



HERITAGE PRESERVATION COMMISSION AGENDA

3RD FLOOR CONFERENCE
ROOM

WEDNESDAY, MAY 20, 2026

6:00 PM

1. Call to Order/ Approve Agenda
2. Approval of the Minutes
3. General Heritage Preservation Items
 - A. Citizen Comment Period
4. Design Reviews
 - A. Resolution HPC-2026-002 Approve a COA for 217-223 Central Ave
 - B. Resolution HPC-2026-003 Approve a COA for 208 1st Ave NW
5. Items for Discussion
6. Adjournment



HERITAGE PRESERVATION COMMISSION MINUTES

3RD FLOOR
CONFERENCE ROOM

WEDNESDAY, MAY 13, 2026

6:00 PM

Meeting Items

1. Call to Order/ Approve Agenda

A special meeting of the Heritage Preservation Commission was called to order by Chair Coltan Hogan at 5:58 p.m. The Commissioners in attendance were Ron Dwyer, Lee Nordmeyer, Susan Powell, David Sauer, Cori Weems, and Chair Hogan. Also in attendance was Harry Davis, IV, City Planning Manager, and Kari Casper, Administrative Assistant II.

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

2. Approval of the Minutes

A motion was made by Cori Weems, seconded by Sisam Powell to approve the meeting minutes as presented. The motion passed unanimously.

3. General Heritage Preservation Items

None.

A. Citizen Comment Period

NONE.

4. Design Reviews - NONE

5. Items for Discussion

A. 2026 Preservation Awards

After some discussion about how more than one entry could win more than one award. A motion was made by Susan Powell, seconded by Ron Dwyer to award the Outstanding Achievement Award to both nominees, the McMahon House Porch Restoration and 225 Central Avenue Restoration, with the Beckmann family (McMahon House) receiving the award for the Stewardship Award. The motion passed unanimously. It was decided that the Chair, Colton Hogan, would present the award certificates at the Faribault Heritage Days Festival's opening ceremony set for June 11th, at 5:45 p.m. at Central Park here in Faribault. Upon further discussion, the Commissioners would like to then present the plaque at an upcoming City Council Meeting when the plaques are completed.

HONESTY ▪ RESPECT ▪ DEDICATED ▪ VISIONARY ▪ ACCOUNTABILITY

i Submittals for Outstanding Achievement

McMahon House Porch Restoration

225 Central Ave Restoration

ii Submittals for Stewardship

Beckmann Family (McMahon House)

6. Adjournment

Cori Weems made a motion, seconded by Ron Dwyer, to adjourn the meeting at 624 p.m. The motion passed unanimously.

By: _____



Request for Action

TO: Faribault Heritage Preservation Commission
FROM: Harry Davis, City Planning Manager
THROUGH:
MEETING DATE: May 20, 2026
SUBJECT: Resolution HPC-2026-002 Approve a COA for 217-223 Central Ave

BACKGROUND:

Alex Baraniak with Rebound Real Estate Group (Applicant) and Faribo Downtown Central (Owner) submitted a Certificate of Appropriateness (COA) application for rehabilitation and redevelopment of property at 217-223 Central Ave. The property is within the Heritage Preservation District and zoned CBD. Staff reviewed the project and the Commercial District Design Guidelines and the Secretary of the Interior's Standards and determined that the changes to the building facades and elevator/stairway addition are compatible and respectful to the building's character and craftsmanship. Staff recommends in favor of the project as requested. Please see the attached resolution for a full list of criteria and findings

REQUESTED ACTION:

Approve Resolution HPC-2026-002

ATTACHMENTS:

1. Resolution HPC-2026-002 Approve a COA for 217-223 Central Ave

CITY OF FARIBAULT

HERITAGE PRESERVATION COMMISSION

RESOLUTION #HPC-2026-002

APPROVE A CERTIFICATE OF APPROPRIATENESS FOR 217-223 CENTRAL AVE

WHEREAS, Alex Baraniak with Rebound Real Estate Group (Applicant) and Faribo Downtown Central (Owner) submitted a Certificate of Appropriateness (COA) application for property at 217-223 Central Ave in the City of Faribault's Heritage Preservation District (HPD); and

WHEREAS, the Applicant seeks approval to rehabilitate the buildings by replacing storefront assemblies, adding a staircase and elevator to the back, adding new fire escape stairs, replacing windows on the back and sides, and adjusting the site layout along the existing public alleyway (attached as Exhibit B); and

WHEREAS, according to the City's Historic Building Inventory (Site File #430, RC-FAC-619; Site File #432, RC-FAC-621; Site File #434, RC-FAC-623) these buildings are significant for their building fronts along Central Avenue, particularly their storefronts with transoms, cornices, and brick construction (attached in Exhibit C); and

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

WHEREAS, the HPC reviewed the recommended findings at a public meeting of the commission on May 20, 2026; and

WHEREAS, the HPC approved a Certificate of Appropriateness (Exhibit A) on May 20, 2026 subject to conditions stated in Section 2 of this Resolution, and adopted the following criteria and findings:

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

Finding: Historically, the buildings were used for many things: retail, apartments, dance hall, speakeasy, etc. The proposed use going forward will be retail at the ground floor; storage, commercial, and residential in the basement, and residential on the second and third floors. The applicant is working with SHPO to ensure interior characteristics are not lost in the repurposing of those spaces. On the outside, little will change on the front, with the biggest change being on the backside with the addition of a new elevator to make use of the upper floors.

- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.**

Finding: The changes to the property on the front will bring the essential elements of old commercial development back to the streetscape. Transoms that were boarded up will be back on the façade and functioning as intended for the interior spaces. On the rear, the new elevator/stairs addition will not significantly change the property and seeks to make better use of the existing structures, thereby minimizing any need to significantly alter or remove core pieces of the existing buildings.

- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**

Finding: The rear elevator and stairs addition will be different from the existing structure through the use of design character and materials. The appearance will be justified by using different windows and EIFS instead of the existing building's characteristic brick materials.

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

Finding: No proposed changes to the property will remove or impair any historical changes previously made to the property.

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

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

- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

Finding: The applicant is working closely with SHPO to either repair or replace certain elements of the properties. Due to their involvement with the project, staff defers to SHPO on what elements may be saved or replaced, but generally, the applicant is making a well-documented effort to save as much of the existing building as possible.

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

Finding: The applicant does proposed to clean and address elements on the façade. Due to SHPO's involvement, staff defers to them on the best guidance for this part of restoration. The HPC may wish to give additional guidance.

- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**

Finding: This standard does not apply. No archaeological resources are impacted by the proposal.

- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

Finding: As stated above, the rear elevator and stairs addition will be different from the existing structure through the use of design character and materials. The appearance will be justified by using different windows and EIFS instead of the existing building's characteristic brick materials. The overall massing and placement of the addition is well proportioned to the building and does not impact the front façade along Central Avenue or how the public will generally perceive the building from the rear public alleyway.

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

Finding: The new addition will create an opening in the rear brick façade of the properties, but the façade will remain largely intact and maintained.

NOW, THEREFORE, BE IT RESOLVED BY THE HERITAGE PRESERVATION COMMISSION OF THE CITY OF FARIBAULT, MINNESOTA, AS FOLLOWS:

Section 1. Certificate of Appropriateness. The Heritage Preservation Commission hereby approves a COA for rehabilitation and redevelopment at 217-223 Central Avenue, as requested.

Section 2. Conditions of Approval. The Heritage Preservation Commission adopts and applies the following conditions of approval to the COA issued on May 20, 2026:

1. The applicant shall submit a building permit consistent with the approved COA. Any substantial changes or variations to the proposal, as determined by the City Planning Manager, shall require additional review and approval by the HPC.
2. All work must be completed by May 21, 2027. If an extension is required, the applicant must submit a written request to the City Planning Manager by April 20, 2027. Failure to receive an extension by April 20, 2027 or failure to complete the work described in this document by the deadline will render this Certificate of Appropriateness void.
3. All current or future requirements placed on the project by SHPO are incorporated into this Resolution.

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

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

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

Date Adopted: May 20, 2026

Faribault Heritage Preservation Commission

Chair

ATTEST:

City Planning Manager

Exhibit A

COA Design Review
(add after approval and signatures)

DESIGN REVIEW APPLICATION FORM

Heritage Preservation Commission

CERTIFICATE OF APPROPRIATENESS

Site Address: 217-223 Central Ave, Faribault, MN 55021

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

David Wanberg, Director of Community & Economic Development

Notes:

1. The application submitted by Alex Baraniak of Rebound Real Estate on behalf of Faribo Downtown Central for properties at 217-223 Central Ave, reviewed by the HPC on May 20, 2026, is approved and issued a Certificate of Appropriateness with the conditions outlined below per Resolution HPC-2026-002.
2. The criteria and findings in Resolution HPC-2026-002 shall form the foundation for approval of the COA.
3. The applicant shall submit a building permit consistent with the approved COA. Any substantial changes or variations to the proposal, as determined by the City Planning Manager, shall require additional review and approval by the HPC.
4. All work must be completed by May 21, 2027. If an extension is required, the applicant must submit a written request to the City Planning Manager by April 20, 2027. Failure to receive an extension by April 20, 2027 or failure to complete the work described in this document by the deadline will render this Certificate of Appropriateness void.

Date of Heritage Preservation Commission Review: 05/20/2026_____

Certificate of Appropriateness Issued: 05/21/2026_____

Expiration Date 05/21/2027_____

Copies forwarded to

Building Official:_____ Property Owner:_____ Site File:_____ SCDP File:_____

Exhibit B

Design Review Application Submittal

(insert application materials after this page)



COMMON INTEREST COMMUNITY NUMBER ??
A CONDOMINIUM
HILL BLOCK CONDOMINIUMS

THIS DIC PLAT HAS BEEN RECORDED AS PART OF THE DECLARATION
DOCUMENT NO. _____

FILED ON THE _____ DAY OF _____ 2026.

AT _____ IN THE OFFICE OF THE RICE COUNTY RECORDER

MICHAEL A. FANGMAN COUNTY RECORDER

I, Thomas J. O'Mara, do hereby certify that the work was undertaken by, or reviewed and approved by, me for this DIC Plat of COMMON INTEREST COMMUNITY NUMBER ??, A CONDOMINIUM, NEED NAME, being located upon:

The North 2/3 of Lot 8, in Block 56, in the Original Town, now City, of Faribault, Rice County, Minnesota.

And The South 1/2 of the West 1/4 of Lot 7, in Block Number 56 of the Original Town (now City) of Faribault, Rice County, Minnesota.

And The North One-Tenth (N 1/10) of Lot 7, and also the South One-Tenth (S 1/10) of Lot 7, all in Block 56 of the Original Town, now City of Faribault, Rice County, Minnesota.

And fully and accurately depicts all information required by Minnesota Statutes Section 518B.2-1101 as amended.

Dated this _____ day of _____, 2026.

Thomas J. O'Mara, Licensed Professional
Land Surveyor Minnesota License No. 46167

STATE OF MINNESOTA
COUNTY OF DAKOTA

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by Thomas J. O'Mara, a licensed professional land surveyor, Minnesota License No. 46167.

Signature _____

Printed _____

Notary Public _____

My commission expires _____

I, _____, pursuant to Minnesota Statutes Section 518B.2-1101(c), do hereby certify that all structural components serving more than one unit in all buildings containing the units thereby created are substantially completed.

Dated this _____ day of _____, 20____.

Engineer Minnesota License No. _____

STATE OF MINNESOTA
COUNTY OF DAKOTA

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, a licensed professional engineer, Minnesota License No. _____.

Signature _____

Printed _____

Notary Public _____

My commission expires _____

I, _____, pursuant to Minnesota Statutes Section 518B.2-1101(c), do hereby certify that all mechanical systems serving more than one unit in all buildings containing the units thereby created are substantially completed.

Dated this _____ day of _____, 20____.

Engineer Minnesota License No. _____

STATE OF MINNESOTA
COUNTY OF DAKOTA

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, a licensed professional engineer, Minnesota License No. _____.

Signature _____

Printed _____

Notary Public _____

My commission expires _____

I, _____, pursuant to Minnesota Statutes, Chapter 380.09, Subd. 2, this DIC Plat has been reviewed and approved this _____ day of _____, 20____.

Engineer Minnesota License No. _____

STATE OF MINNESOTA
COUNTY OF DAKOTA

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, a licensed professional engineer, Minnesota License No. _____.

Signature _____

Printed _____

Notary Public _____

My commission expires _____

COUNTY SURVEYOR

Pursuant to Minnesota Statutes, Chapter 380.09, Subd. 2, this DIC Plat has been reviewed and approved this _____ day of _____, 20____.

Michael A. Fangman
Rice County Surveyor

RICE COUNTY PROPERTY TAX & ELECTIONS

Pursuant to Minnesota Statutes, Section 518B.1-1101(c) and Section 272.12, taxes payable in the year 20____, on real estate herein described, have been paid; there are no delinquent taxes and transfer has been entered on _____ day of _____, 20____.

Dennis Anderson
Property Tax & Election Director, Rice County, MN.

COUNTY RECORDER

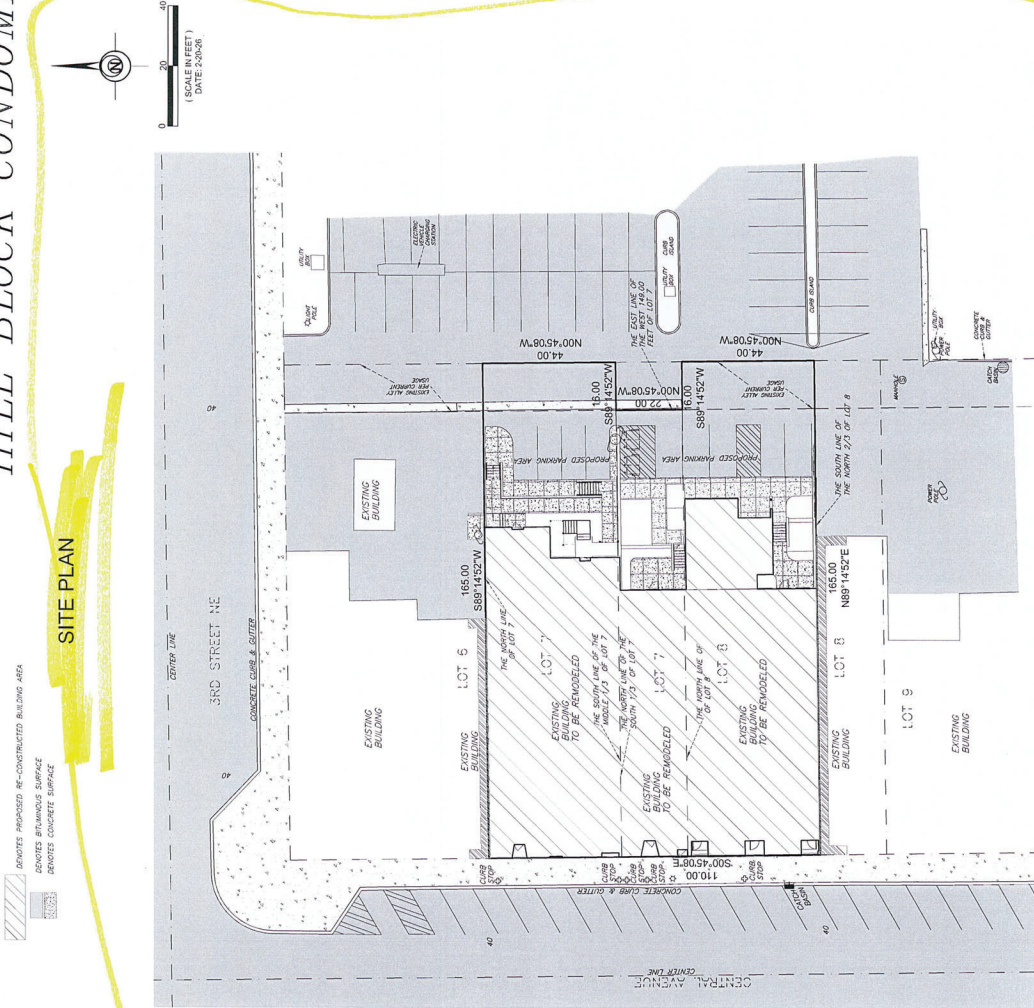
I hereby certify that this DIC PLAT of NEED NAME was filed this _____ day of _____, 20____, at _____ o'clock _____ m. as Document Number _____.

By _____

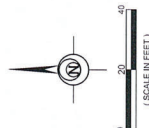
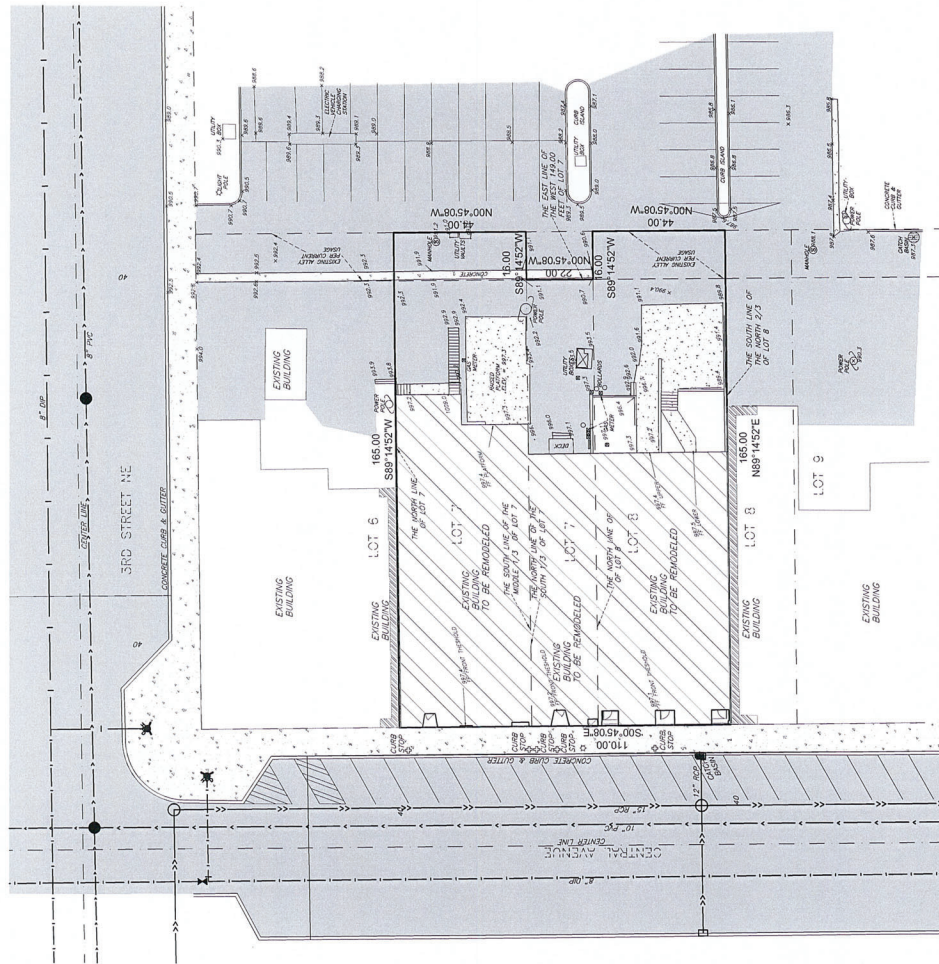
Michael A. Fangman
Rice County Recorder

BENCHMARK
MINDOT BENCHMARK 6607M. ELEV. = 974.81

Bohlen
Surveying & Associates
SHEET 1 OF 3 SHEETS



ADDRESS: 217.219 AND 223 CENTRAL AVENUE, FARIBAULT, MN.



