

Historic Preservation Commission

Regular Meeting

September 12, 2024, 4:30pm

City of Mankato

Present: Justin Vossen, Jessica Potter, Tim Pulis, Mike Lagerquist, Chris Crowell

Staff: Bennett Hanson, Sydney DePrenger, Molly Westman

Guests: Jay Sallstrom, Steve Macgregor

Call to Order

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

Approval of Agenda

Mike Lagerquist moved to approve the agenda, Chris Crowell second with all in favor.

Approval of Minutes

August 8, 2024 Minutes:

Mike Lagerquist moved to approve the August meeting minutes, Justin Vossen seconded with all in favor.

Old Business

New Business

Review Scope of Work for 1215 N. Riverfront Drive:

Sydney DePrenger provided an overview of the HPC's review of the Scope of Work for 1215 N. Riverfront Drive's remodel plans. She stated that the project is up for EDA levy, and that this process requires the HPC to review the subject property for historical significance that would interfere with the EDA's funding.

Jay Sallstrom (property owner) stated that the project would consist of a full remodel of the building interior and exterior of the building. He stated that a new HVAC system will be installed, an office space with up to three separate offices will be created in the front of the building and up to three separate garage condo units will be created in the rear space of the building.

Jessica Potter asked what the age of the building being remodel is?

Sydney DePrenger stated that Blue Earth County Beacon shows that it was constructed in 1955.

Steve Macgregor (MVAC) continued Jay Sallstrom's description of the project, mentioning removal and replacement of siding, maintaining existing brick, and replacing doors and windows.

Sydney DePrenger provided a summary of the proposed work, stating that there will be new garage doors, siding, HVAC, gutters, and downspouts. She continued on to discuss a Review of the Secretary of the Interior's Standard for the Treatment of Historic Properties. She stated that staff concluded that there was not an apparent historical significance to the subject building. Sydney DePrenger therefore stated that staff recommends approval of the EDA project.

Chris Crowell asked Staff why this Scope of Work is being reviewed by the HPC?

Steve Macgregor (MVAC) stated that it is a requirement of the EDA program. In order for the project to get EDA funding, all projects must be reviewed by the HPC for significance.

Molly Westman further clarified by stating that the review acts as a threshold for the dollars, as in the event that HPC found the building to be historically significant, aspects of the project may need to be addressed.

Jessica Potter inquired if any additional openings are to be made in the structure?

Steve Macgregor (MVAC) stated that the garage doors will be reframed.

Jay Sallstrom (property owner) stated one of the windows will be converted into a doorway and that one of the doors will be converted into a window. He confirmed that no major changes would be made to openings in the structure.

Tim Pulis asked what the most recent use of the building was?

Jay Sallstrom (property owner) stated that the office space was most recently used by Chambers Construction, but that this was before he owned the property. He stated that he bought the property from Jeff Hickok.

Jessica Potter stated that the building was previously home to Ginny May's Donuts. She stressed the importance of maintaining the look of the building and its relation to this previous donut shop usage, but stated that they wouldn't be recommending preservation because of it.

Mike Lagerquist stated that he is appreciative for the improvement to the appearance of the building. He went on to ask whether the structural integrity of the building remains?

Jay Sallstrom (property owner) stated that the building is structurally sound as a steel-frame building. He explained that when he first purchased the building the roof leaked badly and needed to be gutted.

Justin Vossen stated that it was nice to see new buildings and renovated buildings popping up along that stretch of town.

Chris Crowell motioned to conclude that the HPC has found no concerns with the project that would prevent the EDA levy. Mike Lagerquist seconded with all in favor.

PreserveMN 2024 Conference:

Jessica Potter asked who would be attending the conference? Members of the HPC raised their hands. Known attendees are: Tim Pulis, Mike Lagerquist, John Zehnder, Sydney DePrenger, and Bennett Hanson.

Sydney DePrenger stated that she attempted to secure one of the City of Mankato vans for the trip but was unable to do so due to full reservations. She stated that City Staff (Sydney DePrenger & Bennett Hanson) will drive up together.

Mike Lagerquist stated that he wouldn't be at the conference until Thursday morning.

Sydney DePrenger pulled up the schedule for the Conference on the screen.

The committee discussed the conference and its schedule.

Molly Westman stated that HPC members will need to keep copies of receipts for their conference registration as well as for their hotel rooms. She explained that Sydney DePrenger will need the receipts after the conference in order to draw the grant down for attendees.

Sydney DePrenger stated that the conference scholarship will not cover meals or mileage like it did in 2022, it will only cover room and registration. She stated that some meals will be provided within the conference, but that Thursday dinner would be on their own.

Miscellaneous

Lincoln Park Home Alterations:

A staff member stated that the president of the Lincoln Park Neighborhood Association informed him that someone had demolished the front porch of a historic home in the neighborhood (135 Parsons St).

Staff mentioned that a demolition permit was needed before property owners can demolish any part of a contributing historic property. Staff explained that the project had a valid deck permit and that last year a new deck was constructed without a permit and was poorly done. Staff stated that the property owners removed the damaged deck with plans to rebuild, but ran into difficulties when replacing the deck, so they decided to not replace the deck after all. The city received a permit to redo their driveway, but that this was done with the deck permit and not separately.

Staff explained that if the property in question is a contributing property to the Lincoln Park Historic District and they wish to demo the building, an Environmental Assessment Worksheet (EAW) is required. They continued by stating that through this process that the property owner must go through, impacts are assessed. They stated that if the property is locally designated, then the HPC has some control over any work on the property. They clarified that local designations are completely voluntary, but if they were to join, then any work would have to go through review by the HPC.

Staff stated that staff would have to review the EAW provision & worksheet based on Minnesota state statute and the details of the project.

The commission discussed the situation and stated that even if they intended to rebuild the porch, the historical significance of the porch and its contribution to the architectural detail of the structure has been lost. One of the members believe that they may have chosen to remove it all together instead of attempting repair to the damaged porch.

Staff explained that the property is Nationally listed as part of the Lincoln Park Historic District, and within that district there are “contributing and non-contributing properties”. They stated that they did not know if this property is contributing, but that either way, as a Nationally Registered historic property, there are no levers for control. Staff also explained that the control exist for the NRHP listing, stating that any private work that is not seeking public funding can be performed without permission of review by the HPC. However, if the property owner is using any EDA, or other public funds then there would a review. Staff further explained that if the property owners had chosen to seek local designation, then all future work on the property would have had to come before the HPC.

Staff will look into the demolition of the porch within the EAW documentation and that full structure demolition has been prohibited without proper process in the past.

Adjournment

Justin Vossen motioned to adjourn and Tim Pulis seconded.

The meeting was adjourned at 5:04pm.