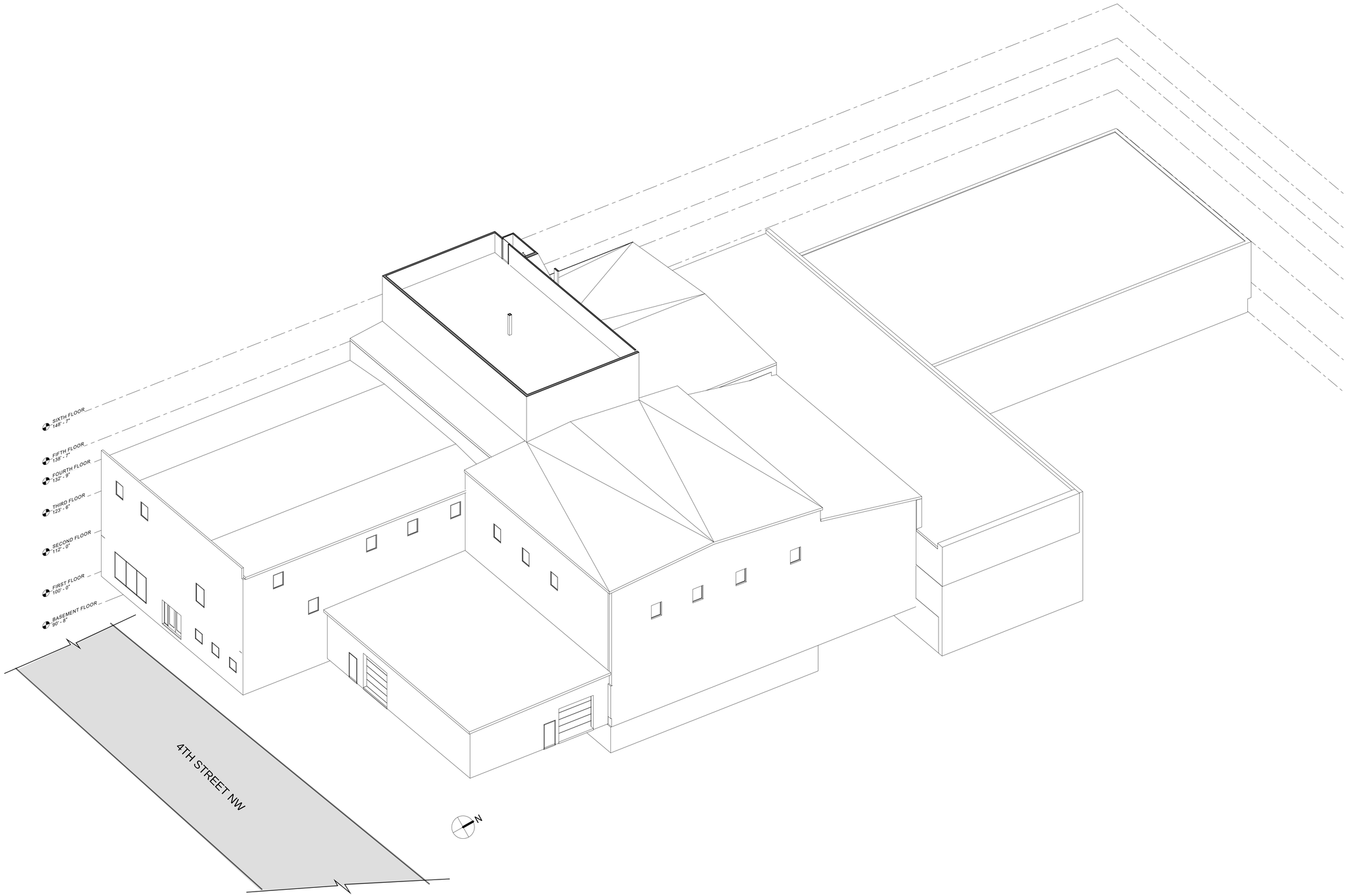
TITLE

ISOMETRIC OF BUILDING CUT AT 7TH FLOOR

SHEET

A2-11

PRELIMINARY NOT FOR CONSTRUCTION



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10/15/2019 11:20:03 AM

ISG

KEYNOTE LEGEND:

