



HERITAGE PRESERVATION COMMISSION
Regular Meeting October 8, 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. August 2026 Meeting Minutes

4. **OLD BUSINESS**

1. Lincoln Community School
2. Kern Bridge

5. **NEW BUSINESS**

1. Work Plan 2026
2. Review of the commercial rehabilitation project for 1028 N. Riverfront Dr.
3. Review of the commercial rehabilitation project for the BEC Courthouse.
4. New sign for Liquor and Smokes at 420 S. Front St

6. **MISCELLANEOUS**

7. **ADJOURNMENT**

Heritage Preservation Commission

3. 1.

Meeting Date: 10/08/2026

Title

August 2026 Meeting Minutes

Attachments

August 2026 Minutes

Historic Preservation Commission

Regular Meeting

August 13th, 2026, 4:30pm

City of Mankato

Present: Tim Pulis, Mike Lagerquist, Jessica Potter

Staff: Brittany Mitchell, Travis Johnson

Guest: Tony Filipovitch

Call to Order

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

Approval of Agenda

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

Approval of Minutes

June 11th, 2026 Minutes

Mr. Pulis moved to approve the June 11th minutes; Mr. Lagerquist seconded with all in favor.

Old Business

No old business

New Business

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

Today's Action Items

1. Ms. Mitchell reviewed the current proposal to address ice damming issues at the carriage house and requested feedback from the HPC members.

Upcoming Action Items

1. Ms. Mitchell will follow up with HPC members after speaking with Mr. Koop (SHPO) regarding possible solutions that other communities have implemented for similar issues involving historic properties.

Minutes:

Ms. Mitchell shared details about the request and indicated that ice damming has been occurring on the carriage house. She stated that the City of Mankato hired ISG to conduct a study to determine what may be causing the issue and identify potential remediation options.

Ms. Mitchell added that ISG determined that the live load in the attic space, along with the lack of a thermal break between the conditioned and unconditioned spaces, is contributing to the damming of ice. ISG recommended installing a false floor in the attic space, insulating the area, installing a door, and adding ventilation. She noted that she was not clear on where the ventilation would exit. The proposed improvements would essentially create a thermal break between the main floor and the attic.

Ms. Mitchell further added that because the property is nationally designated, the request was brought before HPC for discussion and she also stated that she has a call scheduled with Michael Koop of SHPO to discuss the proposed improvements to the building.

Ms. Potter added that the building is locally designated.

Mr. Lagerquist questioned whether the false floor would essentially serve as a barrier.

Ms. Mitchell explained that the proposed false floor would consist of 2x6 framing set on the existing floor, creating a cavity space where a vapor barrier and insulation would be installed. She added that new wood flooring would then be installed on top. She noted that this would add a step, reduce the head height, and that the proposal included the addition of a door.

Ms. Potter indicated that she has concerns about the removal of historical details from the home. She noted that the home was originally built in 1890 and was moved in 1976–1978; however, all the original features were retained.

Ms. Potter added that she believed the ice dams were occurring because the gutter runs along the front of the carriage house, with three downspouts providing drainage. She noted that ice dams occur in the areas where the downspouts are located. She added that the issue does not occur every season, but rather during particularly harsh winters. She further explained that the downspouts were previously copper but currently only sections of it remain as copper. She noted that the different materials may respond differently to variations in weather conditions.

Ms. Potter further explained that, based on her experience with the property, she has concerns about the proposed changes to the exterior. She noted that while the changes are not extreme, they are significant enough to raise concerns. She added that ISG may have evaluated the issue from an engineering perspective, but no one was present to evaluate the proposed changes from a historic preservation perspective.

Mr. Pulis indicated that he felt the proposed work was unnecessary. He questioned why the issue was being brought forward now if ice damming had not occurred in recent years.

Ms. Potter stated that a facility condition assessment was conducted for the entire property approximately five years ago. She believed that the issue may have been identified as a needed repair during that assessment and may have recently come up on the list of items requiring attention. She noted, however, that she had not spoken directly with City facilities staff.

Ms. Potter added that the items being discussed involve a historic property with unique considerations for maintaining temperature. She noted that the carriage house is heated and cooled, even though it was not originally designed for that purpose.

Mr. Pulis questioned whether there was any documented roof damage resulting from the ice dams.

Ms. Potter indicated that she was not aware of any documented damage. She stated that the only work she was aware of involving the roof was the installation of metal cross beams on the interior of the building to provide additional structural support. She believed the cross beams were added approximately 25–30 years ago.

Mr. Lagerquist questioned whether there were any alternative options that could help prevent ice damming other than the proposed solution, such as heat tape that could be turned on when needed.

Ms. Potter indicated that she had similar thoughts, adding that there are objects stored in the space that are property of the Blue Earth County Historical Society. She noted that these items would likely need to be moved if the proposed changes were completed.

Mr. Lagerquist questioned whether the proposed solution was considered the most affordable or the best way to address the problem.

Ms. Mitchell stated that it was her understanding that this was a proposal and added that it had not been accepted or determined to be the best solution but was simply the current proposal based on the work completed by ISG.

