



HERITAGE PRESERVATION COMMISSION
Regular Meeting August 13, 2026 - 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. June 2026 Meeting Minutes

4. **OLD BUSINESS**

5. **NEW BUSINESS**

1. Review of the commercial rehabilitation project for the Hubbard House Carriage House improvements.
2. Repainting of 117 E. Cherry St.
3. Heritage Marker - Lincoln Community School
4. Kern Bridge

6. **MISCELLANEOUS**

1. Updates from NAPC Forum 2026

7. **ADJOURNMENT**

Heritage Preservation Commission

3. 1.

Meeting Date: 08/13/2026

Title

June 2026 Meeting Minutes

Attachments

June 2026 Minutes

Historic Preservation Commission

Regular Meeting

June 11th, 2026, 4:30pm

City of Mankato

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

Staff: Brittany Mitchell, Travis Johnson, Chris Talamantez

Guest: Tony Filipovitch

Call to Order

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

Approval of Agenda

Mr. Zehnder moved to approve the agenda; Mr. Pulis seconded with all in favor.

Approval of Minutes

No minutes were taken during previous meeting

Old Business

No old business

New Business

MAPO Summer Conference

Today's Action Items

1. Mr. Talamantez was present at the meeting to request that members of the HPC prepare a presentation for the 2026 MAPO Summer Conference regarding the Kern Bridge.

Upcoming Action Items

1. Mr. Lagerquist, Mr. Pulis, and possibly Mr. Kagermeier will work together to create a presentation for the conference focused on the Kern Bridge.

Minutes:

Mr. Talamantez stated that the City of Mankato will host the 2026 MAPO Summer Conference. He noted that the conference will be held over two days this year and, due to the ongoing Kern Bridge construction project, requested a presentation for attendees focused on the history of the Kern Bridge. He added that, if construction progress allows, he hopes attendees will also participate in a site visit to view the project. The presentation and potential site visit would likely take place after lunch on July 30.

Ms. Potter asked how long the presentation could be.

Mr. Talamantez responded that he expected the presentation to last approximately 30 minutes, plus time for questions. He added that the presentation may be combined with a presentation from the City Engineering Department, which could extend the overall duration.

Ms. Mitchell asked whether the City Engineering Department would be participating in the presentation.

Mr. Talamantez responded that they could coordinate with the Engineering Department; however, it would likely consist of two separate presentations. He added that he envisioned the Engineering Department primarily providing context about the bridge during the site visit.

Ms. Potter stated that there is a significant amount of information available at the Blue Earth County Historical Society. She noted that Mr. Talamantez had previously reached out to the Historical Society to determine whether they could assist with the presentation. While the Historical Society is unable to help present the information, it does have a substantial collection of materials available, including files, photographs, and potentially a staff member who could assist with research or provide additional information if needed.

Mr. Lagerquist indicated that he has a friend who grew up near the bridge and has stories about crossing it during family activities. He added that he would be willing to incorporate those stories and assist with the presentation. Mr. Pulis also indicated that he could help with the presentation.

Ms. Potter added that she could connect Mr. Kagermeier with Mr. Lagerquist and Mr. Pulis to assist with the presentation, noting that Mr. Kagermeier has already completed a significant amount of research on the Kern Bridge that could be beneficial to their efforts.

2026 City of Mankato Project Updates

Today's Action Items

1. Ms. Mitchell provided project updates to the Historic Preservation Commission members.

Upcoming Action Items

1. Historic Preservation Commission members are encouraged to ask questions regarding any projects taking place within the City of Mankato.

Minutes:

Menari Body Works: 121 E. Cherry Street.

Ms. Mitchell indicated that the parapet is being increased in size to improve the appearance of what was previously a mansard roof. She added that, while the property is a contributing structure, it does not hold significant historical importance to the area.

Barkhadle Grocery store: 725 S. front St.

Ms. Mitchell indicated that a permit application was submitted for a storefront upgrade at 725 S. Front Street by Goodrich Construction. Because the property is located within the Downtown Gateway District, a Certificate of Design Compliance is required and is subject to an internal design review.

Mr. Pulis indicated that he had recently visited the grocery store and noted that, approximately 50 years ago, it was the Rendezvous Café and later became the Mankato Food Co-op. He added that, according to the owner, the adjacent building at 727 S. Front Street may be converted into a restaurant.

Ms. Mitchell clarified that the current proposal is only for 725 S. Front Street and does not include 727 S. Front Street. She explained that the applicant is proposing to clean up the stucco by patching and repairing it. The applicant was also asked to provide a material board demonstrating the proposed materials and colors. It is her understanding that the awning will be replaced, both storefronts will be renovated, and the railings will be repainted. She added that staff have had conversations with the owners regarding a potential deli/restaurant use in the future, but that proposal is not included in the permit application currently under review.

Ms. Potter indicated that, based on the scope of work, there was no substantial or drastic work proposed that would require Historic Preservation Commission review. She thanked staff for providing the project details and noted that the HPC would not need to conduct a formal review.