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FARMER SEED & NURSERY

BUILDING RENOVATION

FARIBAULT MINNESOTA

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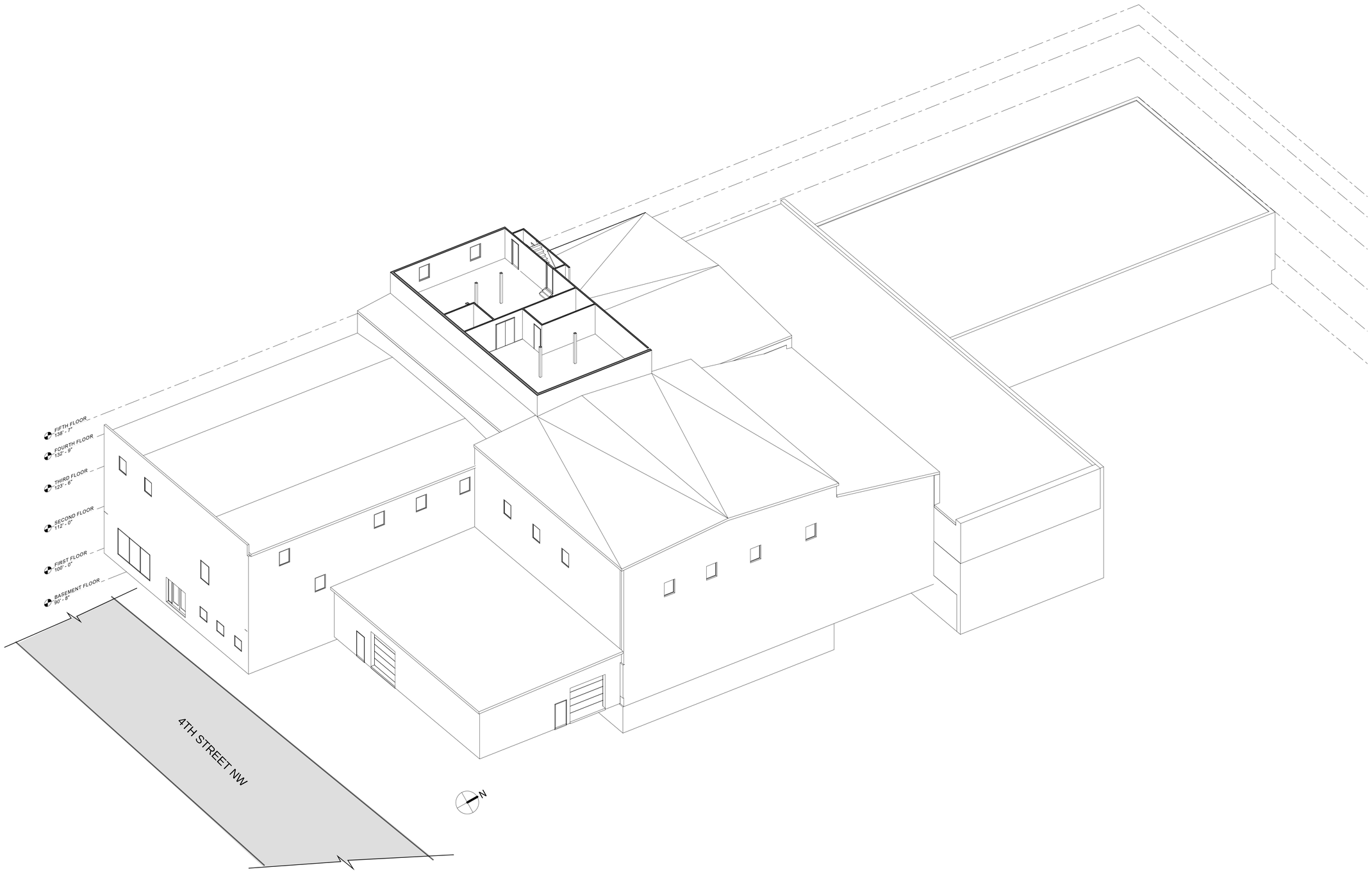
TITLE

ISOMETRIC OF BUILDING CUT AT 6TH FLOOR

SHEET

A2-12

PRELIMINARY NOT FOR CONSTRUCTION



1/4" 1/2" 1" 2"
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10/15/2019 11:20:23 AM

ISG

KEYNOTE LEGEND:

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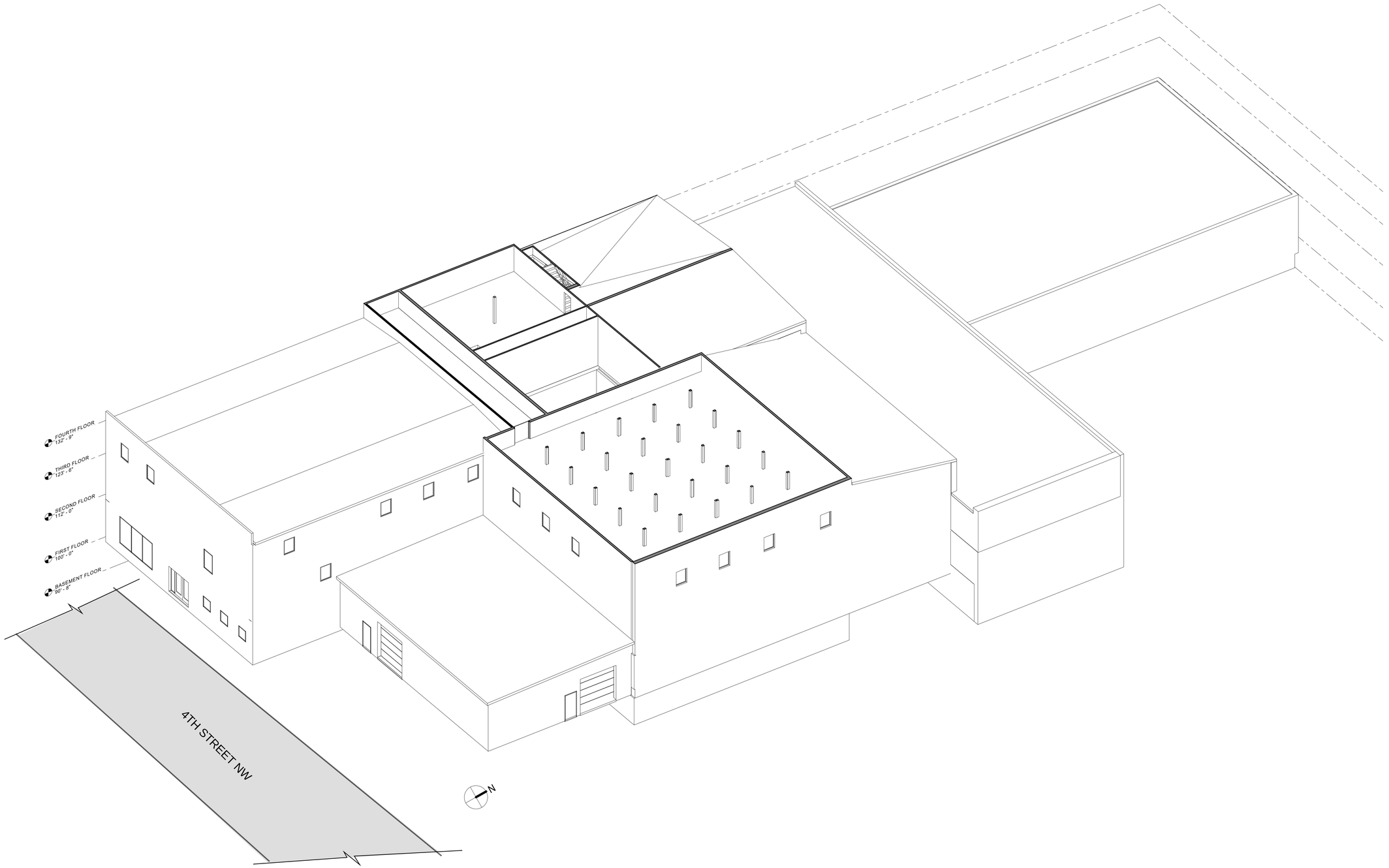
TITLE