- 000.0 DENOTES EXISTING SPOT ELEVATIONS
 DENOTES PROPOSED DRAINAGE
 DENOTES LIGHT POLE
 DENOTES GUY WIRE
 DENOTES POWER POLE
 DENOTES CATCH BASIN
 DENOTES WATER VALVE
 DENOTES FIRE HYD
 DENOTES SANITARY MANHOLE
 DENOTES BITUMINOUS SURFACE
 DENOTES CONCRETE SURFACE
 EXISTING CONTOUR
 EXISTING WATERMAIN & HYDRANT
 EXISTING SANITARY SEWER & MH
 EXISTING STORM SEWER & CB

TOTAL AREA OF PROPERTY BEING SURVEYED = 17,795 SF, 0.409 ACRES

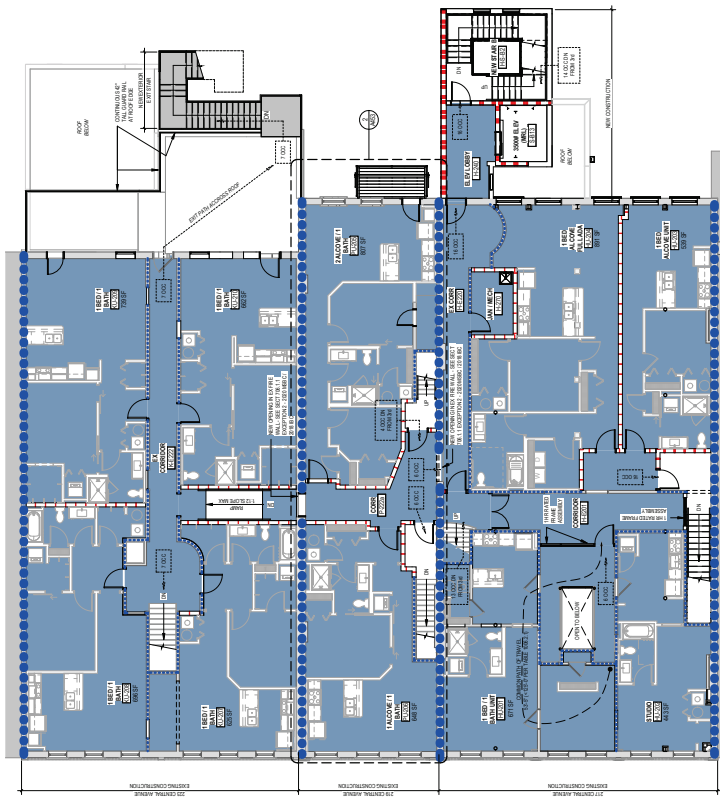
PREPARED BY:
Bohlen
Surveying & Associates
 1861 Carey Court
 Minneapolis, MN 55425
 Phone: (612) 845-7744
 Fax: (612) 845-9258
 bohlen@bohlensurveying.com

CHECKED BY:
REBOUND GROUP
LLC

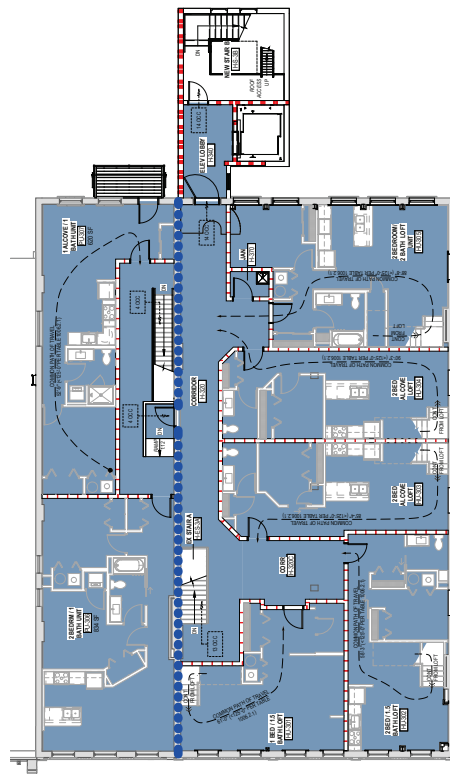
I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DAILY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.
Thomas J. O'Leary
 DATE: 2/20/2025
 LICENSE NO.: 45157

BENCH-MARK
 MNDOT BENCH-MARK 6607M. ELEV. = 974.81

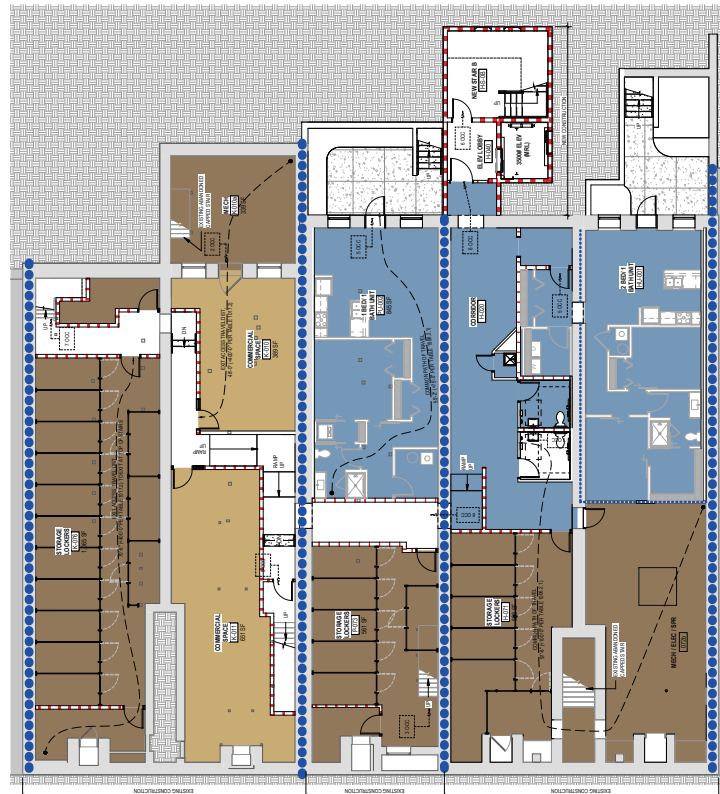
HILL BLOCK
 EXISTING CONDITIONS
 SHEET 1 OF 1



2 2ND FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"



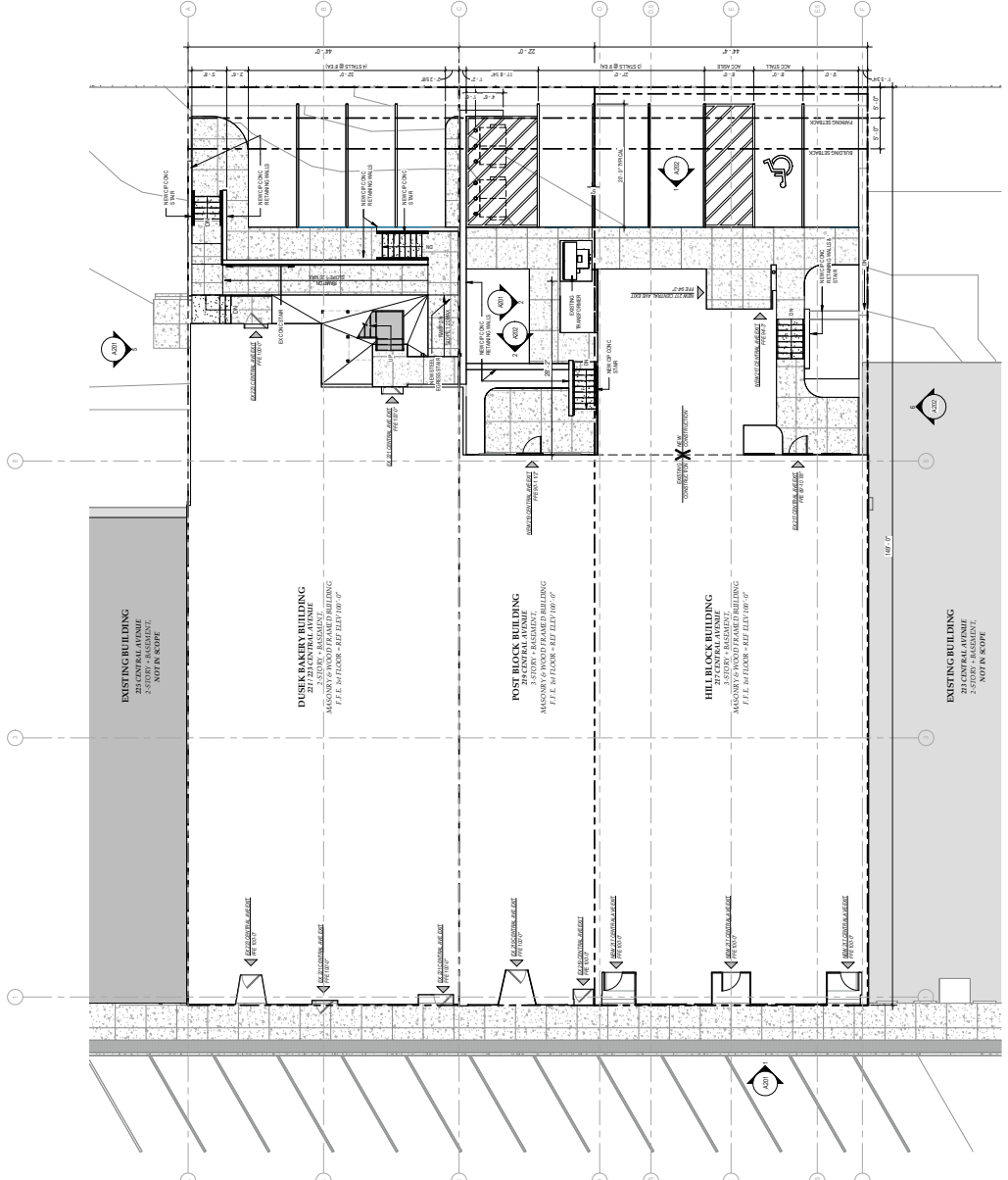
3 3RD FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"

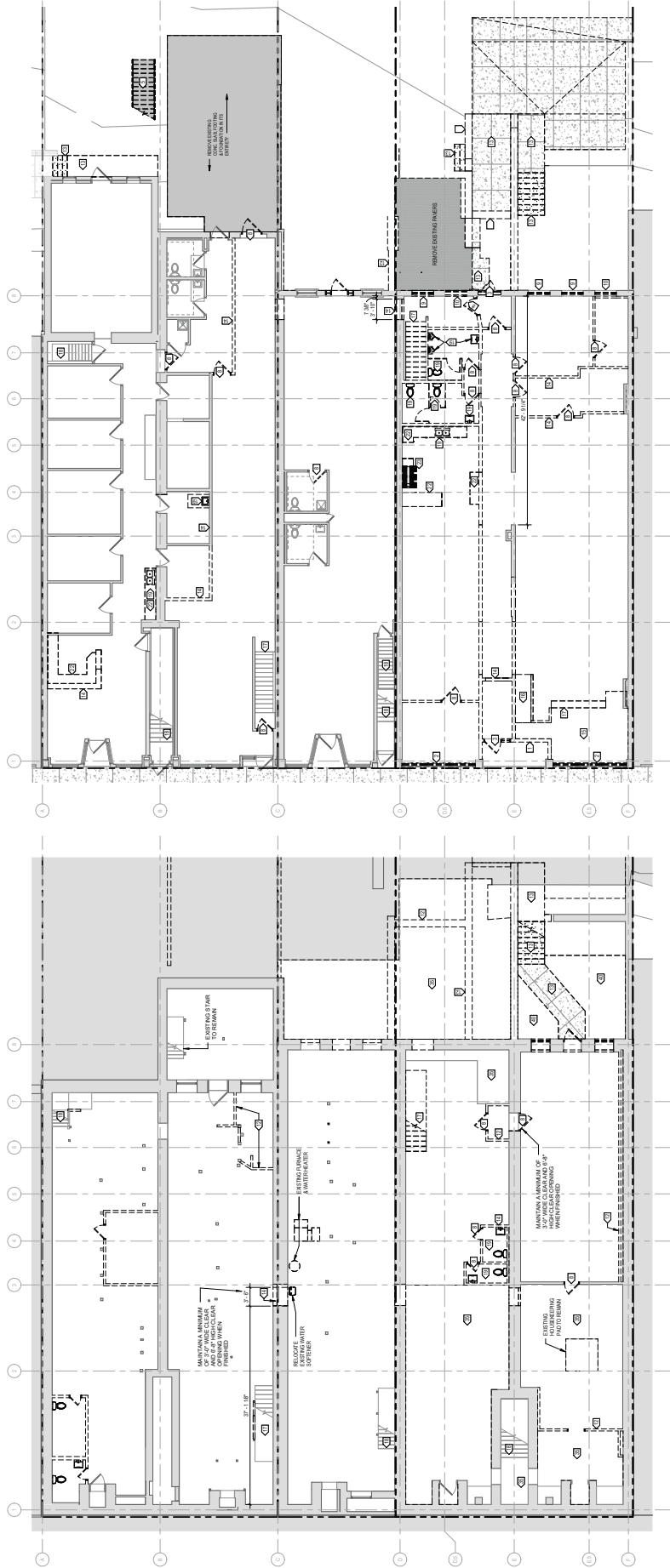


1 GROUND FLOOR LIFE SAFETY PLAN
1/8" = 1'-0"

EXISTING INFORMATION		NEW INFORMATION		TOTAL	
AREA	FOOT	AREA	FOOT	AREA	FOOT
ONE BEDROOM	14	ONE BEDROOM	14	ONE BEDROOM	28
TWO BEDROOM	8	TWO BEDROOM	8	TWO BEDROOM	16
TOTAL	22	TOTAL	22	TOTAL	44

NEW INFORMATION		EXISTING INFORMATION		TOTAL	
AREA	FOOT	AREA	FOOT	AREA	FOOT
PRET FLOOR	36	PRET FLOOR	36	PRET FLOOR	72
BASE FLOOR	36	BASE FLOOR	36	BASE FLOOR	72
TOTAL	72	TOTAL	72	TOTAL	144



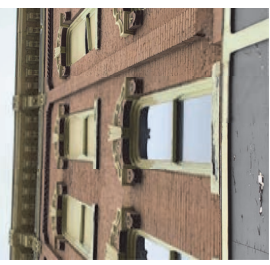
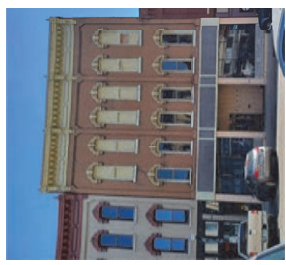
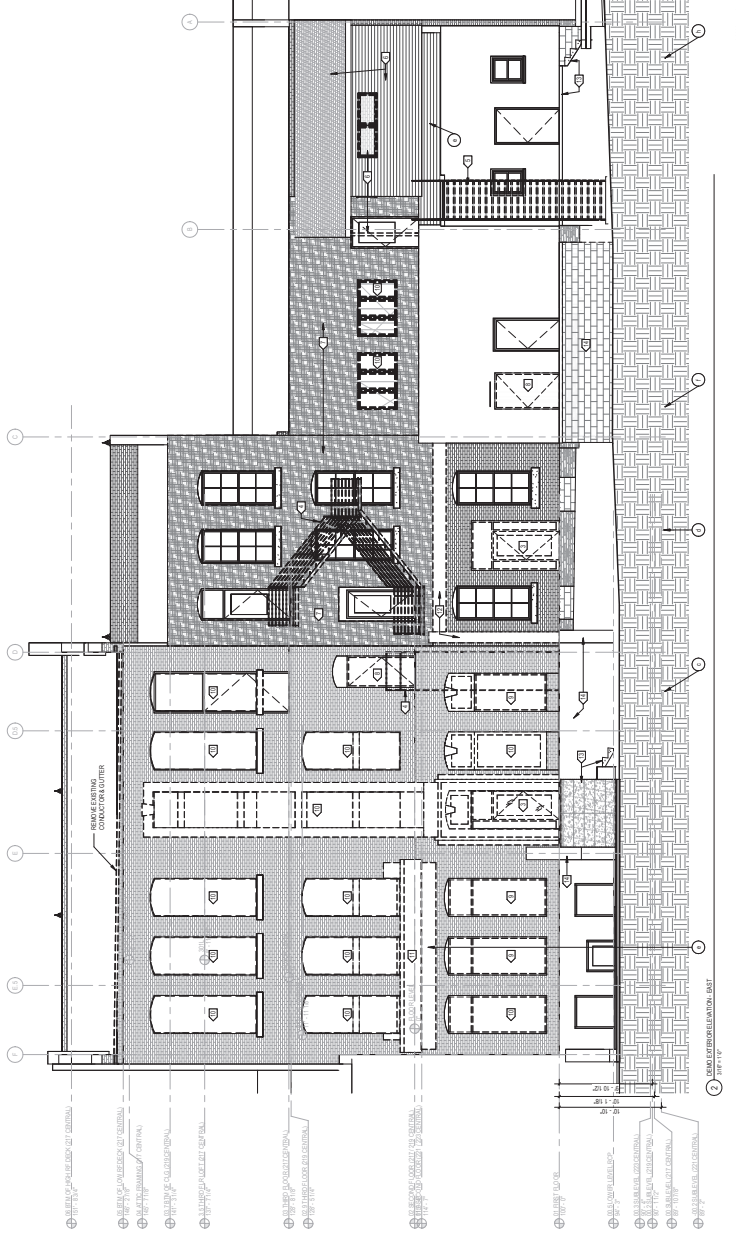
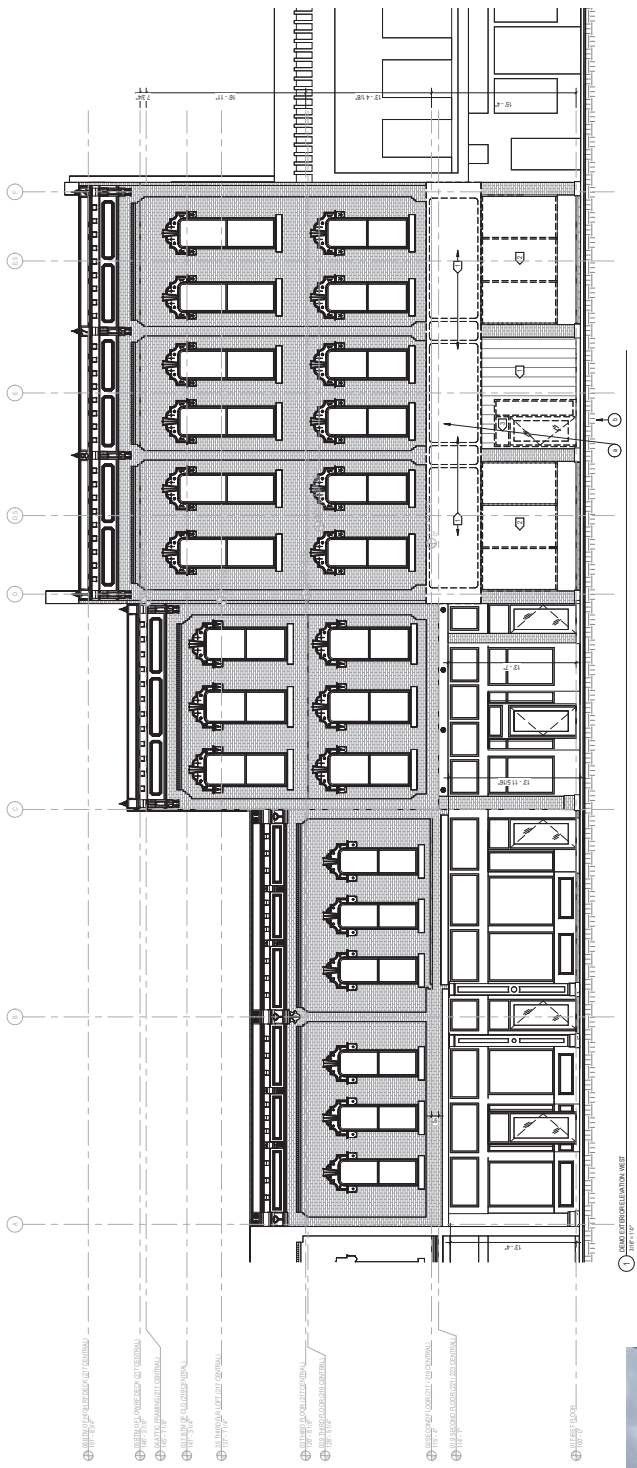


GENERAL DEMOLITION NOTES

1. PERSONNEL: CONDUCT IDENTIFYING WORKING AS A TYPE OF ANALYSIS AND PROSPECTIVE REVIEW TO DETERMINE PERSONNEL INVOLVED IN THE INVESTIGATION.
2. IDENTIFY ALL PERSONNEL INVOLVED IN THE INVESTIGATION AND DETERMINE THE TYPE OF INFORMATION THAT WAS OBTAINED FROM EACH PERSONNEL.
3. CONDUCT ANALYSIS OF ALL INFORMATION OBTAINED TO DETERMINE THE TYPE OF INFORMATION THAT WAS OBTAINED FROM EACH PERSONNEL.
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DEMOLITION KEY LEGEND

- [illegible]



[illegible][illegible]

LA-SYSTEM-2000
THROUGH-PIER FIRE-RESISTIVE FLOOR/PIER WALL ASSEMBLY FOR
100' x 100' x 100' x 100

[illegible]

NORTH DAKOTA
P.O. BOX 100
FARGO, ND 58103
TEL: 701.250.1300
FAX: 701.250.1301
433 Broadway, Suite 403
FARGO, ND 58103
WWW.WFARE.NILE.COM

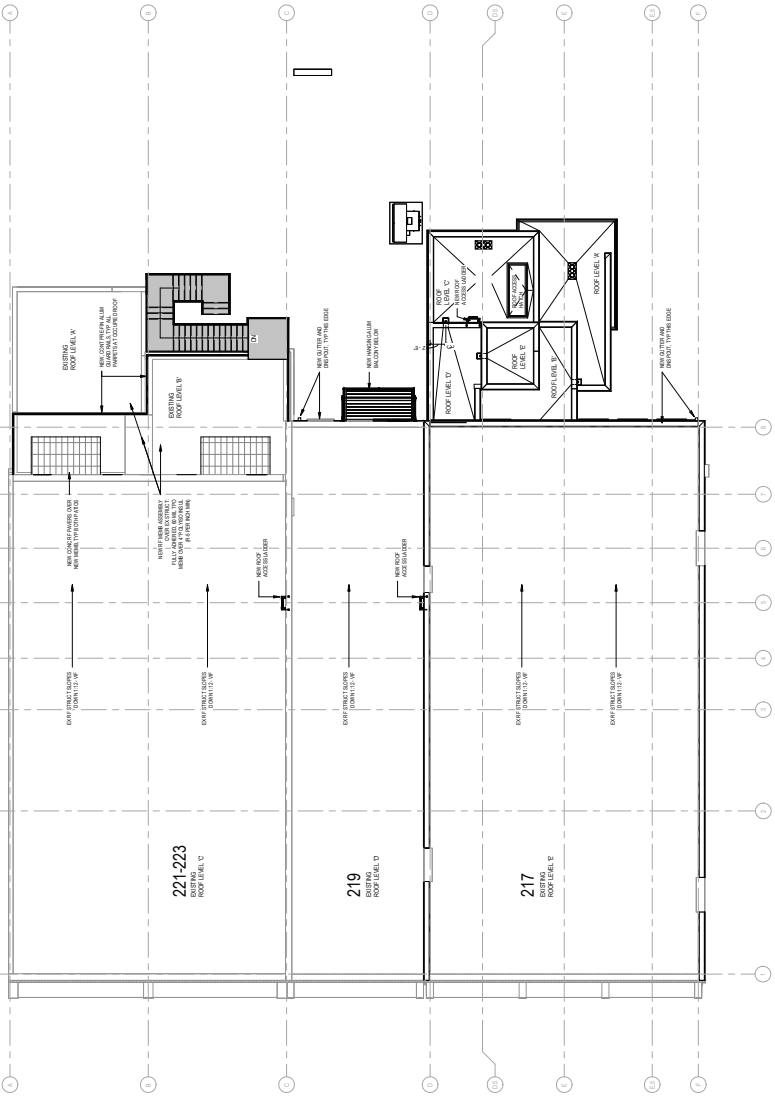
87 % PROG. SET
- SHPO RESP
04/10/2026
NOT FOR
CONSTRUCTION

HPD PORTFOLIO
BUILDING ADDITION & RENOVATIONS
217 / 219 / 223 CENTRAL AVENUE NORTH
FARGO, ND 58103

REV DATE DESCRIPTION

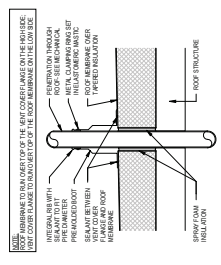
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SHEET: 100
ISSUED FOR PERMIT: YES
ROOF PLAN