709 S 2nd Street.

Ms. Mitchell indicated that the property is currently under review for a remodel permit. She added that City staff have been very transparent with the owners that the historically relevant features of the property are not to be altered. After speaking with Michael Koop, she noted that the historically significant elements are primarily located on the front portion of the home, and that this information has been communicated to the new owners.

Ms. Potter questioned whether the upper roofline was also included.

Ms. Mitchell stated that, after speaking with Mr. Koop, the primary historically significant feature of the property is the front porch and that the roofline is not considered historically significant. She added that a small addition was constructed after the home was originally built and is also not considered historical.

She further explained that the owners are permitted to replace the windows and siding but are not allowed to alter the front of the property. Ms. Mitchell added that the City of Mankato is pleased that new ownership has stepped in and is working to restore the home, noting that it has not been occupied since 2013.

Mr. Filipovitch questioned whether Mr. Koop had stated that the mansard roof is not a contributing historical feature of the property.

Ms. Mitchell stated that the mansard roof was not identified as a historically significant feature of the property and that the front porch was identified as the primary historically relevant element. She added that this information has consistently been communicated to the new ownership group and that any proposed work must maintain the property's historical significance, which would require an internal review done by Ms. Mitchell.

Mr. Filipovitch questioned who the contractor was for the project.

Ms. Mitchell indicated that the ownership group is not local and created an LLC specifically for this property. She added that, during the initial meeting, the contractor stated that they are a historic restoration contractor that has operated out of the Twin Cities for approximately 30 years.

Mr. Pulis questioned whether there would be financial implications if the owners did not follow the direction provided by the City of Mankato.

Ms. Mitchell indicated that she would need to confirm that information with Mr. Koop but explained that, if the front porch were removed from the home, the property would likely lose its registry status and, in turn, the associated tax benefit. She added that the property is nationally designated but is not locally designated.

Ms. Potter indicated that the home was built in 1881, which is around the same period as the Hubbard House. She explained that the capitals, which are the decorative pieces at the top of the columns, may have been constructed using horsehair. She added that epoxy fill can be used to repair the material. However, she noted that the capitals are not as decorative as those on the Hubbard House and may simply be made of wood.

Ms. Mitchell reiterated that any repairs that may be proposed to any sections of the building that have been deemed historical must come directly through her.

Ms. Potter indicated that the siding appears to be vinyl and questioned whether it would need to be removed.

Ms. Mitchell explained that the State Historic Preservation Office (SHPO) had already approved the use of vinyl siding, so it is allowed to remain. She further added that Molly Westman had previously confirmed with SHPO when work was originally completed on the building, including the window replacements, and SHPO had approved those changes.

Mr. Zehnder questioned whether the treatments above the windows would remain.

Ms. Mitchell stated that she would locate the communication and share it with the group, reiterating that it was her understanding that the window replacements had been approved. She added that sections of the building had already been removed and indicated that most of the rear portion of the building was likely an addition rather than part of the original structure. She further stated that the portion that was removed had been rotting.

Kern Bridge:

Ms. Mitchell indicated that she had requested an update from the City Engineering Department regarding the Kern Bridge, including a timeline for completion. She stated that Cory Bienfang provided an update indicating that the bridge is still scheduled to be completed in the fall. He was also able to provide pictures and drone footage, which Ms. Mitchell shared with the HPC members.

Ms. Mitchell further added that preparations are underway to set the bridge and indicated that she would like to be notified when this occurs so that any interested HPC members may have the opportunity to be present and observe the process. She stated that she would share that information with the members once it becomes available.

She further added that once the bridge is back in place, she will be able to work toward having it placed back on the National Register of Historic Places. She indicated that she would work with Mr. Koop to complete and submit the necessary paperwork and begin the process.

Mr. Pulis questioned where the restoration work was occurring.

Ms. Mitchell indicated that she was not certain where the restoration was taking place but stated that Mr. Bienfang had indicated the bridge was back in Mankato and that it was in the process of being reassembled. She added that the process could take approximately 6-8 weeks.

Post Office-401 S. 2nd Street

Ms. Potter asked if there were any new updates regarding the post office.

Ms. Mitchell indicated that there had been no updates at this time.

Ms. Potter indicated that she had recently attended a meeting where potential developers were discussing the project. She stated that she was able to view some interior schematics and questioned some of the proposed changes. She further added that she informed the developer that there is a preservation easement on the property, and the response was that the project was currently being reviewed by SHPO.

Ms. Potter further explained that SHPO was present at the end of April and, according to their representatives, they had not had any correspondence with anyone working on the project for over a year. She stated that she felt this was a project the HPC should continue to monitor and expressed that she would like to see the property become locally designated.

Ms. Mitchell indicated that she has reached out to the ownership group to discuss the process for locally designating the property but has not received a response. She added that, when a recent plat for the property was reviewed by the Planning Commission, one of the items noted in the staff report was that a preservation easement must be honored.