ISOMETRIC OF BUILDING CUT AT 5TH FLOOR

SHEET

A2-13

PRELIMINARY NOT FOR CONSTRUCTION



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ISG

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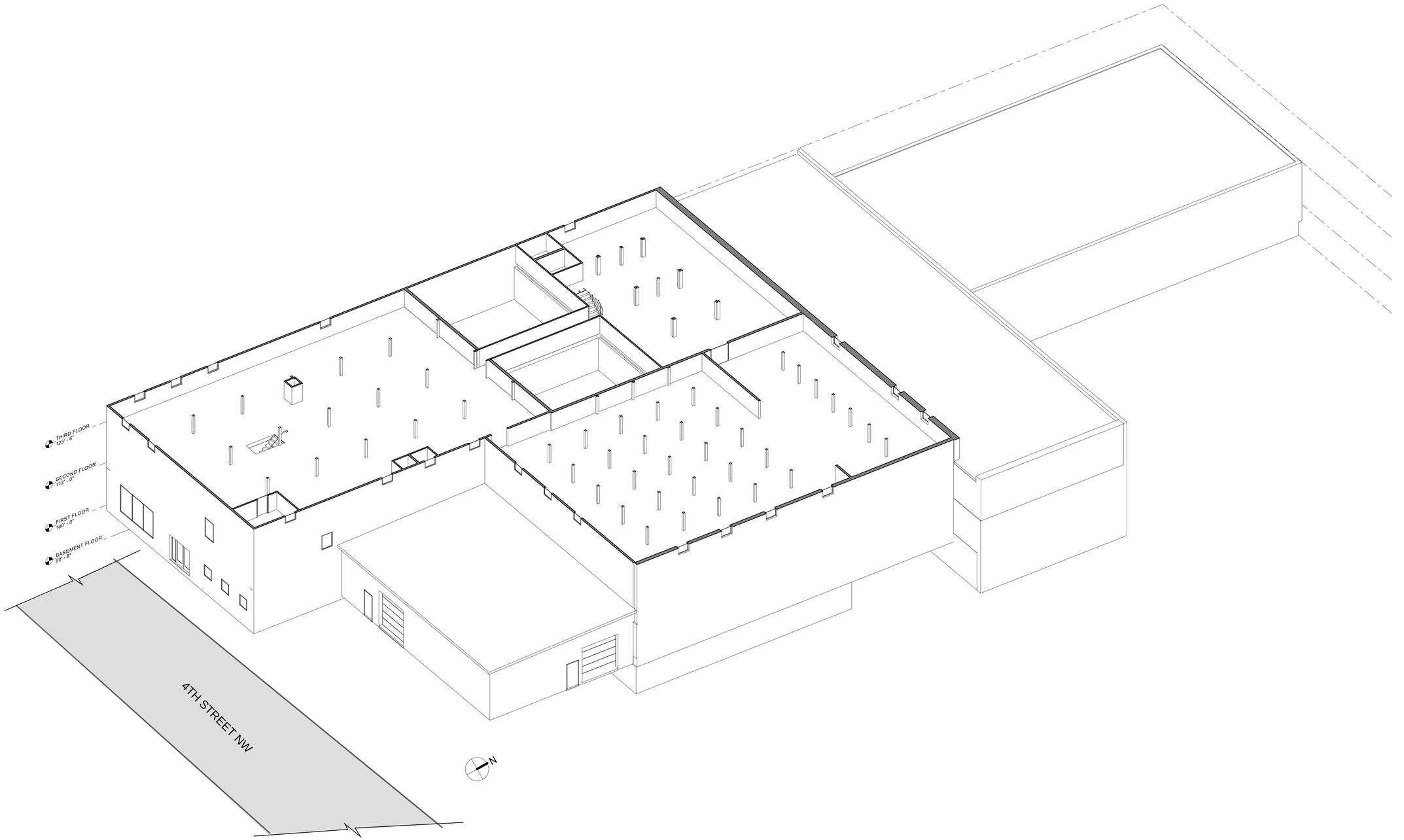
TITLE

ISOMETRIC OF BUILDING CUT AT 4TH FLOOR

SHEET

A2-14

PRELIMINARY NOT FOR CONSTRUCTION



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1"
1/4" 1/2"
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10/15/2019 11:21:34 AM

ISG

KEYNOTE LEGEND:

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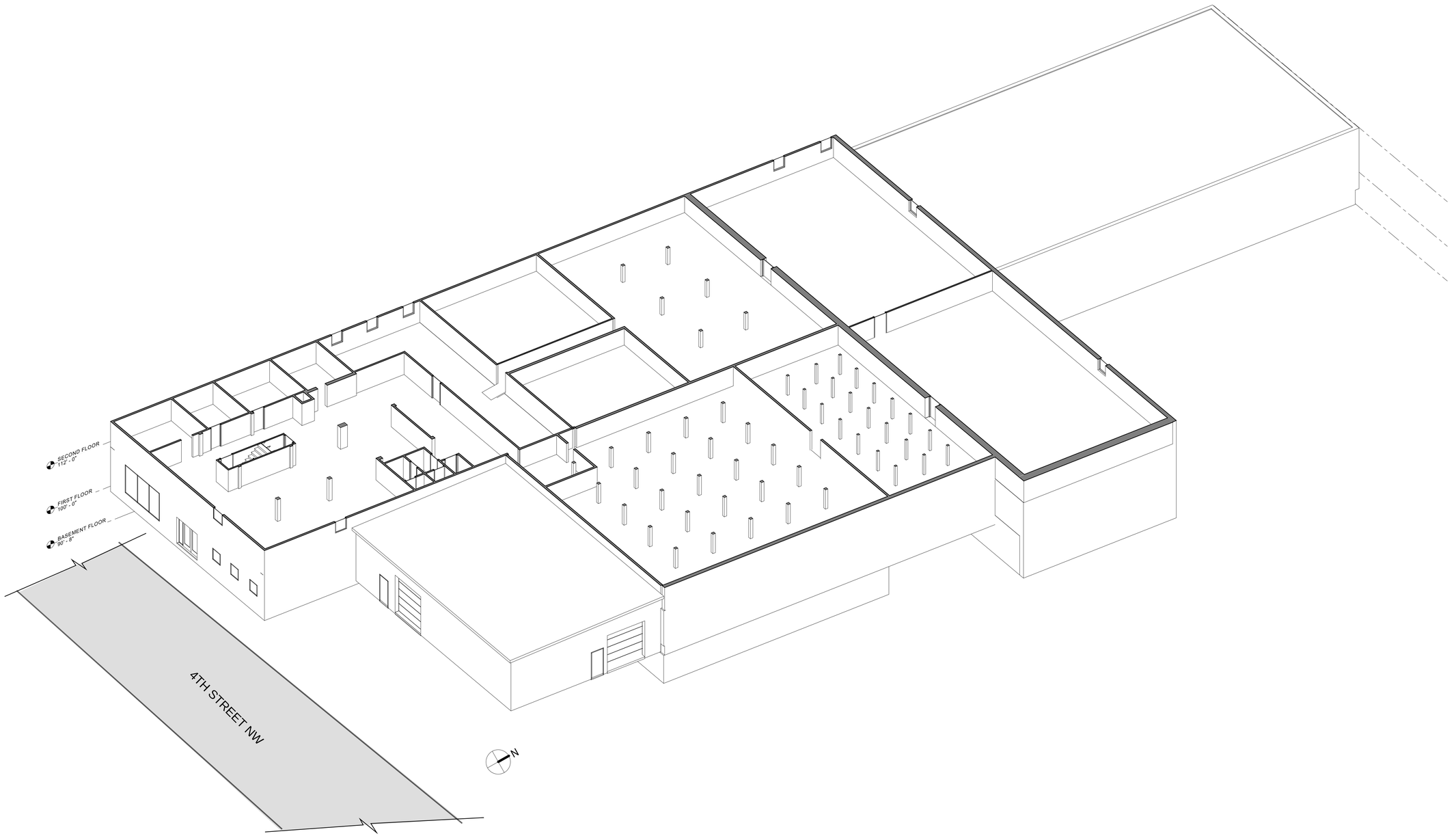
TITLE

