

Heritage Preservation Commission Meeting Minutes

Monday, November 18, 2019

1. Call to Order

Rein called the meeting to order at 6:30 p.m. in the First Floor Public Meeting Room, City Hall, 208 NW First Avenue, Faribault, Minnesota.

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

Members Absent: Julie Schiffer

Staff Present: Kim Clausen, Community Development Coordinator

Others Present: Josh Courson, 217 Central Avenue; Doug Dube, 217 Central Avenue; Marty Balfe, 217 Central Avenue; Rick Bartness, 217 Central Avenue

2. Minutes

A. Minutes of October 21, 2019 Regular Meeting

A motion was made by Vohs and seconded by Nordmeyer to approve the October 21, 2019 meeting minutes as presented. The motion passed unanimously.

3. General Heritage Preservation Items

A. Citizen Comment Period – Courson, Dube, Balfe and Bartness were in attendance on behalf of the Alano Society, which owns a building at 217 Central Avenue. Staff contacted them about changes that were made to the front of their building without an HPC Design Review. Courson explained a vehicle hit the front of their building and they tried to repair the damage as quickly as possible. They are a non-profit and don't have the funds for extensive repairs. Dube is a plasterer by trade, so he used lath and plaster and Portland cement to fix the bulkhead, and included detailing to make it look like stone. Vohs noted the repair had good craftsmanship and that the HPC just wants collaboration and conversation about exterior changes. Dube stated they would like to continue this lath and plaster technique on the transom area of the storefront. Commissioners suggested reintroducing glass transoms instead and asked them to come back for a formal design review on the changes that were already made, as well as proposed changes. Staff stated the Economic Development Authority has grant funding available for façade improvements in the downtown and recommended they apply for the funds to help with building improvements. The Alano representatives agreed to submit an application for Design Review at a future HPC meeting.

4. Design Reviews

A. 313 Central Avenue – Rear Façade Renovations

Staff noted that the building owner notified staff at 4:30 p.m. that he would not be in attendance at the meeting due to illness. Typically, the HPC requires property owners be in attendance for Design Reviews, but the HPC determined it would conduct the review since it is a fairly straightforward project. The property owner is proposing to remove the addition, metal stairs and concrete ramp on the rear of the building. The new commercial tenant has requested a loading dock to accommodate their product volume. The rear addition is not historic or original to the building. Dwyer stated he has seen the building and the existing brick wall that will be exposed is in good condition. There are two windows and a door in the wall, but it is anticipated the property owner will propose installing a small garage door for the loading dock. Commissioners were supportive of the project as presented, provided no changes are made to the newly exposed wall with prior HPC review and approval.

A motion was made by Nordmeyer and seconded by Vohs to approve removal of the addition, metal stairs and concrete ramp on the rear of the building as proposed. The building owner will submit for HPC review and

approval, a new Design Review Application for treatment and changes to the newly exposed exterior wall(s) prior to undertaking any work. The motion passed unanimously.

5. Items of Discussion

A. HPC Annual Report

Staff presented the HPC Annual Report for the period of October 1, 2018 – September 30, 2019, which must be submitted to the State Historic Preservation Office (SHPO). Vohs requested the following changes:

- Remove the word "dilapidated" from the paragraph on 24 S. Division Street and 29 1st Street NW on page 2.
- In the description of 10 Division St. W. on page 2, include a reference to the HPC's recommendation on using the Viaduct railings as part of their exterior fencing.
- On page 3, change the wording of the paragraph on 27 3rd St NW to read, "Approved demolition of the building after a Conditions Assessment and discussion about the significant deterioration of the building..."

The HPC agreed with these changes by consensus.

B. Minnesota Historic Rehabilitation Tax Credit Support Letter

At the September meeting the HPC authorized staff to draft a letter to state legislators about the importance of renewing the State Historic Tax Credit program, which is due to expire in 2021. Staff presented the draft letter for review and comment. The HPC approved the letter by consensus.

C. Project Updates

Staff provided project updates. Rein asked commissioners their thoughts on moving the meeting time up to 6:00 p.m. The Commissioners in attendance were in agreement with this and were willing to try this with the next meeting. A motion was made by Rein and seconded by Dwyer to move the December meeting time to 6:00 p.m. The motion passed unanimously.

6. Adjourn

A motion was made by Rein and seconded by Dwyer to adjourn the meeting at 7:40 p.m. The motion passed unanimously.

Respectfully Submitted,

Kim Clausen
Community Development Coordinator

Lyn Rein, Chairperson