Ms. Potter explained that the preservation easement for the post office includes the exterior of the building, the lobby, and the federal courtroom. She noted that the easement was put in place before the post office was sold to a new owner and intended to protect those historic components, which must be preserved and respected. She further added that the preservation easement is held by Rethos, but that the Historic Preservation Commission serves as the local eyes on the property and should be aware of any work or changes that may be occurring.

Potential Project on the 600 block of South Front Street

Ms. Potter questioned whether there were any updates regarding the potential project on the 600 block of South Front Street.

Ms. Mitchell indicated that there are no updates at this time. She noted that the development group has not submitted a final plat or any building permit applications to date. The City of Mankato is currently waiting for the development group to take the next steps in the process.

Ms. Potter questioned whether, during the Planning Commission review process and redevelopment of a site such as this, the Commission considers the context of the surrounding neighborhood and whether a project could be denied based on those factors.

Ms. Mitchell indicated that Mr. Filipovitch provided a good explanation of this during a previous Planning Commission meeting.

Mr. Filipovitch explained that the question is which context developers are expected to conform to, referencing the variety of buildings surrounding the property, including the Law Enforcement Center, the Profinium building, Dunkin' Donuts, and the historic buildings in the area. He questioned which context should guide redevelopment decisions. He added that the zoning ordinance does establish height limits and noted that he believed the Hilton Hotel, located downtown, had to receive an exception for the height of its building.

Ardent Mills- 200 N Riverfront Drive

Ms. Potter questioned whether there were any updates on potential projects.

Ms. Mitchell indicated that she was unaware of any projects at this time.

Free Press Building-418 S. Second Street

Mr. Zehnder questioned whether there had been any discussion regarding the redevelopment of the Free Press building, given that the printing press is being shut down.

Mr. Lagerquist indicated that the organization was well along in the process of finding a new building and assumed that the existing building would be available for redevelopment.

Mr. Filipovitch questioned whether a potential buyer would consider incorporating the Earl Johnson building and the parking garage located directly behind the Free Press building into a future development, noting the significance of the Earl Johnson building.

Ms. Mitchell stated that it was possible but indicated that it may be worthwhile for the HPC to reach out to the owners of the Earl Johnson building to determine whether they would be interested in pursuing local historic designation.

July 2026 Notice

Today's Action Items

1. HPC members should be advised that there will be no meeting in July.

Upcoming Action Items

1. HPC members should plan to attend the meeting in August.

Minutes

Ms. Mitchell informed the members of the HPC that there would be no meeting in July, as she and Mr. Filipovitch would be attending the National Heritage Council conference being held in Minneapolis. She added that she plans to hold a meeting in August to provide feedback and share the information and insights gained from the conference.

MISCELLANEOUS

HPC members should be aware that there is still an open seat on the HPC that needs to be filled. Members are encouraged to suggest potential candidates to Ms. Mitchell.

Adjournment

Mr. Lagerquist motioned to adjourn. Mr. Vossen seconded with all in favor.

The meeting was adjourned at 5:31 pm.

Meeting Date: 08/13/2026

Title

Review of the commercial rehabilitation project for the Hubbard House Carriage House improvements.

Applicant

ISG on behalf of the City of Mankato.

Request

The applicant is requesting the review of needed venting to the outside of the structure to accommodate the new floor installation.

Review

ISG was engaged by Claudia Hicks on behalf of the City of Mankato to complete a visual structural inspection and recommendation on the site located at 606 S Broad Street, Mankato, MN 56001.

The evaluation was prompted due to ice damns forming at the eaves of the roof throughout winter. The city proposed isolating the floor of the attic space and adding attic ventilation to reduce the amount of snow melt on the roof.

It is recommended by ISG that, in order to add insulation to the attic floor and ventilate the roof, the City of Mankato shall reduce the attic floor live load to 20 psf.

Next Steps:

Based on report findings and the existing structural accommodations, next steps would include:

1. Confirm ability to reduce overall storage in the attic to allow for added floor construction and remain within the allowed live load.
2. Remove all items from the attic to allow for the installation of 2x6 wood framing on top of the current floor and infill space between framing with insulation. Install a vapor barrier below the insulation and new wood flooring on top of the framing over the top of the insulation.
3. Add a door and enclosure at the top of the stairs to fully enclose and separate the attic from the space below.
4. Remove any through-floor venting and seal any penetrations between floors.
5. Remove any existing cavity insulation and vapor barriers from the roof framing.

This scope of work will reduce the conditioned space to only the first floor. The attic will not be conditioned and will be the same temperature and humidity as the exterior environment. Any storage that may take place in the attic after this scope should be able to withstand yearly temperature and humidity swings.

Attachments

ISG Report

Heritage Preservation Commission
Review for locally designated landmark
Hubbard House property
Carriage House improvements - 2026

The Hubbard House, located at 606 South Broad Street, is a designated heritage preservation landmark, the survey of which is attached.