ISOMETRIC OF BUILDING CUT AT 3RD FLOOR

SHEET

A2-15

PRELIMINARY NOT FOR CONSTRUCTION



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ISG

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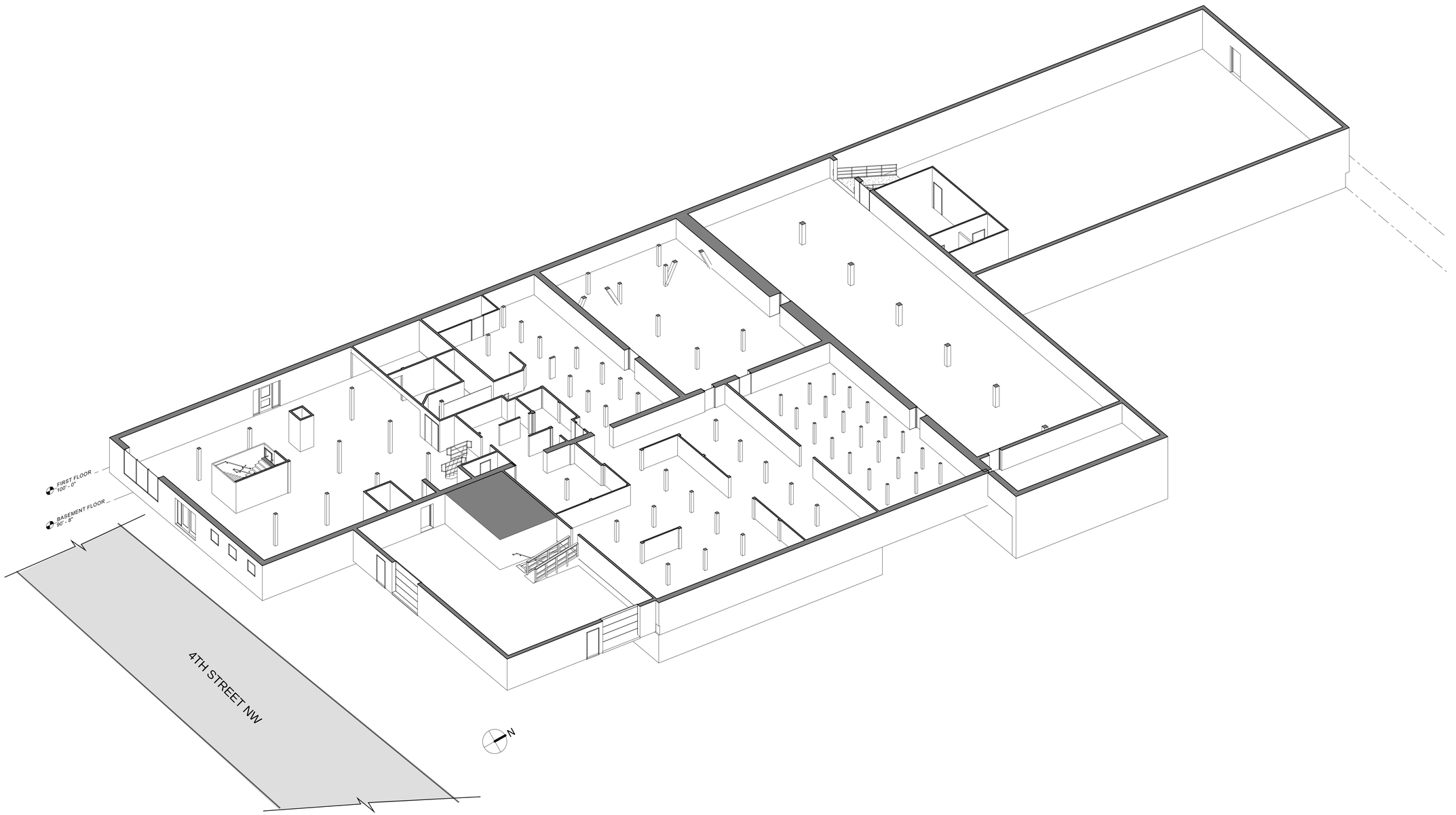
ISOMETRIC OF BUILDING CUT AT 2ND FLOOR