A110

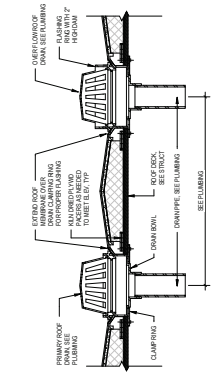


1 ROOF PLAN
1/8\"/>

- GENERAL ROOF PLAN NOTES**
1. PROVIDE DRAFT ELEVATIONS TO INDICATE ROOF DRAINAGE TO THE GROUND.
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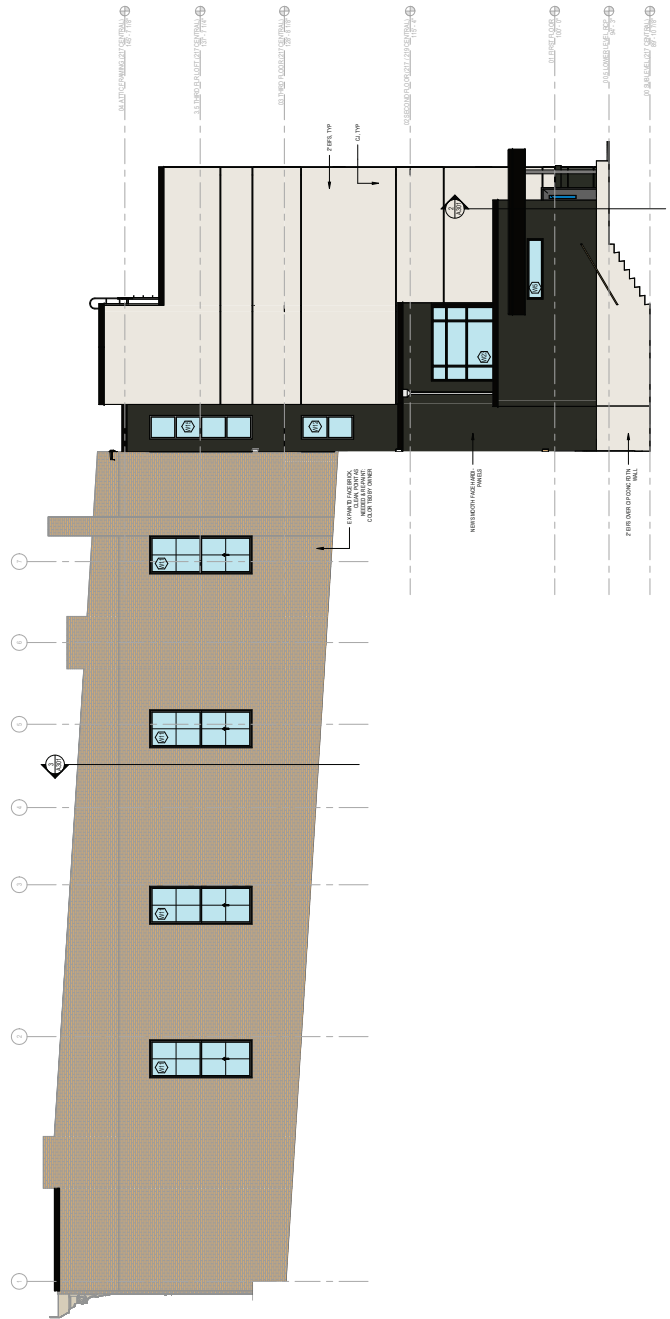
2 ROOF DETAIL
1/8\"/>



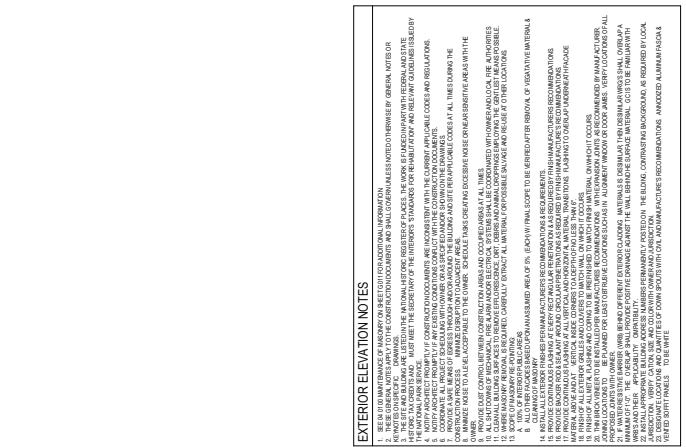
3 ROOF DETAIL
1/8\"/>

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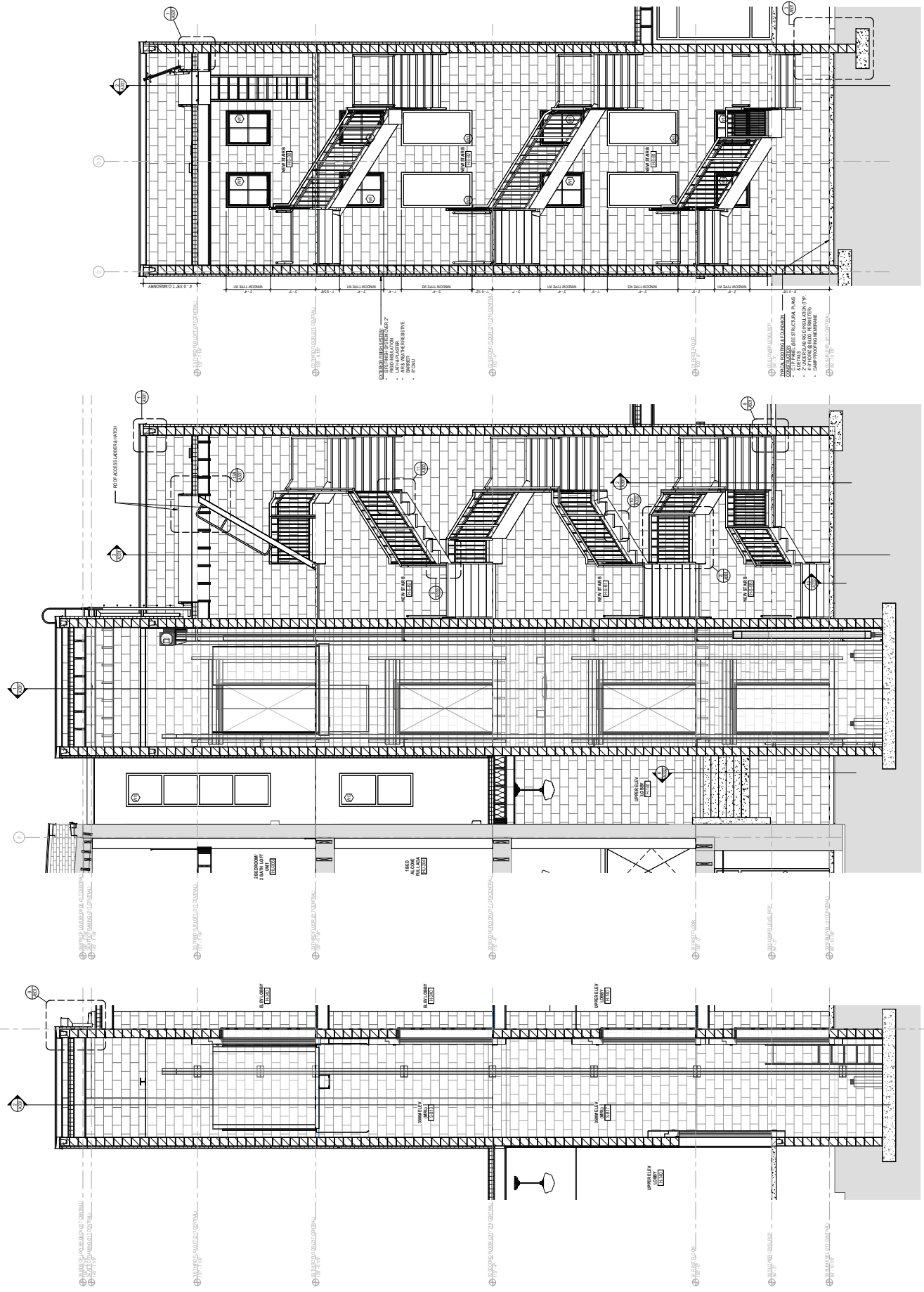




6 EXTREME ELEVATION: SOUTH
36" ± 1.0'



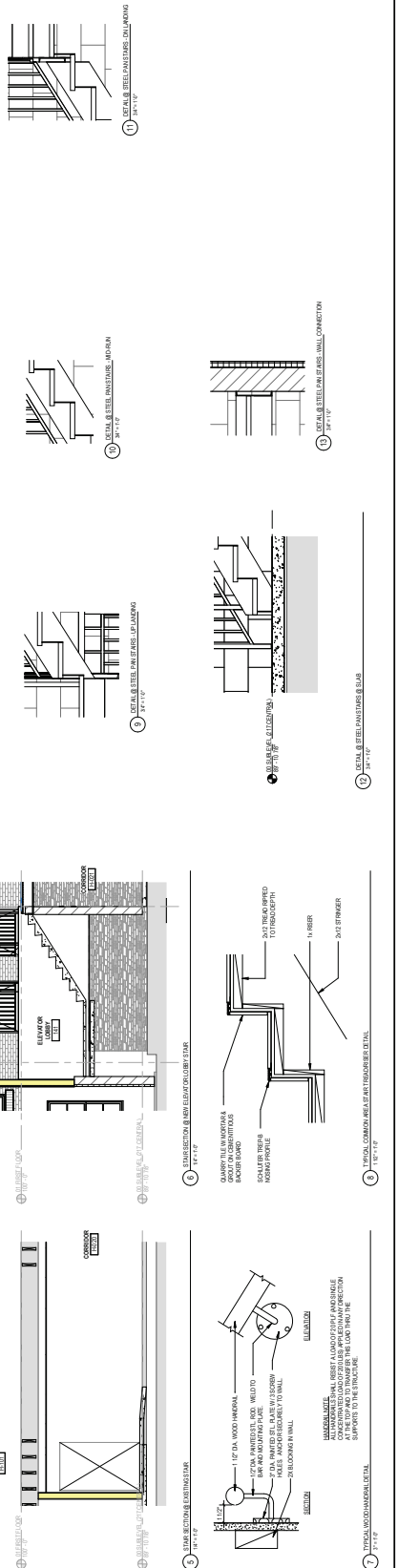
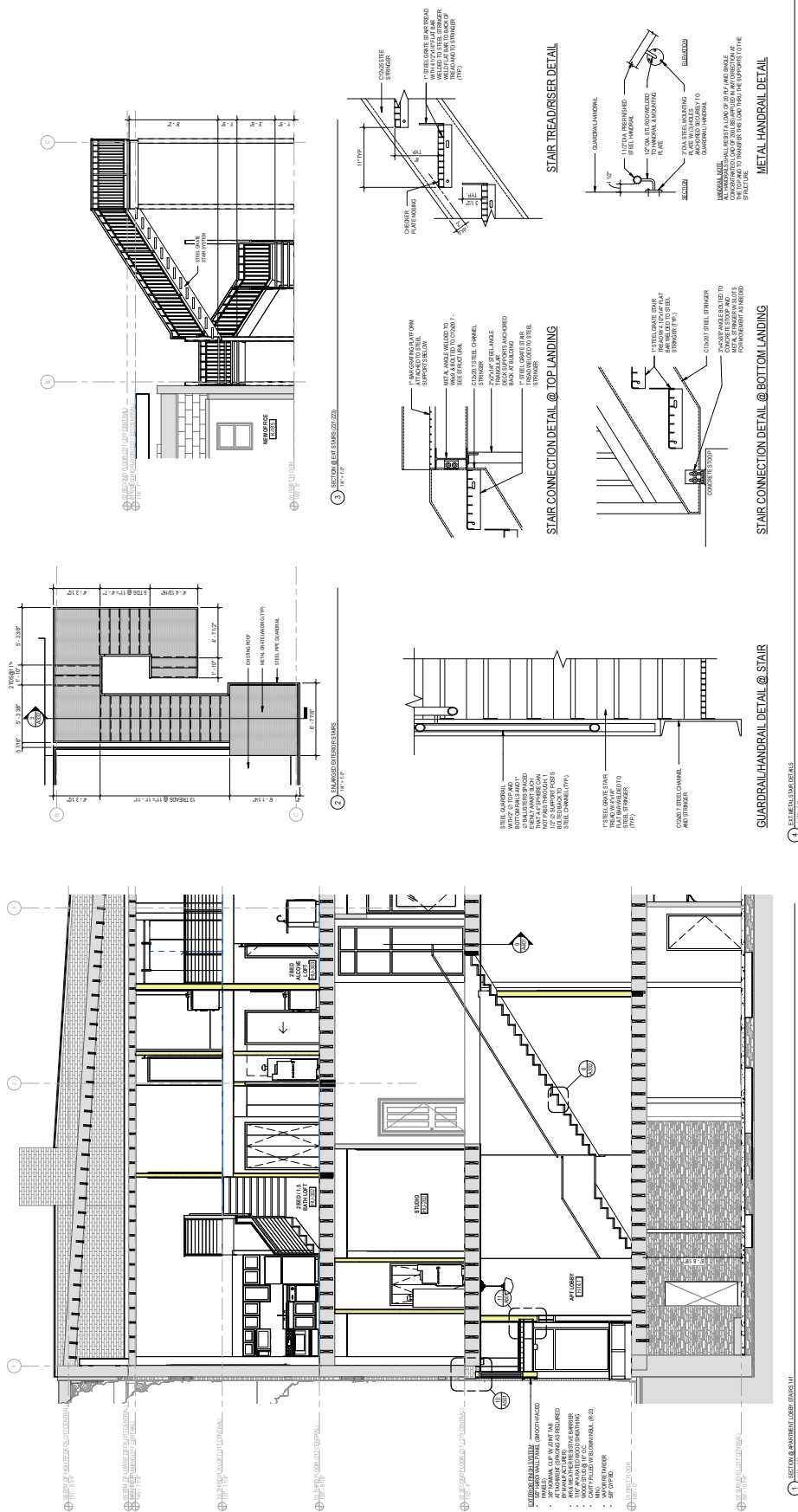
400779 SCOTLAND

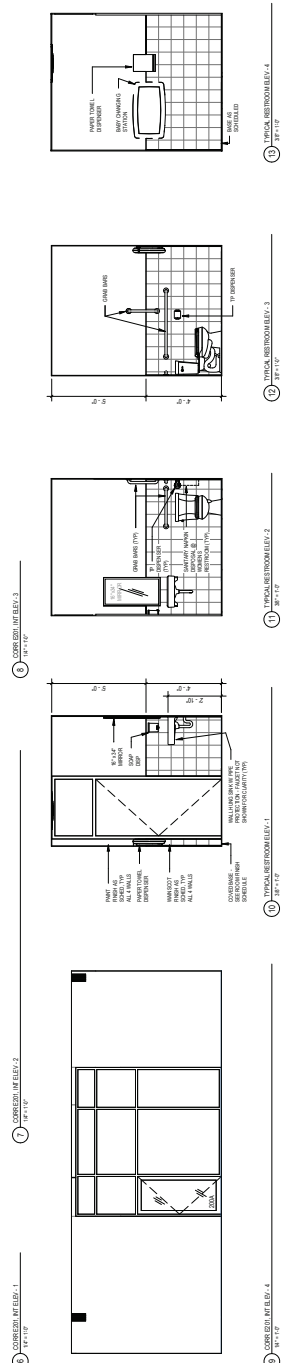
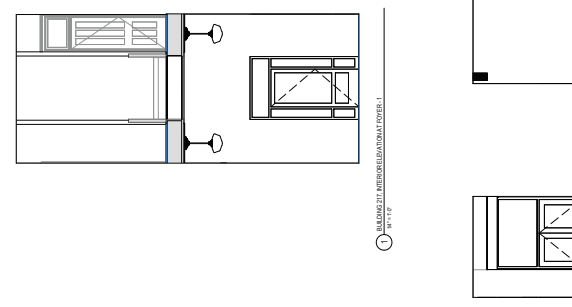
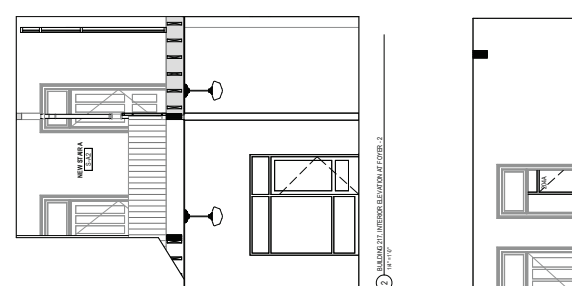
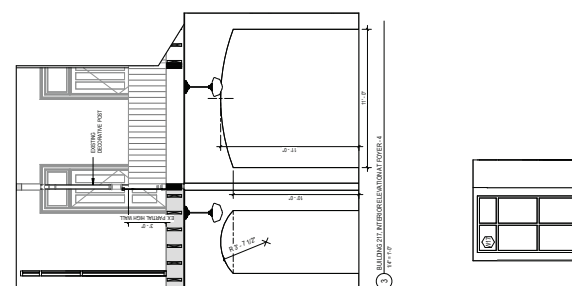
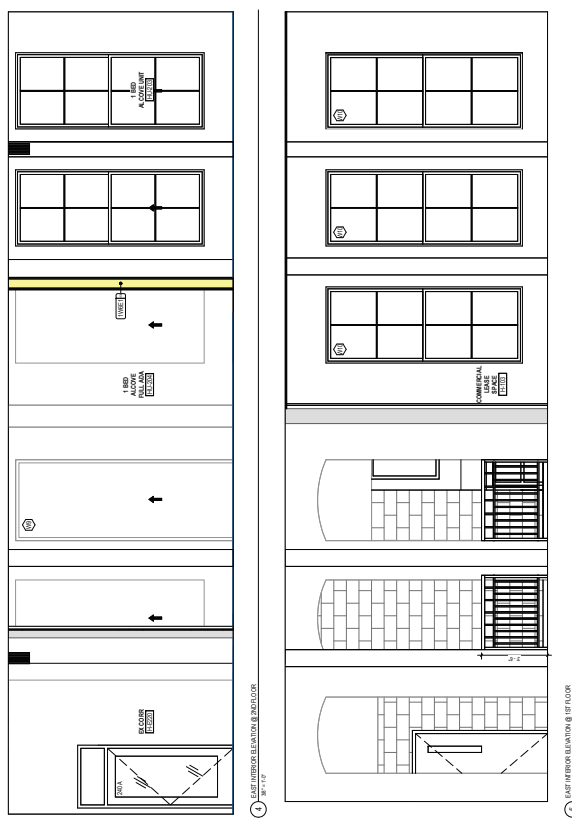


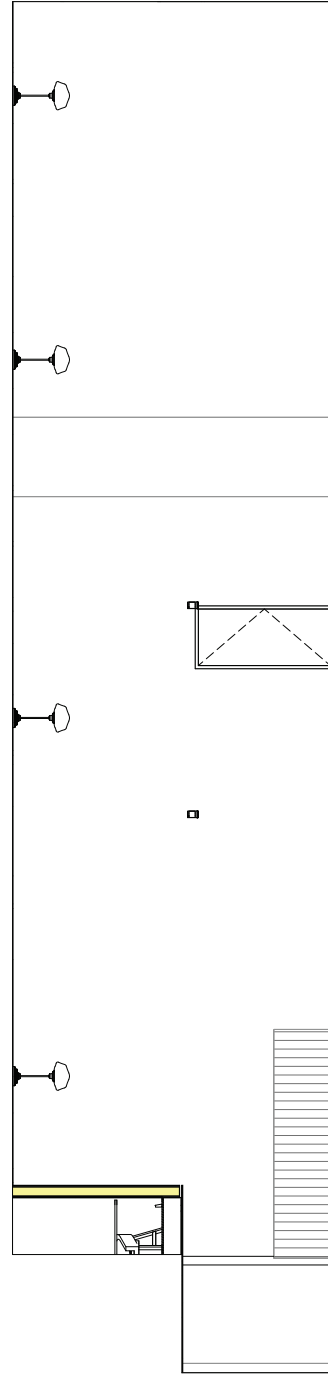
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2 WALL SECTION ELEVATOR STAIRS SECTION 38' x 11' 6"

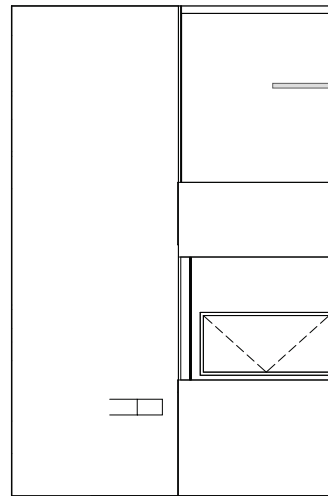
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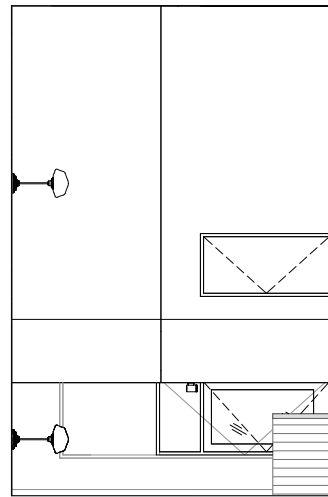




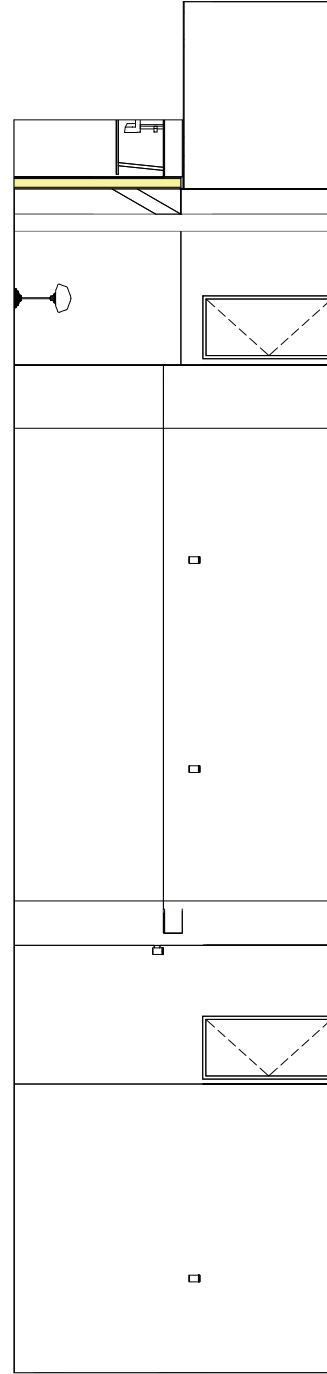
1 INTERIOR WEST CORRIDOR - A
1/8" = 1'-0"