As such, [Mankato City Code section 10-1508](#) stipulates the following:

- (2) *Review of construction and demolition activity.*
 - a. *Type of activity.*
 - 1. *Except as provided in subsection (c)(3) of this section, the commission shall review and approve or disapprove of construction and demolition activities, including all street and utility activities, within any heritage preservation landmark or district. In addition, the commission shall review and approve or disapprove the issuance of city permits to do any of the following in a heritage preservation landmark or district:*
 - (i) *Remodel, repair, or alter in any manner that will change the exterior appearance, including the installation, modification or removal of exterior signage;*
 - (ii) *New construction, including parking facilities;*
 - (iii) *Move a building;*
 - (iv) *Change the nature or appearance of a designated heritage preservation landmark, building or district, including permanent landscaping features;*
 - (v) *Demolish any building, structure, or portion thereof.*
 - 2. *The performance of any of the foregoing activities without a permit issued in accordance with the requirements of this section, or the performance of any of the foregoing activities in a manner contrary to the conditions, restrictions, or limitations of a permit issued in accordance with the requirements of this section, shall constitute a violation of this section.*
 - b. *Permit application and plans. Every application for any type of permit for exterior renovation in relation to a property designated as a heritage preservation landmark or district shall be accompanied by detailed plans or sketches for the proposed work to be done. A copy of the application and plans or sketches submitted therewith shall be immediately referred by the city's zoning administrator to the commission. The zoning administrator shall not issue permits in regard to an application until receiving written approval from the commission, subject, however, to subsections (c)(2)c, f, and g of this section.*
 - c. *Commission review. The commission may, but is not required to, delegate to a subcommittee of the commission, or to a designated city official, its power to review and recommend approval or denial of permit applications, such recommendation to be based on the proposed action's compliance with the adopted heritage preservation guidelines. The commission shall review the permit application and such plans as were submitted therewith and the recommendation of its subcommittee or designated official if applicable and shall render its decision thereon as a written order to the zoning administrator. The zoning administrator shall not issue any approved permit until after the ten-day appeal period, as provided for in subsection (c)(2)e of this section. In the case of a denial of the requested permit, the commission shall furnish the applicant with a copy of any recommendations for changes necessary to be made before the commission will reconsider the permit application.*
 - d. *Findings. All decisions of the commission with respect to construction and demolition activity shall be based on explicit findings which are in accordance with the adopted heritage preservation guidelines for each individual heritage preservation landmark or district and the secretary of the interior's standards of rehabilitation.*

Improvements are planned for the carriage house, located at the designated site, as follows, and as are outlined in the attached documentation:

- 1. Install new passive venting to the outside of the structure to accommodate the new floor installation.

The Secretary of Interior standards for rehabilitation can be used for evaluation purposes:

<https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>

A building permit has not yet been received for the work; however, a review is being sought to gather input from the HPC for project planning purposes.

In accordance with City Code, the HPC is requested to review the proposed project and provide findings in accordance with Mankato City Code.

MINNESOTA ARCHITECTURE-HISTORY INVENTORY FORM

Property Location

Property Name:	R.D. Hubbard House	Inventory No.	BE-MKC-325
Address:	606 South Broad Street	County:	Blue Earth
City/Twp:	Mankato	PIN:	R010918155008
Plat Name:	Warren's Addition (1884 Sanborn Maps) Warren Street Subdivision	Block:	—
USGS Quad		Lot:	F & G

Property Information

Architect:	Silas Barnard	Style:	French Second Empire
Date Const:	1871	State Historic Context:	Railroad and Agricultural Development 1870-1940
		Local Historic Context:	Architecture, Commerce
Historic Use:	Residence, Secondary Structure (carriage house)	Present Use:	House Museum, Secondary Structure (carriage house)
Property Type:	Building	Survey Name:	Mankato Local Designation Survey
NR Status:	Listed June 7, 1976	NR Recommendation:	Listed
Prepared by:	Thomas R. Zahn & Associates LLC Thomas Zahn, Principal Bethany Gladhill, Associate	Survey Date:	October 2010

Description:

The Hubbard House is one of the most elegant and outstanding examples of French Second Empire architecture in Minnesota.

The home was built in two sections. The original house, built in 1871, is two-and-a-half-stories stories. The predominant material is cream-painted brick, with correspondingly painted ornate woodwork. The foundation is cut Mankato-stone in similar tones. The mansard roof is of polychromatic slate, with a distinctive pattern. All materials, except for the roof slate, were locally sourced.

The 1888 remodeling added servant's quarters, an office, and a bay window alongside the original structure. The side addition is one-and-a-half-stories, of the same materials, and is sympathetic to the main design of the home.

The front porch is wooden and runs the full width of the house, corresponding with the two sections. It is defined by sets of Ionic columns.