Mr. Pulis stated that he believed the City of Mankato contacted ISG and indicated that the property had experienced ice damming problems and asked ISG to develop a solution. He further stated that he believed the problem was nonexistent and that other, simpler solutions could address the issue, adding that he felt the proposed solution was excessive.

Ms. Mitchell added that Michael Koop (SHPO) may have additional recommendations or insight into how other communities have addressed similar issues involving historic properties. She stated that she would follow up with the HPC members after speaking with him.

Ms. Potter indicated that the request was ultimately coming from another department within the City of Mankato and questioned what that department was seeking from the HPC in relation to the proposal.

Ms. Mitchell stated that she believed the facilities department wanted the HPC to review the proposal and provide feedback from a historical preservation perspective. She stated that if there was any additional information or feedback the HPC felt would be pertinent to share with the department, she would be happy to relay it. She also indicated that she would share any feedback provided by Mr. Koop.

Mr. Pulis stated that the proposed interior changes were outside the scope of the HPC, as the Commission's review was limited to the exterior of the property. However, he questioned the need for the proposed work given the associated cost.

Mr. Filipovitch stated that he believed it would be wise to wait for Mr. Koop's input regarding both the proposed vents and the heat tape solution. He questioned whether the use of heat tape would negatively impact the historic integrity of the property.

He added that, personally, he would not be in favor of the proposed vents and questioned why insulating the roof was not considered as an alternative.

Repainting of 117 E. Cherry St.

Today's Action Items

1. Ms. Mitchell reviewed the proposed color choice for repainting the building located at 117 E. Cherry Street.

Upcoming Action Items

1. HPC members indicated that they approved of the dark blue color proposed by the owner.

Minutes:

Ms. Mitchell sought input from the HPC members regarding the potential repainting of the building located at 117 E. Cherry Street. She stated that the owners would like to paint the building a dark blue color and are considering either removing or replacing the existing awnings. She added that the building had been previously painted, and she believed that took place around 2008. Ms. Mitchell also stated that she has been speaking with the owner in an effort to preserve the architectural detail located at the top of the building but noted that the detail had also been painted previously.

Ms. Potter questioned whether there was a color guide identifying approved or unapproved colors.

Ms. Mitchell stated that the City of Mankato limits the use of primary colors, such as red, blue, and yellow, and may only allow these colors to be used on up to 10% of a building's exterior. She added that the proposed dark blue color would not present any issues under the City's requirements.

Ms. Potter stated that she agreed with the City's requirements but encouraged the owners to avoid a monochromatic appearance and to pay attention to the architectural details of the building. She added that if the owners invest in the awnings, they should also consider investing in accent painting to highlight the building's details. She also questioned whether the windowsills were limestone.

Ms. Mitchell stated that it was difficult to determine because the building had been painted but added that there appeared to be brick present beneath the paint.

Ms. Potter questioned whether any tuckpointing would be taking place as part of the project.

Ms. Mitchell indicated that she would assume the new owner would complete any necessary tuckpointing, if needed. She also questioned whether the HPC members were comfortable with the owner's proposed color choice. The HPC members agreed that they were.

Heritage Marker - Lincoln Community School

Today's Action Items

1. Ms. Mitchell reviewed the status of the heritage marker for Lincoln Community School and gauged the HPC members' interest in holding an event to commemorate its installation.

Upcoming Action Items

1. Ms. Mitchell will coordinate with the requested parties to schedule an event and follow up with the HPC members, with the goal of holding the installation event in either September or October.

Minutes

Ms. Mitchell indicated that the heritage marker sign for Lincoln Community School had arrived, although an installation date had not yet been set. She wanted to clarify with the HPC members how they would like to organize the installation of the sign.

Ms. Potter indicated that coordination with the school district would be necessary. She also recommended contacting Audra Boyer and stated that she would be the person to coordinate an event.

Ms. Mitchell indicated that she would look for a date in September or October, to which the HPC members agreed would work.

Ms. Potter added that it would be nice to have a City Council member present, along with the mayor or a superintendent.

Mr. Lagerquist questioned whether the plaque reads "Lincoln Community Center" or "Lincoln Community School" due to the recent renaming.

Ms. Mitchell stated that the plaque reads "Lincoln Community School."

Ms. Potter added that it had taken a long time to obtain and install the sign and stressed the importance of having some type of event to commemorate its installation. She also stated that she had contact information for Ms. Boyer if Ms. Mitchell needed assistance connecting with her.

Ms. Mitchell indicated that this would be helpful and stated that she would be able to coordinate with the other parties requested.

Kern Bridge

Today's Action Items

1. Ms. Mitchell provided updates on the Kern Bridge project, including the potential for the Minnesota Department of Transportation (MnDOT) and the State Historic Preservation Office (SHPO) to install a heritage marker at the bridge site. She also sought input from HPC members regarding how they would like to be incorporated into a potential bridge opening event.

Upcoming Action Items

1. Ms. Mitchell will follow up with the HPC members after connecting with the Minnesota Department of Transportation (MnDOT) and the State Historic Preservation Office (SHPO) regarding a potential event at the bridge.
2. Mr. Lagerquist will work to develop a story for the event incorporating educational information about the process of listing the bridge on the National Register of Historic Places, as well as stories from residents who lived near the bridge.

