



HERITAGE PRESERVATION COMMISSION
Regular Meeting October 9, 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**

4. **OLD BUSINESS**

5. **NEW BUSINESS**

1. Review of the Commercial Rehabilitation Project for 509 S. Front St.

6. **MISCELLANEOUS**

1. Discuss PreserveMN Conference Takeaways
2. Work Plan review 2025/2026

7. **ADJOURNMENT**

Meeting Date: 10/09/2025

Title

Review of the Commercial Rehabilitation Project for 509 S. Front St.

Applicant

The Social House - Hayes Properties of Mankato, LLC.

Request

The applicant is requesting the review of exterior improvements to the property located at 509 S. Front St.

Review

The HPC is being asked to review the proposed improvements to the building because the property owner would be utilizing EDA Levy funds through the commercial rehabilitation loan program.

The program guidelines state that HPC is to review to determine if the structure is historically significant.

The south side of the building previously had metal siding. Upon removing the siding, it was determined the existing brick had been damaged from a previous structure fire.

The contractor proposes to clean, secure, and seal the existing masonry. A new structure is proposed to be added along the top of the building to clean up the existing rooflines. Structural vertical and horizontal supports will be added along the building wall.

See the attached scope, photos, and proposed rendering.

Attachments

Project Scope

Existing Photos

Proposed Rendering

COMMERCIAL REHABILITATION PROJECT SPECIFICATIONS

Owner: Eric Hayes
Business

Name: Social House - Hayes Properties of Mankato, LLC
Address: 509 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

MASONRY REPAIRS

1 STABILIZE & SEAL MASONRY CORNERS

Contractor will stabilize the both the right front and right rear masonry corners on the building and seal with mortar or cement. Contractor will need to remove the loose bricks in the corners, then apply a bonding agent to the masonry and the spread/pack concrete and/or mortar on to the bricks and open mortar joints to stabilize the masonry. Repairs to include:

- On both the right front and right rear masonry corners that are damaged and deteriorating, remove all loose bricks.
- Apply a bonding agent to the bricks in the corners to provide better adhesion for the mortar & concrete filler.
- Install a concrete base in the bottom of the corners to help stabilize the masonry in those areas.
- After the base and bondign agent have cured, trowel apply a layer of concrete/mortar to the masonry from top to bottom.
- The concrete/mortar shall be worked/pushed into all gaps and joints to help stabilize the masonry.
- The contractor will also pin the applied concrete/mortar to the masonry with rebar every 2' to 4'.
- A second coat of the concrete/mortar shall be applied as needed and smoothed out.
- **Note:** these stabilized corners will be enclosed in wood pillars and not visible when completed.
- Sandblasting is not allowed as it may damage the brick surfaces.
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2 CLEAN MASONRY ON RIGHT SIDE EXTERIOR MASONRY WALL

The contractor shall clean the masonry wall from lowest level to the roof to remove dirt, grime and other fire residue and prep the areas for tuck pointing. The masonry shall be cleaned 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.

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- 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.

3 IN-FILL MISSING BRICK & TUCKPOINT RIGHT EXPOSED EXTERIOR WALL OF BUILDING

Repair the masonry wall by filling in areas with missing brick with new brick and repointing mortar joints where there is evidence of deterioration, such as disintegrating mortar, cracks in mortar joints, loose bricks and missing bricks. Contractor shall match the new bricks to the existing bricks as close as possible. 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.
- In-fill the areas of the wall that are missing bricks with new bricks to match the existing as close as possible.
- Includes the area on the back building from outer layer of bricks to the bottom of the wood roof deck.
- Excludes front & rear corners and top rows of masonry below roof deck on front section of building that will be enclosed.
- Re-secure any existing loose bricks.
- Replace any severely damaged bricks with new bricks to match existing bricks as close as possible.
- Repair area to include the right side of building from the lowest level of masonry to the roof deck areas.
- Install a sloped mortar cap on the exposed lower section of front building that sticks out beyond upper section to seal.
- Coordinate with the building owner to identify repairs needed based on owner's design plan.
- **SEE ATTACHED HISTORICAL PRESERVATION GUIDELINES FOR MASONRY REPAIRS**

4 WATERPROOF THE EXTERIOR MASONRY WALL AFTER TUCKPOINTING

Apply a coat of a clear penetrating and breathable waterproof sealer designed for use with masonry to the exposed right exterior masonry wall to help protect the masonry and prevent moisture penetration

5 EQUIPMENT RENTAL FEES

To include all equipment rental costs required to completed the work if not provided by the building owner.

