



**HERITAGE PRESERVATION COMMISSION
Regular Meeting September 12, 2024 - 4:00 p.m.
Minnesota Valley Room, First Floor, Intergovernmental Center**

Any person speaking to the Commission shall give to the Secretary of the
Commission the NAME and HOME ADDRESS of such person prior to speaking.

1. **CALL TO ORDER**

2. **APPROVAL OF AGENDA**

3. **APPROVAL OF MINUTES**

1. **August 8, 2024 Meeting Minutes**

4. **OLD BUSINESS**

5. **NEW BUSINESS**

1. **Review Scope of Work for 1215 N Riverfront Drive**

2. **PreserveMN 2024 Conference**

6. **MISCELLANEOUS**

7. **ADJOURNMENT**

Heritage Preservation Commission

3. 1.

Meeting Date: 09/12/2024

Title

<u>August 8, 2024 Meeting Minutes</u>
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Attachments

August 8, 2024 Minutes

Historic Preservation Commission

Regular Meeting

August 8, 2024, 4:30pm

City of Mankato

Present: Justin Vossen, Mary Murray, Jessica Potter, Tim Pulis, Mike Lagerquist, John Zehnder

Staff: Bennett Hanson, Sydney DePrenger, Mark Konz, Molly Westman

Call to Order

The meeting was called to order at 4:30pm.

Approval of Agenda

Mary Murray moved to approve the agenda, Mike Lagerquist second with all in favor.

Approval of Minutes

April 11, 2024 Minutes

Mary Murray identified multiple misspellings of "Brochure" in the minutes. She asked that they be corrected.

Mary Murray moved to approve the minutes from April 11th, 2024 with the correction. John Zehnder second with all in favor.

Misspelling of "Brochures" in multiple areas of the document. Correct these to say "brochures" rather than "broachers".

Old Business

Jessica Potter states that because of flooding there is nothing for the HPC to discuss at this time regarding the Kern Bridge.

Heritage Plaques

Jessica asked Molly Westman if she contacted Sewah Studios regarding the Heritage Plaques. Molly Westman stated that she spoke with them and they were still behind. She then explained that we are now outside of the grant window for the plaques, so the HPC would need to reapply in order to have funds for the plaques again. She believes that the HPC could reach out to Sewah Studios again once the next round of grants begins and hopefully they would no longer be behind schedule.

Mary Murray asked about the grant window expiring even-though they had put in an order for the plaques. Molly Westman explained that they received the grant and ordered from Sewah Studios, but they couldn't fulfill the order, so they ended up having to return the grant. The plaques are on hold until they get caught up and HPC can reapply for the grant. Jessica Potter stated that their initial application got approved so they should be able to submit it again once the grant reopens.

Sinclair Lewis Plaque & Tour

Tim Pulis asked about the roadside plaque at the Sinclair Lewis property and how it came to be there. Jessica Potter stated that she did not know whose it was nor where it came from. She stated that it wasn't the City's plaque and nor was it done by the historical society. Jessica Potter stated that she can research the plaque and find who put the plaque up. Staff showed the location of the plaque on Google Maps at 315 S. Broad St. Mark Konz read the contents of the plaque for the HPC. Members of the HPC observed that there were two plaques at the Sinclair Lewis House, one along the road and one near the door.

Agenda Changes

Mary Murray asked why the two items of Old Business that were discussed had been removed from the Agenda. Jessica Potter stated that it was an internal change. Molly Westman explained that they could keep them on the agenda in the future if that is wanted.

Jessica Potter stated that they should have announced that Sydney DePrenger would be taking over Molly Westman's HPC liaison position. Molly Westman explained the change.

Broad Street Walking Tour

Jessica Potter informs the HPC of a Broad St walking tour that the Historical Society is hosting. She explained that it would be from the Hubbard House to the Old Mankato Clinic Building (Ridgley Building) at the corner of Broad & Main St and would cover what Broad St would've looked like during the Summer (1919) when Sinclair Lewis stayed in Mankato. She stated that it will be in the end of September and be paired with a community read about Sinclair's book "Main Street".

