

**Heritage Preservation Commission
Meeting Minutes
Monday, February 24, 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, Karl Vohs, Sam Temple, David Sauer

Members Absent: None

Staff Present: Kim Clausen, Community Development Coordinator; Tim Murray, City Administrator; Delane James, Library Director

Others Present: Todd Nelson, Property Owner; Cathy Sandberg, Friends of the Buckham Memorial Library

2. Oath of Office

Murray administered the oath of office to newly-appointed commissioners Temple and Sauer, and reappointed commissioner Vohs.

3. Minutes

A. Minutes of December 16, 2019 Regular Meeting

A motion was made by Temple and seconded by Vohs to approve the December 16, 2019 meeting minutes as amended. The motion passed unanimously.

4. General Heritage Preservation Items

A. None

4. Design Reviews

A. 230 Central Avenue – Window Replacement

Staff presented the proposal by Todd Nelson replace existing and install new windows on the north and east facades of the Masonic Building at 230 Central Avenue. Nelson is creating nine new residential rental units in the building. Due to the tall ceilings, the third floor units will include multi-level lofts. The building will utilize the existing elevator, a sprinkler system will be installed and new HVAC units will vent through the roof. Nelson said they have removed the interior plaster and finishes. The structure is essentially made up of two buildings – the newer, exterior shell that is visible from the street; and the older, early 1900s brick structure on the interior. From the interior, the tall, arched-top window openings from the original building are still visible, although they are bricked in. These openings don't match up exactly with the existing window openings on the newer exterior façade, which are constructed specifically for shorter, square-top windows. Dwyer indicated there are two options for arch-top windows, which are available from the various manufacturers Nelson has already identified.

The HPC needs to determine what the period of significance is for this building. It has been identified as a non-contributing building to the district because it doesn't conform to the 1880-1920s period of significance. The current façade was put on the building in 1974 and doesn't yet meet the 50-year "historical" threshold used by the State Historic Preservation Office. It would be great to rehab the building back to its early-twentieth century appearance, but way the new façade is attached to the previous façade makes that extremely difficult. The HPC agreed to use the 1974 façade and its post-modernism design as the period of significance.

A motion was made by Temple and seconded by Dwyer to approve the window replacement and installation as proposed, including double-pane, square-top, wood interior/metal-clad exterior, 1/1 pane configuration with no grids in a bronze finish. The window openings will be 40" x 70" on the 2nd floor and 40" x 90" on the 3rd floor, and the windows will not be enlarged or blocked down from their original sizes. Building owner can choose the brand and if they will be single-hung or double-hung. The motion passed unanimously.

B. The HPC has been asked to comment on a proposed telecommunications facility that will be located on an existing water tower at the Faribault Prison, 1101 Linden Lane. Based on the materials provided by EBI Consulting, on behalf of AT&T, it appears most of the work involves removing, replacing and relocating antennas and cables on the existing tower and equipment shelter. It is unclear if and underground work or new lighting will be required as part of this project. The HPC offered the following comments on the project:

- If there will be no digging or ground disturbance they are ok with the project. If there is ground disturbance, it must be minimized and the ground returned to its pre-construction condition. Contractors should be aware this area was inhabited by Native Americans and patients from the former State Hospital. If any artifacts, bones, etc. are encountered during digging or excavation, work should be stopped and proper authorities contacted to evaluate the items.
- New lights or equipment should minimize impacts to the areas views, residents and property values.
- This location currently and historically housed disenfranchised populations (prisoners, vulnerable children and adults, Native Americans, etc.). Any construction work, digging or excavation shall be done in the least invasive manner possible.
- Historical maps and narrative shall be included with the HPC's comments.

C. 11 E. Division Street – Buckham Memorial Library Plaza Project

Delane James, Buckham Memorial Library Director, presented draft plans for redesigning the front plaza into an accessible and active gathering area, called "Faribault's Front Porch". The plans expand the concrete plaza on the front of the building and adds accessibility ramps on the east and west sides of the plaza. It also includes new shade trees, additional steps and "social seating" along the front of the plaza. Shade structures will be added but a final design for these has not been selected. This project is planned to be done in conjunction with Division Street improvements, the vacation and elimination of Park Place, and reconfiguration of the Buckham parking lot in summer 2020. The City Council will review the plans at their committee meeting on March 3. The HPC had the following comments:

- The "social seating" should be made of Kasota stone instead of concrete. The Kasota capstone should be incorporated into the plaza edge so that it can serve as a seat instead of concrete.
- It is believed that the 1984 renovation plans by Stanley Fishburne included a similar plaza area and included the ballustrades in the plan. An effort should be made to find these plans and see if any of the ideas from that plan should be incorporated.
- It would be nice to make the original front door operable again. (It was noted by James that this door would look out over the youth gathering space. They are always looking at ways to change the use of the spaces, so maybe in the future this could be considered).
- The HPC is ok with modern shade structures since they are not permanent and should be a product of the time in which they were installed. There are no historic shade structures to replicate on this site. There are lots of creative ways to do shade structures, such as the Flying Books in San Francisco.
- The Buckham's did maple syruping, perhaps this could be taken into consideration when selecting the shade trees.

5. Items of Discussion

A. Meeting in a Box

A brief summary of the February 3 Meeting in a Box was offered. This will be discussed in greater detail at the March meeting.

B. Other

Prior to adjourning, commissioners discussed the minimum apartment size that is required in the Central Business District, which came up during the 230 Central Avenue Design Review. Commissioners feel the

minimum size requirements based on the current formula in the Unified Development Ordinance (essentially 2,000 s.f./unit) are excessive. A motion was made by Vohs and seconded by Dwyer stating the HPC supports the variance request and that the UDO should be amended to allow more reasonably-sized units. The motion passed unanimously.

6. Adjourn

A motion was made by Temple and seconded by Nordmeyer to adjourn the meeting at 8:05 p.m. The motion passed unanimously.

Respectfully Submitted,

Kim Clausen
Community Development Coordinator

Lyn Rein, Chairperson