3 INTERIOR EAST CORRIDOR - D
1/8" = 1'-0"



2 INTERIOR WEST CORRIDOR - B
1/8" = 1'-0"



4 INTERIOR EAST CORRIDOR - C
1/8" = 1'-0"

GENERAL FLOOR PLAN NOTES

- [illegible]

GENERAL REFLECTED CEILING PLAN NOTES

- [illegible]

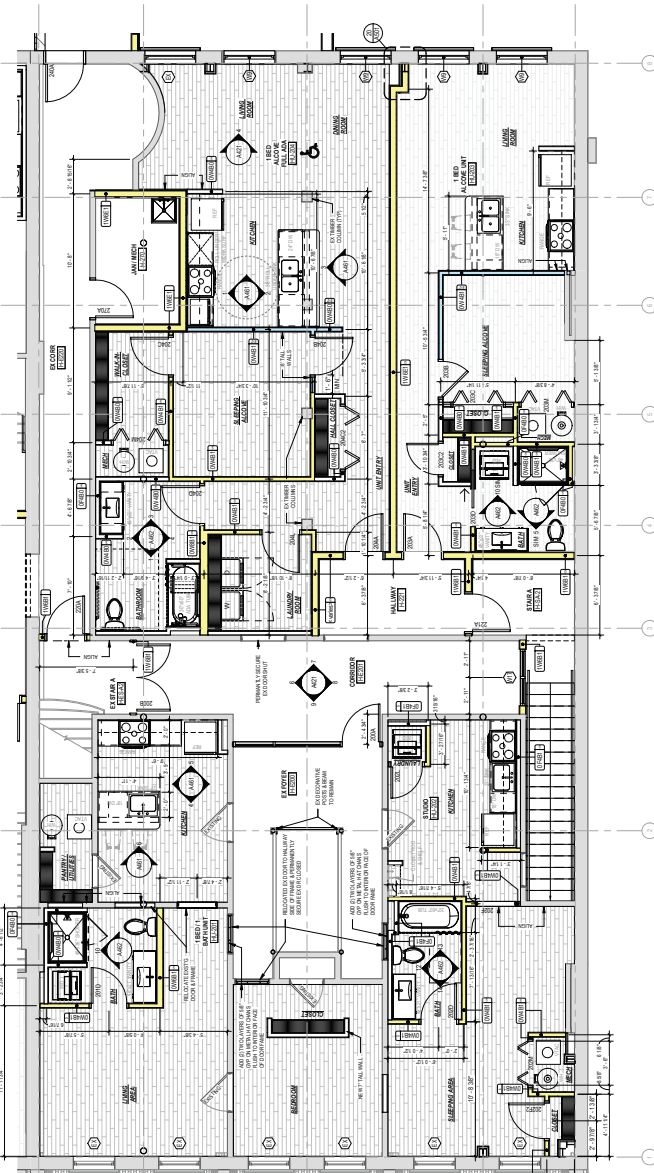


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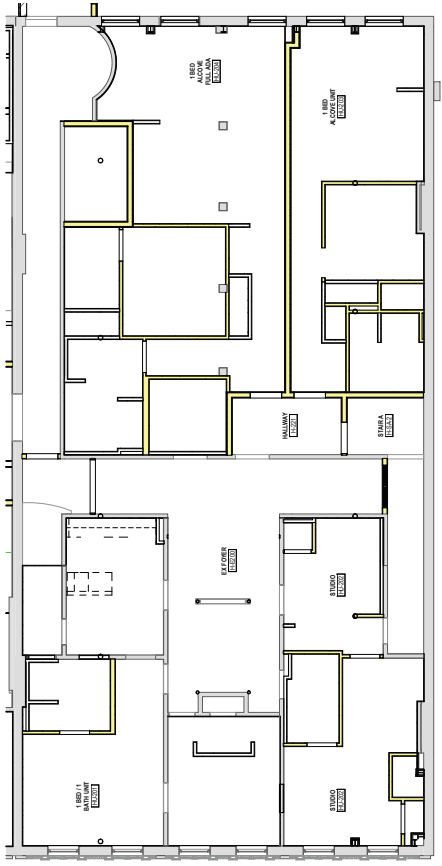
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GENERAL EL OOP PI AN NOTES

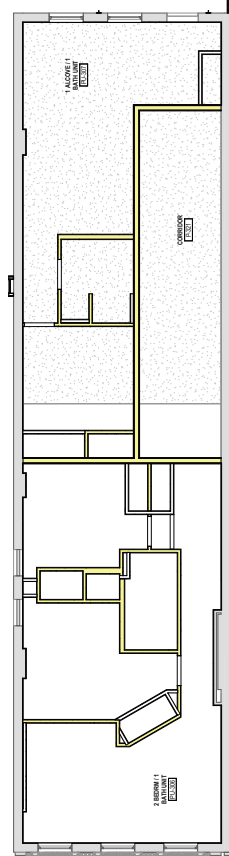
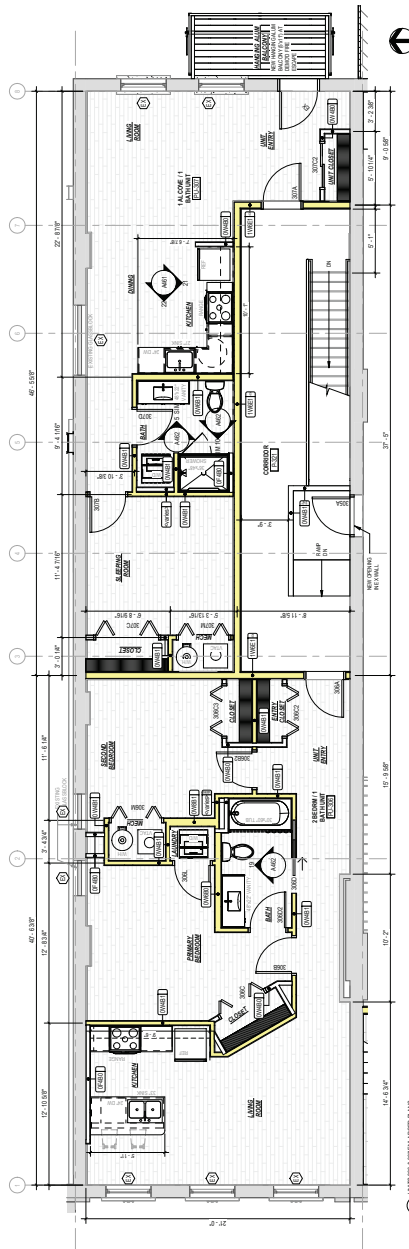
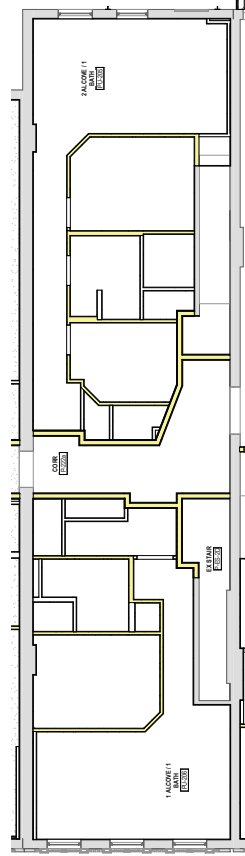
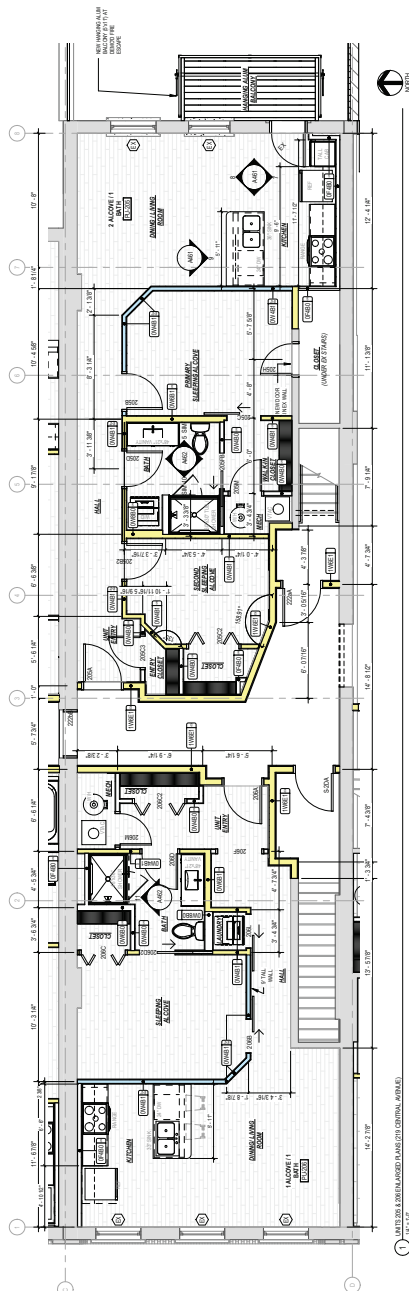
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1 UNITS 201-204 ENLARGED PLANS (217 CENTRAL AVENUE)



2 UNITS 201-204 BALANCED RCP PLAN (217 CENTRAL AVENUE)



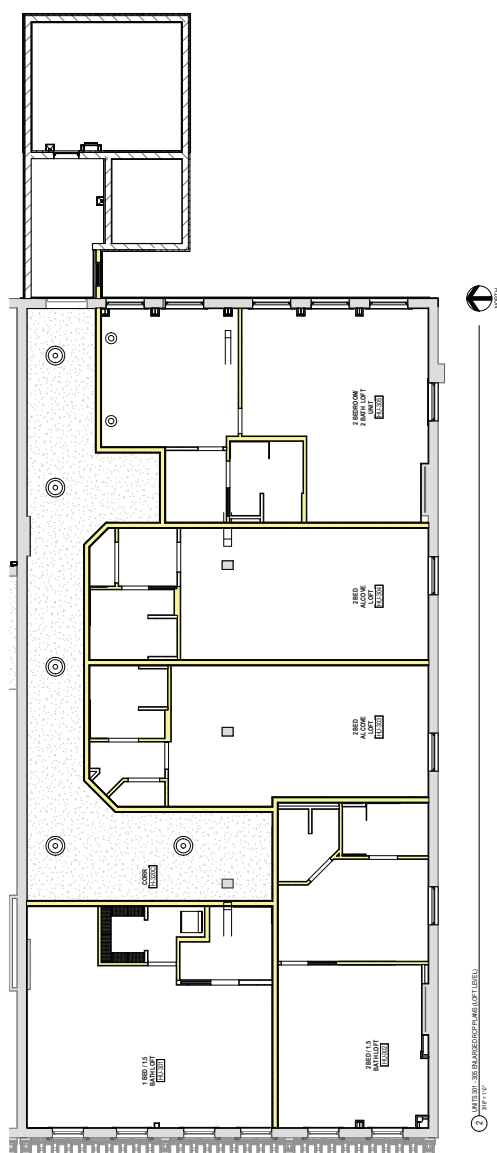
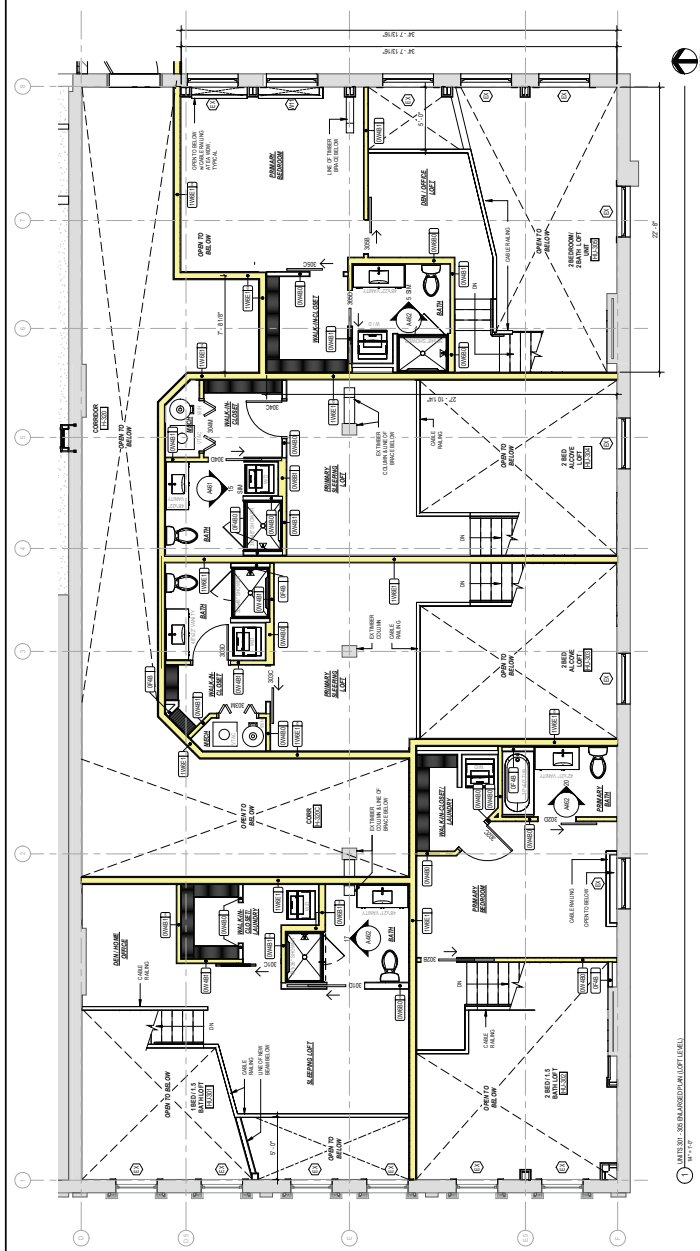
GENERAL REFLECTED CEILING PLAN NOTES

- THESE DESIGNERS' WORKING METHODS FOR SELECTING QUALITY MATERIALS AND MANUFACTURING INFORMATION TO THE CONSTRUCTION TEAM ARE THE SAME. "THESE ARE THE SAME QUESTIONS WE ASK OUR SUPPLIERS AND VENDORS," SAYS HARRIS. "IT'S THE SAME QUESTIONS WE ASK OUR ARCHITECTS, AND THE SAME QUESTIONS WE ASK OUR OWNERS." THE ANSWERS TO THESE QUESTIONS ARE THE SAME, TOO. "IT'S THE SAME QUESTIONS WE ASK OUR SUPPLIERS AND VENDORS," SAYS HARRIS. "IT'S THE SAME QUESTIONS WE ASK OUR ARCHITECTS, AND THE SAME QUESTIONS WE ASK OUR OWNERS." THE ANSWERS TO THESE QUESTIONS ARE THE SAME, TOO.

16. SUE SHELL IS A 251 THROUGH A 257 FOR RESIDENT UNIT NO.

- # GENERAL PLAN PLAN NOTES

[illegible]

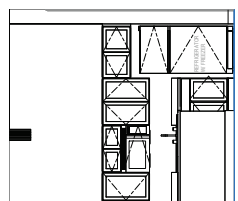


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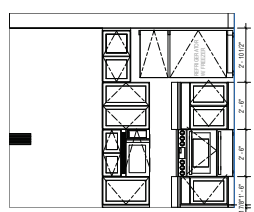
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GENERAL FLOOR PLAN NOTES

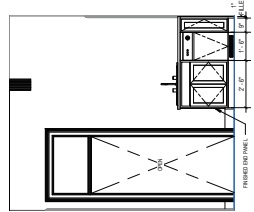
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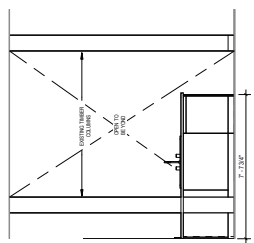
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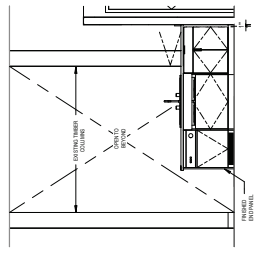
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38'-1 1/2"



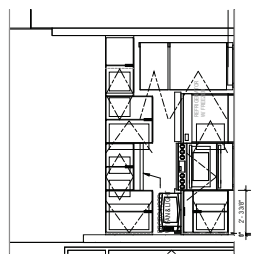
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38'-1 1/2"



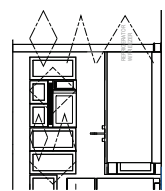
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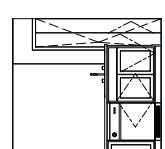
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38'-1 1/2"



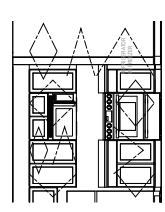
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38'-1 1/2"



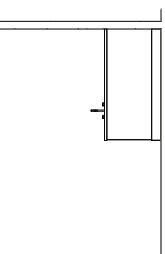
7 UNIT ELEVATION KITCHEN - C
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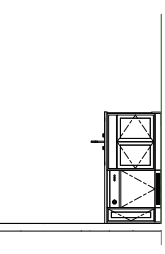
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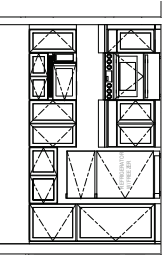
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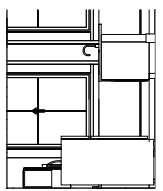
9 UNIT ELEVATION KITCHEN - C
38'-1 1/2"



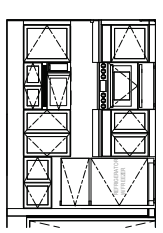
8 UNIT ELEVATION KITCHEN - B
38'-1 1/2"



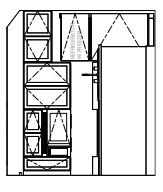
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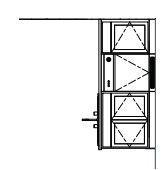
13 UNIT ELEVATION KITCHEN - B
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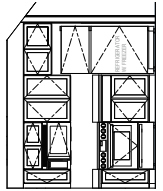
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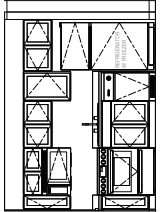
16 UNIT ELEVATION KITCHEN - C
38'-1 1/2"



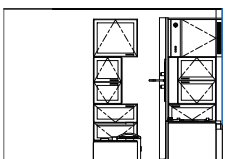
15 UNIT ELEVATION KITCHEN - B
38'-1 1/2"



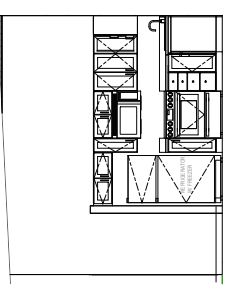
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38'-1 1/2"



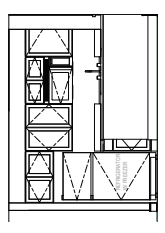
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38'-1 1/2"



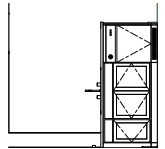
23 UNIT ELEVATION KITCHEN - B
38'-1 1/2"