Preservation Month Tours – Review

Jessica Potter recaps the preservation month bus tours that occurred in May. She stated that they had good attendance with the tours and HPC members confirmed her statement.

Justin Vossen stated that he believed the buses were full for each tour.

Jessica Potter asked for feedback to help improve tours in the future.

Molly Westman stated that she wanted to know people's feelings about the Saturday tour. Mike Lagerquist and Justin Vossen stated that they thought it worked well. Mary Murray asked whether there were any children on the tour? Mike Lagerquist, Justin Vossen, and Sydney DePrenger stated that they saw children on the tours. Mike Lagerquist stated that he enjoyed the variety of people's experiences with Mankato; both long time residents and new comers took the tour. Mary Murray and Jessica Potter stated that they did not remember any kids on the tours they attended.

Mary Murray stated that she did not think advertisements for the tours were adequate. Jessica Potter noted the need for more marketing. Mary Murray explained that she often poles her family and neighbors and that no one had heard about the tours. Sydney DePrenger stated that she heard advertisements for the tours on the radio a number of times. Jessica Potter explained that she believes they may have had too many people try to sign up for a limited number of bus

spaces if they advertised more than they did, as they could only fit a maximum of 38-people per bus. Justin Vossen and Tim Pulis stated that 38-people would be a stretch for how many can realistically fit in the bus at a time. Mike Lagerquist stated that they had a tour with an individual needing accessible seating, which took up additional spaces.

Jessica Potter explained that they are not planning another tour at this time, but that she would like feedback on the idea of more narrated bus tours in Mankato next year. Multiple members of the HPC said yes to the idea of more tours.

Mary Murray inquired whether they could vary the route from year to year, as residents on the tours had inquired about specific locations. Jessica Potter explained that pre-Covid they would rotate different routes and themes between years based on the context study. She explained that this year's route corresponded well to the historic places' brochure and the heritage plaques. Mark Konz stated that we had done Old Town, Front Street, Parks, and had talked about doing schools in the past.

Jessica Potter stated that she will put together a list of the past tours and what research exists already for them.

Mike Lagerquist stated that he believes incorporating costuming for the tour guides would be fun. He also stated that if they could pair up with another organization and finish the tour by sending the riders along to an event hosted by the other organization, that it could enhance the historical experience.

New Business

2024 HPC Conference (PreserveMN)

Sydney DePrenger provided an overview of the conference to the HPC. She stated that the 2024 PreserveMN Conference is in Red Wing from September 18th to the 20th. She explained that they are looking for scholarships for HPC members and Staff and that they will need to narrow down who will be coming and using a scholarship. She specified that they are allotted five scholarships per group, one of which will be Staff (Sydney DePrenger herself). She asked who would like to fill the remaining four spots. Tim Pulis had already signed up, and Jessica Potter wasn't sure if she would be able to attend yet.

John Zehnder stated that he would like to attend with scholarship.

Molly Westman clarified that the scholarship pays for registration, as well as room and board. She explained that attendees would pay the costs up-front and be reimbursed for the costs at a later date using the grant.

Mike Lagerquist stated that he would be interested in attending with scholarship.

Justin Vossen stated that he would not be able to attend.

Jessica Potter recapped the attendees, listing: Tim, John, Mike, Sydney, and herself (tentatively).

Mike Lagerquist stated that he believed they had a schedule posted online for the conference. Sydney DePrenger confirmed that registration has been open for a couple weeks and that they have interesting tours on Friday. The schedule and tours were listed on the website.

Miscellaneous

Broad Street Walking Tour

Jessica Potter returned to discussion regarding the Broad St walking tour that the Historical Society is hosting with a Sinclair Lewis focus. She stated that the tour will be on Thursday, September 26th at 6:00pm, and that information can be found on the BECHS' website and Facebook Page.