SHEET

A2-16

PRELIMINARY NOT FOR CONSTRUCTION



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10/15/2019 11:22:37 AM

ISG

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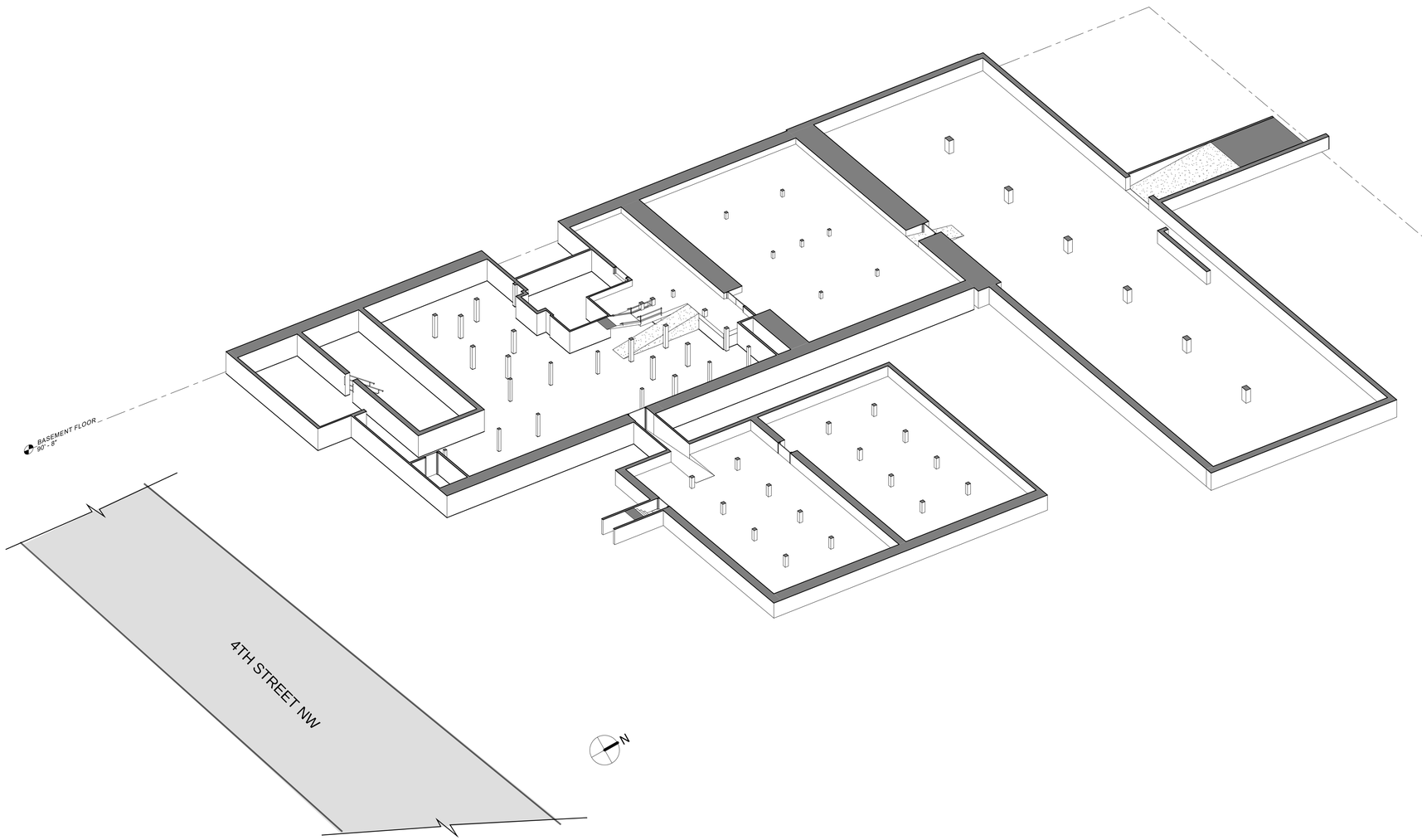
TITLE

ISOMETRIC OF BUILDING CUT AT 1ST FLOOR

SHEET

A2-17

PRELIMINARY NOT FOR CONSTRUCTION



1/4" 1/2" 1" 2"
0

10/15/2019 11:23:16 AM

ISG

KEYNOTE LEGEND:

- A## GENERAL OBSERVATIONS
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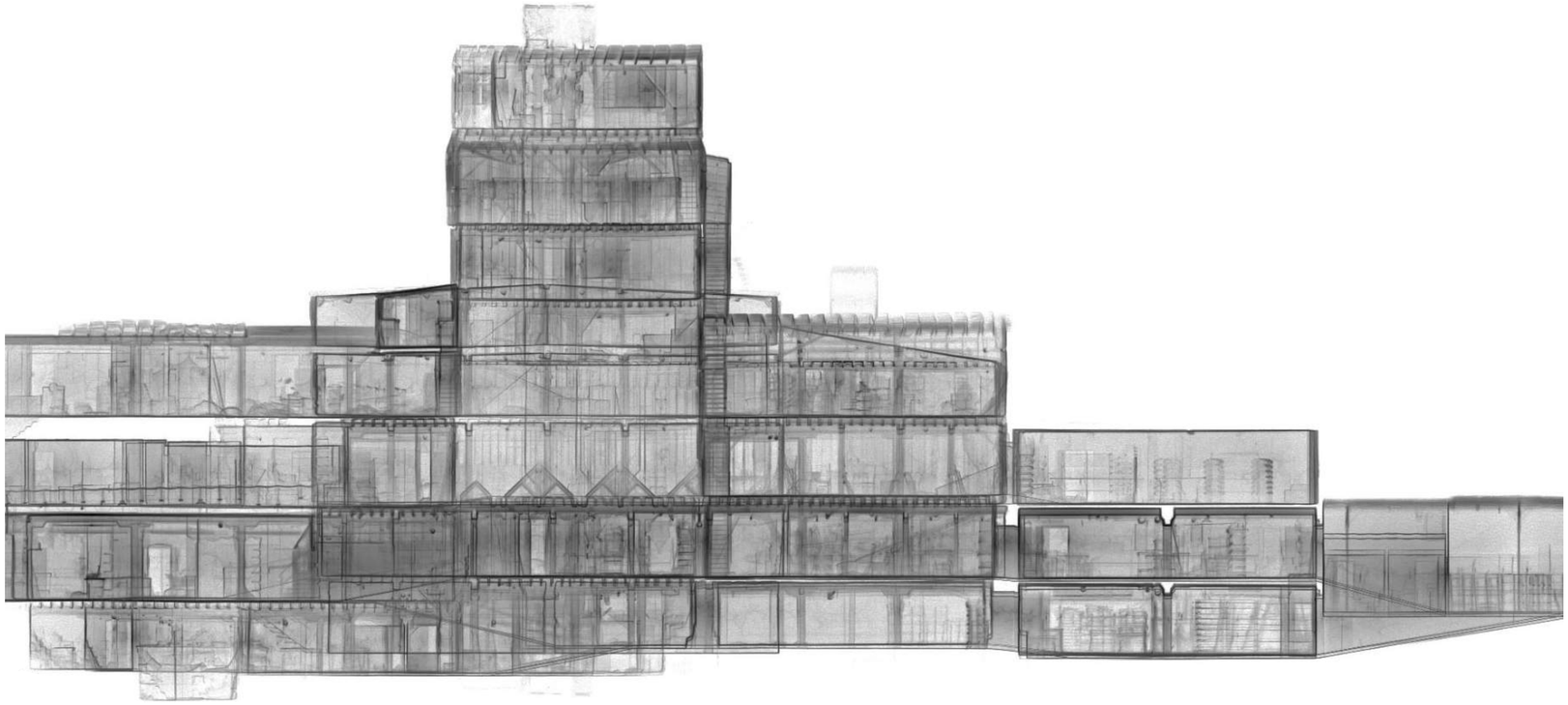
TITLE