Minutes

Ms. Mitchell indicated that the Kern Bridge project is nearing completion. She added that she was advised to connect with the DOT, as they may be planning their own heritage marker dedication. She further stated that she would speak with Michael Koop regarding the matter, noting that the HPC may not need to pursue a heritage marker if the MnDOT and SHPO are planning to install one. Ms. Mitchell indicated that she would provide an update to the HPC after speaking with Michael Koop. She also asked what the HPC would like to contribute to the project and any potential dedication event.

Mr. Lagerquist stated that the project would provide a good opportunity for education and suggested that it may be interesting to include information about the process of having the bridge removed from the National Register of Historic Places because it was relocated, as well as the process of having it reinstated.

Ms. Potter stated that the HPC was consulted in 2020 and 2021 regarding the bridge approach and how its slope would factor into pedestrian access and circulation across the bridge.

Ms. Mitchell indicated that she had spoken with Paul David, the City of Mankato Public Relations Director, and stressed that the HPC would like to have a presence in the storytelling surrounding the project. She stated that Paul and his staff are excited about the opportunity to work with the HPC in telling the story of the Kern Bridge. She further added that they would be reaching out to the Historical Society to obtain additional records and information related to the Kern Bridge.

Ms. Mitchell asked if Mr. Lagerquist would be interested in taking the lead on developing the story that the HPC would like to present.

Mr. Lagerquist stated that he would be happy to take the lead and mentioned that he has spoken with some residents that grew up near the bridge and can incorporate their story.

Ms. Mitchell added that the DOT was planning to install a plaque on the bridge itself but was unsure of its specific purpose. She stated that she would like to connect with SHPO and the DOT to better understand their plans and determine how the HPC could be incorporated into their efforts.

Mr. Pulis questioned whether the bridge was originally listed on the National Register of Historic Places and if it had a plaque indicating its designation.

Ms. Mitchell indicated that she did not believe there was a plaque on the bridge but confirmed that it was listed on the National Register of Historic Places. She added that the bridge was removed from the National Register when it was relocated and that it would need to go through the process of being added back to the register once it is returned to its original location.

Mr. Lagerquist questioned if there was any indication of when the bridge would be set back in place and potentially opened.

Ms. Mitchell indicated that she had not received a timeline for the installation but knew that the bridge had been reassembled. She could not confirm the date when the bridge would be set back in place but stated that she would obtain the information and provide an update to the HPC members.

MISCELLANEOUS

Updates from NAPC Forum 2026

Ms. Mitchell and Mr. Filipovitch attended FORUM 2026 in the Twin Cities. Ms. Mitchell stated that she felt the conference provided several useful takeaways and opportunities that could be incorporated into the HPC's practices in Mankato. She distributed handouts from events and sessions she attended during FORUM 2026 and held a general discussion with Mr. Filipovitch regarding their experiences at the event.

HPC Open Seat

HPC members were advised that there is still an open seat available for a potential new member.

Adjournment

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

The meeting was adjourned at 5:36 pm.

Heritage Preservation Commission

4. 1.

Meeting Date: 10/08/2026

Title

Lincoln Community School

Review

Lincoln Community School sign has been installed.

Thank you for all the handwork!

Attachments

HPC Picture



LINCOLN SCHOOL

LINCOLN SCHOOL

The Mankato Public School system had its start during the winter of 1858. Just four years after the City of Mankato was founded, in a one-room log schoolhouse on the corner of Broad and Mulberry streets.

The first two public school buildings, Union and Pleasant Grove, were built, respectively, in 1868 and 1871 to support the growing population. Union School replaced the log schoolhouse and Pleasant Grove School was constructed on the corner of Pleasant and Byron streets. Pleasant Grove School was a large structure for its day, containing eight classrooms. Perhaps Mankato's most famous school, Pleasant Grove, was immortalized by former student and local author Maud Hart Lovelace in her *Betsy-Tacy* book series.

The schoolhouse was built of red brick trimmed with yellow stone. A steep flight of steps led up to the door. At the top of the steps stood a boy, holding a big ball. When he rang that bell, Julia explained, it was time for school to begin. *Betsy-Tacy* by Maud Hart Lovelace.

In 1919, the School Board changed the names of two schools to honor U.S. Presidents. Pleasant Grove was renamed Lincoln School and West Mankato (West 6th Street) was renamed Roosevelt School. Within two years, the 1871 Lincoln School building was razed due to size, safety and condition to make way for a larger, modern school.

(Continued on other side)

Meeting Date: 10/08/2026

Title

Kern Bridge

Review

Kern Bridge - staff has started working on the schedule for the open house. It is currently discussed for the end of October.

The city would like someone to speak on behalf of the HPC.

Do we have any information or imagery we would like to share for the open house?

Staff plans to apply for the 2026 CLG grant in November for signage.

Meeting Date: 10/08/2026

Title

Work Plan 2026

Review

Work Plan Development

Ellen Mueller from MSU's URSI program is assisting us with revising and establishing a work plan.