Jessica Potter states that the Historical Society is helping with walking tours of Old Town for the 400-700 Block of N. Riverfront Drive. She explained that the Old Town Association has a special public-focused art project that they are working on and that they had asked the BECHS to do a walking tour at the same time. She stated that the event will be held Saturday, September 28th from 1:00pm-4:00pm.

Historical Society Brochures

Jessica Potter discussed the historical brochures from the BECHS. She stated that they order 500 originally and have already reordered more due to their popularity. She explained that they have been well received and therefore they may want to think about doing more in the future, possibly more than one in a season. She added the caveat that if the HPC does not wish to organize it, the Historical Society can always work on it separately if needed.

Tim Pulis asked whether he could have some copies of the brochures for his tours of Minneopa that he hosts on Saturdays, as people always ask what to do in Mankato. Jessica Potter stated that he could and that they have a box of them at the History Center.

Mary Murray asked if the history center was where most brochures were distributed. Jessica Potter stated that they are all over Mankato, at hotels and shops, specifically any of the kiosks that Visit Mankato operates.

Jessica Potter states that if anyone has something coming up and would like a stack of the brochures to reach out to her and she will provide them.

Next Meeting

Jessica Potter stated that there will not be a meeting in September due to the Conference, therefore **the next HPC meeting will be held in October.**

Adjournment

The meeting was adjourned at 5:00pm.

Heritage Preservation Commission

5. 1.

Meeting Date: 09/12/2024

Title

<u>Review Scope of Work for 1215 N Riverfront Drive</u>
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Review

The property owner at 1215 N Riverfront Drive are eligible for a commercial rehabilitation loan from the City and the assistance is proposed from the Economic Development Authority (EDA) Levy.

In order to utilize said funding, the project must be reviewed by the Heritage Preservation Commission.

The proposed work should be reviewed for conformance with the Secretary of Interior Standards.

The Secretary of the Interior's Standards can be found

here: <http://https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>

A linked to the Secretary of the Interior's standards with preservation guidelines can be found

here: <http://https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>

Attachments

Scope of Work Siding

Scope of Work Overhead Doors

Scope of Work HVAC

Elevations

Scope of Work Staff Review

COMMERCIAL REHABILITATION PROJECT SPECIFICATIONS

Owner: Jay Sallstrom

Business

Name: C&Q Investment Group, LLC

Address: 1215 N Riverfront Drive, Mankato, MN 56001

GENERAL CONSTRUCTION CONTRACT

All Work and Materials Must Meet or Exceed All State and Local Codes. Only Good Quality Materials and Workmanship Will Be Acceptable. Each Trade Is responsible for disposing of their related debris. If you are the General Contractor, all other trades and Subs will be hired and paid by the General Contractor. Each trade must cooperate and coordinate with other trades on this project. Lead Safe Work Practices must be performed in accordance with 29CFR1926.62 OSHA Lead Safety Standards or Contractors can be a Certified Renovator, Repair & Painting Contractor with the Environmental Protection Agency to work on homes 1978 and older. No changes or additional work may be completed without the prior written approval of MVAC. All Contractors are responsible for obtaining required building permits and inspections.

The Specifications listed below are Intended to provide guidance and relevant details to the work performed as part of this Rehabilitation Project. In all cases, the Contractors and Subcontractors are to install all materials, fixtures, and appliances in accordance with Manufacturer's Specifications and/or as per State and Local Building Codes. In the event that a listed specification is contrary to the Manufacturer's Specifications or State and Local Building Codes, the Manufacturer's Specifications and/or State and Local Building Codes Shall supersede the listed specification. If this occurs, contact the Housing Rehabilitation Coordinator to discuss and confirm. Any other code violations identified by the General Contractor or Subcontractors during initial inspection shall be corrected as needed to comply with codes.

