

**Heritage Preservation Commission  
Meeting Minutes  
Monday, February 12, 2019**

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**1. Call to Order**

Rein called the meeting to order at 6:09 p.m. in the First Floor Public Meeting Room, City Hall, 208 NW First Avenue, Faribault, Minnesota.

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

**Members Absent:** Peggy Keilen

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

**Others Present:** Wes Remmey, Citizen; Ari Kolas and Chad Behnken, Hamilton Real Estate

**2. Minutes**

A. Regular HPC Meeting – December 17, 2018

A motion was made by Dwyer and seconded by Vohs to approve the December 17, 2018 regular meeting minutes as presented. The motion passed unanimously.

**3. General Heritage Preservation Items**

A. None

**4. Design Reviews**

A. New Construction – 24 – 30 W Division St

Kolas and Behnken explained their proposed project and the design features. It will be a 4-unit market-rate apartment complex with tuck-under garages, detached garages and surface parking. The 3<sup>rd</sup> floor apartments will have vaulted ceilings, resulting in the hip-roof design. Vohs and Nordmeyer were concerned about the massing and that it doesn't reflect downtown with brick, stone, etc. Dwyer noted the developer will need to add a large retaining wall and address drainage issues. He also noted the mass is large compared to historic uses. It was noted the blue/gray color does not complement most of the downtown buildings. Rein suggested having metal-clad double-hung windows on the first floor would be more reflective of the historic character of the district.

A motion was made by Dwyer and seconded by Schiffer to approve of the general concept, but directing the developer to come back to the HPC with revised plans that address the following issues:

- Double-hung, metal-clad windows on the first floor
- Add brick accents at the entrance
- Break-up the mass by differentiating the buildings on either side of the entrance via building materials, colors, or other modifications
- Modify the color scheme to better coordinate with downtown

The motion passed unanimously.

B. Potential Acquisition and Demolition of 24 W Division St and 29 1<sup>st</sup> St NW

The HPC discussed the demolition of the properties at 24 W Division St and 29 1<sup>st</sup> St NW to accommodate the Hamilton Real Estate Apartment project. Vohs does not like the direction the HPC is going with demolitions. Nordmeyer doesn't think the proposed apartments fit in with downtown. Other commissioners were generally supportive of the redevelopment of this area.

A motion was made by Dwyer and seconded by Schiffer to approve Certificates of Appropriateness for the demolition of 24 W Division Street and 29 1<sup>st</sup> Street NW. The motion passed 3-2 with Nordmeyer and Vohs voting against.

#### C. Demolition 223-225 1<sup>st</sup> Ave NW/3<sup>rd</sup> St NW

Mark Duchene presented the plans for demolition of the buildings at 223-225 1<sup>st</sup> Ave NW ("223") and 27 3<sup>rd</sup> Street NW ("27"). He noted the City plans to acquire the two additional buildings to the east for surface parking. The building at 27 has significant structural issues and water damage. Rein allowed Remmey to address the HPC. Remmey asked how the City arrived at the purchase price. Duchene said he didn't know as he was not a part of the negotiation process. Remmey stated if the demolitions continue, it diminishes the value of the district, which is a big tourist draw.

The Commission discussed the historic and architectural significance of the buildings. Dwyer doesn't see 223 as contributing, but 27 is significant. He believes the City could put parking on the main level and repurpose the upper levels. Duchene noted Waseca preserved a historic building façade and put parking behind it.

Dwyer made a motion to approve the Certificate of Appropriateness for demolition of 223/225 1<sup>st</sup> Ave NW. The motion died for lack of a second.

The Commission continued to discuss the historic significance of the building because it is one of only a few mid-century modern buildings left (with State Bank, the Police Station and 21 2<sup>nd</sup> St NW being the only other ones).

A motion was made by Ron Dwyer and seconded by Karl Vohs to deny the Certificate of Appropriateness for demolition of 223/225 1<sup>st</sup> Ave NW for the following reasons:

- The building is structurally sound
- It is a contributing building in the local historic preservation district
- It is one of only a few buildings within the local historic district that reflects mid-century modern architecture

The motion passed unanimously.

A motion was made by Julie Schiffer and seconded by Karl Vohs to deny the Certificate of Appropriateness for demolition of 27 3<sup>rd</sup> St NW for the following reasons:

- It is a contributing building in the local historic preservation district
- The architecture is significant because of its arched top window openings
- The historic uses of the building as an armory, lecture hall, and hair salon and are important to the district
- Continued demolition of contributing buildings in the local district is threatening the integrity of the entire district. We have one of the largest historic districts in the state, and there is more to the historic district than just Central Avenue.
- Continued acquisition and demolition of buildings is encouraging property owners to neglect their responsibilities for routine maintenance and upkeep
- The HPC encourages the City Council to consider converting the first floor of the structure into covered parking. This has been done in other communities, and considering the considerable demolition costs, could be just as cost effective, while preserving the facades and providing an asset which could be rented out.

The motion passed unanimously

#### D. Demolition – Water Reservoir at 824 7<sup>th</sup> St NW

Duchene presented the plans for demolishing the old water reservoir at the Water Works site at 824 7<sup>th</sup> St NW. The main building is on the National Register. The HPC is not required to issue a CoA but the City wanted to get feedback from them on this proposal. The HPC asked if there are plans to reuse the area where the reservoir

sits. Duchene noted it could be used for storage of impounded vehicles but nothing is finalized and that is not part of this plan. Duchene also noted that one of the wells is located in the main building so there is a need to keep this building.

The HPC agreed by consensus they appreciate the efforts at communication and don't object to the demolition of the reservoir.

**5. Items of Discussion**

A. Review Joint City Council/HPC Meeting

Commissioners discussed their thoughts from the joint meeting held on February 5.

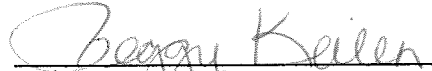
**6. Adjourn**

A motion was made by Schiffer and seconded by Vohs to adjourn the meeting at 8:15 p.m. The motion passed unanimously.

Respectfully Submitted,



Kim Clausen  
Community Development Coordinator



Peggy Keilen, Chairperson