There was a survey provided to determine everyone's availability for working on projects moving forward.

Feedback for Ellen.

Meeting Date: 10/08/2026

Title

Review of the commercial rehabilitation project for 1028 N. Riverfront Dr.

Request

The applicant is requesting the review of the improvements to 1028 N. Riverfront Dr. specifically related to the HVAC work.

Review

The HPC is being asked to review the proposed HVAC modifications to the building at 1028 N. Riverfront Dr. because the property owner will be using ED funds for the project.

Work consists of removing the existing rooftop units and installing new.

Attachments

Project Scope

COMMERCIAL REHABILITATION PROJECT SPECIFICATIONS

Owner: Dustin Lee & Josh Williams - WEB Construction
Business
Name:
Address: 1028 N Riverfront Dr, 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 HVAC REPLACEMENT & PLUMBING UPGRADES PER PLANS

The following is a general overview of the plumbing and HVAC work included in the 1028 North Riverfront Drive remodel. It is intended as a summary of the mechanical scope for coordination and planning purposes and is not a substitute for the contract documents. Work shall be performed in accordance with the mechanical and plumbing drawings and specifications prepared by CCM Engineers (Project No. 26-028), the architectural documents prepared by Oleson + Hobbie Architects (Project No. 25-033MK), the sanitary service plan prepared by Bolton & Menk, and all issued addenda.

General

- a). Furnish all labor, material, equipment, and supervision required for a complete, operating, and code-compliant plumbing and HVAC installation serving the remodeled tenant space.
- b). All work to comply with the 2020 Minnesota Building, Mechanical, Fuel Gas, and Plumbing Codes and the 2024 Minnesota Energy Code.
- c). Coordinate all routing, elevations, and equipment locations with the General Contractor and other trades prior to installation, including the new roof assembly, ceiling grid, and soffit conditions.
- d). Work is limited to the remodel area; the adjacent tenant space is not in contract.

HVAC – Demolition

- a). Remove existing rooftop units serving the remodel area.
- b). Existing gas piping and gas meter to remain and be reused.

HVAC – Rooftop Equipment

- a). Furnish and install two (2) new gas/electric, downflow packaged rooftop units, each nominally 5 tons cooling and 2,000 CFM supply air, with two-stage gas heat and 208V/3-phase power.
- b). Units to include the scheduled accessories: economizer, hot gas reheat, low-ambient kit, factory disconnect, GFCI outlet, ECM blower motor, MERV-13 filtration, and coil/hail guards.
- c). Set units on the existing curbs and provide new curb adapters, or new curbs where approved, including rigging and crane service.
- d). Connect each unit to the existing gas piping and provide a regulator, shutoff valve, and dirt leg at each connection.
- e). Coordinate all roof penetrations, curb work, and unit setting with the roofing contractor; flashing and roofing by others.

COMMERCIAL REHABILITATION PROJECT SPECIFICATIONS

Owner: Dustin Lee & Josh Williams - WEB Construction
Business
Name:
Address: 1028 N Riverfront Dr, Mankato, MN 56001

GENERAL CONSTRUCTION CONTRACT

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HVAC – Ductwork and Air Distribution

- a). Furnish and install a complete new galvanized supply, return, and exhaust duct system, fabricated, sealed, reinforced, and supported per SMACNA standards.
- b). Provide duct insulation as required by the Minnesota Energy Code, including vapor barrier where required.
- c). Provide balancing dampers at all branch takeoffs and terminal devices, flexible connections at all equipment, and duct access doors where required.
- d). Furnish and install all scheduled grilles, registers, diffusers, and architectural linear slot diffusers, coordinated with the reflected ceiling plan.

HVAC – Ventilation, Exhaust, and Supplemental Heat

- a). Furnish and install three (3) ceiling-mounted exhaust fans serving the two restrooms and the storage/mechanical room, ducted to new exterior wall caps with bird screens.
- b). Provide outside air to each rooftop unit at the scheduled minimum ventilation rates in accordance with ASHRAE 62.1.
- c). Furnish and install one (1) electric unit heater at the vestibule; power and final connection by the Electrical Contractor.

HVAC – Controls, Testing, and Balancing

- a). HVAC – Controls, Testing, and Balancing
- b). Provide wall-mounted averaging thermostats and space sensors for each rooftop unit zone, with adjustable occupied and unoccupied setpoints and temporary override.
- c). Interlock exhaust fans with the associated lighting circuits and occupancy schedule per the specified sequence of operations, including adjustable run-on timing.
- d). Provide control submittals, points list, and sequence of operations as required by the specifications.
- e). Provide complete air testing and balancing of all new systems, with a written report at closeout.

Plumbing – Demolition

- a). Remove all existing plumbing fixtures in the remodel area and cut associated waste, vent, and water piping back to the mains.
- b). Remove all existing domestic water piping back to the meter shutoff valve.
- c). Demolish existing sanitary sewer within the remodel area as required to make the new connection; cap and abandon existing lines outside the work area.

