

Historic Preservation Commission

Regular Meeting

March 13th, 2025 4:30pm

City of Mankato

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

Staff: Sydney DePrenger, Travis Johnson, Mark Konz

Call to Order

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

Approval of Agenda

John Zehnder moved to approve the agenda; Mike Lagerquist seconded with all in favor.

Approval of Minutes

February 13th, 2025 Minutes:

Mary Murray moved to approve the February minutes; John Zehnder seconded. Tim Pulis absented with all others in favor.

Old Business

Work Plan 2025

Today's action items:

- *An item was added to the work plan in relation to having Beth Heidelberg's students conduct surveys for the HPC. This included target dates listed below.*
- *Sydney DePrenger indicated she scanned the recommendations/action list from the context study and would send out to the commission members.*
- *Jessica Potter suggested a series of edits to the work plan that are reflected in the minutes below. Members of the commission should continue to review, provide comments, and edits to the work plan moving forward.*

Upcoming Action Items:

- *Identify 10 properties that the commission would like to have surveyed by summer 2025.*
- *Work with Beth Heidelberg to coordinate which properties the commission would like to have surveyed for fall 2025.*
- *Go through the context study and create an addendum to indicate what has been completed/not completed.*
- *Sydney DePrenger will send out a windshield survey of the mid-century moderns that she did that are located on Glencrest Dr.*
- *Sydney DePrenger will send out the copies she made of the recommendations and future actions sections from the Context Study.*

- *Jessica Potter made some physical edits to the work plan by switching around the items. She mentioned that she would send to the group so Sydney DePrenger can edit the Word Document.*

Minutes:

Sydney DePrenger indicated Molly Westman had touched base with Beth Heidelberg and she was interested in a partnership with the HPC. Her students would be available to conduct surveys starting next semester.

The commission discussed the benefits to both parties involved. The students can get hands on experience and the commission can get surveys completed for local properties.

Mary Murray referenced the email she had sent out to the commission earlier today with some suggestions that potentially could help identify work that could be done. She had come up with 3 different items (listed below).

- The Work Plan could potentially use columns to link things back to the already existing documents such as *The City of Mankato Historic Context Study* or the City of Mankato Ordinance.
- There is a need to go through items such as *The City of Mankato Historic Context Study* and determine which of those items have not yet been addressed and which have been completed. This would allow us to prioritize items that could be moved into the Work Plan when time allows.
- If these become part of the Work Plan, should we either identify which of the Cities “purposes” this work item addresses and/or which of the “nine contexts from “*The City of Mankato Historic Context Study* applies.

Sydney DePrenger did indicate that she made a copy of the recommendations and future actions section out of the context study, and she would send this out to the commission members.

Mary Murray indicated that it would be nice to have an addendum document added to the study that shows the resolution to the action items. The commission agreed that an addendum would favor the commission.

Mary Murray questioned the mention of districts in the context study and how that relates to the mission of the HPC.

Jessica Potter went into detail about how the HPC was formed through different plans and ordinances. The first action of the newly formed HPC was to have a context study completed. Throughout the study there are references to different districts, but these districts did not receive historic designation but more gave the commission boundaries or “hotspots” to work under.

Mark Konz added the ordinance didn’t restrict redevelopment but encouraged restoration of buildings to preserve properties but also promote vibrancy.

Jessica Potter added that making edits to the work plan could include moving some items around from our goals to the actual work plan category. The goal of identifying potential historic sites for listing on the national register for historic places or local designations could be moved over to the work plan category and include working with Beth's students. Jessica indicated that she would make these edits and send them out to the commission members. She also questioned if the commission would want to go through the context study to create the addendum to show what has been completed.

Mary Murray indicated the HPC members should go through the context study to identify within the recommendation/future actions sections what is completed and what is not. If completed, an addendum would be added to show the details of how it was completed. If not, it could be moved into the work plan.

Sydney DePrenger did add that she did a windshield survey in the Glencrest Dr area of Mankato. This survey was of mid-century moderns in that area and was done during her time as a student at MSU.