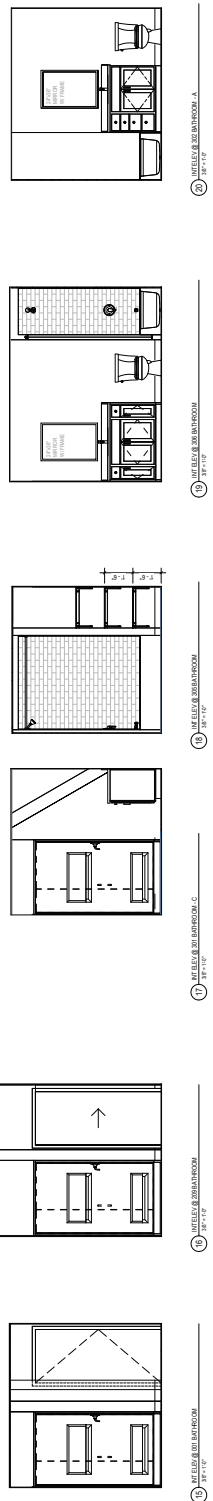
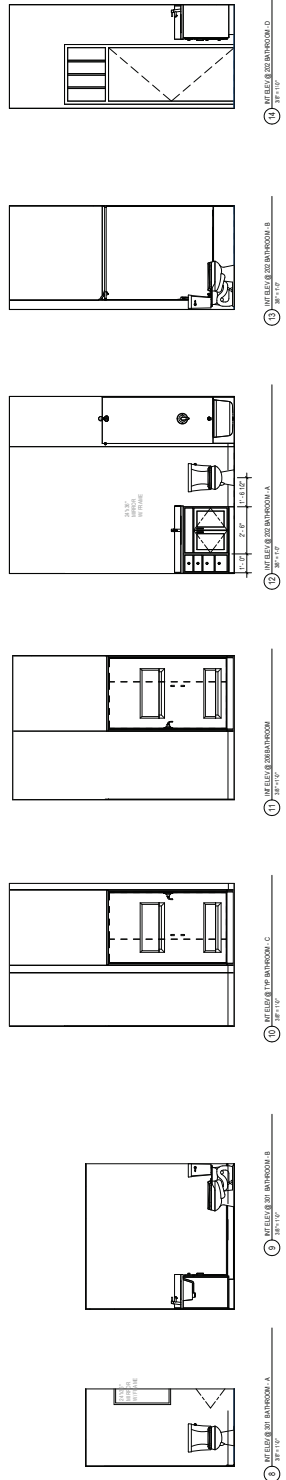
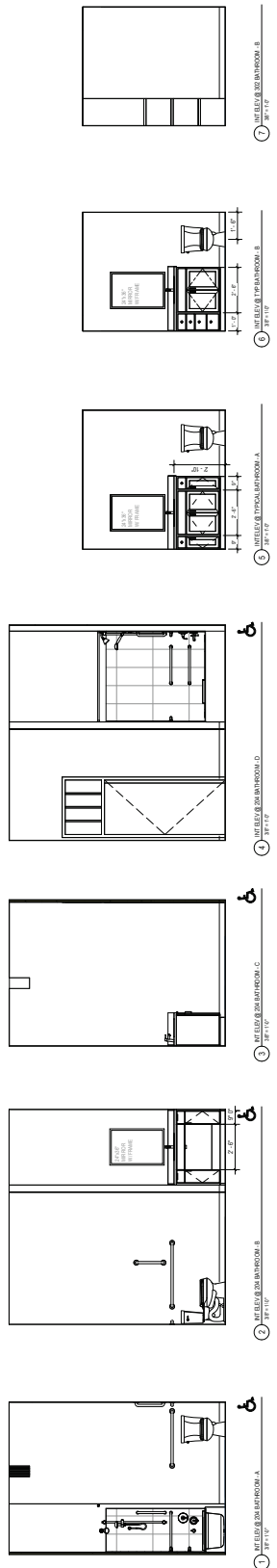
21 UNIT ELEVATION KITCHEN - A
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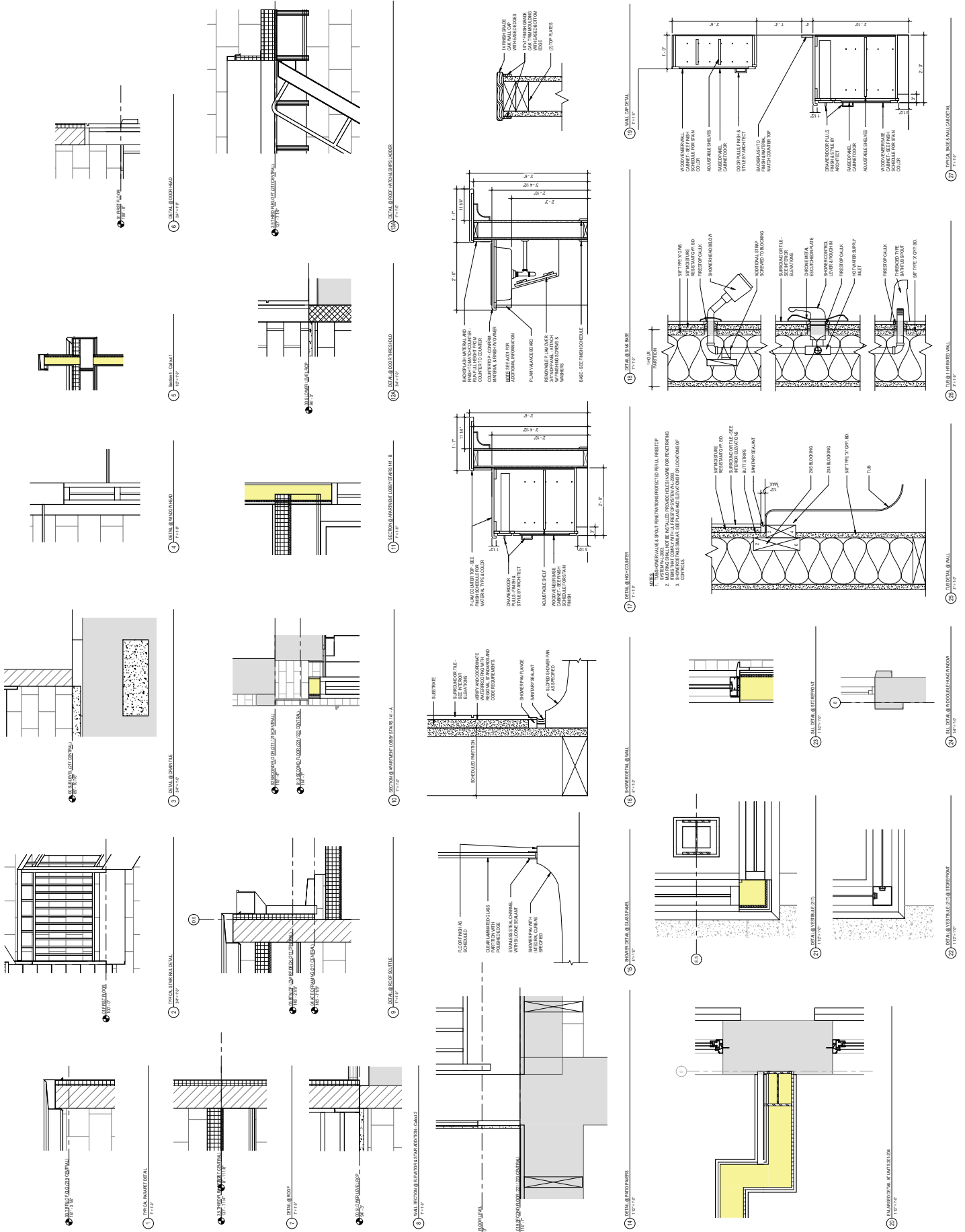


20 UNIT ELEVATION KITCHEN - C
38'-1 1/2"



19 UNIT ELEVATION KITCHEN - B
38'-1 1/2"





[illegible][illegible]

Exhibit C

Historic Inventory Files Partial Record for:

- **Site # 430 (RC-FAC-619)**
- **Site # 432 (RC-FAC-621)**
- **Site # 434 (RC-FAC-623)**

(insert records after this page)

HISTORIC SITES SURVEY OF FARIBAULT

PRESENT NAME OF SITE : GRANDIA'S/COUNTRY ANTIQUES

INVENTORY # RC-FAC-619

SITE ADDRESS : 215 - 217 CENTRAL AVE N
E SIDE OF STREETFIELDWORK DATE : 05 - 87
FIELDWORKER : Granger

SITE SUMMARY

INVENTORY #	PROPERTY TYPE	CONTRIBUTING STATUS	PHOTO I.D.
619 *	Commercial bldg./store	Contributing Building	17.9

PROPERTY SPECIFIC INFO

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

APPROX. LEGAL DESCRIPTION :

PRESENT OWNER'S NAME AND ADDRESS :

NEIGHBORHOOD SETTING :

SITE FEATURES :

POTENTIAL THREATS :

HISTORIC CONTEXTS :

Commerce

SIGNIFICANCE :

☒ LOCAL
☐ STATE
☐ NATIONAL

DESIGNATION STATUS :

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

HISTORIC SITES SURVEY
OF FARIBAULT



ROLL # 17
FRAME # 9

ADDRESS : 215 - 217 CENTRAL AVE N

ELEMENT SPECIFIC INFO

PRESENT NAME : GRANDIA'S/COUNTRY ANTIQUES
HISTORIC NAME : HILL BLOCK

INVENTORY # RC-FAC-619

ADDRESS : 215 - 217 CENTRAL AVE N

DESCRIPTION

DATE BUILT : 1874
DATE SOURCE : Date in cornice

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

STYLE : Italianate

INTACTNESS :

☐ INTACT
☒ SLIGHT ALTERED
☐ MODER ALTERED
☐ VERY ALTERED

CONDITION :

☐ EXCELL
☒ GOOD
☐ FAIR
☐ POOR

STORIES : 3
ROOF STYLE : Flat
WINDOWS : Elliptical arched 1/1
FOUNDATION :

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

ADDITIONAL COMMENTS : Heavy stone window hoods, heavy metal cornice. Painted brick.

ALTERATIONS : Third story windows filled, storefronts altered.

OPEN TO PUBLIC : ☐ YES ☐ NO ☒ LIMITED

BACKGROUND & SIGNIFICANCE

ARCHITECT :
CONTRACTOR :

ORIGINAL OWNER :

HISTORIC BACKGROUND :

SOURCES : Historic name from National Register nomination (Bloomberg, 1981).

STATEMENT OF SIGNIFICANCE :

Faribault Commercial Historic District

Street No **Street Name**

215

CENTRAL AVE

SHPO No

RC-FAC-619

Property Name

Hill Block

Current Owner

ALANO SOCIETY OF FBLT INC

PIN

1831126321

Zone

15

UTM Easting

478612

UTM Northing

4904464

USGS Map

Faribault

Township

110

Range

20

Section

31

Quarter

NE

Q Q

SW

Legal Description

Lot 008 Block 056 of ORIGINAL TOWN FARIBAULT
ORIG TOWN N2/3 L8 B56

Historic Use

Commerce: Business

Current Use

Commerce: Organizational

Description

Architectural Style

Italianate

Stories

3

Architect**Contractor****Primary Exterior**

Brick

Foundation

Stone

Roof Materials

Composition

Roof Form

Shed

Integrity

Slightly Altered

Condition

Good

Narrative Description

The Hill Block is a substantial nineteenth century commercial structure. the exterior is brick, now painted. The street level has been altered, with three bays. The center bay is a recessed entry, now filled with wood panels except for a single entry door. The plate windows are now tinted with three in the bays flanking the entryway. The transom lights and sign space are also filled with wood panels. On the the upper wall, the building shows its original character, with six bays divided into three sections by shallow brick piers. There are two windows in each bay (on each floor) with beautifully done elaborate hoods and painted stone sills. The windows themselves have a slight arch at the top. These are double-sash, one over one lights. The wall is capped by an elaborate cornice with modillions.

Faribault Commercial Historic District

Street No	Street Name	SHPO No	Property Name
215	CENTRAL AVE	RC-FAC-619	Hill Block

History

Date Built	Date Source	Original Owner
1874	Historic Properties Survey, 1987	

Historical Background

Born in 1829 in Massachusetts, Ansel Hill moved to Faribault in 1855, where he began manufacturing furniture. By 1863, Hill employed more than twenty men at his factory, while also serving as the town's only undertaker. After that building was destroyed in a fire, he built a new factory in 1875, which is still standing at 31 Third Street Northeast. Hill invested in several downtown buildings, including an opera house and several stores, becoming one of the city's largest property owners.

Ansel Hill continued to play an important role in the local community, not only as a businessman and building owner, but also as a leader and contributor to many civic organizations. When he died in 1897, the *Faribault Republican* declared, "His loyalty to Faribault was a conspicuous trait in his character."

There were at least two businesses on the street level, with regular turnover through the years. In 1902 Charles Degen operated a shoe store here. W. Retzlaff ran a clothing store in 1911. Christopher Shanahan operated a farm equipment store here in 1902 as well.

Sources

Historic Properties Survey, 1987; Polk City Directory, Faribault, 1902, 1911

Historic Context

Commerce

NRHP Current	Local District Current	NRHP Recommend	Contributing
Yes	Yes	Yes	Contributing

Surveyed by Daniel J. Hoisington October, November 2012

Faribault Commercial Historic District

Street No	Street Name	SHPO No	Property Name
215	CENTRAL AVE	RC-FAC-619	Hill Block





HISTORIC NAME: Faribault Historic Commercial District COUNTY: Rice
CURRENT NAME: CITY/TWP.: Faribault
LEGAL DESC.: See continuation sheet - page 4 ADDRESS: Central Avenue between 2nd and 3rd Streets

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

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

DATE CONSTRUCTED: 1870s - ca.1895 ORIGINAL USE: Commercial

ORIGINAL OWNER: ARCHITECT/BUILDER:

OWNER'S NAME AND ADDRESS: Multiple - see attached list ACREAGE: Less than one acre _____ approx. 4 acres

LOCAL CONTACT/CRG.: Rice County Historical Society,
P.O. Box 5, Faribault, MN 55105

FORM PREPARED BY: Britta Bloomberg

DATE: April 1981

UTM REFERENCE:

Faribault Quad. 7.5

15 / 478610 / 4904230

DESCRIPTION:

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

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

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

200 Block, west side

#202, Lieb Block, 1882 (now The Money Shop). Two stories; painted brick with seven bay symmetrical facade; windows separated by pilasters featuring arched hoods and keystones; corbelling beneath cornice; bracketted cornice with half round projection carrying name in center bay; original storefront partially intact.

#206, Batchelder and Buckham Building, c.1880 (now Astro Lighting). Three stories; painted brick; three bay symmetrical facade with paired windows in center bay; decorative hoods and cornice; altered storefront and upper sash infill.

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

#214, Cavanaugh and Co. Hardware, Stoves and Tinware, c.1870 (now Star Tailors). Two stories; painted brick; three second story windows with hoods and original sash; cornice with brackets and modillions; altered storefront with metal awning.

(see continuation sheet)

Description - continued

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

#220, Fred Fleckenstein Men's Furnishing Goods, c.1870 (now Missy'n More and Outlet Store). Two stories; painted brick; two three-bay sections separated by center pilaster strip; arched second story windows with decorative hoods; brackets and modillions at cornice; altered storefront.

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

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

200 Block, east side

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

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

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

#209, Felt Confectionery, c.1880 (now B. & J. Fabrics). Two stories; painted brick; three second story rectilinear windows with stone sills and lintels; decorative brick band at cornice; storefront partially intact.

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

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

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

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

(see continuation sheet)

Description - page 3

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

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

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

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

The continuity and integrity of the 200 block distinguishes it from the adjacent areas of Central Avenue in the downtown area.

SIGNIFICANCE:

The Faribault Historic Commercial District is significant as a remarkably well-preserved concentration of late nineteenth century commercial buildings located in a regionally important center of trade and commerce. All of the buildings in the District were constructed between 1870 and 1900 and provide a visible link to Faribault's period of greatest commercial development and economic independence. Faribault's strategic location between several major nineteenth century cities in southern Minnesota contributed greatly to its commercial and industrial growth and gained for it a reputation as a regionally important trade and manufacturing center. As the railroad links to Minneapolis and St. Paul, Owatonna, Albert Lea, Mankato, and Red Wing were completed during the mid to late nineteenth century, Faribault's economy flourished. A four block business district grew up along Central Avenue to support the commercial needs of the growing population; the 200 block of Central Avenue is the best preserved segment of the business district that developed. Here were located businesses that span the wide range of nineteenth century commercial establishments: hardware stores, drug stores, books and stationery stores, men and women's clothing stores, dry goods stores, a harness shop, and confectioneries, as well as office facilities for area professionals on the second and third floors of the buildings. Here also were halls for some of Faribault's societies, including the Masons and the Faribault Scandinavian Harmonia Society. The survival quality of the block as a whole makes it possible to observe the variations of popular designs in commercial buildings during the late nineteenth century in both the modest two story structures and the large commercial blocks. As an area distinguished for its continuity in period, materials, design, and integrity and for its continued utilization by small individual commercial establishments, the Faribault Historic Commercial District is an important link to Faribault's commercial development.

Legal Description:

Part of Blocks 56 and 57, Original Town of Faribault, described as follows. Begin at the northeast corner of lot 6, block 56; commence Sly to the southeast corner of lot 8, block 56; thence Wly 49 ft.; thence Sly 132 ft.; thence Wly 100 ft. to southwest corner of block 56; continue Wly across Central Avenue to southeast corner of block 57; thence Wly 130 ft.; thence Nly 66 ft.; thence Wly 19 ft.; thence Nly 220 ft.; thence Ely 22 ft.; thence Nly 44 ft.; thence Ely 127 ft. to northeast corner of lot 5, block 57; continue Ely across Central Avenue to northwest corner of block 56 and thence Ely 149 ft. to point of beginning.

Bibliography:

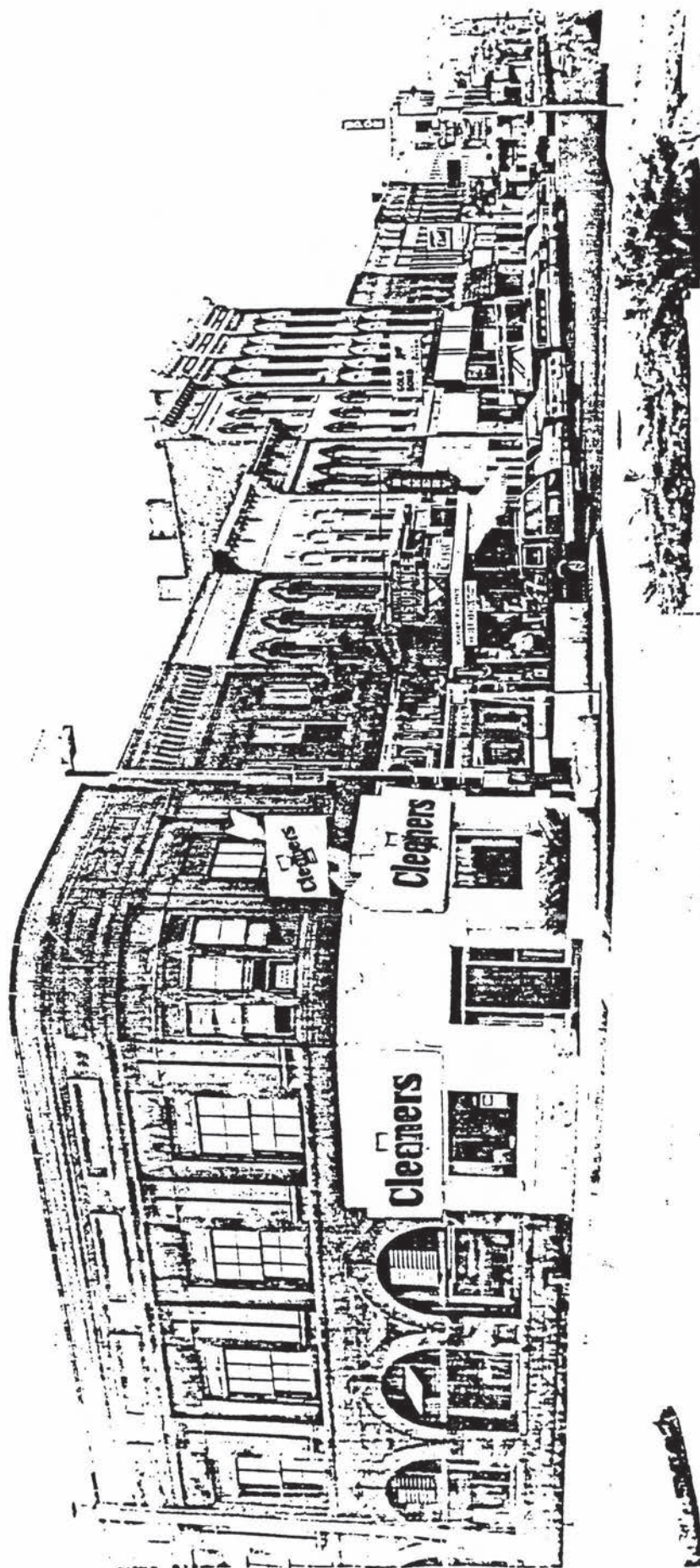
Faribault Republican

Polk and Co.'s Rice County Directory 1907-08, St. Paul: 1908.

Minnesota Historical Society Photo Collection, Audio-Visual Department, St. Paul.

Sanborn Insurance Company maps, 1884, 1889, 1893, 1899, 1903, 1905, 1914, 1921, 1930.

Faribault Historic Commercial District, East side, Central Avenue, Faribault, 1980,
Southeast 03650/2a



HISTORIC SITES SURVEY OF FARIBAULT

PRESENT NAME OF SITE : DISCOUNT DEPOT

INVENTORY # RC-FAC-621

SITE ADDRESS : 219 CENTRAL AVE N
E SIDE OF STREETFIELDWORK DATE : 05 - 87
FIELDWORKER : Granger

SITE SUMMARY

INVENTORY #	PROPERTY TYPE	CONTRIBUTING STATUS	PHOTO I.D.
621 *	Commercial bldg./store	Contributing Building	17.10

PROPERTY SPECIFIC INFO

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

APPROX. LEGAL DESCRIPTION :

PRESENT OWNER'S NAME AND ADDRESS :

NEIGHBORHOOD SETTING :

SITE FEATURES :

POTENTIAL THREATS :

HISTORIC CONTEXTS :

Commerce

SIGNIFICANCE :

☒ LOCAL
☐ STATE
☐ NATIONAL

DESIGNATION STATUS :

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

ELEMENT SPECIFIC INFO

PRESENT NAME : DISCOUNT DEPOT
HISTORIC NAME : POST BLOCK

INVENTORY # RC-FAC-621

ADDRESS : 219 CENTRAL AVE N

DESCRIPTION

DATE BUILT : Circa 1870
DATE SOURCE :

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

STYLE : Italianate

INTACTNESS :

☐ INTACT
☒ SLIGHT ALTERED
☐ MODER ALTERED
☐ VERY ALTERED

CONDITION :

☐ EXCELL
☐ GOOD
☒ FAIR
☐ POOR

STORIES : 2
ROOF STYLE : Flat
WINDOWS : Elliptical arched 1/1
FOUNDATION :

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

ADDITIONAL COMMENTS : Heavy stone Italianate window hoods and heavy metal cornice.
Painted brick.

ALTERATIONS : Storefront alterations.

OPEN TO PUBLIC : ☐ YES ☐ NO ☒ LIMITED

BACKGROUND & SIGNIFICANCE

ARCHITECT :
CONTRACTOR :

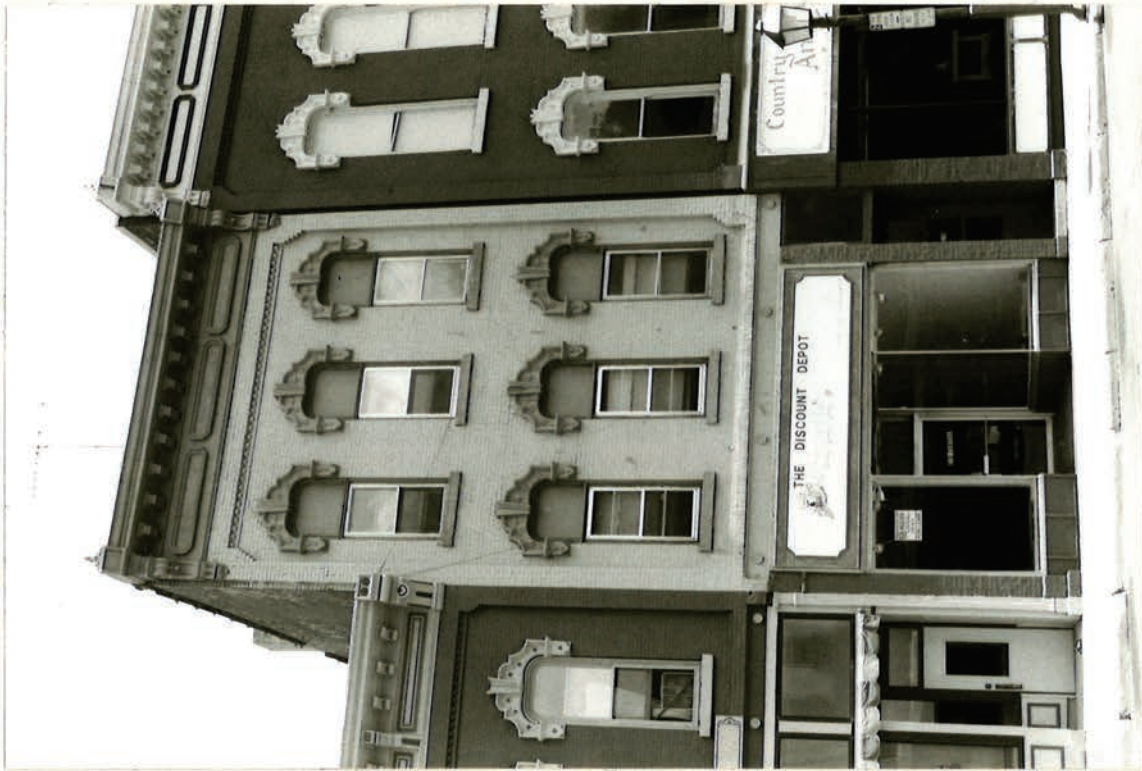
ORIGINAL OWNER :

HISTORIC BACKGROUND :

SOURCES : Historic name from National Register nomination (Bloomberg, 1981).