Although a property's interior is generally not considered in designation, in this case it is significant. The eighteen-room Hubbard House was known for its luxurious amenities. The interior was extremely resplendent, featuring intricately carved woodwork of native cherry, walnut, and oak, dating almost entirely to the 1888 renovations. Elaborate marble

fireplaces in the parlor, living room, and bedroom were purchased at the Thieves Market in New Orleans and also installed during the renovations. There are colored art glass windows throughout and a signed Tiffany lamp shade in the dining room.

The house was again extensively redecorated by Bradstreet's of Minneapolis in 1905, just before Hubbard's death. These changes included new wallpaper and paneling on the first floor. Indeed, the work was not yet finished by August, 1905, when Hubbard died in Chicago, and was rushed to completion so that the family could hold his funeral at home.

The house was also noted for its mechanical services, including hot and cold running water, several bathrooms, gas lighting powered from an on-site plant, central heating, and one of the first telephone lines in Mankato.

The Blue Earth County Historical Society purchased the house from Mary Esther Hubbard in 1938 and deeded it to the city for maintenance while the historical society ran programming. About a quarter of the original Hubbard furnishings were included with the home and are still on display in the museum.

History:

The Hubbard House is significant on its own for its distinctive French Second Empire style and its architectural integrity. However, the fact that it was built for business magnate Rennsalar D. Hubbard, one of the most important early citizens of Mankato, makes it especially significant.

R.D. Hubbard was born in New York in 1837 to a farm family. He began his professional life at age 15, working on a railroad survey crew, farming and mining in California, and then returning to the East Coast where he worked as a grocery clerk and manager. After being rejected from the Union Army for health reasons, he briefly farmed tobacco before marrying Mary Esther Cook in 1866 and moving to Pennsylvania to start an extremely successful grocery. After a brief return to California, Hubbard and his wife moved to Mankato in 1870.

Hubbard's first Minnesota business venture was in the wheat market. He then was a co-founder of the Mankato Linseed Oil Company, which he ran for 11 years. In 1878, he formed the Mankato Milling Company (later Hubbard Milling) with George Palmer in 1878, serving as its president until his death in 1905. The milling company became a major element of Mankato commerce and, with 42 elevators, the largest milling operation in southern Minnesota. The milling operations continually advanced, changing from a stone grinding process to rollers. Due to the mill's size and influence, it eventually controlled wheat pricing, grading, processing and distribution practices for all of southern Minnesota.

Mary Esther Hubbard died in 1877, leaving one son, Jay. Hubbard remarried Miss Frank Griffith in 1878, and had two more daughters — Katherine Dean and Mary Esther. It is the youngest of these daughters who sold the home to the Blue Earth County Historical Society in 1938.

Evaluation:

This property is listed on the National Register and continues to be eligible for this designation.

Integrity:

In general, the Hubbard House retains extremely strong integrity. The period of interpretation chosen by the Blue Earth County Historical Society is 1905 (the time of Hubbard's death.)

The carriage house is an important part of the property (though not built until 1890), and the moving of the outbuilding due to the new street is slightly problematic; however, the new location for the carriage house, though not authentic, maintains a good sense of space.

The Hubbard House also benefits by the proximity to its rumored rival, the Cray House, located next door. The loss of this house would negatively affect the relational integrity of the home, though it would still be able to stand in its own right.

One basement window has been blocked for a vent, but this is minimal and reversible.

The consultants were unsure if the ornate iron fence surrounding the house is original. If not, it does fit in with the style of the house.

Accessibility issues have been well addressed.

Condition:

The Blue Earth County Historical Society and the City of Mankato have done an excellent job preserving the Hubbard House as a house museum. The house is well maintained, with especially the woodwork and detailing in excellent condition, from the widow's walk on down.

The consultants did notice some small issues, mostly paint related (especially on the fence and the metal roofing sections). It appears that this work is undertaken as part of regular maintenance.

There is some slight efflorescence on the chimney that might be addressed.

Sources:

- Schuster, Marcia and Charlie Nelson.. National Register nomination completed February, 1976.
- Gebhard, David and Tom Martinson. *A Guide to the Architecture of Minnesota*. Minneapolis: University of Minnesota Press, 1977.
- Hughes, Thomas. *History of Blue Earth County, and Biographies of Its Leading Citizens*. Chicago: Middle West Publishing Company, assumed 1909.
- No author cited. *Mankato, Its First Fifty Years*. Mankato: Free Press Printing Company, 1903.
- Hubbard House website, http://www.bechshistory.com/hubbard_house/history.html. Accessed November, 2010.
- Wikipedia page, http://en.wikipedia.org/wiki/Renesselaer_D._Hubbard_House. Accessed October, 2010.

Photographic Documentation:



R.D. Hubbard House ca. 1910.

Property of the Blue Earth County Historical Society photography collection.



Main elevation on Board Street



South and east elevations looking northwest



Broad Street entrance detail

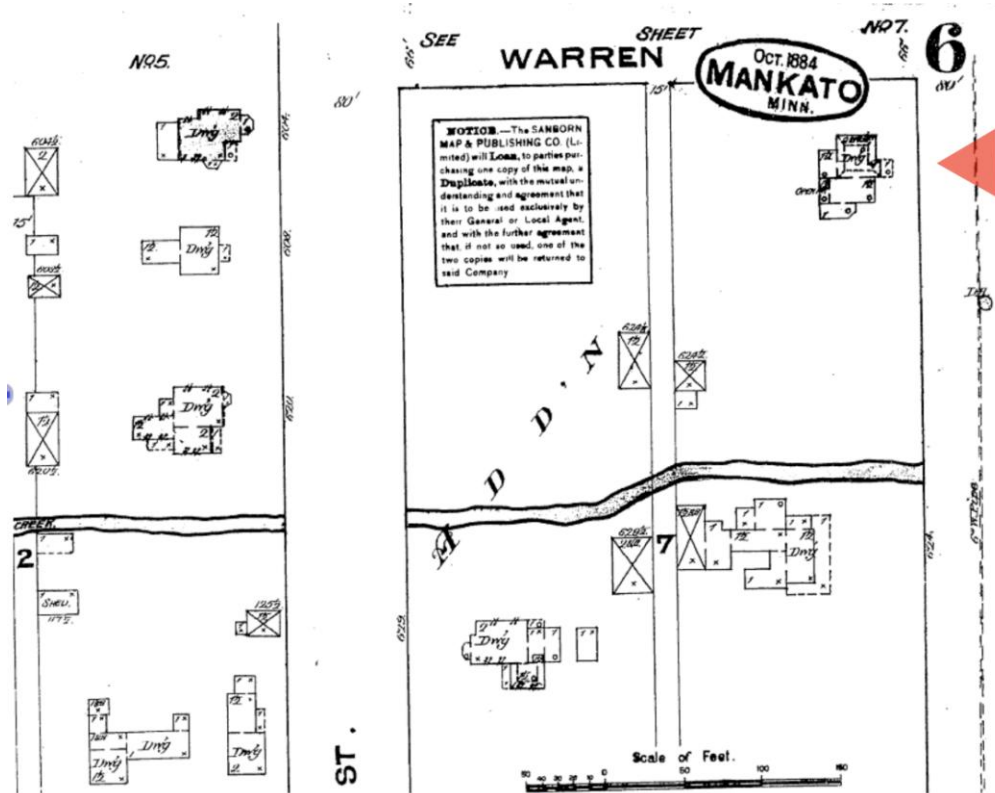


South elevation side porch detail

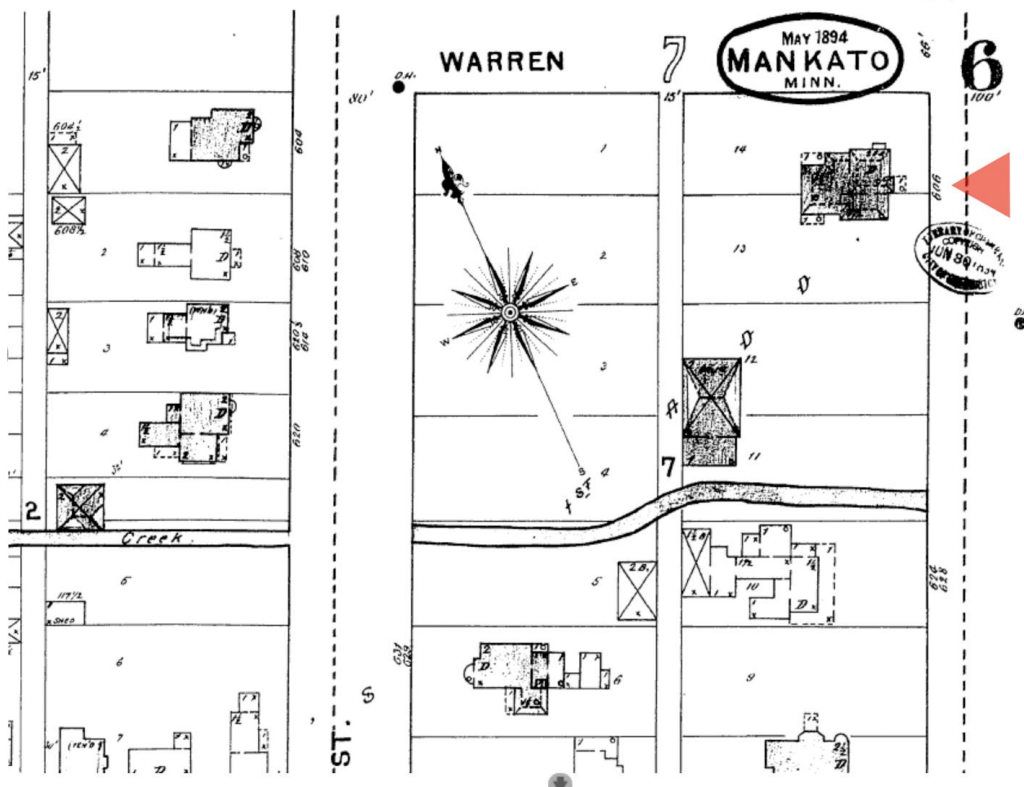


Carriage house looking to the north and westerly

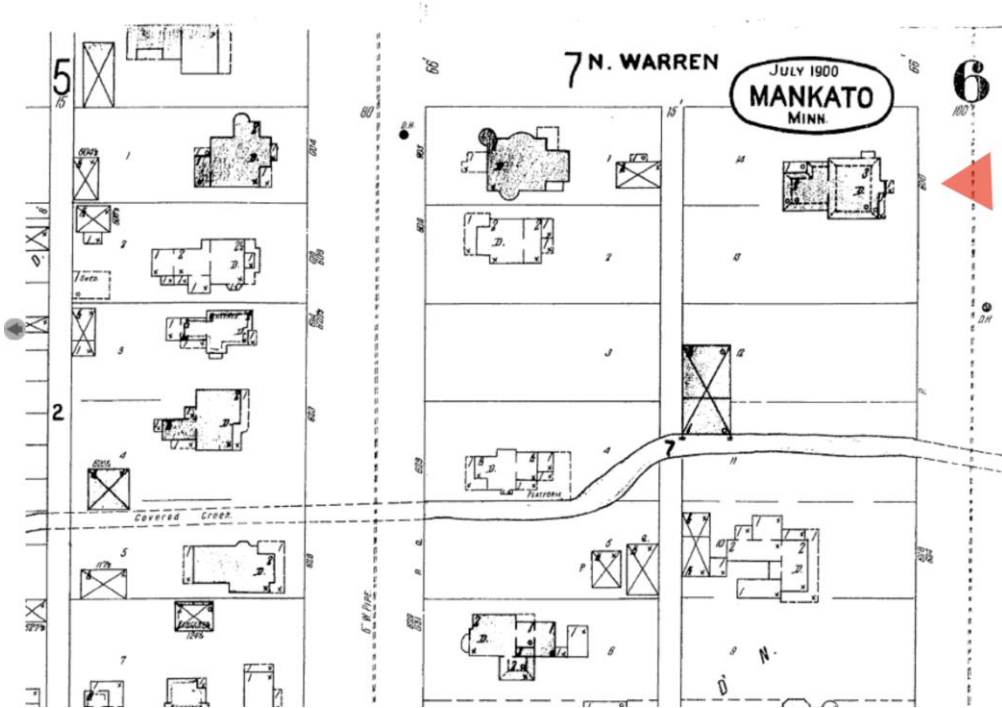
Sanborn Documentation:



The Hubbard House as it appeared in **October 1884** in the **Sanborn Insurance Maps**



As it appeared in the **1894 Sanborn Maps**



And in the **1900 Sanborn Maps** after the construction of Cray House (1897) at 603 South 2nd Street

Hubbard House Venting Solution – Carriage House

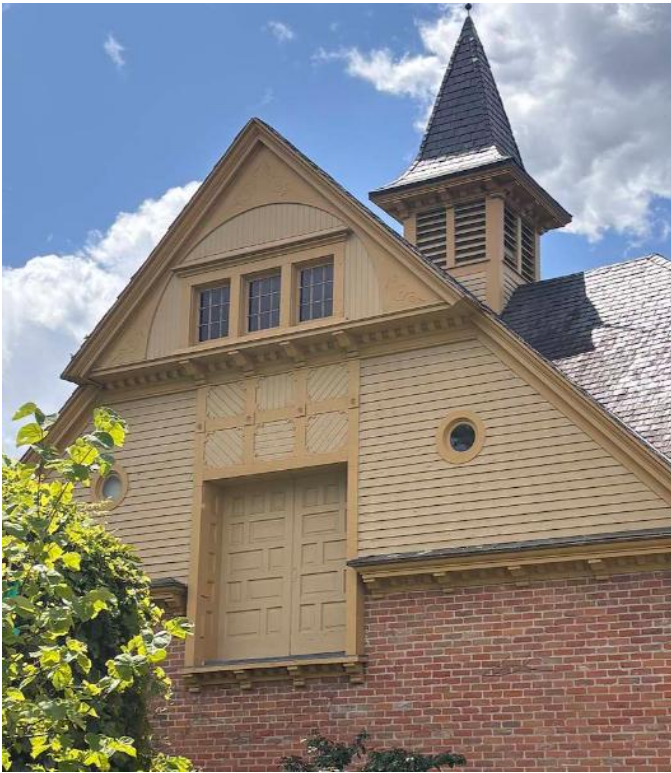
Before



After



Before



After





HUBBARD CARRIAGE HOUSE

Structural Evaluation Report

06/09/2026



Architecture
Engineering
Environmental
Planning

ISGInc.com

REPORT FOR:
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TABLE OF CONTENTS

Purpose of Report	Page 1
Observations.....	Page 1
Analysis.....	Page 1
Conclusion and Next Steps.....	Page 2
Appendix A.....	Page 3

PURPOSE OF REPORT

ISG was engaged by Claudia Hicks on behalf of the City of Mankato to complete a visual structural inspection and recommendation on the site located at 606 S Broad Street, Mankato, MN 56001. The evaluation was prompted due to ice dams forming at the eaves of the roof throughout winter. The city proposed insulating the floor of the attic space and adding attic ventilation to reduce the amount of snow melt on the roof. A site visit was completed by Sam Brockshus, Jacob Sonnek, and Jack Roering of ISG on April 27th, 2026. The site visits consisted of visual inspection and collection of necessary photos and measurements of the existing structure.

The primary objective of this Structural Evaluation Report is to provide a summary of ISG's recommendation on limiting stress increase of the existing structure with the addition of the attic insulation.

OBSERVATIONS

When ISG arrived on site, photos and field measurements were taken of structural elements. ISG created sketches with dimensions to be further analyzed. It was noted the attic space was currently being used as a storage space. All framing appeared to be in acceptable condition and free of rot, significant cracking, and excessive deflection (downward sag). Photos were taken while on site and can be seen in Appendix A.

ANALYSIS

Based on site observations, existing loads were determined by ISG to be:

Attic Loading

Dead Load: 7 psf + structure self-weight

Live Load: 30 psf

Roof Loading

Dead Load: 15 psf + structure self-weight

Roof Snow Load: 14.5 psf

These loadings were determined based on field observations. An analytical model of the structure was created based on notes and sketches taken in field. With the addition of the insulation to the attic floor, 7.5 psf was added to the attic floor dead load taking into account the self-weight of the insulation, 2x framing @ 24" OC, and 3/4" floor sheathing. Additionally, 5.2 psf was added to the roof snow load to account for the attic now being a cold ventilated space and the thermal factor increasing per ASCE7-16. Due to this increase in loading created by the insulation, the live load was decreased 10 psf in the attic space to limit the stress increase of the existing structure. ISG deemed this to be the most effective way to be able to add the insulation without having to reinforce the existing structure.

New attic loading with the addition of insulation to the attic floor were determined to be:

Attic Loading

Dead Load: 14.5 psf + structure self-weight

Live Load: 20 psf

Roof Loading

Dead Load: 15 psf + structure self-weight

Roof Snow Load: 19.7 psf

CONCLUSION

It is recommended by ISG that, in order to add insulation to the attic floor and ventilate the roof, the City of Mankato shall reduce the attic floor live load to 20 psf. This can be accomplished by removing some of the heavier items being stored in this space. ISG concludes with this reduction in live load, this stress increases experience by structural elements from the addition of insulation is limited to an acceptable amount. A sign shall be posted permanently at the entrance to the attic space that reads “MAXIMUM STORAGE LOAD OF 20 PSF”.

NEXT STEPS

Based on report findings and the existing structural accommodations, next steps would include:

1. Confirm ability to reduce overall storage in the attic to allow for added floor construction and remain within allowed live load.
2. Remove all items from the attic to allow for installation of 2x6 wood framing on top of the current floor, infill space between framing with insulation. Install a vapor barrier below the insulation and new wood flooring on top of the framing over the top of the insulation.
3. Add a door and enclosure at the top of the stair to fully enclose and separate the attic from the space below.
4. Remove any through-floor venting and seal any penetrations between floors.
5. Remove any existing cavity insulation and vapor barriers at the roof framing.

This scope of work will reduce the conditioned space to be only the first floor. The attic will not be conditioned and will be the same temperature and humidity as the exterior environment. Any storage that may take place in the attic after this scope should be able to withstand yearly temperature and humidity swings.

If you have any questions or concerns, feel free to call at 507.387.6651 or email at Sam.Brockshus@isginc.com.



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APPENDIX A: Photos



Meeting Date: 08/13/2026

Title

Repainting of 117 E. Cherry St.

Request

The property owner is requesting to paint the building.

Review

The property is located at 117 E. Cherry St and was built in 1900. The existing building is brick that has been skim-coated in a couple areas. The brick has been painted.

The current owner is requesting to paint the existing building dark blue (pantone 534C).

Attachments

117 E. Cherry St.



Heritage Preservation Commission

5.3.

Meeting Date: 08/13/2026

Title

Hertiage Marker - Lincoln Community School

Review

The sign has been delivered in Mankato.

Organize an event to install and unveil the sign.

Meeting Date: 08/13/2026

Title

Kern Bridge

Review

Kern Bridge is nearing completion.

HPC's involvement for an event or contribution.

Heritage Preservation Commission

6. 1.

Meeting Date: 08/13/2026

Title

Updates from NAPC Forum 2026

Review

Tony and Brittany attended NAPC Forum 2026. The national conference was hosted in Minneapolis on July 22-26.

Some of the activities included tours, sessions, and gathering/networking events.

Take aways!