SIDING & GUTTERS

ITEM

SCOPE OF WORK SPECIFICATION DESCRIPTIONS

1 REMOVE EXISTING HARDBOARD SIDING & BUILD-OUT FOR NEW SIDING

Remove and dispose of the existing horizontal hard board siding on the south 93' section of the office area down to the existing T-1-11 siding. Build-out area from top of T1-11 siding to underside of the metal roof on the south, west and north sides of the office building to accommodate the new siding. Repairs to include but not limited to:

- On the south facing 93' of the office building, remove the 12" horizontal lap siding, leaving the T1-11 siding beneath it.
- Build out the exposed area on southside above the T1-11 siding so it is flush with the T1-11 siding.
- Contractor will need to loosen & re-secure roof panels and remove the brown fascia cover below the metal roofing to build-out area.
- Contractor will also need build-out the areas above the windows on west and north sides of office area to be flush with upper section and cover with OSB sheathing for smooth surface.
- Provide and install a weather resistive barrier/house wrap over all areas on structure to be sided per owner provided plans & drawings.
- Install a weather resistive barrier/house wrap per manufacturer's specifications, taping all seams with approved tape.
- Clean-up work areas daily and dispose of all debris at an approved landfill.

Note: Building owner will have work to remove windows & doors, re-frame exterior walls and openings as needed and close-up those areas completed by a separate contractor not included with the scope of work listed above. In addition the owner will also have that contractor reframe and sheath the back garage/storage area wall sections of the building to prep them for siding. All this work is excluded from the scope of work for the this portion of the project but must be coordinated with and in conjunction with the work specified above to prep the structure for the new siding.

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2 INSTALL NEW STEEL SIDING PER PLANS & DRAWINGS

Provide and install new Board and Batten steel siding and Vesta Plank Wood Look steel siding from Quality Edge products on the north, west and south sides of the office area and garage/storage area per owner provided drawings and plans. Installation to include but not limited to:

- Provide & install the Ironstone board & batten steel siding on all areas of the structure per plans and per manufacturer's specifications and building code.
- Provide & install the horizontal Vesta Wood Plank like steel siding all areas of the structure per plan and per manufacturer's specifications and building code.
- Include all trim, corner pieces and mounting blocks for exterior fixtures and receptacles per plans and per manufacturer's specifications and building code.
- All doors and windows to have drip flashing installed above them per code.
- Seal around doors and windows with code approved caulks and sealants.
- Clean-up work areas daily and dispose of all debris at an approved landfill.

3 NEW SEAMLESS METAL GUTTERS/DOWNSPOUTS -213 LN FT

Provide and install new 5" "K" style, pre-finished metal seamless gutters fastened into fascia in locations noted below. Installation to include:

- All joints are to be sealed using approved gutter sealant.
- Downspouts shall be securely attached to exterior walls and be installed with minimum 60" leaders or extensions that direct water down slope away from foundation/structure.
- Color selection by owner.
- Gutters to be installed on the south side only of office area and garage/storage area (213 ln ft)

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4 ALTERNATIVE/ADD-ON #1 - ATTACH DETAILED DESCRIPTION AND COST

All contractors are required to bid on the listed projects as specified and in accordance with listed materials and instructions. However, we recognize that there may be alternatives to completing one or more of the listed project items based on a contractor's knowledge and experience that may work equally well and at a lower cost. Any contractor that wants to propose an alternative approach and/or material to complete a project line item may do so by entering the cost on the bid page and attaching a separate detailed page that identifies the line item you are proposing an alternative for and includes a detailed description of the proposed alternative including methods, materials and related cost. In addition, if the Contractor discovers some other required repair not included in the scope of work, the contractor can add the item to the bid proposal here and attach a detailed description of the work and cost.

CONTRACTOR WILL NEED TO OBTAIN CURRENT PLANS AND DRAWINGS FROM THE BUILDING OWNER

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ITEM #

SCOPE OF WORK SPECIFICATION DESCRIPTIONS

1 INSTALL 6 OVERHEAD GARAGE DOORS WITH OPENERS

Provide and install 6 new 14' x 8' insulated overhead garage doors wall mounted style openers on the six new commercial shop/condo areas. The rails for the garage doors shall be installed to align with the angle of the vaulted ceiling in each commercial unit. Installation to include:

- Provide and install 6 new insulated 14' x 8' insulated commercial grade metal overhead garage doors.
- The rails/tracks for the overhead doors shall be installed at an angle to follow the vaulted ceilings.
- Include horizontal support rails for use with electric door openers.
- Include installation of vinyl door stops on the top and sides.
- Provide and install 6 new wall mounted overhead garage door openers with safety sensors for each door.
- Door Openers to be sized to meet manufacturer specifications for door size.
- Openers to include two wireless remote control units for each door.
- Include installation of a wall mounted opener unit near the service entrance door.
- Installation of overhead doors and wall mounted openers shall comply with manufacture specifications and code.