STATEMENT OF SIGNIFICANCE :

HISTORIC SITES SURVEY
OF FARIBAULT



ROLL # 17
FRAME # 10

ADDRESS : 219 CENTRAL AVE N

Faribault Commercial Historic District

Street No **Street Name**

219

CENTRAL AVE

SHPO No

RC-FAC-621

Property Name

Post Block

Current Owner

CHATTO JAMES R

PIN

1831126320

Zone

15

UTM Easting

478612

UTM Northing

4904454

USGS Map

Faribault

Township

110

Range

20

Section

31

Quarter

NE

Q Q

SW

Legal Description

Lot 007 Block 056 of ORIGINAL TOWN FARIBAULT
ORIG TOWN S1/3 W149FT L7 B56 5 UNITS

Historic Use

Commerce: Specialty Store

Current Use

Commerce: Specialty Store

Description

Architectural Style

Italianate

Stories

3

Architect**Contractor****Primary Exterior**

Brick

Foundation

Stone

Roof Materials

Composition

Roof Form

Flat

Integrity

Slightly Altered

Condition

Excellent

Narrative Description

This is a fine Italianate style commercial block. It is three stories and sheathed in painted brick. On the street level, the storefront retains its basic form, with four bays, including a single entry door on the south side, then the three part group with a recessed central entry flanked by plate glass windows. The kickplate is wood. Transom lights are in place, now with tinted plate windows. On the upper wall, there are three bays with double-sash, one over one lights. All have an elaborate Italianate molded hood. The wall is capped by an fine raised metal cornice with corner brackets and modillions.

Faribault Commercial Historic District

Street No	Street Name	SHPO No	Property Name
219	CENTRAL AVE	RC-FAC-621	Post Block

History

Date Built	Date Source	Original Owner
1874 ca.	Historic Properties Survey, 1987	

Historical Background

Known as the Post Block,

Sources

Historic Properties Survey, 1987; Polk City Directory, Faribault; Faribault HPC Property Files; Rice County Assessors Records

Historic Context

Commerce

NRHP Current	Local District Current	NRHP Recommend	Contributing
Yes	Yes	Yes	Contributing

Surveyed by Daniel J. Hoisington October, November 2012

Faribault Commercial Historic District

Street No	Street Name	SHPO No	Property Name
219	CENTRAL AVE	RC-FAC-621	Post Block



HISTORIC NAME: Faribault Historic Commercial District COUNTY: Rice
CURRENT NAME: CITY/TWP.: Faribault
LEGAL DESC.: See continuation sheet - page 4 ADDRESS: Central Avenue between 2nd and 3rd Streets

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

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

DATE CONSTRUCTED: 1870s - ca.1895 ORIGINAL USE: Commercial

ORIGINAL OWNER: ARCHITECT/BUILDER:

OWNER'S NAME AND ADDRESS: Multiple - see attached list ACREAGE: Less than one acre _____ approx. 4 acres

LOCAL CONTACT/CRG.: Rice County Historical Society,
P.O. Box 5, Faribault, MN 55105

FORM PREPARED BY: Britta Bloomberg

DATE: April 1981

UTM REFERENCE:

Faribault Quad. 7.5

15 / 478610 / 4904230

DESCRIPTION:

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

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

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

200 Block, west side

#202, Lieb Block, 1882 (now The Money Shop). Two stories; painted brick with seven bay symmetrical facade; windows separated by pilasters featuring arched hoods and keystones; corbelling beneath cornice; bracketted cornice with half round projection carrying name in center bay; original storefront partially intact.

#206, Batchelder and Buckham Building, c.1880 (now Astro Lighting). Three stories; painted brick; three bay symmetrical facade with paired windows in center bay; decorative hoods and cornice; altered storefront and upper sash infill.

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

#214, Cavanaugh and Co. Hardware, Stoves and Tinware, c.1870 (now Star Tailors). Two stories; painted brick; three second story windows with hoods and original sash; cornice with brackets and modillions; altered storefront with metal awning.

(see continuation sheet)

Description - continued

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

#220, Fred Fleckenstein Men's Furnishing Goods, c.1870 (now Missy'n More and Outlet Store). Two stories; painted brick; two three-bay sections separated by center pilaster strip; arched second story windows with decorative hoods; brackets and modillions at cornice; altered storefront.

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

200 Block, east side

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

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

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

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

(see continuation sheet)

Description - page 3

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

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

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The continuity and integrity of the 200 block distinguishes it from the adjacent areas of Central Avenue in the downtown area.

SIGNIFICANCE:

The Faribault Historic Commercial District is significant as a remarkably well-preserved concentration of late nineteenth century commercial buildings located in a regionally important center of trade and commerce. All of the buildings in the District were constructed between 1870 and 1900 and provide a visible link to Faribault's period of greatest commercial development and economic independence. Faribault's strategic location between several major nineteenth century cities in southern Minnesota contributed greatly to its commercial and industrial growth and gained for it a reputation as a regionally important trade and manufacturing center. As the railroad links to Minneapolis and St. Paul, Owatonna, Albert Lea, Mankato, and Red Wing were completed during the mid to late nineteenth century, Faribault's economy flourished. A four block business district grew up along Central Avenue to support the commercial needs of the growing population; the 200 block of Central Avenue is the best preserved segment of the business district that developed. Here were located businesses that span the wide range of nineteenth century commercial establishments: hardware stores, drug stores, books and stationery stores, men and women's clothing stores, dry goods stores, a harness shop, and confectioneries, as well as office facilities for area professionals on the second and third floors of the buildings. Here also were halls for some of Faribault's societies, including the Masons and the Faribault Scandinavian Harmonia Society. The survival quality of the block as a whole makes it possible to observe the variations of popular designs in commercial buildings during the late nineteenth century in both the modest two story structures and the large commercial blocks. As an area distinguished for its continuity in period, materials, design, and integrity and for its continued utilization by small individual commercial establishments, the Faribault Historic Commercial District is an important link to Faribault's commercial development.

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Bibliography:

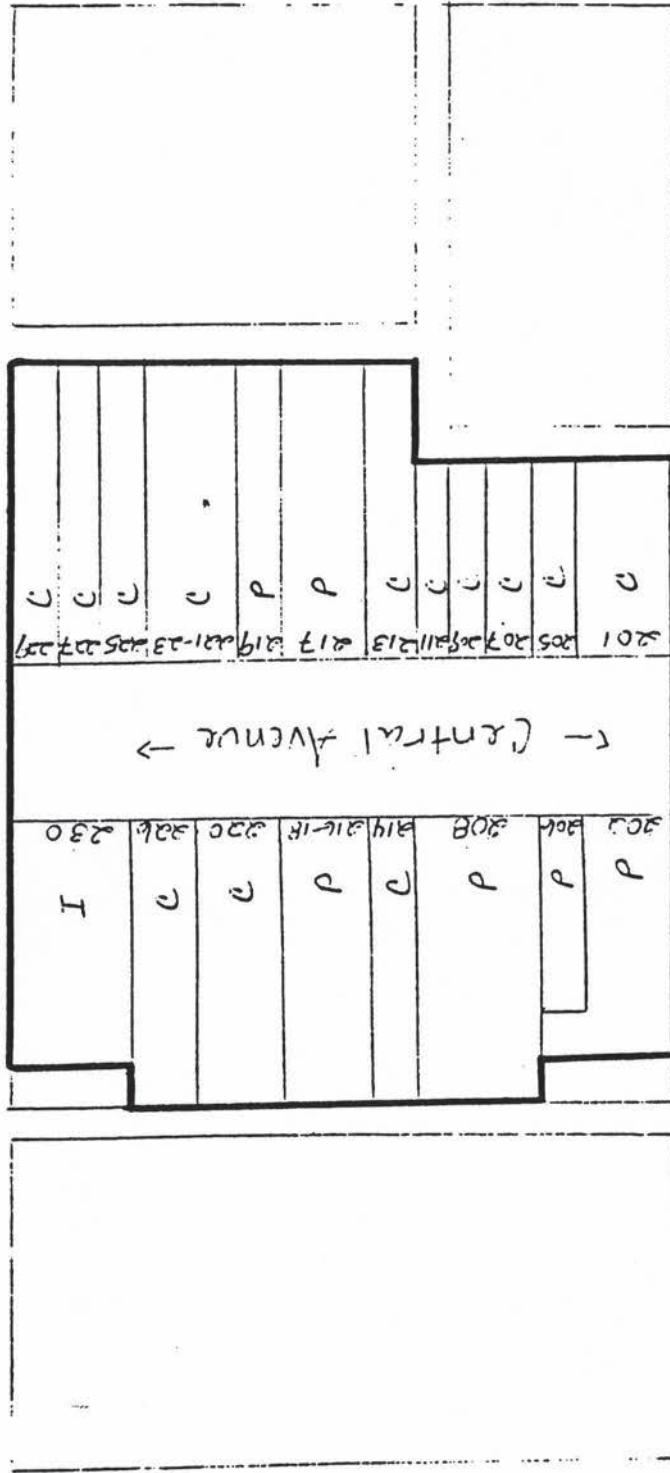
Faribault Republican

Polk and Co.'s Rice County Directory 1907-08, St. Paul: 1908.

Minnesota Historical Society Photo Collection, Audio-Visual Department, St. Paul.

Sanborn Insurance Company maps, 1884, 1889, 1893, 1899, 1903, 1905, 1914, 1921, 1930.

Third Street NW →



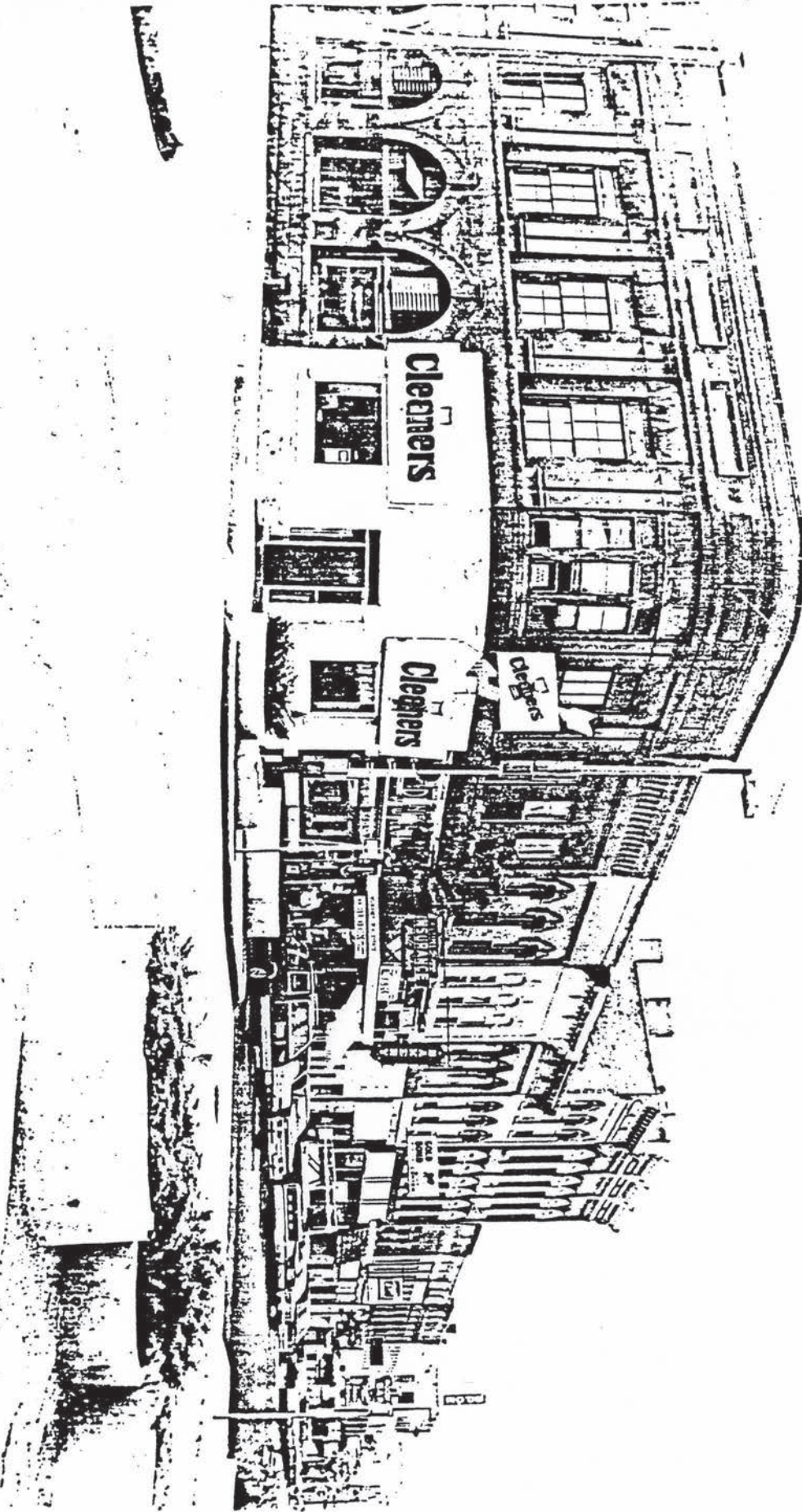
← Second Street NW →

→ Z

Key: — District Boundaries

P	Pivotal
C	Contributing
I	Intrusive

Faribault Historic Commercial District, East side, Central Avenue, Faribault, 1980,
Southeast 03650/2a



ELEMENT SPECIFIC INFO

PRESENT NAME : OLSON, DDS/DUSEK'S BAKERY
HISTORIC NAME : KINSEY DRY GOODS/PIKE AND MONROE

INVENTORY # RC-FAC-623

ADDRESS : 221 - 223 CENTRAL AVE N

DESCRIPTION

DATE BUILT : Circa 1875
DATE SOURCE :

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

STYLE : Italianate

INTACTNESS :

☐ INTACT
☒ SLIGHT ALTERED
☐ MODER ALTERED
☐ VERY ALTERED

CONDITION :

☐ EXCELL
☒ GOOD
☐ FAIR
☐ POOR

STORIES : 2
ROOF STYLE : Flat
WINDOWS : Elliptical arched 1/1
FOUNDATION :

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

ADDITIONAL COMMENTS : Italianate window hoods, cornice. Painted brick.

ALTERATIONS : Storefronts altered.

OPEN TO PUBLIC : ☐ YES ☐ NO ☒ LIMITED

BACKGROUND & SIGNIFICANCE

ARCHITECT :
CONTRACTOR :

ORIGINAL OWNER :

HISTORIC BACKGROUND :

SOURCES : Historic names from National Register nomination (Bloomberg, 1981).

STATEMENT OF SIGNIFICANCE :

HISTORIC SITES SURVEY OF FARIBAULT

PRESENT NAME OF SITE : OLSON, DDS/DUSEK'S BAKERY

INVENTORY # RC-FAC-623

SITE ADDRESS : 221 - 223 CENTRAL AVE N
E SIDE OF STREETFIELDWORK DATE : 05 - 87
FIELDWORKER : Granger

SITE SUMMARY

INVENTORY #	PROPERTY TYPE	CONTRIBUTING STATUS	PHOTO I.D.
623 *	Commercial bldg./store	Contributing Building	17.11

PROPERTY SPECIFIC INFO

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

APPROX. LEGAL DESCRIPTION :

PRESENT OWNER'S NAME AND ADDRESS :

NEIGHBORHOOD SETTING :

SITE FEATURES :

POTENTIAL THREATS :

HISTORIC CONTEXTS :

Commerce

SIGNIFICANCE :

☒ LOCAL
☐ STATE
☐ NATIONAL

DESIGNATION STATUS :

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

HISTORIC SITES SURVEY
OF FARIBAULT



ROLL # 17

FRAME # 11

ADDRESS : 221 - 223 CENTRAL AVE N

Faribault Commercial Historic District

Street No **Street Name**

223

CENTRAL AVE

SHPO No

RC-FAC-623

Property Name

Kinsey Dry Goods

Current Owner

C & C PROPERTY MANAGEMENT

PIN

1831126319

Zone

15

UTM Easting

478612

UTM Northing

4904474

USGS Map

Faribault

Township

110

Range

20

Section

31

Quarter

NE

Q Q

SW

Legal Description

Lot 007 Block 056 of ORIGINAL TOWN FARIBAULT
ORIG TOWN N2/3 L7 B56

Historic Use

Commerce: Specialty Store

Current Use

Commerce: Specialty Store

Description

Architectural Style

Italianate

Stories

2

Architect**Contractor****Primary Exterior**

Brick

Foundation

Stone

Roof Materials

Composition

Roof Form

Flat

Integrity

Slightly Altered

Condition

Good

Narrative Description

Two stories with a rectangular plan, the building uses a painted brick on the exterior. There are three bays with hooded second story windows with thin stone sills. The wall is terminated with an elaborate raised cornice with brackets and modillions. The storefront has been altered but retains its historic plan, which was a central single entry door for the upper floors, and three bay storefronts on either side. The north storefront has its recessed entry in the middle bay, flanked by plate windows, The south storefront has the recessed entry on the south side. Transom lights are in place.

Faribault Commercial Historic District

Street No	Street Name	SHPO No	Property Name
223	CENTRAL AVE	RC-FAC-623	Kinsey Dry Goods

History

Date Built	Date Source	Original Owner
1870 ca.	Historic Properties Survey, 1987	

Historical Background

In 1902 through 1911 Lindberg Brothers Clothing was located here.

Sources

Historic Properties Survey, 1987; Polk City Directory, Faribault; Faribault HPC Property Files; Rice County Assessors Records

Historic Context

Commerce

NRHP Current	Local District Current	NRHP Recommend	Contributing
Yes	Yes	Yes	Contributing

Surveyed by Daniel J. Hoisington October, November 2012

Faribault Commercial Historic District

Street No	Street Name	SHPO No	Property Name
223	CENTRAL AVE	RC-FAC-623	Kinsey Dry Goods



HISTORIC NAME: Faribault Historic Commercial District

COUNTY: Rice

CURRENT NAME:

CITY/TWP.: Faribault

LEGAL DESC.:

See continuation sheet - page 4

ADDRESS:

Central Avenue between 2nd and 3rd
Streets

CLASSIFICATION:

Building _____

Structure _____

Subject _____

District X

CONDITION:

Excellent _____

Good X

Fair _____

Deteriorated _____

SIGNIFICANCE:

Local X

State _____

National _____

THEME/S:

Primary CommerceSecondary Architecture

Others _____

OPEN TO THE PUBLIC:

Yes _____ No _____ Restricted X

VISIBLE FROM THE ROAD:

Yes X No _____

OCCUPIED:

Yes X No _____

PRESENT USE:

Commercial

DATE CONSTRUCTED: 1870s - ca.1895

ORIGINAL USE: Commercial

ORIGINAL OWNER:

ARCHITECT/BUILDER:

OWNER'S NAME AND ADDRESS: Multiple - see attached list

ACREAGE: Less than one acre _____
approx. 4 acresLOCAL CONTACT/CRG.: Rice County Historical Society,
P.O. Box 5, Faribault, MN 55105

UTM REFERENCE:

Faribault Quad. 7.5

FORM PREPARED BY: Britta Bloomberg

15 / 478610 / 4904230

DATE: April 1981

DESCRIPTION:

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

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

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

200 Block, west side

#202, Lieb Block, 1882 (now The Money Shop). Two stories; painted brick with seven bay symmetrical facade; windows separated by pilasters featuring arched hoods and keystones; corbelling beneath cornice; bracketted cornice with half round projection carrying name in center bay; original storefront partially intact.

#206, Batchelder and Buckham Building, c.1880 (now Astro Lighting). Three stories; painted brick; three bay symmetrical facade with paired windows in center bay; decorative hoods and cornice; altered storefront and upper sash infill.

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

#214, Cavanaugh and Co. Hardware, Stoves and Tinware, c.1870 (now Star Tailors). Two stories; painted brick; three second story windows with hoods and original sash; cornice with brackets and modillions; altered storefront with metal awning.

(see continuation sheet)

Description - continued

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

#220, Fred Fleckenstein Men's Furnishing Goods, c.1870 (now Missy'n More and Outlet Store). Two stories; painted brick; two three-bay sections separated by center pilaster strip; arched second story windows with decorative hoods; brackets and modillions at cornice; altered storefront.

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

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

200 Block, east side

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

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

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

#209, Felt Confectionery, c.1880 (now B. & J. Fabrics). Two stories; painted brick; three second story rectilinear windows with stone sills and lintels; decorative brick band at cornice; storefront partially intact.

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

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

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

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

(see continuation sheet)

Description - page 3

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

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

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

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

The continuity and integrity of the 200 block distinguishes it from the adjacent areas of Central Avenue in the downtown area.

SIGNIFICANCE:

The Faribault Historic Commercial District is significant as a remarkably well-preserved concentration of late nineteenth century commercial buildings located in a regionally important center of trade and commerce. All of the buildings in the District were constructed between 1870 and 1900 and provide a visible link to Faribault's period of greatest commercial development and economic independence. Faribault's strategic location between several major nineteenth century cities in southern Minnesota contributed greatly to its commercial and industrial growth and gained for it a reputation as a regionally important trade and manufacturing center. As the railroad links to Minneapolis and St. Paul, Owatonna, Albert Lea, Mankato, and Red Wing were completed during the mid to late nineteenth century, Faribault's economy flourished. A four block business district grew up along Central Avenue to support the commercial needs of the growing population; the 200 block of Central Avenue is the best preserved segment of the business district that developed. Here were located businesses that span the wide range of nineteenth century commercial establishments: hardware stores, drug stores, books and stationery stores, men and women's clothing stores, dry goods stores, a harness shop, and confectioneries, as well as office facilities for area professionals on the second and third floors of the buildings. Here also were halls for some of Faribault's societies, including the Masons and the Faribault Scandinavian Harmonia Society. The survival quality of the block as a whole makes it possible to observe the variations of popular designs in commercial buildings during the late nineteenth century in both the modest two story structures and the large commercial blocks. As an area distinguished for its continuity in period, materials, design, and integrity and for its continued utilization by small individual commercial establishments, the Faribault Historic Commercial District is an important link to Faribault's commercial development.