ISOMETRIC OF BUILDING CUT AT BASEMENT

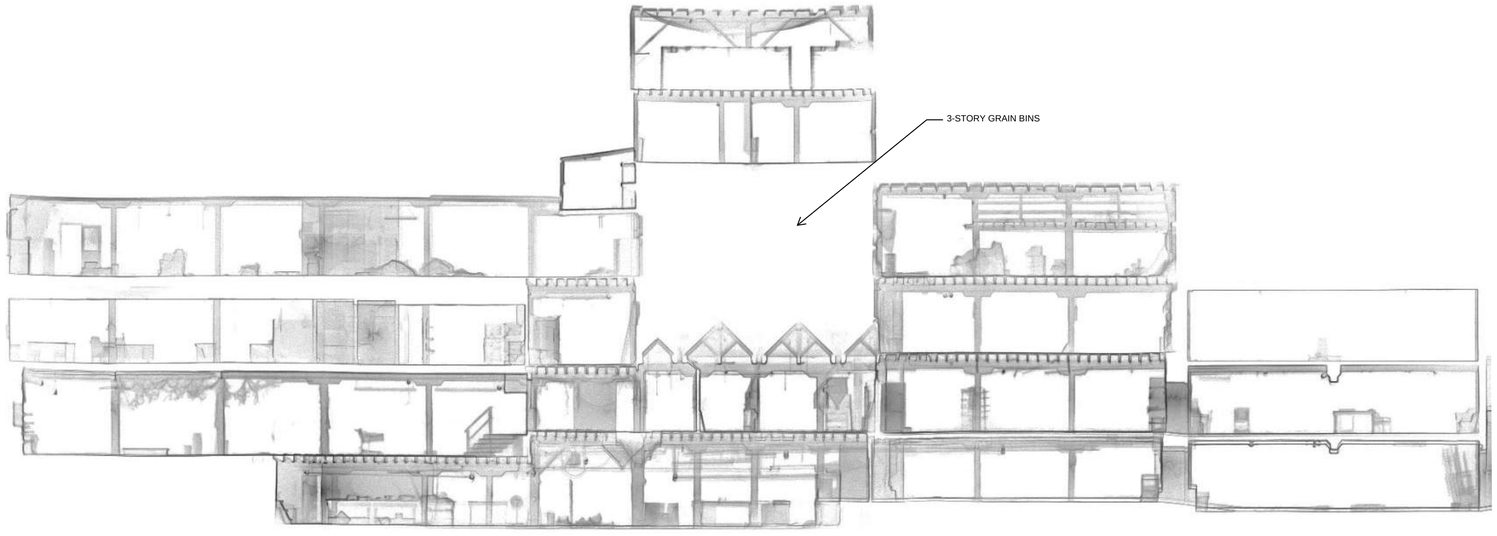
SHEET

A2-18

PRELIMINARY NOT FOR CONSTRUCTION



3D SCAN IMAGE - NORTH-TO-SOUTH SECTION THROUGH BUILDING



3D SCAN IMAGE - NORTH-TO-SOUTH SECTION THROUGH BUILDING

KEYNOTE LEGEND:

- A## GENERAL OBSERVATIONS
- B## URGENT REPAIR NEEDED
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TITLE

BUILDING SECTIONS

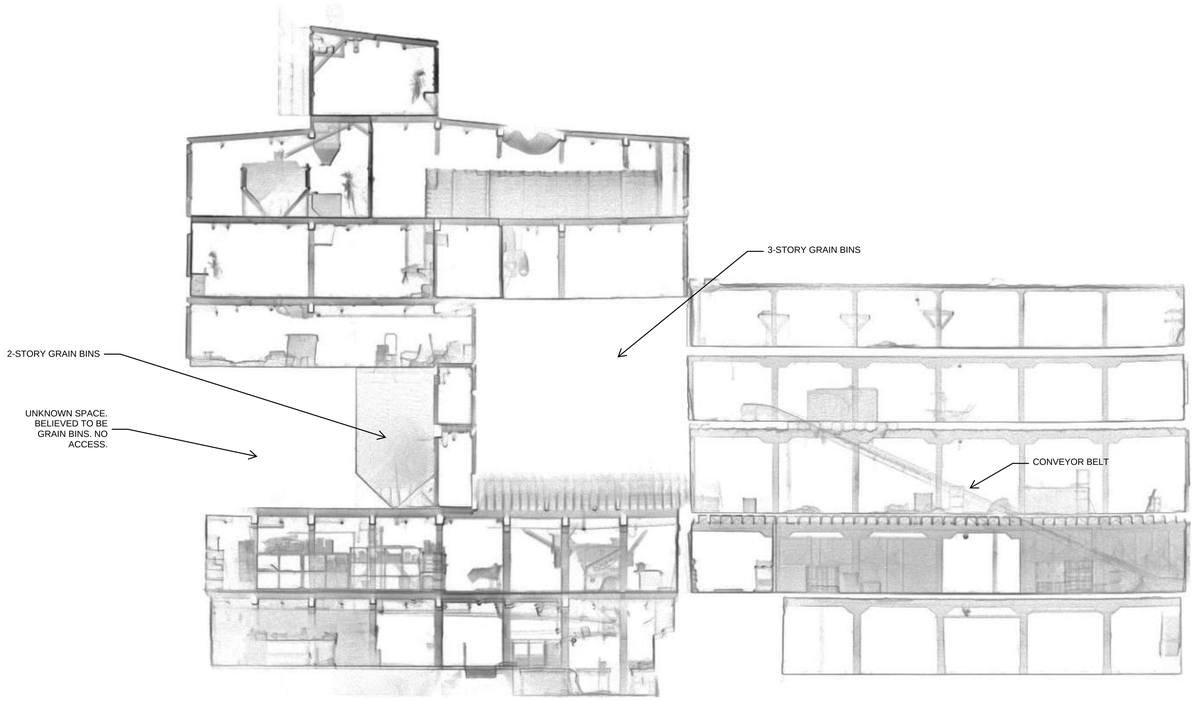
SHEET

A3-11

PRELIMINARY NOT FOR CONSTRUCTION

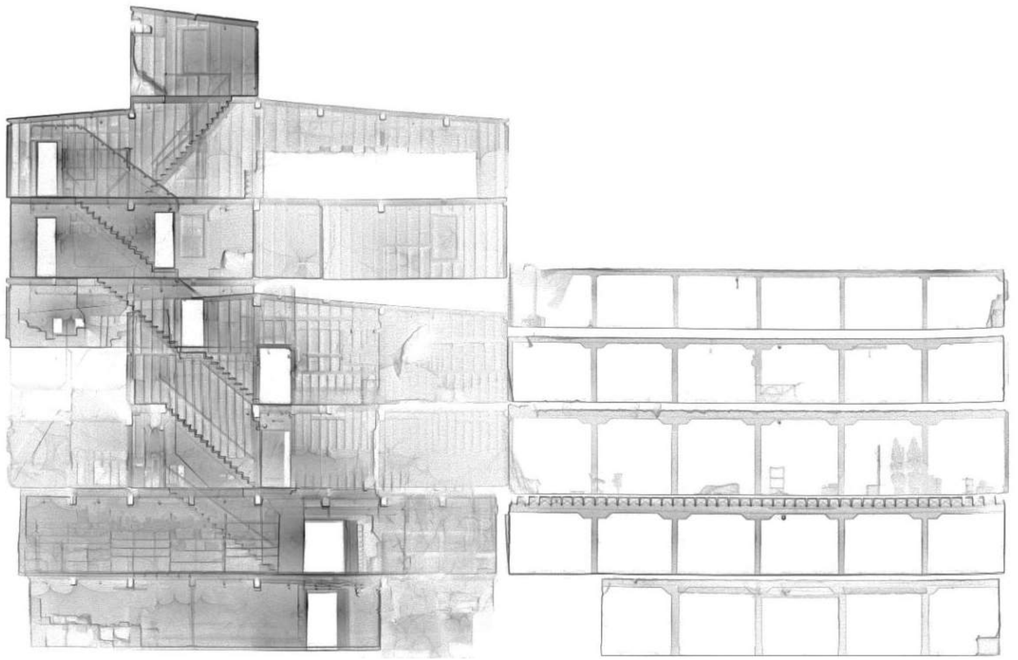
0 1/4" 1/2" 1" 2"

10/15/2019 11:23:16 AM



3D SCAN IMAGE - EAST-TO-WEST SECTION THROUGH BUILDING

3D SCAN IMAGE - EAST-TO-WEST SECTION THROUGH BUILDING



3D SCAN IMAGE - EAST-TO-WEST SECTION THROUGH BUILDING

ISG

KEYNOTE LEGEND:

- A## — GENERAL OBSERVATIONS
- B## — URGENT REPAIR NEEDED
- C## — REPAIR NEEDED BEFORE SPACE IS REOCCUPIED
- D## — RECOMMENDED REPAIR OR MODIFICATION FOR FUTURE USE

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PROJECT

FARMER SEED & NURSERY

BUILDING RENOVATION

FARIBAULT MINNESOTA

REVISION SCHEDULE

DATE	DESCRIPTION	BY

PROJECT NO.	19-23224
FILE NAME	
DRAWN BY	
DESIGNED BY	
REVIEWED BY	
ORIGINAL ISSUE DATE	
CLIENT PROJECT NO.	

TITLE

BUILDING SECTIONS

SHEET

A3-12

PRELIMINARY NOT FOR CONSTRUCTION

0 1/4" 1/2" 1" 2"

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APPENDIX E:
PHOTOS ASSOCIATED WITH OBSERVATIONS AND RECOMMENDATIONS

FIGURE 1 - DAMAGED FLOOR BOARDS AND JOISTS RESULTING FROM LEAKS ON ROOF ABOVE 6TH FLOOR.

FIGURE 2 - DAMAGED ROOF FRAMING ABOVE 3RD FLOOR. PIPE IS SUPPORTING THE ROOF JOIST. ROOF IS LEAKING AT THIS LOCATION.

FIGURE 3 - DAMAGED FRAMING DUE TO LEAK IN ROOF ABOVE FOURTH FLOOR IN EAST WING. REPAIRS ARE NEEDED AS SOON AS PRACTICAL..

FIGURE 4 - TYPICAL WOOD FRAMING SEEN THROUGHOUT MOST OF THE BUILDING. A MAJORITY OF THE FRAMING IS IN GOOD CONDITION EXCEPT WHERE ROOF LEAKS ARE CAUSING MOISTURE INTRUSION AND DAMAGE.

FIGURE 5 - TYPICAL METAL SIDING ON EXTERIOR WALLS. NOTE THE STONE PATTERN STAMPED ON THE METAL SHEETS.

FIGURE 6 - WOODEN HOPPERS USED ON THE UPPER FLOORS OF THE ORIGINAL STRUCTURE.