Jessica Potter indicated that she would continue to make edits. She did ask that Mary Murray provide some of what she has found into a document to further enhance the work plan.

New Business

Section 106 Consulting Party Mankato Trail Reconstruction

Today's Action Items:

- 1. The HPC needed to decide as to whether they would like to provide consultation on the future Mankato Trail reconstruction project.*

Upcoming Action Items:

- 1. Sydney DePrenger or Molly Westman will respond yes that the HPC will want to be a consultant for this project. Their response will need to be sent in by March 22nd, 2025.*

Minutes:

Sydney DePrenger presented the commission with paperwork from MNDOT in relation to the proposed improvements along the Mankato River Trail. She indicated that at this time, MNDOT would like to know if the HPC would like to be a consultant for the project.

Mark Konz indicated that in the past the commission has provided input on similar projects.

The commission had further discussions about some of their recent and past experiences on the trail and some of the improvements that they would like to see. Because of the flood, the trail needs to be replaced.

Jessica Potter indicated the involvement the HPC would have on this project would be to give input on historic properties or locally designated properties within the project area and to give comments on proposed projects and project scope.

After further discussion, the commission members were in favor of providing input on this project. Sydney DePrenger would respond to the appropriate parties indicating the HPC would like to provide comments on this project.

2025 Preservation Month

Today's Action Items

- 1. The HPC will discuss options for the 2025 preservation month in May.*

Upcoming Action Items

- 1. Jessica Potter will coordinate the meeting with Visit Mankato, Downtown Partnership, City of Mankato Public Relation department, The Free Press, City Planning staff, and potentially a member of HPC. The goal will be to try and get together before the next HPC meeting on April 10th, 2025.*

Minutes:

The commission discussed what had been presented in the past, such as past tours and programs, for preservation month.

Mary Murray indicated that Greater Mankato Growth had done a brochure that would be a great educational tool.

Sydney DePrenger indicated that it would be a tight turnaround if we needed to get a city bus. She indicated that city staff had discussed going the educational route and using a brochure to disperse out to individuals. She did indicate the city does not own the brochure and would need to work with the owner.

Jessica Potter mentioned that she would coordinate a meeting with the organizations that would need to be involved. This would include Visit Mankato (owner of the brochure previously mentioned), Downtown Partnership, City of Mankato PR department, The Free Press, City of Mankato Planning staff and possibly a few members from the HPC.

Mike Lagerquist stated that it would be good to include a video production company to create a video to give an alternative to the brochure. He also indicated that he would like to be included in the meeting.

Commissioner Education Introduction to Tools

Today's Action Items

- 1. Sydney DePrenger walked the commission through accessing the City of Mankato's website to make it easier on the HPC to access some of the available tools. A link in her latest email was provided to the commission members taking them directly to the website that would include tools such as the commissions agenda, the context study, and several other items.*

Upcoming Action Items

- 1. The commission members should continue to reference the link in Sydney's email to access these tools moving forward.*

Minutes:

Sydney DePrenger wanted to walk the commission members through where to find the tools that are available on the City of Mankato's website. These tools include the City of Mankato's Historic Context Study, the agenda for the meetings, the statewide heritage preservation training manual and other items that pertain to the HPC.

Jessica Potter also indicated that they had spent prior meetings going through modules of these documents to further understand the HPC's mission. The information is profound, and it would be better to do during meetings where the agenda is light.

Miscellaneous

Commission Discussion:

Sydney DePrenger indicated that an individual had reached out to Courtney Kramlinger about a property that used to be located at 421 N Riverfront Dr. The committee discussed the possibilities of the property. However, since the building has been demolished, it is difficult to come up with money for a plaque. The BECHS may already have it identified on a self-guided walking tour.

Sydney DePrenger indicated that she would provide Jessica Potter with the contact information for the individual who sent the request in originally.

Adjournment

Mike Lagerquist motioned to adjourn, and John Zehnder seconded with all in favor.

The meeting was adjourned at 5:46 pm.