Legal Description:

Part of Blocks 56 and 57, Original Town of Faribault, described as follows. Begin at the northeast corner of lot 6, block 56; commence Sly to the southeast corner of lot 8, block 56; thence Wly 49 ft.; thence Sly 132 ft.; thence Wly 100 ft. to southwest corner of block 56; continue Wly across Central Avenue to southeast corner of block 57; thence Wly 130 ft.; thence Nly 66 ft.; thence Wly 19 ft.; thence Nly 220 ft.; thence Ely 22 ft.; thence Nly 44 ft.; thence Ely 127 ft. to northeast corner of lot 5, block 57; continue Ely across Central Avenue to northwest corner of block 56 and thence Ely 149 ft. to point of beginning.

Bibliography:

Faribault Republican

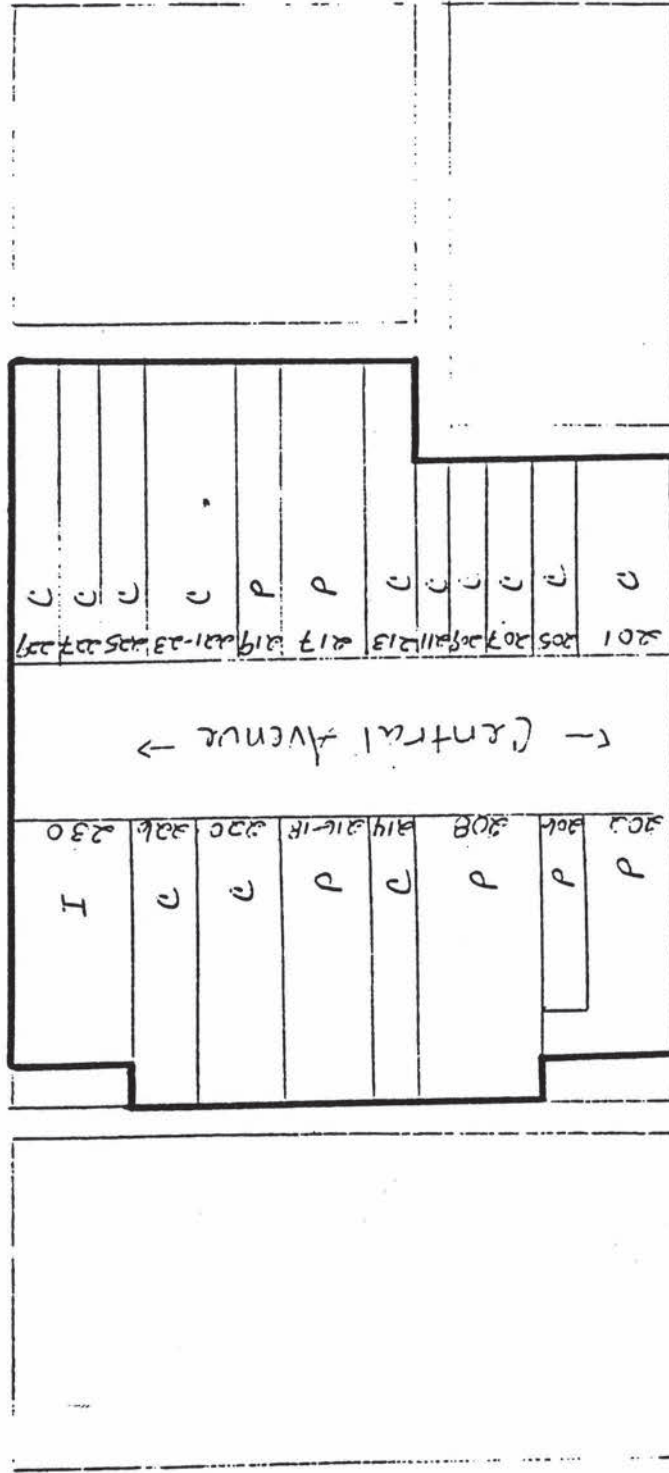
Polk and Co.'s Rice County Directory 1907-08, St. Paul: 1908.

Minnesota Historical Society Photo Collection, Audio-Visual Department, St. Paul.

Sanborn Insurance Company maps, 1884, 1889, 1893, 1899, 1903, 1905, 1914, 1921, 1930.

FARIBAUT HISTORIC COMMERCIAL DISTRICT

← Third Street NW →

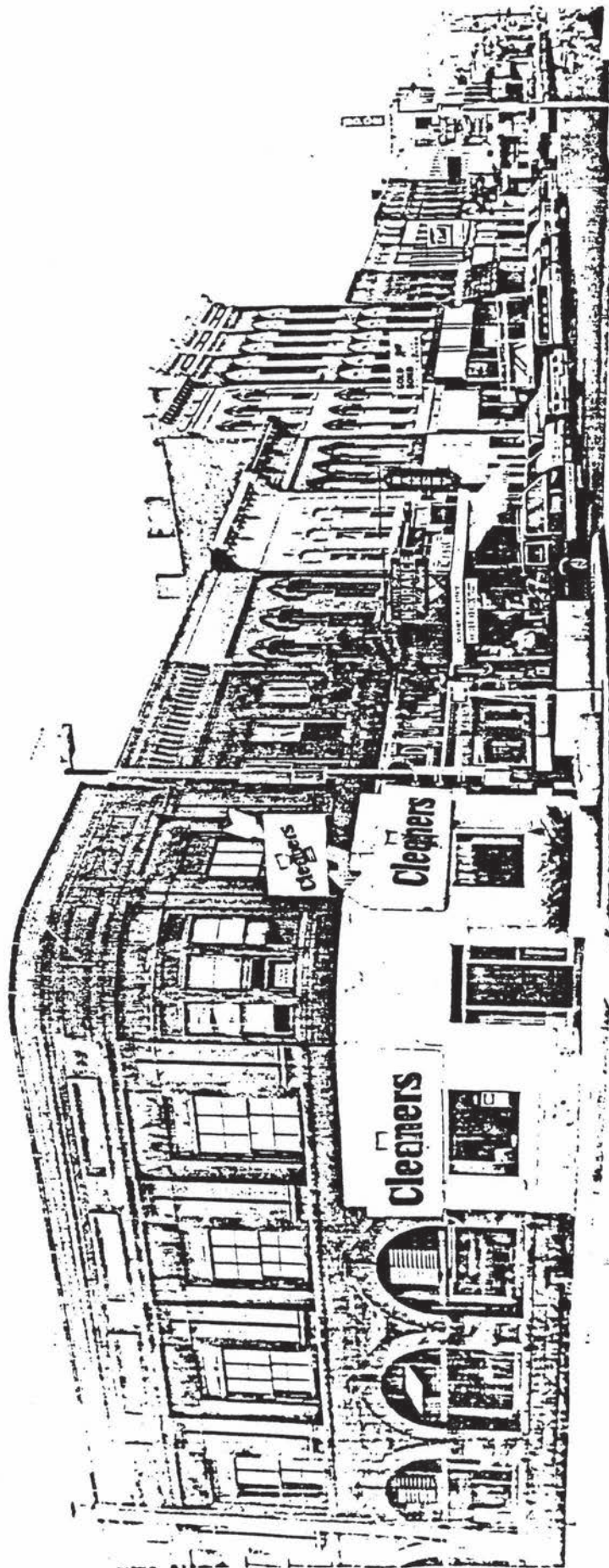


← Second Street NW →

↑ N

- Key:
- District Boundaries
 - P Pivotal
 - C Contributing
 - I Intrusive

Faribault Historic Commercial District, East side, Central Avenue, Faribault, 1980,
Southeast 03650/2a





Request for Action

TO: Faribault Heritage Preservation
Commission
FROM: Harry Davis, City Planning Manager
THROUGH:
MEETING DATE: May 20, 2026
SUBJECT: Resolution HPC-2026-003 Approve a COA
for 208 1st Ave NW

BACKGROUND:

The City of Faribault (Applicant/Property Owner) submitted a COA application for converting a parking lot into a green space plaza at 208 1st Ave NW. The property is within the Heritage Preservation District and zoned P/I, Public Institutional. Staff reviewed the project and the Commercial District Design Guidelines and the Secretary of the Interior's Standards and determined that the conversion and new plaza are compatible and respectful to City Hall's character and craftsmanship. Staff recommends in favor of the project as requested. Please see the attached resolution for a full list of criteria and findings

REQUESTED ACTION:

Approve Resolution HPC-2026-003

ATTACHMENTS:

1. Resolution HPC-2026-003 Approve a COA for 208 1st Ave NW

CITY OF FARIBAULT

HERITAGE PRESERVATION COMMISSION

RESOLUTION #HPC-2026-003

APPROVE A CERTIFICATE OF APPROPRIATENESS FOR 208 1ST AVE NW

WHEREAS, the City of Faribault (Owner/Applicant) submitted a Certificate of Appropriateness (COA) application for property at 208 1st Ave NW in the City of Faribault's Heritage Preservation District (HPD); and

WHEREAS, the Applicant seeks approval to remove an existing parking lot and convert the area into a green space and rain garden (attached as Exhibit B); and

WHEREAS, according to the City's Historic Building Inventory (# RC-FAC-13; Site File #12) this building is significant for its red brick, granite trim, its design by Harry W. Jones from Minnesota, and being one of the oldest standing public building in Faribault (attached in Exhibit C); and

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

WHEREAS, the HPC reviewed the recommended findings at a public meeting of the commission on May 20, 2026; and

WHEREAS, the HPC approved a Certificate of Appropriateness (Exhibit A) on May 20, 2026 subject to conditions stated in Section 2 of this Resolution, and adopted the following criteria and findings:

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

Finding: The use of the property is not changing with the proposed parking lot conversion. The building and use is not changing, and the parking lot does not have historical significance.

2. **The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.**

Finding: The parking lot conversion into green space will not remove or alter distinctive features of the building.

3. **Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**

Finding: No changes will be made to create a false sense of historical development.

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

Finding: No proposed changes to the property will remove or impair any historical changes previously made to the property.

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

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

6. **Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**

Finding: The parking lot is nonconforming according to current standards and the addition of a rain garden and additional green space will be beneficial for the property and stormwater management.

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

Finding: This standard does not apply. No chemical or physical treatments are used with this proposal.

- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**

Finding: This standard does not apply. No archaeological resources are impacted by the proposal.

- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**

Finding: The new green space will be complimentary to the existing and remaining parking lot. The green space will highlight the historical and current entrances to City Hall.

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

Finding: The new green space could be converted in the future if needed.

NOW, THEREFORE, BE IT RESOLVED BY THE HERITAGE PRESERVATION COMMISSION OF THE CITY OF FARIBAULT, MINNESOTA, AS FOLLOWS:

Section 1. Certificate of Appropriateness. The Heritage Preservation Commission hereby approves a COA for the new plaza at 2081st Ave NW, as requested.

Section 2. Conditions of Approval. The Heritage Preservation Commission adopts and applies the following conditions of approval to the COA issued on May 20, 2026:

1. The applicant shall submit the necessary permits consistent with the approved COA. Any substantial changes or variations to the proposal, as determined by the City Planning Manager, shall require additional review and approval by the HPC.
2. All work must be completed by November 21, 2027. If an extension is required, the applicant must submit a written request to the City Planning Manager by October 20, 2027. Failure to receive an extension by October 20, 2027 or failure to complete the work described in this document by the deadline will render this Certificate of Appropriateness void.

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

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

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

Date Adopted: May 20, 2026

Faribault Heritage Preservation Commission

Chair

ATTEST:

City Planning Manager

Exhibit A

COA Design Review
(add after approval and signatures)

DESIGN REVIEW APPLICATION FORM

Heritage Preservation Commission

CERTIFICATE OF APPROPRIATENESS

Site Address: 208 1st Ave NW, Faribault, MN 55021

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

David Wanberg, Director of Community & Economic Development

Notes:

1. The application submitted by the City of Faribault for property at 208 1st Ave NW, reviewed by the HPC on May 20, 2026, is approved and issued a Certificate of Appropriateness with the conditions outlined below per Resolution HPC-2026-003.
2. The criteria and findings in Resolution HPC-2026-003 shall form the foundation for approval of the COA.
3. The applicant shall submit the necessary permits consistent with the approved COA. Any substantial changes or variations to the proposal, as determined by the City Planning Manager, shall require additional review and approval by the HPC.
4. All work must be completed by November 21, 2027. If an extension is required, the applicant must submit a written request to the City Planning Manager by October 20, 2027. Failure to receive an extension by October 20, 2027 or failure to complete the work described in this document by the deadline will render this Certificate of Appropriateness void.

Date of Heritage Preservation Commission Review: 05/20/2026_____
Certificate of Appropriateness Issued: 05/21/2026_____
Expiration Date 11/21/2027_____

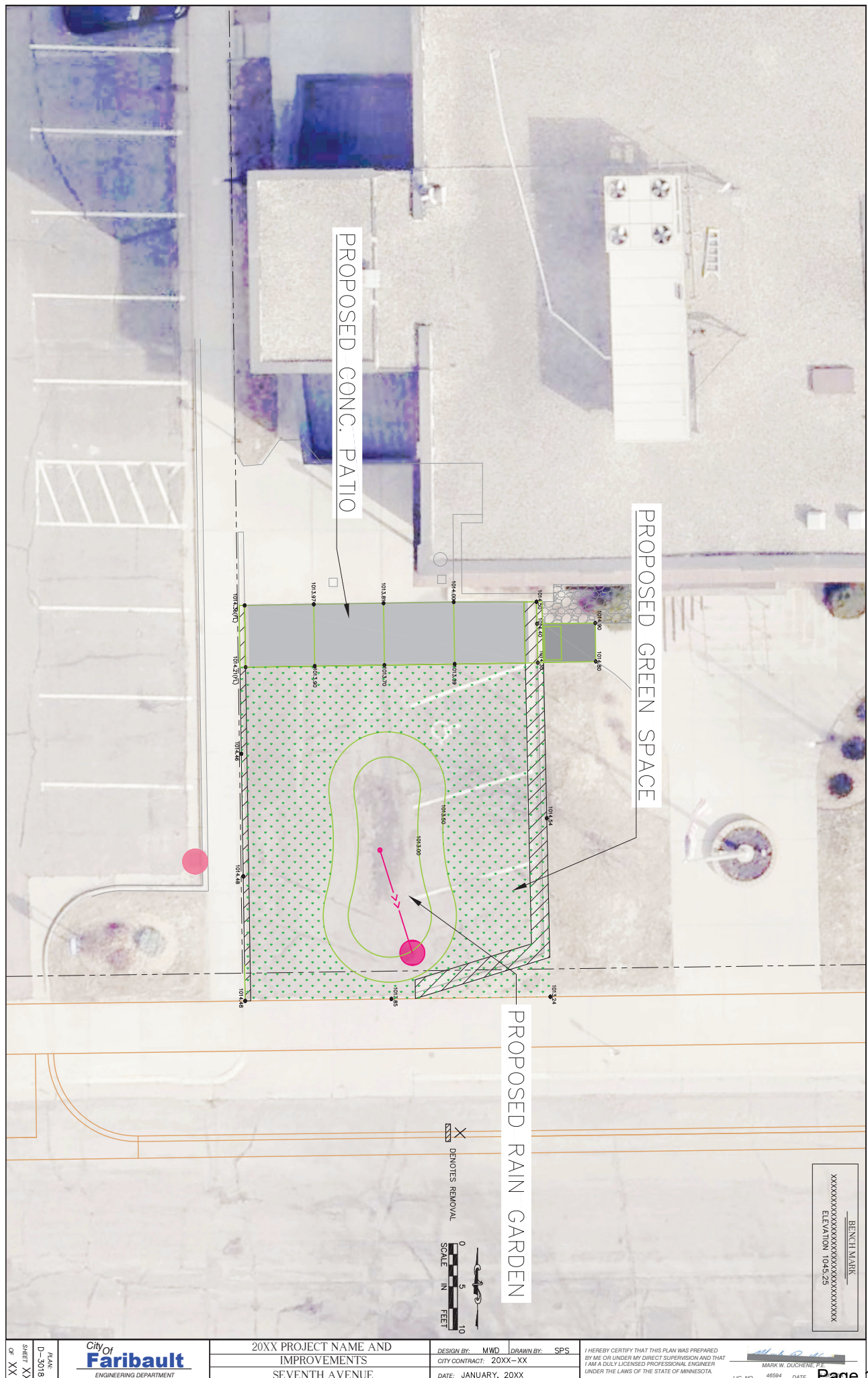
Copies forwarded to

Building Official:_____ Property Owner:_____ Site File:_____ SCDP File:_____

Exhibit B

Design Review Application Submittal

(insert application materials after this page)



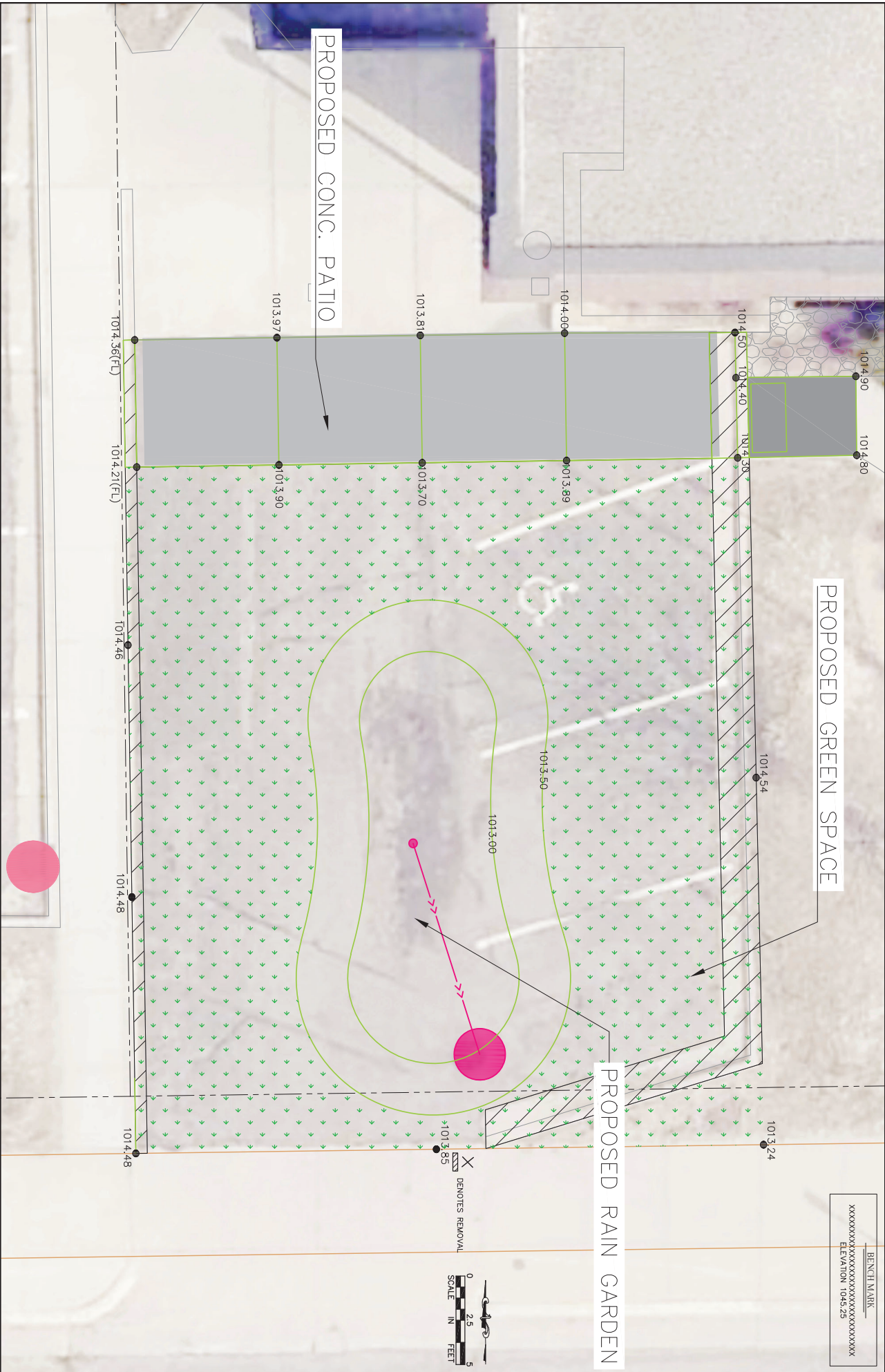


Exhibit C

**Historic Inventory Files Partial Record for
Site #12 (RC-FAC-13)**

(insert records after this page)

HISTORIC SITES SURVEY OF FARIBAULT

PRESENT NAME OF SITE : FARIBAULT CITY HALL

INVENTORY # RC-FAC-13

SITE ADDRESS : 208 1ST AVE NW
NW CORNER OF 1ST AVE NW AND 2ND ST NWFIELDWORK DATE : 05 - 87
FIELDWORKER : Granger

SITE SUMMARY

INVENTORY #	PROPERTY TYPE	CONTRIBUTING STATUS	PHOTO I.D.
13 *	City hall	Contributing Building	4.3 4.8

PROPERTY SPECIFIC INFO

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

APPROX. LEGAL DESCRIPTION :

PRESENT OWNER'S NAME AND ADDRESS :

NEIGHBORHOOD SETTING :

SITE FEATURES : Parking lot around two sides of building.

POTENTIAL THREATS :

HISTORIC CONTEXTS :

Quality of Life

SIGNIFICANCE :

☒ LOCAL
☐ STATE
☐ NATIONAL

DESIGNATION STATUS :

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

ELEMENT SPECIFIC INFO

PRESENT NAME : FARIBAULT CITY HALL
HISTORIC NAME :

INVENTORY # RC-FAC-13

ADDRESS : 208 1ST AVE NW

DESCRIPTION

DATE BUILT : 1894
DATE SOURCE :

PROPERTY TYPE : City hall
PRESENT USE : City hall

STYLE : Renaissance Revival

INTACTNESS :

☐ INTACT
☒ SLIGHT ALTERED
☐ MODER ALTERED
☐ VERY ALTERED

CONDITION :

☐ EXCELL
☒ GOOD
☐ FAIR
☐ POOR

STORIES : 2
ROOF STYLE : Flat
WINDOWS : Rectangular 1/1
FOUNDATION : Stone

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

ADDITIONAL COMMENTS : Hard red-brown brick, Ortonville granite trim. See National Register nomination.

ALTERATIONS : New windows and doors. Stairwell added to west side.

