

**Heritage Preservation Commission  
Meeting Minutes**

Monday, September 9, 2019

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**1. Call to Order**

Rein called the meeting to order at 5:32 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:** Sue Garwood, Don Hora, Marlys Hora, Mark Muir

**2. Minutes**

A. Minutes of August 19, 2019 Regular Meeting

A motion was made by Dwyer and seconded by Vohs to approve the August 19 2019 meeting minutes as presented. The motion passed unanimously.

**3. General Heritage Preservation Items**

A. Citizen Comment Period – None

**4. Design Reviews**

A. 27 3<sup>rd</sup> Street NW and 225 1<sup>st</sup> Ave NW - Demolition

Staff presented the City's request that the HPC reconsider the issuance of a Certificate of Appropriateness for the demolition of two buildings in the local downtown historic district. Based on the final Conditions Assessment report, and the estimated cost of \$3 million to bring the building back to a useable shell with no interior build-out or finished, the City wants to move forward with the demolition process.

Dwyer stated he is having a hard time approving the demolition because he feels it would be a disservice to the community. As a builder, he disagrees with some of the numbers in the Conditions Assessment. Vohs is not ok with the demolition of the 225 building because it was in use when the City bought it. The HPC is supposed to preserve historic resources. He also doesn't think the report is complete. Nordmeyer asked what he and Dwyer disagree with in the report. Vohs stated they didn't do actual testing for mold/mildew and is disappointed they didn't more thoroughly investigate the condition of the 2<sup>nd</sup> floor. He also didn't understand the moisture readings, because he is not sure a 94% moisture content is possible. Vohs also thinks some of the statements about the masonry are inaccurate, because it appears to him the north/south walls do have header bricks, contrary to what the report says. Vohs stated he is willing to reluctantly go along with the demo of 27 3<sup>rd</sup> St NW. His reluctance is due to his concern that the maintenance ordinance is still not being followed – why weren't the repairs made three years ago when the property owner was directed to?

Nordmeyer doesn't think they could find a developer to rehab the building for \$3 million. There are already numerous vacant storefronts downtown. Maybe in this case the needs of the many for parking, green space, etc. outweigh the preservation of this building.

Rein stated if the process and history of the building are taken out of the equation, after touring the building, it was in terrible condition. She agrees with the conclusions of the report and feels it is too far gone to save. Dwyer stated he has been in buildings downtown that were in worse condition than this building and they were able to be rehabbed.

A motion was made by Vohs and seconded by Nordmeyer to deny the Certificate of Appropriateness for 225 1<sup>st</sup> Avenue NW. The motion passed unanimously.

A motion was made by Vohs to approve the Certificate of Appropriateness for 27 3<sup>rd</sup> Street NW. Nordmeyer seconded the motion and offered a friendly amendment to include language requesting the City Council consult with the HPC prior to future acquisition of historic properties. Vohs accepted this amendment. The motion passed 3-1 with Dwyer voting against the motion.

The HPC would like to discuss the property maintenance ordinance and process for enforcement at their regular September meeting. They would also like to see the City Council acquire buildings like this through a condemnation process, not purchasing the buildings.

**5. Items of Discussion**

A. None

**6. Adjourn**

A motion was made by Vohs and seconded by Nordmeyer to adjourn the meeting at 6:00 p.m. The motion passed unanimously.

Respectfully Submitted,

  
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Kim Clausen  
Community Development Coordinator

  
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Lyn Rein, Chairperson