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HVAC

ITEM

SCOPE OF WORK SPECIFICATION DESCRIPTIONS

1 INSTALL FORCED AIR GAS 96% AFUE TWO STAGE FURNACE-OFFICE AREA 1&2

Furnish and install a draft induced, forced air two stage gas furnace with variable speed ECM blower motor as per owner provided plans and drawings for office areas designated 1 & 2. AFUE rating to be 96% or greater. Installation to include:

- Provide and install a new 85,000 BTU 96% efficient two-stage furnace with variable speed ECM blower motor.
- Only models designed with a sealed combustion intake system are acceptable for this installation.
- Furnace is to be sized with sufficient BTU output rating to maintain 70 degrees F. inside at -20 degrees F. exterior.
- It will be assumed that 50,000 BTU will be required for every 1,000 sq. ft. unless told otherwise.
- Minimum service clearance shall be as follows: Front 36", Exhaust side 6".
- Minimum clearance to combustibles shall be as indicated on the appliance rating plate.
- Install per manufacturer specifications and/or state and local mechanical code.
- Gas piping/line sets shall be installed and shall comply with state or local mechanical codes.
- Furnish and install intake and exhaust system as per the manufacturer's specifications and state mechanical code.
- Utilize schedule 40 PVC pipe, fittings, primer, and solvent cement that conforms to ANSW/ASTM standards.
- Intake and exhaust pipes may be routed either vertically or horizontally.
- Condensate drain line shall be installed at the base of the exhaust drip leg and shall terminate at a floor drain.
- Condensate pump may be used with check valve.
- Gas supplies shall be installed with a manual in-line gas approved shut-off valve.
- Furnace shall be mechanically fastened to the existing plenum and ducts in a workman like manner.
- An easily accessibly air filter rack shall be installed in the main return air plenum.
- The new furnace is to be placed on raised concrete platform.
- All Wiring for the furnace will be included in this bid and installed per NEC.
- Include installation of a two zoned system for office areas 1 & 2.
- As part of this installation the heating contractor shall provide a programable thermostat for each office areas 1 & 2.
- Furnace shall have a 10-year parts warranty & 20-year limited lifetime warranty on heat exchanger.
- Contractor shall provide a one-year labor warranty.

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The contractor shall leave all warranties and instructions on equipment operation and will prominently display his address and phone number. Contractor shall provide as part of this proposal a product specification brochure.

2 PROVIDE AND INSTALL NEW 15.2 SEER AIR CONDITIONER UNIT & EVAPORATOR COIL-OFFICE 1 & 2

Provide and install a new 15.2 SEER air conditioning unit complete with evaporator coil per plans for the office areas designated as 1 & 2. Installation to include:

- New air cooled condensing unit shall sit on a level raised platform.
- The new unit must run on R-410A refrigerant.
- All necessary refrigeration piping, valves, fittings and seal all exterior openings.
- New evaporator coil and condenser.
- Any duct work modification.
- All necessary controls for the successful and safe operation of the air conditioning unit.
- Install all electrical wiring needed including a new disconnect box.
- **Must have minimum 10 year warranty on the compressor, and a five year warranty on parts.**
- Contractor shall provide a one-year labor warranty.
- Installation per Manufacturer's specifications and/or state and local building codes.