OPEN TO PUBLIC : ☒ YES ☐ NO ☐ LIMITED

BACKGROUND & SIGNIFICANCE

ARCHITECT : Harry W. Jones, Minneapolis
CONTRACTOR : C.H. Peltier

ORIGINAL OWNER :

HISTORIC BACKGROUND :

SOURCES : National Register nomination (Bloomberg, 1981).
"History of Rice and Steele Counties" (Curtiss-Wedge, 1910), p. 367.

STATEMENT OF SIGNIFICANCE : One of the oldest public buildings standing in the city and a local example of the work of Harry W. Jones.

HISTORIC SITES SURVEY
OF FARIBAULT



ROLL # 4
FRAME # 8

ADDRESS : 208 1ST AVE NW

Faribault Commercial Historic District

Street No **Street Name**

208

1ST AVE NW

SHPO No

RC-FAC-13

Property Name

City Hall

Current Owner

FARIBAULT CITY & ADMINISTRATION

PIN

1831126358

Zone

15

UTM Easting

478445

UTM Northing

4904200

USGS Map

Faribault

Township

110

Range

20

Section

31

Quarter

NE

Q Q

SW

Legal Description

Lot 001 Block 058 of ORIGINAL TOWN FARIBAULT, ORIG TOWN D212 P439 PART L1-9 B58

Historic Use

City Hall

Current Use

Government: City Hall

Description

Architectural Style

Romanesque

Stories

3

Architect

Jones, Harry V.

Contractor**Primary Exterior**

Brick

Foundation

Mix, stone & concrete

Roof Materials

Composition

Roof Form

Flat

Integrity

Slightly Altered

Condition

Excellent

Narrative Description

The 1894 City Hall has a rectangular plan with five bays on 1st Ave., and three bays on Second Street. the two-story red brick structure stands on a raised basement of rusticated red sandstone. Both street façades are symmetrical with an entry in the center bay. The south entry features double doors set in a wide stone hardship in framed by paired columns of granite supporting a sandstone entablature. The east entry features double doors set in a stone arch with stepped radiating voussoirs and engaged columns. The bay above the east entry is recessed with City Hall engraved in a stone slab above the second-story window. The first and second floors are separated by two continuous stone bands. First-floor windows are rectilinear with radiating voussoirs. Second-floor windows consist of a lower rectilinear section and an arched transom and are separated by engaged plasters with capitals. A complete entablature and parapet caps the building. This property is associated with two parking lots, PIN 1831126359, owned by the City of Faribault.

Faribault Commercial Historic District

Street No	Street Name	SHPO No	Property Name
208	1ST AVE NW	RC-FAC-13	City Hall

History

Date Built	Date Source	Original Owner
1898	Historic Properties Survey, 1982	City of Faribault

Historical Background

In 1894, Frank Little, an insurance salesman, approached city fathers with a proposition: if he could sell \$700,000 of insurance in town, he would donate \$30,000 toward construction of a new city hall and library. Once approved, Little selected the location and picked out the architect — Harry Wild Jones. As a young man, Jones had worked as a draftsman for Henry Hobson Richardson, the noted American architect from Boston. Jones opened his own firm in Minneapolis in 1885 and concentrated primarily on commercial buildings and residential homes. In his spare time, he was a professor of architecture at the University of Minnesota and a longtime member of the Minneapolis Parks Board. His designs can be found around the world including China, India, and Burma.

In Jones's plan, City Hall contained both civic offices and a public library, and the two parts were completely separated by a brick wall extending from basement to roof. Construction began within a few months, but then Little's insurance sales slumped. Work halted on the unfinished building, while Little pressed forward, eventually mortgaging his house, but he could never come up with the final donation of \$10,000. The city council debated its next step, but finally authorized construction to proceed. It was completed in 1898.

The new city hall and library finally opened its doors on January 1, 1898, nearly three years after its exterior was completed. In 1980, the building was restored retaining many details from the original interior. a small North addition housing and entryway and elevator were added. Interior features, including original woodwork, leaded glass, and stucco detailing were retained on the first floor.

Sources

Thomas Zahn, Historic Context Report; MN SHPO Survey, 1981

Historic Context

Civic

NRHP Current	Local District Current	NRHP Recommend	Contributing
Yes	Yes	Yes	Contributing

Surveyed by Daniel J. Hoisington October, November 2012

Faribault Commercial Historic District

Street No	Street Name	SHPO No	Property Name
208	1ST AVE NW	RC-FAC-13	City Hall



HISTORIC NAME: Faribault City Hall		COUNTY: Rice
CURRENT NAME:		CITY/TWP.: Faribault
LEGAL DESC.: Lots 9 and 10, Block 58, Original Town of Faribault.		ADDRESS: 208 1st Avenue NW
CLASSIFICATION:	CONDITION:	SIGNIFICANCE:
Building <u>X</u>	Excellent <u>X</u>	Local <u>X</u>
Structure _____	Good _____	State _____
Object _____	Fair _____	National _____
District _____	Deteriorated _____	
THEME/S:		
Primary <u>Politics/Government</u>		
Secondary <u>Architecture</u>		
Others _____		
OPEN TO THE PUBLIC:	Yes _____ No _____ Restricted <u>X</u>	PRESENT USE:
VISIBLE FROM THE ROAD:	Yes <u>X</u> No _____	City Hall
OCCUPIED:	Yes <u>X</u> No _____	
DATE CONSTRUCTED: 1894-7	ORIGINAL USE: City hall/library	
ORIGINAL OWNER: City of Faribault	ARCHITECT/BUILDER: Harry W. Jones, Mpls.	
OWNER'S NAME AND ADDRESS: City of Faribault 208 1st Street NW Faribault, MN 55021	ACREAGE: Less than one acre <u>X</u>	
LOCAL CONTACT/CRG.: Rice County Historical Society, P.O. Box 5, Faribault, MN 55021	UTM REFERENCE: Faribault Quad. 7.5 15 / 478445 / 4904200	
FORM PREPARED BY: Britta Bloomberg		
DATE: April 1981		

DESCRIPTION:

The Faribault City Hall is located on the northwest corner of First Avenue and Second Street NW., a block west of Faribault's principal business district and a block southeast of the Rice County Courthouse and Jail. The building provides a prominent focal point in its mixed neighborhood of residences to the west and south and commercial structures to the east.

The 1894 City Hall was designed by Minneapolis architect Harry W. Jones in the Renaissance Revival Style. The plan is rectangular with five bays on First Avenue by three bays on Second Street. The two story red brick structure stands on a raised basement of rusticated red sandstone. Both street facades are symmetrical with an entry in the center bay. The south entry features double doors set in a wide stone arch and is enframed by paired columns of Ortonville granite supporting a sandstone entablature. The east entry features double doors set in a stone arch with stepped radiating voussoirs and engaged columns; the bay above the east entry is recessed with "CITY HALL" engraved in a stone slab above the second story window. The first and second floors are separated by two continuous stone bands. First floor windows are rectilinear with radiating voussoirs. Second floor windows consist of a lower rectilinear section and an arched transom and are separated by engaged pilasters with capitals. A complete entablature and parapet caps the building.

The building was renovated during the summer of 1980. At this time, a small north addition housing an entryway and elevator was added. Interior features, including original woodwork, leaded glass, and stucco detailing, were retained on the first floor, and the upper floor offices were remodelled. (The replacement of second floor window hoods with arched transoms occurred prior to the 1980 renovation as did the removal of a balustrade across the east recessed bay.)

The Faribault City Hall was constructed to house both the City Hall and the Faribault Public Library. The library occupied the south half of the building and was removed in the early 1930s to the newly constructed Buckham Memorial Library.

SIGNIFICANCE:

The Faribault City Hall provides an important link to the beginnings of Faribault's role as a regionally important south central Minnesota city and to an important period of municipal and economic expansion. Architecturally, the building is a well-preserved example of the Renaissance Revival Style, a popular style for public buildings at the turn of the century. Construction plans began for the building in 1894, during a period of

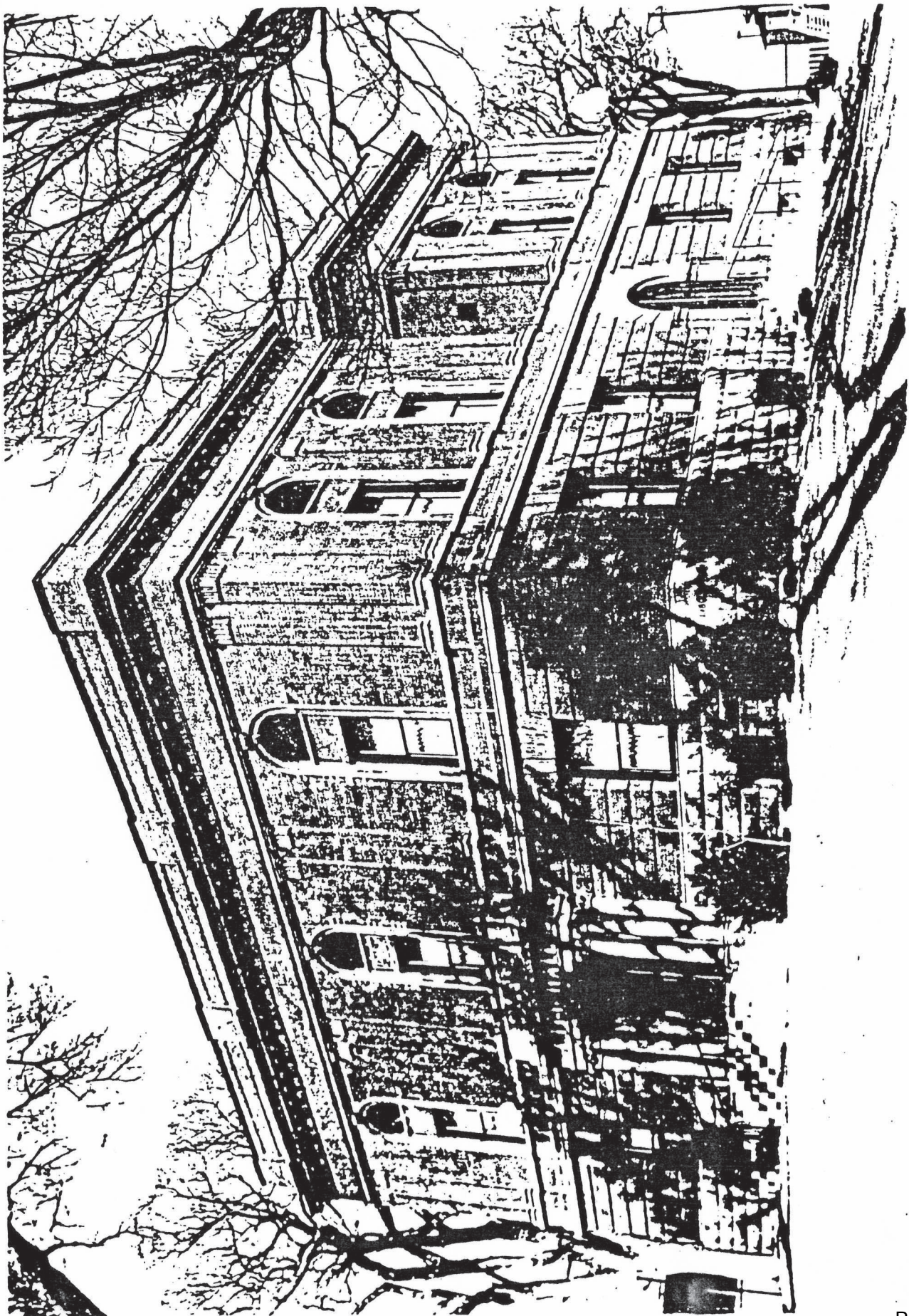
Significance - continued

increased civic pride evidenced both by expanded municipal services and the construction of this fine facility to house the Faribault City Hall and Public Library. The style and construction date of the building visibly link Faribault's increased civic-mindedness of the 1890s to a similar "awakening" across the state when many Minnesota communities erected city halls, public water works, libraries, park systems and the like. More importantly, Faribault's increased civic pride is linked to the beginning of the city's role as a regionally important manufacturing center, as seen in the establishment of several agricultural processing and distribution companies and wholesale warehouses during the last two decades of the nineteenth century. The Faribault City Hall is a prominent local landmark and aptly represents a very important period of Faribault's municipal and economic development.

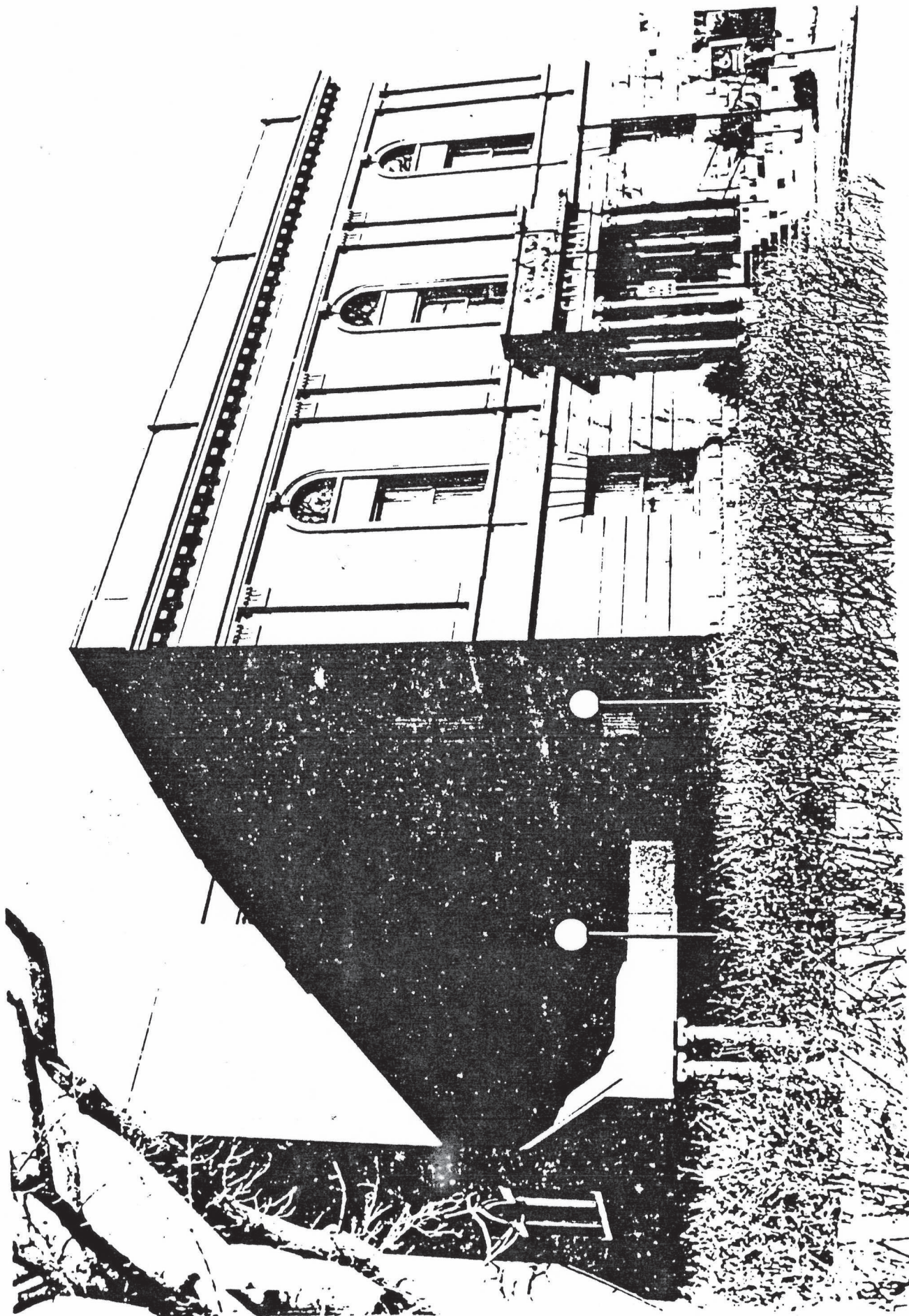
Bibliography:

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

Historical Notes and Program, Rice County Pageant, 1926.



Faribault City Hall, Faribault, 1981, NE 04173/15



38. Faribault City Hall (N.R.) 208 NW First Ave.

This impressive restored building of red sandstone and brick with steps and columns of Ortonville granite was built in 1894. Originally, a brick wall extended from basement to roof, separating the public library and City Hall. The building is significant architecturally because it was designed by Harry W. Jones of Minneapolis, Minnesota, who has been recognized for the superior design of the Butler Building in that city.

39. Site of the Livery Stable 211 First Avenue NW (Demolished July, 1982)

Two enterprising brothers came from Canada in 1873 and built side by side stores that complemented each other. E. J. Moran owned this establishment in 1899 and advertised that he was a dealer in fine horses and carriages. Horseshoeing was also performed on the premises, and beneath the adjoining building were stalls for horses, whose names are still discernible on the cross beams.

40. Site of the P. J. Moran Building 215 First Avenue

In this adjoining building, P. J. Moran sold "Pumps, Wind Mills, Farm Machinery, and Sewing Machines. He also employed a wagonmaker.

After Mr. Moran's death, the firm was taken over in 1915 by the Faribault Implement Company operated by Michael Shanahan and Henry Heine. Farm machinery, buggies, and wagons were sold again and the Puffer Hubbard Panel Silo distributed.

41. Columbia Hall 27 NW 3rd St.

This was an important building in early Faribault, containing stores and offices on the first floor and Armory Hall and its stage on the second. Many lectures and entertainments were held here until the Faribault Opera House was built in 1893; then it was used as the Third Street theater with seating for about 600 persons. The second armory was built in 1896 on the north side of Second Street between Central and First Avenue.

BLOCK 8

C

Address: 208 NW 1st Avenue



Date of Construction: 1894

City Hall

National Register

Date of Photograph: July, 1982

Historical Note: This impressive restored building of red sandstone and brick with steps and columns of Ortonville granite was built in 1894. Originally, a brick wall extended from basement to roof, separating the public library and City Hall. The building is significant architecturally because it was designed by Harry W. Jones of Minneapolis, Minnesota, who has been recognized for the superior design of the Butler Building.

MINNESOTA HISTORIC PROPERTIES INVENTORY FORM

HISTORIC NAME:

COUNTY: Rice

CURRENT NAME:

City Hall

CITY/TWP.: Faribault

LEGAL DISC.:

ADDRESS:

NW corner 1st Ave NW
and 2nd St. NW

T R Sec $\frac{1}{2}$ $\frac{1}{2}$ $\frac{1}{2}$

CLASSIFICATION:

Building ☒

Structure ☐

Object ☐

District ☐

CONDITION:

Excellent ☐

Good ☐

Fair ☒

Deteriorated ☐

SIGNIFICANCE:

Local ☒

State ☐

National ☐

THEME/S:

Primary ☐

Secondary ☐

Others ☐

OPEN TO THE PUBLIC:

Yes ☐ No ☐ Restricted ☒

PRESENT USE:

VISIBLE FROM THE ROAD:

Yes ☒ No ☐

OCCUPIED:

Yes ☒ No ☐

DATE CONSTRUCTED:

1897

ORIGINAL USE:

ORIGINAL OWNER:

ARCHITECT/BUILDER:

OWNER'S NAME AND ADDRESS:

ACREAGE: Less than 1/4

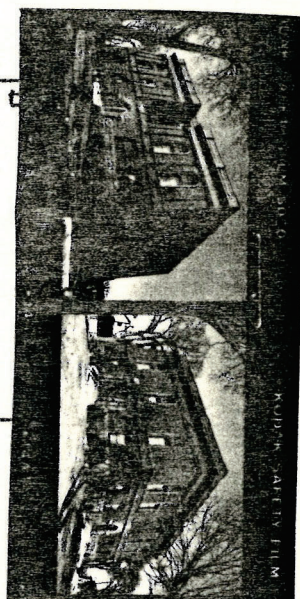
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LOCAL CONTACT/ORG.:

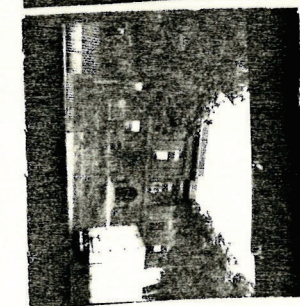
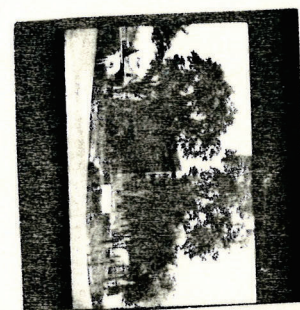
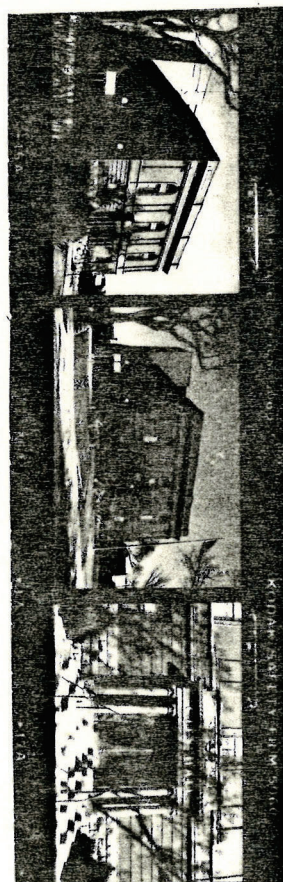
FORM PREPARED BY:

DATE:

BIB
9/80



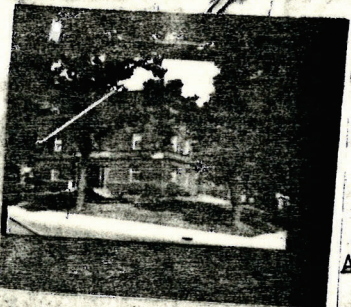
04173



03604

To the right of the intersection is City Hall, built in 1897. Originally this red sandstone and brick structure also housed the public library. It is of architectural interest because it was designed by Harry W. Jones, who built the Butler Building in Minneapolis.

04173



~~Art~~ The Arts: Architecture

2. CITY HALL & LIBRARY

RICE COUNTY

3. ~~1st~~ St. N and ~~2nd~~ ~~Al. W~~ (M) Faribault 208 First Ave. N.W.

4. Built in 1897 Arch: Harry W. Jones of Mpls. *an excellent*

5. Two story red sandstone and brick structure with symmetrical

facade character

6. City of Faribault

7. Not listed

8. Inventory

*example of a small town
city.*