



HERITAGE PRESERVATION COMMISSION
Regular Meeting May 8, 2025 - 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. **March 13, 2025 Meeting Minutes**

4. **OLD BUSINESS**

1. **Preservation Month 2025 Update**

5. **NEW BUSINESS**

1. **Scope of Work Review: 501 S Front St**

2. **Scope of Work Review: 109 E Cherry St**

3. **MPO Conference; Heritage Bus Tour**

6. **MISCELLANEOUS**

7. **ADJOURNMENT**

Heritage Preservation Commission

3. 1.

Meeting Date: 05/08/2025

Title

March 13, 2025 Meeting Minutes

Attachments

March 13, 2025 Minutes

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.

Heritage Preservation Commission

4. 1.

Meeting Date: 05/08/2025

Title

Preservation Month 2025 Update

Review

Discussion of Preservation Month Project, a chance for the City to provide an update on the brochure marketing.

Heritage Preservation Commission

5. 1.

Meeting Date: 05/08/2025

Title

Scope of Work Review: 501 S Front St

Review

The property owner at 501 S Front Street is eligible for a commercial rehabilitation loan from the City and the assistance is proposed from the Economic Development Authority (EDA) Levy. Work includes tuckpointing and applying a waterproof sealer to the exterior or both buildings, as well as removing paint from 501 S Front St.

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>

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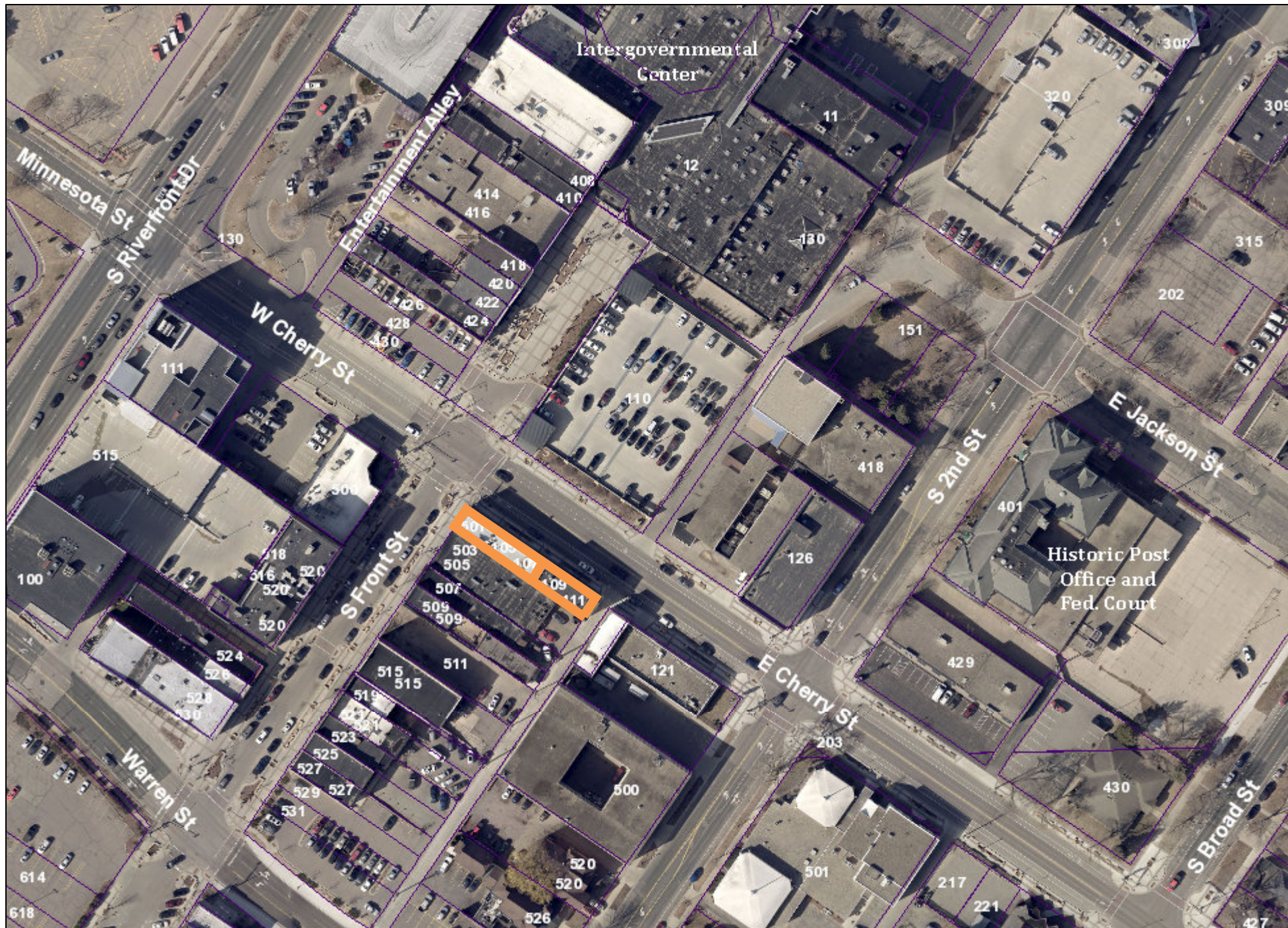
here: <http://https://www.nps.gov/orgs/1739/upload/treatment-guidelines-2017-part1-preservation-rehabilitation.pdf>

Attachments

General Location Map

501 S Front St Scope of Work

501 S Front and 109 E Cherry



Date: May 2025

Author:

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COMMERCIAL REHABILITATION PROJECT SPECIFICATIONS

Owner: Aaron Hatanpa & Jay Zender
Business
Name: Jakco LLC - 501 S Front Street
Address: 501 S Front Street, 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.

ITEM

SCOPE OF WORK SPECIFICATION DESCRIPTIONS

1 REMOVE PAINT ON ALL EXTERIOR MASONRY WALLS

Remove the existing paint on all exterior walls of the building from the ground to the roof. The paint should be removed with the gentlest means possible in accordance with federal and state historic building preservation guidelines. Cleaning to include:

- Sandblasting is not allowed as it may damage the brick surfaces.
- Low-pressure (220 psi max.) water washing may be used.
- Using gentle cleaning methods to scrub with a natural bristle brush is recommended.
- If paint or heavy grime must be removed, a chemical cleaner may be required.
- If using a chemical cleaner, it is recommended to test a small area and let dry for an extended period of time.
- Waiting for the area to dry several days or weeks can ensure no damage occurs from the chemical cleaner.

2 TUCKPOINT EXTERIOR WALLS OF BUILDING

Repair masonry walls and other masonry features by repointing mortar joints where there is evidence of deterioration, such as disintegrating mortar, cracks in mortar joints, loose bricks, missing bricks or damaged or missing plaster. Repairs to include:

- Remove all loose, cracked and damaged mortar by carefully hand raking the joints to avoid damage to masonry.
- Sweep loose mortar and dust from all joints with a stiff-bristle brush.
- Wet joints with a wet brush and clean the joints.
- New mortar joints should match the original in style, size, mortar composition, hardness and color.
- Usually the mortar is two parts sand to one part lime with up to 20 percent of the lime combined with cement.
- Use Lime/type L mortar for repairs on historical buildings.
- Re-secure any loose bricks.
- Replace any damaged or missing bricks with new bricks to match existing bricks as close as possible.
- Include removal and re-installation of existing window and door awnings.

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3 WATERPROOF THE EXTERIOR MASONRY WALLS AFTER TUCKPOINTING

Apply a coat of a clear penetrating waterproof sealer designed for use with masonry to all exterior masonry walls to help protect the masonry and prevent moisture penetration

4 EQUIPMENT RENTAL FEES

To include all equipment rental costs required to completed the work.

Note: Contractor must obtain right of way permits from the City of Mankato since the work will require partial blocking of sidewalks and/or alley ways. Contact the City of Mankato Engineering Department at 507-387-8599 for Right of way permit fees.

BUILDING MATERIALS GUIDELINES

Masonry

Masonry is the most popular construction material in Mankato's downtown. Brick, limestone and to a more limited and recent extent, stucco were used as structural and exterior finish materials in the district's second generation of buildings. Brick and stone strength, durability, and beauty are their chief assets. Of the North Front Street Commercial District's 17 contributing buildings, 16 have retained their primary, brick elevations.

Moisture

Masonry should be checked regularly for moisture penetration. Moisture can enter masonry through leaky roofs, gutters or down spouts, poor drainage, or a condition known as rising damp. Rising damp occurs when moisture is drawn up from the ground through brick by capillary action.

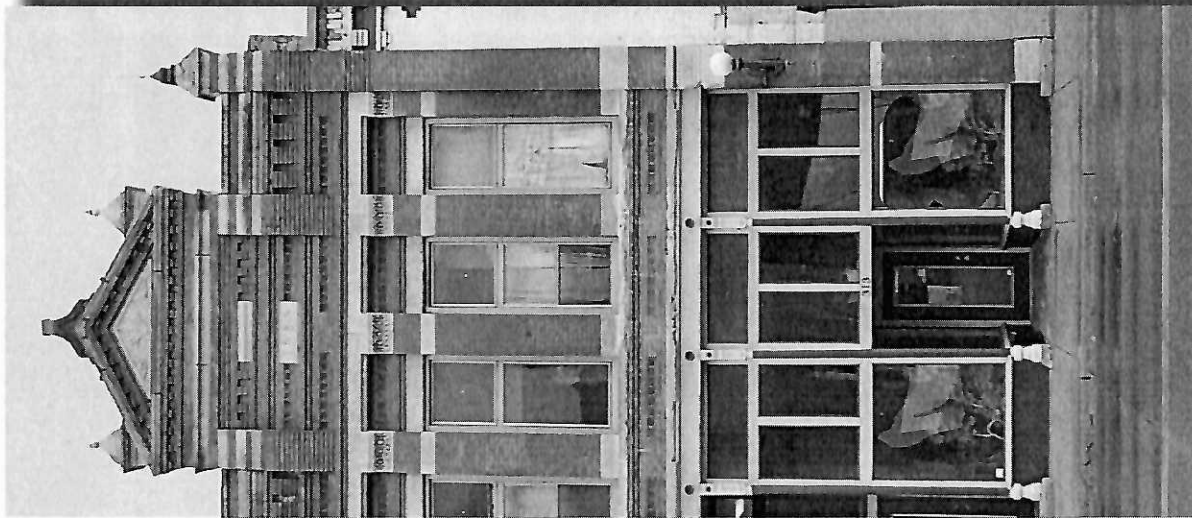
Repointing

Repair masonry walls and other masonry features by repointing the mortar joints where there is evidence of deterioration, such as disintegrating mortar, cracks in mortar joints, loose bricks, or damaged plaster work. Remove deteriorated mortar by carefully hand-raking the joints to avoid damaging the masonry. New mortar joints should match the original in style, size, mortar composition, and color. It is especially important to repoint with a mortar of the same hardness as the original, usually two parts sand to one part lime with up to 20 percent of the lime combined with cement. Harder modern mortars with a high content of Portland cement will resist the warm weather expansion of the brick, causing cracking and spalling of the brick surface. In cold weather, this same inflexibility may cause cracks to open up as the historic bricks contract.

Cleaning

Although cleaning masonry can have a dramatic impact on the appearance of a building, it should nevertheless only be done to halt deterioration, and not merely to attain a 'new' facade. Cleaning and removing paint generally requires knowledgeable contractors. The Minnesota State Historic Preservation Office keeps a partial list of qualified cleaning contractors who operate in the State.

Whether owners hire professionals or decide to clean the masonry themselves, masonry should always be cleaned by the gentlest possible method. In many cases low-pressure water washing (no more than 220 psi), together with scrubbing with a natural bristle brush, may be sufficient.



If paint or heavy grime must be removed, a chemical cleaner may be required. There is a wide range of chemical cleaners available, and a qualified cleaning contractor should be consulted to evaluate your building and recommend a treatment. Whatever treatment is selected, a test patch should first be tried and allowed to weather for a few weeks or months. If the results of the test are satisfactory and no damage is observed, it should be safe to proceed.

Sandblasting

Sandblasting is especially harmful to brick surfaces, eroding the hard outer layer to expose a softer, more porous surface that will weather rapidly. **Be aware that sandblasting will disqualify a project from consideration when applying for federal tax credits.**

Sandblasting is never an appropriate cleaning method for historic masonry.

Painting

In general, exposed masonry should not be painted. Unless the surface was painted from the beginning, as was sometimes the case with very soft brick, cleaning and repointing of the masonry is usually preferable. A previously painted surface should be chemically cleaned. Only if chemical paint removal proves impracticable (due to a cementitious paint coat, for example) should previously painted brick or stone be repainted.

Some buildings in Mankato may be constructed of soft brick. When reviewing the application of new paint over a soft brick exterior, the HPC, in consultation with the State Historic Preservation Office, should determine if such an application will benefit or hinder the preservation of the structure under review.

References

The following publications contain more detailed information about masonry.

Preservation Brief #1—The Cleaning and Waterproof Coating of Masonry Buildings

Preservation Brief #2—Repointing Mortar Joints in Historic Brick Buildings

Preservation Brief #6—Dangers of Abrasive Cleaning to Historic Buildings

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501 S Front Street – Remove Paint, Tuckpointing & Seal Masonry



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Meeting Date: 05/08/2025

Title

Scope of Work Review: 109 E Cherry St
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Review

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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.

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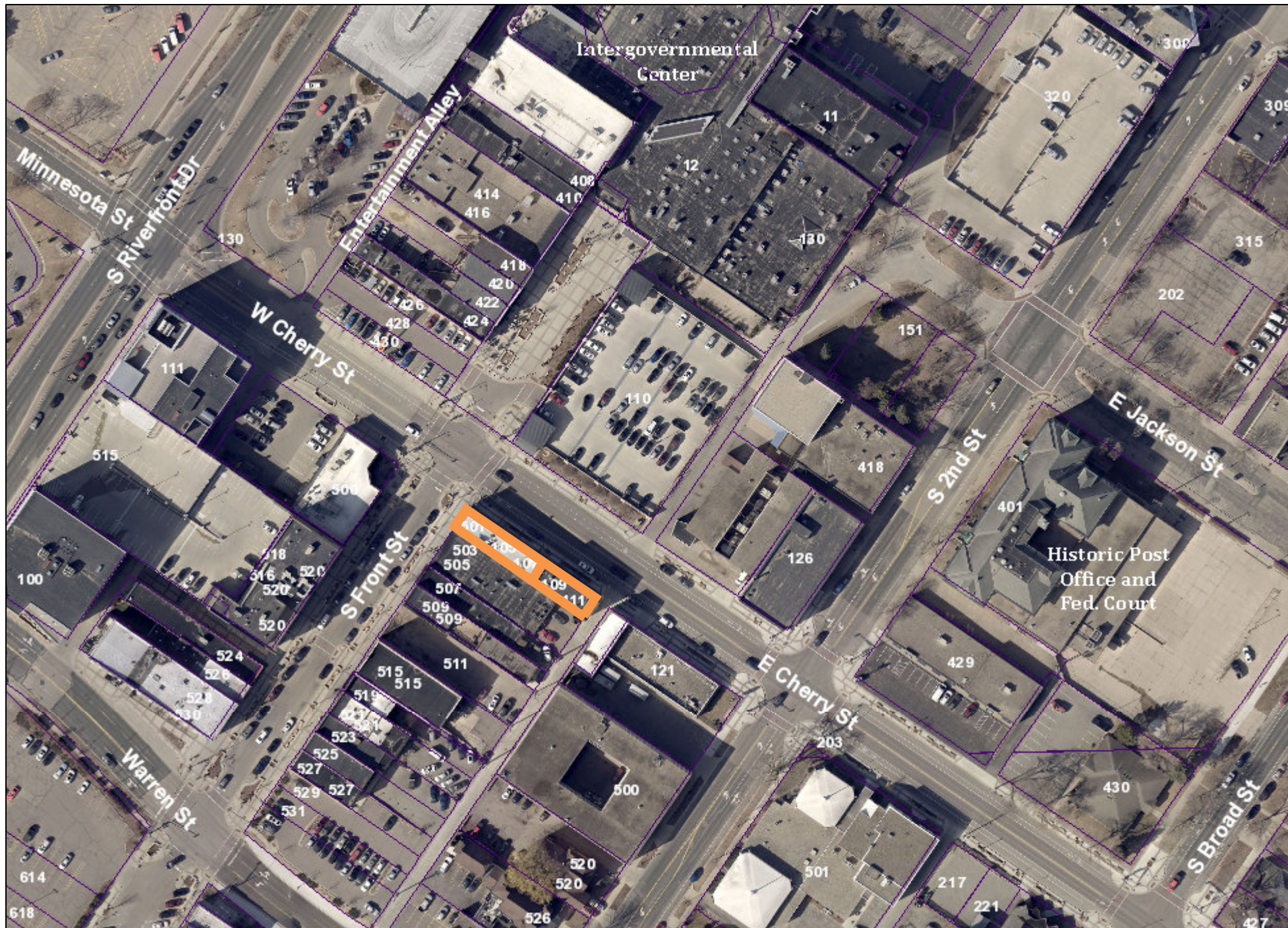
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COMMERCIAL REHABILITATION PROJECT SPECIFICATIONS

Owner: Aaron Hatanpa & Jay Zender

Business

Name: Jakco LLC-109 E Cherry Street

Address: 109 E Cherry Street, Mankato, MN 56001

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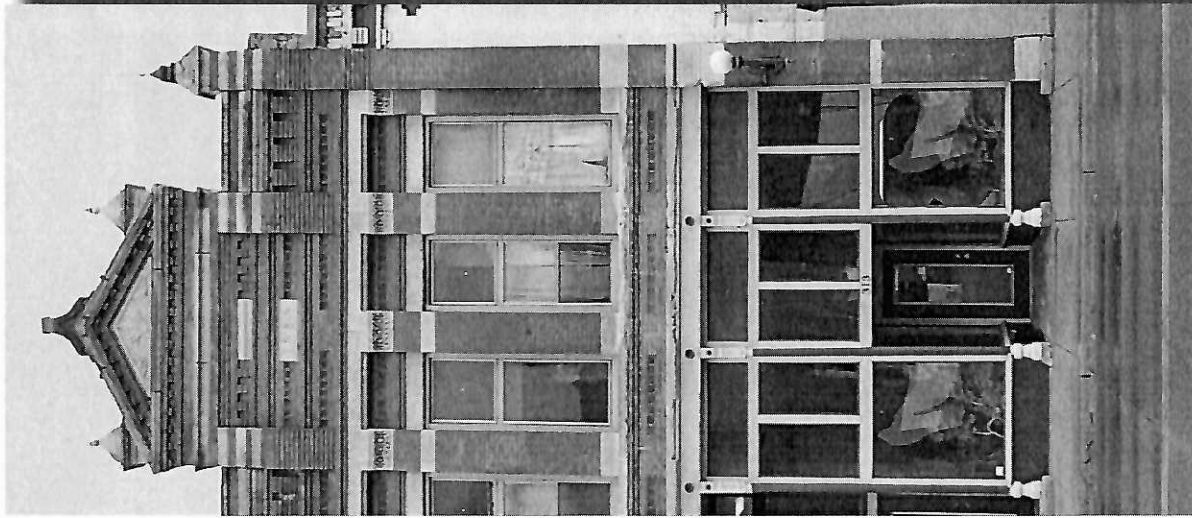
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Heritage Preservation Commission

5. 3.

Meeting Date: 05/08/2025

Title

MPO Conference; Heritage Bus Tour
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Review

MAPO (Mankato Area Planning Organization) is interested in hosting a bus tour for their MPO conference. The conference dates are July 30th- August 1st. MAPO representative, Chris Talamentez, wanted to inquire if the HPC would be interested in providing a heritage bus tour to the conference attendees.