COMMERCIAL REHABILITATION PROJECT SPECIFICATIONS

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Business
Name:
Address: 1028 N Riverfront Dr, Mankato, MN 56001

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Plumbing – Underground Sanitary

- a). Furnish and install new underfloor sanitary waste piping with branch lines to all new fixtures and floor drains, pitched per code.
- b). Provide floor and wall cleanouts as shown and as required by code.
- c). Extend the new sanitary service to approximately five feet outside the building for connection by the site contractor.

Plumbing – Domestic Water, Waste, and Vent

- Furnish and install a new domestic water distribution system connected to the existing water meter and shutoff valve,
- a). including hot and cold water mains and branches to all fixtures.
 - b). Provide isolation valves, check valves, dielectric unions, and thermostatic mixing valves at all lavatories and hand sinks.
 - c). Insulate all domestic water piping as required by the Minnesota Energy Code.
 - d). Furnish and install new waste and vent piping, including vent through roof, and two (2) floor drains.
 - e). Flush, disinfect, and test all new piping systems as required by state and local authorities.

Plumbing – Fixtures and Equipment

- a). Furnish and install all scheduled plumbing fixtures and trim, including:
- b). Two (2) ADA floor-mounted water closets
- c). Two (2) ADA wall-hung lavatories with carriers and mixing valves
- d). One (1) ADA shower with mixing valve and trim
- e). One (1) mop/janitor sink with hose and mop holder
- f). One (1) single-bowl and one (1) double-bowl stainless steel sink
- g). Furnish and install one (1) gas-fired, power direct-vent domestic water heater with expansion tank, vented to a wall termination, with the relief valve piped to the nearest floor drain.

Alternatives

Install Tankless gas fired water heater instead of gas fired direct vent water heater
Install standard size single bowl composite sink (SK-1) in lieu of Stainless Steel
Install standard size double bowl composite sink (SK-2) in lieu of Stainless Steel

Note: Refer to architectural plans provided by Owner & WEB Construction for more detailed specifications.

Meeting Date: 10/08/2026

Title

Review of the commercial rehabilitation project for the BEC Courthouse.

Request

The applicant is requesting a review of the exterior stonework that is being removed and replaced.

Review

The proposed project consists of stone restoration and selective replacement work at the Blue Earth County Historic Courthouse, located at 204 S. 5th Street, Mankato, MN 56001. The proposed work is necessary due to deterioration and damage to the existing stone caused by long-term exposure to water, weather, and other environmental conditions.

ISG is working closely with experienced stone professionals at Vetter Stone to ensure the proposed work provides as close to a 1:1 match of the existing historic stone as possible. No additions or alterations to the existing building are proposed as part of this work. The intent is to preserve the existing appearance of the courthouse by matching the existing stone in color, size, texture, finish, and shape.

In coordination with Vetter Stone and Blue Earth County, ISG has developed a proposed scope identifying individual stones requiring repair or replacement. Vetter Stone has provided guidance in determining whether stones should be repaired or replaced based on their existing condition, including cracking, chipping, spalling, and other forms of deterioration.

The proposed construction process includes the selective removal of deteriorated stone, with temporary shoring provided as required to support the existing construction during removal and replacement. New stone will be installed to match the existing material, and associated mortar joints will be repointed to closely match the existing conditions.

Attachments

Project Scope

BLUE EARTH COUNTY COURTHOUSE STONE RESTORATION

MANKATO, MINNESOTA

ISG PROJECT # 26-34931

Blue Earth County Courthouse Stone Replacement Project Notes:

