

**Heritage Preservation Commission
Special Meeting Minutes
December 8, 2021**

1. Call to Order

The meeting was called to order at 6:01 p.m.

Members Present: Ron Dwyer, Karl Vohs, Lee Nordmeyer, Chair David Sauer, Sam Temple, Cori Weems

Members Absent: Lyn Rein

Staff Present: Peter Waldock

Members of the Public: Applicant Nicole Elswaf, City Council Member Sarah Olson and a Reporter for Faribault Daily News

Commissioner Weems made a motion to approve the agenda and seconded by Commissioner Temple.

The motion passed unanimously.

2. Minutes

A. None

3. General Heritage Preservation Items

A. Certificate of Appropriateness - Demolition Permit – Former Farmers Seed Site, 818 4th St. NW

The Commissioners heard a request from Nicole Elswaf, property owner, for approval of a certificate of appropriateness for partial demolition at the former Farmers Seed and Nursery site due to severe structural deterioration that was described in the HPC meeting of November 17, 2021. It was the general consensus of the HPC at that meeting that demolition of a portion of the site would be necessary.

The commissioners noted that demolition of buildings at this site could lead to a loss of the site's National Register of Historic Places designation. They asked that the owners come back for feedback and input from them on future development concepts and façade designs to be used at the site. The owners felt that was going to be a part of the process moving forward, especially if the National Register Designation was to be retained on site. The owners and HPC were generally in agreement that the future development plans and façade improvements (if any) to retained buildings will be presented to the HPC for comments,

acknowledging that there may not be a requirement for the owners to do so, in that the site was not part of the Heritage Preservation District.

A motion was made by Temple and seconded by Dwyer to approve the Certificate of Appropriateness for partial demolition at the site including only the buildings shown in light gray on the Site Plan – Proposed Demolition Plan by s2s Architects, dated 11/17/2021, to include the metal building in front (2,365 sq. ft.) the two greenhouse buildings (2,035 sq. ft. and 4,780 sq. ft.), the multi-story wood structure (9,425 sq. ft.) and the metal storage building (1,650 sq. ft.) due to severe structural deterioration as presented subject to the following conditions of approval.

1. The owner shall provide an executive summary of the structural report for the building.
2. The demolition shall not include the front three story frame building (original building 4,890 sq. ft.), the pre-engineered metal building (5,600 sq. ft.) and the north 3-story concrete building (5,240 sq. ft.).
3. Seal or enclose the north wall of the 3-story wood structure that is not being demolished in this proposal.
4. The owners shall take all prudent actions needed to maintain the remaining buildings and protect them from further deterioration or weather damage.

Motion carried with Commissioner Dwyer, Commissioner Nordmeyer, Commissioner Temple and Commissioner Weems voting aye. No member voted no. Commissioner Vohs did not vote and noted that he would need additional information before he could vote on this matter.

4. Design Reviews

A. None.

5. Items of Discussion

A. None.

6. Adjourn

A motion was brought by Temple and seconded by Vohs to adjourn the meeting.

Motion passed unanimously.

Respectfully submitted,



By: Peter Waldock, Planning Coordinator