3 INSTALL FORCED AIR GAS 96% AFUE TWO STAGE FURNACE-OFFICE AREA #3

Furnish and install a draft induced, forced air two stage gas furnace with variable speed ECM blower motor as per owner provided plans and drawings for office area designated as #3. AFUE rating to be 96% or greater. Installation to include:

- Provide and install a new 40,000 BTU 96% efficient two-stage furnace with variable speed ECM blower motor.
- Only models designed with a sealed combustion intake system are acceptable for this installation.
- Furnace is to be sized with sufficient BTU output rating to maintain 70 degrees F. inside at -20 degrees F. exterior.
- It will be assumed that 50,000 BTU will be required for every 1,000 sq. ft. unless told otherwise.
- Minimum service clearance shall be as follows: Front 36", Exhaust side 6".
- Minimum clearance to combustibles shall be as indicated on the appliance rating plate.
- Install per manufacturer specifications and/or state and local mechanical code.
- Gas piping/line sets shall be installed and shall comply with state or local mechanical codes.

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- Furnish and install intake and exhaust system as per the manufacturer's specifications and state mechanical code.
 - Utilize schedule 40 PVC pipe, fittings, primer, and solvent cement that conforms to ANSW/ASTM standards.
 - Intake and exhaust pipes may be routed either vertically or horizontally.
 - Condensate drain line shall be installed at the base of the exhaust drip leg and shall terminate at a floor drain.
 - Condensate pump may be used with check valve.
 - Gas supplies shall be installed with a manual in-line gas approved shut-off valve.
 - Furnace shall be mechanically fastened to the existing plenum and ducts in a workman like manner.
 - An easily accessibly air filter rack shall be installed in the main return air plenum.
 - The new furnace is to be placed on raised concrete platform.
 - All Wiring for the furnace will be included in this bid and installed per NEC.
 - As part of this installation the heating contractor shall provide a programable thermostat for office area #3.
 - Furnace shall have a 10-year parts warranty & 20-year limited lifetime warranty on heat exchanger.
 - Contractor shall provide a one-year labor warranty.

The contractor shall leave all warranties and instructions on equipment operation and will prominently display his address and phone number. Contractor shall provide as part of this proposal a product specification brochure.

4 PROVIDE AND INSTALL NEW 15.2 SEER AIR CONDITIONER UNIT & EVAPORATOR COIL-OFFICE #3

Provide and install a new 15.2 SEER air conditioning unit complete with evaporator coil per plans for the office area designated as #3. Installation to include:

- New air cooled condensing unit shall sit on a level raised platform.
- The new unit must run on R-410A refrigerant.
- All necessary refrigeration piping, valves, fittings and seal all exterior openings.
- New evaporator coil and condenser.
- Any duct work modification.
- All necessary controls for the successful and safe operation of the air conditioning unit.
- Install all electrical wiring needed including a new disconnect box.
- **Must have minimum 10 year warranty on the compressor, and a five year warranty on parts.**
- Contractor shall provide a one-year labor warranty.
- Installation per Manufacturer's specifications and/or state and local building codes.

Owner: Jay Sallstrom
Business
Name: C&Q Investment Group, LLC
Address: 1215 N Riverfront Drive, Mankato, MN 56001

GENERAL CONSTRUCTION CONTRACT

All Work and Materials Must Meet or Exceed All State and Local Codes. Only Good Quality Materials and Workmanship Will Be Acceptable. Each Trade Is responsible for disposing of their related debris. If you are the General Contractor, all other trades and Subs will be hired and paid by the General Contractor. Each trade must cooperate and coordinate with other trades on this project. Lead Safe Work Practices must be performed in accordance with 29CFR1926.62 OSHA Lead Safety Standards or Contractors can be a Certified Renovator, Repair & Painting Contractor with the Environmental Protection Agency to work on homes 1978 and older. No changes or additional work may be completed without the prior written approval of MVAC. All Contractors are responsible for obtaining required building permits and inspections

The Specifications listed below are Intended to provide guidance and relevant details to the work performed as part of this Rehabilitation Project. In all cases, the Contractors and Subcontractors are to install all materials, fixtures, and appliances in accordance with Manufacturer's Specifications and/or as per State and Local Building Codes. In the event that a listed specification is contrary to the Manufacturer's Specifications or State and Local Building Codes, the Manufacturer's Specifications and/or State and Local Building Codes Shall supersede the listed specification. If this occurs, contact the Housing Rehabilitation Coordinator to discuss and confirm. Any other code violations identified by the General Contractor or Subcontractors during initial inspection shall be corrected as needed to comply with codes.