1. Work samples: A section or sections of the building wall shall be established as a sample wall. The purpose of the wall section is to establish a standard of quality for the work to be performed and to review necessary details for the work. Location of these sample sections shall be as agreed by the Architect / Engineer and the contractor.
2. Mortar shall match color of surrounding mortar. Contractor shall expect color variations based on the location and subjection to the weather over the years. Provide sands and mortar colorants to customize color match.
3. Tuckpointing: The work shall consist of 100% tuck pointing of all surfaces This shall include areas where mortar is loose, cracked, missing, unsound or deteriorated including areas presently covered by coating. It can also include areas of a different material or substantial color variation than the majority of surrounding surfaces. It is the intent of this project to create a sound, weather resistive wall that is visually uniform in appearance.
4. Documents: The areas indicated on the documents are anticipated areas of repair. Due to the nature of the work, some areas may require less work and others more. Therefore some adjustment on the actual square footage will be required. The intent is to be able to balance the work area so no contract adjustment is necessary. Adjustments to the contract shall be agreed upon prior to work proceeding.
5. Notify engineer for further direction if additional areas are discovered that are questionable and / or need repairs.
6. Skysfacing stone joints shall be caulked (non-mortar) color to match existing. Provide custom matched sealant color. Sealant color as selected by the Architect.
7. Fill Holes: Holes of varying sizes are present. Holes shall be filled to prevent water intrusion using, US heritage HS60 Sandstone patch. Do not apply to areas with feathered edges. Use of Dispersed Hydrated Lime Satchel can be utilized in small patches provided a full color match is achieved.
8. Stone Repair: use US Heritage HS 60 Sandstone Patch. Follow manufacturer's instructions in entirety. Provide custom color match and test samples prior to work beginning.
9. Cleaning: All masonry surfaces shall be cleaned. Cleaning shall be by specified product. Cleaning shall start with the least aggressive cleaner. Media blasting shall not be used unless directed by Architect. Provide a cleaning test sample area(s) for approval before proceeding with cleaning on building. Remove all tars, paints, coatings, stains and efflorescence whether specifically called out or not that are foreign to the natural stone surface and color. Test area is required for approval prior to beginning final work.
10. Sealants / Caulking: Where sealants or caulking is called out, remove existing sealants if present, clean and prepare joints for new sealants. Widen joints by means of grinding where too narrow for new sealant to properly provide joint movement protection. Sealant colors shall be custom matched for adjoining surfaces and be approved by the architect.
11. Reconstruction: For areas listed as reconstruct, remove and salvage stones as required to rebuild all at the indicated locations. Rebuild back up wall so it is sound. Reinstall salvaged stones, lay true and plumb. Provide additional new stones as needed. Tuckpoint balance of area. Clean areas when complete.
12. Photos indicating no work are in reference to masonry repairs only.
13. Preparation of mortar joints shall include the removal of old mortar to a minimum depth of two to three times the width of the joint or a minimum depth of at least 3/4 inch from the face of the masonry, whichever is greater. Additionally, deteriorated mortar encountered behind the minimum depth shall also be removed. The mortar should be removed to a uniform depth from all joints in the area to be repointed. Clean masonry units as needed to remove soiling, efflorescence, coatings, etc.
14. Mortar shall be removed using hand tools such as hammers and chisels, or pneumatic or electric grinders. Extreme care shall be taken when using power tools to prevent damage to the adjacent masonry material and surface.
15. Once the mortar has been properly removed, properly clean out the joints of mortar dust and debris. Mortar should be pressed into the joints in three successive layers, installing each new layer once the previous has set so that it doesn't deform under thumb pressure. For additional preparation details see Heritage Lime Mortar Installation Guide then contact US Heritage with project-specific issues.
16. A laboratory evaluation of the existing mortar materials of the original construction shall be conducted to determine the makeup of the original mortar and the appropriate mortar to be used. If the wall is constructed of sandstone a softer mortar Type "O" shall be used. Utilize lime putty mortars.
17. Based on laboratory test results, the properties of a sand-lime mortar may be necessary. Sand-lime mortars require special procedures for preparation, installation and curing, which are beyond the scope of ASTM E 2280.
18. Control mortar shrinkage. Minimize shrinkage / cracking of the mortar once it is in place in the joints, the mortar shall be prehydrated. Prehydration consists of mixing dry ingredients together with only so much water that the mortar can be formed into a ball by hand. The mortar should then be allowed to sit undisturbed for 1/2 hour (hydration of the cementitious material), then water is added until the mortar reaches a workable consistency.
19. Repointing shall be performed only when ambient air temperatures are between 40° and 90° F. Repointing shall not be performed when the outside temperatures are expected to be below 40° F for at least 48 hours after the mortar has been installed unless approved shelters and heating is provided. In hot weather, maintain enough water in the mortar to ensure proper curing and minimize shrinkage cracking. This may require periodically wetting the wall during the curing process.

NOTES:
1. REVIEW INDIVIDUAL PHOTOS CAREFULLY. THERE MAY BE MULTIPLE INSTANCES OF SPECIFIC REPAIRS ON EACH PHOTO. ALL REPAIRS ARE SPECIFICALLY DENOTED BY COLOR-CODING ON INDIVIDUAL PHOTOS ACCORDING TO THE LEGEND, NOT JUST BY THE ARROWS.