Contractor Copy - Detach and Keep

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SCOPE OF WORK SPECIFICATION DESCRIPTIONS

METAL WALL FINISHES

1 INSTALL PRO-RIB METAL PANELS IN CORNERS

Contractor shall box in approximately a 2'x2' area of the right front and right rear corners on the building from the top of the concrete wall to the roof area and install a pro-rib metal panels vertically per rendered drawing and other drawings provided by building owner. Installation to include:

- Box in two sides of each corner with treated lumber as needed to provide support structure for new corners.
- The wood support structure shall be secured to the existing masonry walls and existing steel support braces.
- The pro-rib metal panels are to be installed full length vertically on two sides of the corner structure.
- The metal panels will not be installed on the inside corners from the steel frame to the masonry wall - left open.
- Include all color matched required metal base, corner, termination and finish trim for finished look.
- Use manufacture approved fasteners to secure panels that are color matched to the pro-rib panels.
- Color to be black or charcoal to match the color on the front of the building.

2 INSTALL PRO-RIB METAL PANELS ON SOFFIT AREAS PER DRAWING

Contractor shall provide and install a pro-rib metal panels vertically on the top right side sections of the building that also run horizontally back to the masonry wall of the building to create an enclosed metal soffit per rendered drawing and other drawings provided by building owner. The building has two distinct roof lines and the soffits will run from the roof line down to the existing (second from the top), horizontal steel support members and terminate back into the masonry wall. Installation to include:

- Install the pro-rib metal panels from the roof down to the bottom off next lower steel horizontal beam on both sections of the front higher and back lower sections of the building.
- Install a horizontal termination channel on the masonry wall to support the soffit
- Pro-rib metal panels are to be installed horizontally from bottom of vertical panels back to termination strip on masonry wall to enclose the area to create a soffit.
- Include all color matched required metal base, corner, termination and finish trim for finished look.
- Use manufacture approved fasteners to secure panels that are color matched to the pro-rib panels.
- Color to be black or charcoal to match the color on the front of the building.

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3 EQUIPMENT RENTAL FEES

To include all equipment rental costs required to completed the work if not provided by the building owner.

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SCOPE OF WORK SPECIFICATION DESCRIPTIONS

STRUCTURAL SUPPORT RE-ENFORCEMENT

1 RE-ENFORCE EXISTING EXTERIOR STEEL SUPPORT FRAMEWORK

Provide and install new vertical steel risers between the existing exterior horizontal steel support members/wall girts per drawings to add structural strength and support to the existing exterior steel support framework on the right side of the building. Contractor shall weld the new risers to the existing steel structure and also repair or weld any of the existing joints on the steel structure as needed to ensure stability. Repairs to include the following:

- Repair existing welds on the joints or connections on the existing exterior steel framework as needed.
- Any of the existing connections that are missing welds should be welded together.
- Install 14 structural steel risers in the middle of each wall girt to provide structural support.
- New risers shall be the same style and size of the existing framework.
- The new risers will be welded to the existing steel support structure.
- Does not include any painting of the steel structure, that will be handled by the owner.

2 EQUIPMENT RENTAL FEES

To include all equipment rental costs required to completed the work including cranes and lifts if not provided by the building owner.















Heritage Preservation Commission

6. 1.

Meeting Date: 10/09/2025

Title

Discuss PreserveMN Conference Takeaways

Heritage Preservation Commission

6. 2.

Meeting Date: 10/09/2025

Title

Work Plan review 2025/2026