5 PROVIDE & INSTALL INLINE DUCT HEATERS (2)

Provide and install in each of the outside fresh air intake pipes for each of the new furnaces. The one for the 85,000 BTU furnace shall be 3 KW and the one for the 40,000 BTU furnace shall be 2 KW.

6 INSTALL NEW SPIRAL DUCT WORK FOR HVAC

Provide and install 18" exposed spiral duct work for both supply and return air per owner provided HVAC plans and drawings. Installation to include:

- All supply runs shall be 18" round exposed spiral ducts with drops for registers per plans.
- The returns will be "Wild Returns" with one high and one low.
- Includes all new registers and grills per HVAC plans.
- Include all permit and inspection fees
- Include venting for two bathroom exhaust fans per code and HVAC plans.
- The new unit must run on R-410A refrigerant.

7 ALTERNATIVE/ADD-ON #1 - ATTACH DETAILED DESCRIPTION AND COST

All contractors are required to bid on the listed projects as specified and in accordance with listed materials and instructions. However, we recognize that there may be alternatives to completing one or more of the listed project items based on a contractor's knowledge and experience that may work equally well and at a lower cost. Any contractor that wants to propose an alternative approach and/or material to complete a project line item may do so by entering the cost on the bid page and attaching a separate detailed page that identifies the line item you are proposing an alternative for and includes a detailed description of the proposed alternative including methods, materials and related cost. In addition, if the Contractor discovers some other required repair not included in the scope of work, the contractor can add the item to the bid proposal here and attach a detailed description of the work and cost.

CONTRACTOR WILL NEED TO OBTAIN CURRENT PLANS AND DRAWINGS FROM THE BUILDING OWNER





Heritage Preservation Commission
Review and report for EDA project
1215 N Riverfront Drive, Mankato
EDA Levy Project

The City's program guidelines for an EDA, Economic Development Authority, loan states as follows:

C.4- Historical Society Review

- 1. All rehabilitation projects will comply with the historical review requirements of the financing source used. Properties receiving CDBG funds will be reviewed by Minnesota State Historic Preservation Office (SHPO) and properties receiving city funds will be reviewed by the Mankato Heritage Preservation Commission (MHPC) to determine if the structure is historically significant before anything occurs.*
- 2. After the initial property inspection has been completed by the Rehabilitation Advisor, the following will be submitted to the SHPO or MHPC. a. A summary of the work to be done at the property;*
 - b. Photographs of the structure;*
 - c. Property description;*
 - d. Any other information requested by the SHPO or MHPC.*
- 3. Any changes in the scope of the project requested by the SHPO or MHPC will be initiated.*

A project utilizing EDA funds is proposed. The project is located at 1215 N Riverfront Drive. The property is not locally designated, not is it on the [National Register of Historic Places](#). However, because it is receiving local EDA funding, a review by the HPC is required.

The proposed scope of work is attached and includes:

1. Replace exterior siding.
2. Replace existing gutters and downspouts.
3. Install new overhead garage doors.
4. Install new HVAC equipment.

For reviews of this sort, the Secretary of Interior standards for rehabilitation can be used for evaluation purposed: <https://www.nps.gov/orgs/1739/secretary-standards-treatment-historic-properties.htm>

The Secretary of the Interior's Standard for the Treatment of Historic Properties with Guideline for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Building, can be found at this link. <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>

Staff's recommendation is approval of the proposal for the property because it has no significant historical value.

Heritage Preservation Commission

5. 2.

Meeting Date: 09/12/2024

Title

<u>PreserveMN 2024 Conference</u>
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Review

Discussion time for any questions regarding the PreserveMN 2024 Conference.