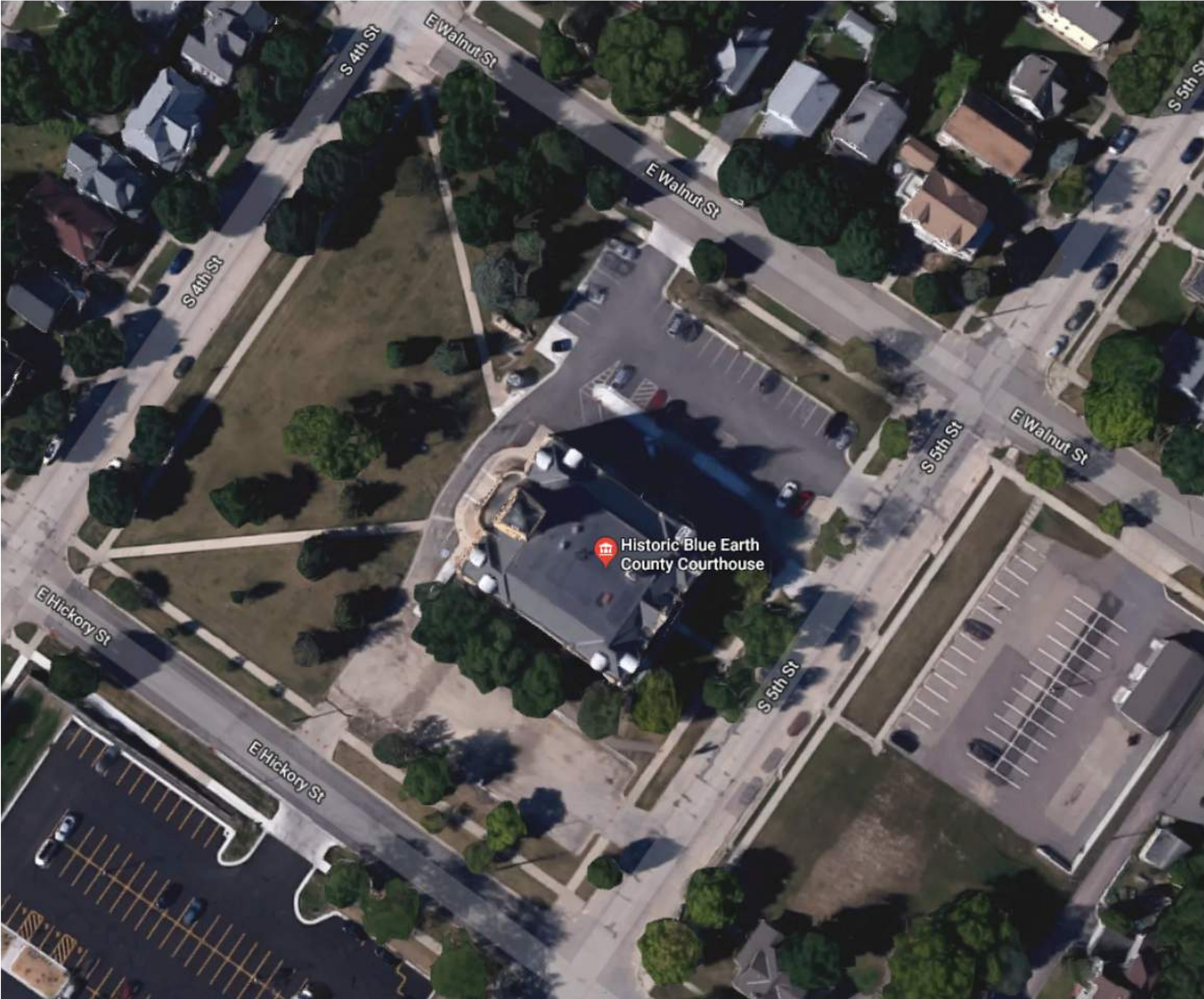
2. PHOTOS ARE BEST VIEWED AND SHOULD BE PRINTED IN COLOR TO MOST EFFECTIVELY DEMONSTRATE THE REQUIRED REPAIRS.

3. TO PROVIDE CONTRACTOR WITH FRAME OF REFERENCE AND AID CONTRACTOR IN LOCATING REPAIRS, SOME PHOTOS ARE SHOWN FOR GEOGRAPHIC REFERENCE ONLY.

GENERAL WORK:
1. MASONRY REPAIRS
2. MASONRY CLEANING

WORK LEGEND

- TUCKPOINT, TYPICAL
- REPLACE FLASHING, TYPICAL
- REPLACE STONE, TYPICAL
- REPAIR STONE, TYPICAL



SHEET INDEX	
SHEET #	SHEET TITLE
GENERAL	
G1-10	TITLE SHEET, SHEET INDEX, PROJECT GENERAL NOTES
ARCHITECTURAL	
A2-11	AREA OF WORK #1 - WEST ELEVATION
A2-12	AREA OF WORK #2 - FRONT ARCH