FIGURE 7 - DUCTS AND SEED DISPENSING DEVICES ON THE FIRST FLOOR DIRECTLY BELOW THE MULTI-STORY GRAIN BINS; THE SEED WOULD BE COLLECTED FROM THE DISPENSERS AND THEN PLACED ON THE SCALE SET IN THE FLOOR.

FIGURE 8 - TYPICAL WOOD FRAMING AT THE BASE OF THE MULTI-STORY GRAIN BINS; THIS VIEW IS FROM THE FIRST FLOOR OF THE BUILDING. THE ROCK-FACED FARIBAULT STONE CAN BE SEEN SUPPORTING THE WOOD FRAMING OF THE GRAIN BINS.

FIGURE 9 - TYPICAL WOOD FRAMING AND BRACING ADJACENT TO A STONE WALL ON THE LOWER FLOORS OF THE MAIN WOOD BUILDING. .

FIGURE 10 - TYPICAL STEEL FRAMING SEEN WITHIN THE STEEL-FRAMED BUILDING (CIRCA 1930).

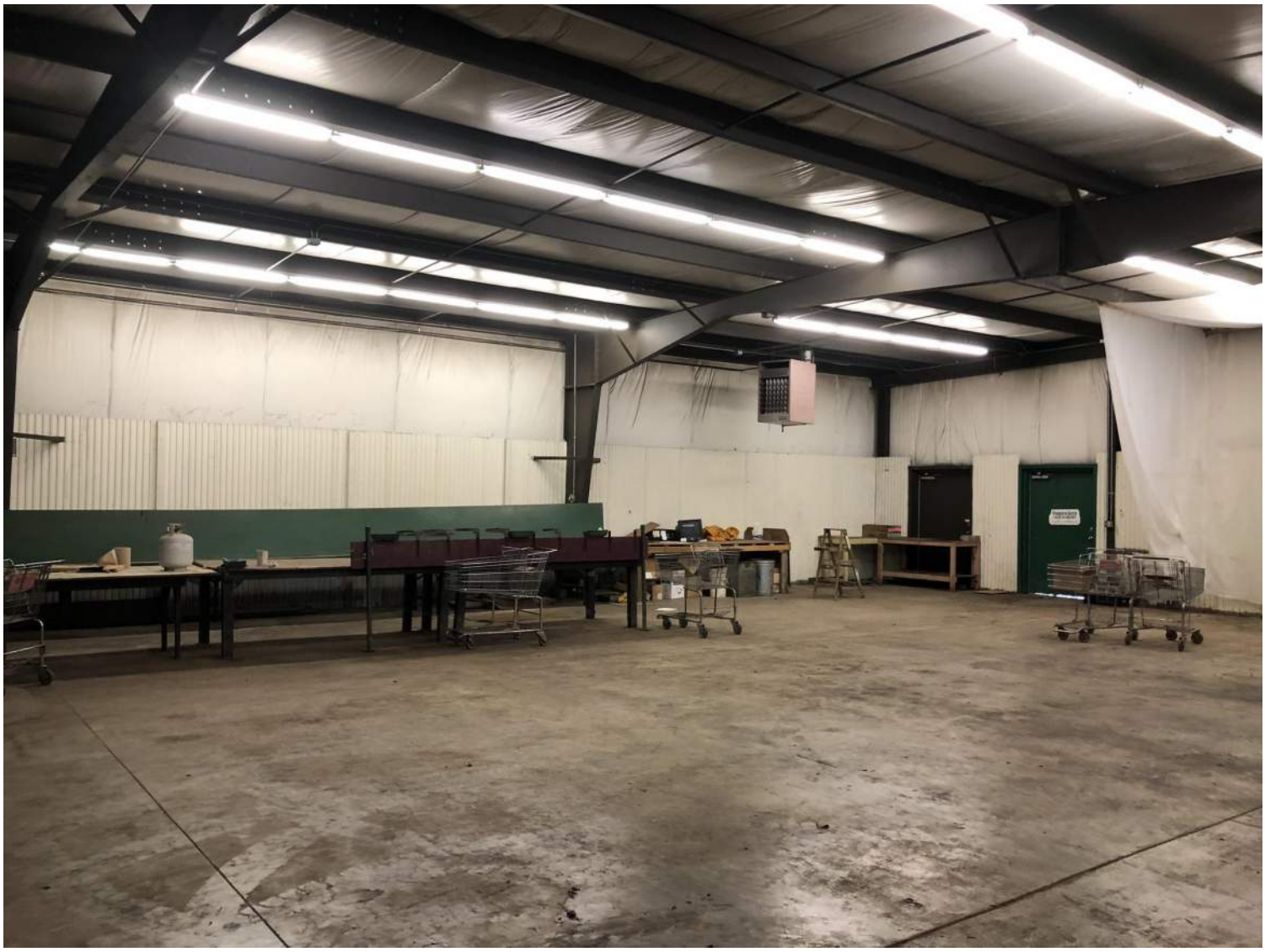

FIGURE 11 - TYPICAL STEEL FRAMING IN THE PRE-ENGINEERED METAL BUILDING (CIRCA 2000).

FIGURE 12 - TYPICAL PRECAST CONCRETE FRAMING OF 2-STORY CONCRETE ADDITION (CIRCA 1950s)

Agenda Item: 5.A

Request for Action

TO:	Faribault Heritage Preservation Commission
FROM:	Peter J. Waldock, AICP Planning Coordinator
MEETING DATE:	April 20, 2022
SUBJECT:	Discussion with City Attorney Scott Riggs about Open Meeting Law Requirements

BACKGROUND:

At last month's meeting, the commission members had some questions regarding discussion between members outside of the regular meeting times. Generally, commission discussions should take place during public meetings. There are state statutes and administrative rules that regulate such communications between commission members that are intended to maintain public transparency for official government bodies such as the Heritage Preservation Commission.

We have invited the City Attorney, Scott Riggs to discuss the statutes and administrative rules that must be followed by all government commissions in the City. He will be present for the discussion via Zoom Conference during the meeting.

REQUESTED ACTION:

Hold a Discussion with the City Attorney regarding the open meeting rules applicable to the HPC.

ATTACHMENTS: