

Historic Preservation Commission

Regular Meeting

May 8th, 2025 4:30pm

City of Mankato

Present: Jessica Potter, Tim Pulis, Mike Lagerquist, & John Zender

Staff: Sydney DePrenger, Bennett Hanson, Courtney Kramlinger

Guest: Steve MacGregor (MVAC)

Call to Order

The meeting was called to order at 4:31 pm.

Approval of Agenda

Mike Lagerquist moved to approve the agenda; Tim Pulis seconded with all in favor.

Approval of Minutes

March 13th, 2025 Minutes:

John Zender moved to approve the March minutes; Mike Lagerquist seconded with all in favor.

Old Business

Preservation Month 2025 Update:

Today's Action Items

1. None.

Upcoming Action Items

1. None.

Sydney DePrenger stated that she is working with the Communications Department to create the Heritage brochure. She stated the brochure would include Ellerbe Room photos, taken by Lara Peterson with the Communications Department, whom also took photos of parks this week, with more footage to come next week. Sydney DePrenger stated that a post is planned for 5/12 on City of Mankato Social accounts, with a Hubbard House related photo to come later.

Mike Lagerquist stated that he shared a brochure-related post from the city. Mike Lagerquist said that he got a response from a resident stating that a particular house wasn't on the brochures.

Jessica Potter stated that the properties on the brochure only included the Local or NRHP properties, hence why this "Schaus" property was not included.

Mike Lagerquist and Jessica Potter stated they saw an article or post from the FreePress on the brochure.

Jessica Potter stated that the Sinclair Lewis house and other properties would be a good addition to the next brochure and that they may want to include more North Mankato properties.

New Business

Scope of Work Review: 501 S. Front St & 109 E. Cherry St:

Today's Action Items

2. Motion to approve scope of work: Tim Pulis motioned and John Zehnder seconded, with all in favor.

Upcoming Action Items

2. None.

Sydney DePrenger stated that EDA Levy dollars are proposed to be spent on commercial rehab projects like this proposed project.

Steve MacGregor from MVAC is in attendance to assist with the scope of work on any questions.

Steve MacGregor stated that the 501 S. Front St building has been painted and that this paint is flaking off, so the property owner plans to remove the paint, perform tuck-pointing and seal the brick to prevent further degradation of the bricks.

Steve MacGregor stated that 109 E. Cherry St, the building housing the Jewelry store, does not have any paint and therefore will just receive tuck-pointing and sealing of the brick.

Tim Pulis asked if they were two separate properties or buildings? Courtney Kramlinger clarified that they are on two separate parcels and would be considered separate buildings.

Regarding removal of the paint, Steve MacGregor stated that per Secretary of the Interiors Standards, no sand-blasting can be performed on the buildings. Steve MacGregor stated a Pressure washer could be used to strip the paint, as long as it only has a maximum PSI of 220.

Sydney DePrenger stated that staff recommends approval of the Scope of work.

Steve MacGregor stated that the property owner wants Johnson Building Restoration to do the project. He clarified that the property owner is required to use the bidding process, and if a bid comes in lower than Johnson Building Restoration's bid, then they would just need to pay the difference between Johnson and this lower bidder.

Steve MacGregor stated that regarding the scope of work, aside from the paint removal, improvement plans for both buildings are nearly identical.

Jessica Potter clarified what was all being done. Steve MacGregor confirmed it.

Mike Lagerquist asked if they would do anything for doorways or anything else, Steve MacGregor said that they did not.

Tim Pulis asked why MVAC is involved.

Courtney Kramlinger explained that the City of Mankato contracts with MVAC to the City's Commercial & Residential Rehab Loan Programs (both EDA & CDBG).

After some discussion, Steve MacGregor stated that in his experience, it is best to keep the scope of work simple and limit the amount of work being done using CDBG and EDA funds.

Motion to approve scope of work: Tim motioned and John seconded with all in favor

MPO Conference: Heritage Bus Tour:

Today's Action Items

3. Tim Pulis and John Zehnder stated that they would be available to be a Historical tour guide for the MPO Conference.

Upcoming Action Items

3. Sydney DePrenger stated that she would contact Chris Talamantez about interest in the tour. She also stated that she would create an email chain with Tim Pulis and John Zehnder regarding the tour.

Sydney DePrenger stated that Chris Talamantez with MAPO asked that the HPC consider hosting one of the bus tours for the MPO conference held July 30th – August 1st 2025. She stated that Chris Talamantez would provide the busses, but that Chris Talamantez just wants to have someone there to run the tour itself.

Tim Pulis asked details about the conference and bus, Sydney DePrenger said she didn't know details, but that Chris Talamantez would know more. Sydney DePrenger stated it could be the same bus tour that was used for the HPC PreserveMN 2024 conference, meaning no prep would be needed.

Tim Pulis stated that he should be around. John Zehnder stated that he would be around.

Sydney DePrenger stated that she would do an email chain with them to include details from Chris Talamantez. Sydney DePrenger stated that Chris Talamantez said the bus tour was popular and they would like something similar if possible. Sydney DePrenger stated that she would contact Chris Talamantez about interest in the tour.

Miscellaneous

Tim Pulis stated that there was a Tribune article about a park in Minneapolis that was once called "Sibley Park", and that The City of Minneapolis was working with the local Indigenous community to rename the park. Tim Pulis indicated this is relevant to our own "Sibley Park".

John Zender asked about Kern Bridge project process, Sydney DePrenger said she didn't know the timing of the Kern Bridge project.

Adjournment

Mike Lagerquist motioned to adjourn and Tim Pulis seconded with all in favor.

The meeting was adjourned at 4:53 pm.