PROJECT GENERAL NOTES	
A.	ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS, WHICH INCLUDE, BUT ARE NOT LIMITED TO, THE OWNER - CONTRACTOR AGREEMENT, THE PROJECT MANUAL (WHICH INCLUDES GENERAL AND SUPPLEMENTARY CONDITIONS AND SPECIFICATIONS), DRAWINGS OF ALL DISCIPLINES AND ALL ADDENDA, MODIFICATIONS AND CLARIFICATIONS ISSUED BY THE ARCHITECT / ENGINEER.
B.	CONTRACT DOCUMENTS SHALL BE ISSUED TO ALL SUBCONTRACTORS BY THE GENERAL CONTRACTOR IN COMPLETE SETS IN ORDER TO ACHIEVE THE FULL EXTENT AND COMPLETE COORDINATION OF ALL WORK. CONTRACTOR IS RESPONSIBLE FOR COORDINATING AND CORRELATING QUANTITIES AND DIMENSIONS.
C.	WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
D.	FIELD VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS. NOTIFY ARCHITECT / ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
E.	DETAILS SHOWN ARE INTENDED TO BE INDICATIVE OF THE PROFILES AND TYPE OF DETAILING REQUIRED THROUGHOUT THE WORK. DETAILS NOT SHOWN ARE SIMILAR IN CHARACTER TO DETAILS SHOWN. WHERE SPECIFIC DIMENSIONS, DETAILS OR DESIGN INTENT CANNOT BE DETERMINED, NOTIFY ARCHITECT / ENGINEER BEFORE PROCEEDING WITH THE WORK.
F.	ALL MANUFACTURED ARTICLES, MATERIALS AND EQUIPMENT SHALL BE APPLIED, INSTALLED, CONNECTED, ERECTED, CLEANED AND CONDITIONED ACCORDING TO MANUFACTURERS' INSTRUCTIONS. IN CASE OF DISCREPANCIES BETWEEN MANUFACTURERS' INSTRUCTIONS AND THE CONTRACT DOCUMENTS, NOTIFY ARCHITECT / ENGINEER BEFORE PROCEEDING WITH THE WORK.
G.	LARGE-SCALE, MORE SPECIFIC DETAILS TAKE PRECEDENCE OVER SMALLER-SCALE, LESS SPECIFIC DETAILS AND INFORMATION. MORE STRINGENT REQUIREMENTS FOR CODE, PRODUCTS AND INSTALLATION TAKE PRECEDENCE OVER LESS STRINGENT REQUIREMENTS. NOTIFY ARCHITECT/ENGINEER OF ANY DISCREPANCIES OR CONDITIONS REQUIRING INFORMATION OR CLARIFICATION BEFORE PROCEEDING WITH THE WORK.
H.	PROVIDE CONTINUOUS SEALANT AROUND ALL MATERIALS AT ALL INTERIOR AND EXTERIOR WALL PENETRATIONS. REFER TO SPECIFICATIONS FOR APPROPRIATE SEALANT.
I.	ALL DISSIMILAR METALS SHALL BE EFFECTIVELY ISOLATED FROM EACH OTHER TO AVOID GALVANIC CORROSION.
J.	SEAL ALL OPENINGS IN WALLS, FLOORS, CEILINGS, AND ROOFS, AROUND DUCTS, PIPES, VENTS, TRAPS, CONDUIT AND ALL OTHER PENETRATIONS WITH FIRE STOPPING AS SPECIFIED AND REQUIRED BY CODES. IF FIRE STOPPING IS NOT REQUIRED AT PENETRATIONS PER CODE, SEAL WITH CONTINUOUS SEALANT.
K.	PROVIDE TEMPORARY WALLS, ENCLOSURES, DUST SHIELDS AND WALK-OFF MATS AS REQUIRED TO SEPARATE DEMOLITION AND CONSTRUCTION FROM EXISTING BUILDING.
L.	PROVIDE BRACING AND SHORING AS REQUIRED TO PROTECT EXISTING STRUCTURE TO REMAIN. PROVIDE SECURE AND WEATHERPROOF ENCLOSURE OF TEMPORARY OPENINGS IN EXTERIOR WALLS. PROTECT ALL BUILDING COMPONENTS FROM DAMAGE DURING DEMOLITION AND CONSTRUCTION.
M.	RESTORE ALL EXISTING AREAS AFFECTED BY DEMOLITION AND RELATED NEW CONSTRUCTION TO THEIR ORIGINAL CONDITION, INCLUDING BUT NOT LIMITED TO WALLS, FLOORS, AND CEILINGS AND THEIR ASSOCIATED FINISHES.
N.	PROVIDE SOLID WALL BACKING WITH METAL OR FIRE-RETARDANT WOOD BLOCKING BEHIND DOOR HARDWARE SUCH AS WALL STOPS, BUMPERS, HOLD OPENS, ETC. AND AT ALL ITEMS REQUIRING FASTENING THROUGH GYP BD. TO BLOCKING
O.	RENDERED IMAGES MAY NOT BE AN ACCURATE REPRESENTATION OF BUILDING CONDITIONS, REFER TO PLANS AND DETAILS CONTAINED WITHIN FOR SCOPE OF WORK.



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PROJECT	
BLUE EARTH COUNTY COURTHOUSE STONE RESTORATION	
MANKATO	MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	26-34931
FILE NAME	34931 Arch R26
DRAWN BY	BJS
DESIGNED BY	BJS
REVIEWED BY	JPW
ORIGINAL ISSUE DATE	MM/DD/YY
CLIENT PROJECT NO.	34931

TITLE	TITLE SHEET, SHEET INDEX, PROJECT GENERAL NOTES
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SHEET	G1-10
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PROJECT INDEX:

OWNER: BLUE EARTH COUNTY 204 SOUTH 5TH STREET MANKATO, MINNESOTA 56001	PROJECT ADDRESS: BLUE EARTH COUNTY COURTHOUSE 204 SOUTH 5TH STREET MANKATO, MINNESOTA 56001	MANAGING OFFICE: I & S GROUP, INC. (ISG)  MANKATO OFFICE 115 EAST HICKORY ST. SUITE 300 MANKATO, MINNESOTA 56001 PHONE: 507.387.6651 PROJECT MANAGER: JUSTIN STEFFL EMAIL: Justin.Steffl@ISGInc.com
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PROJECT
**BLUE EARTH
COUNTY
COURTHOUSE
STONE
RESTORATION**

MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	26-34931
FILE NAME	34931 Arch R26
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CLIENT PROJECT NO.	34931

TITLE
**AREA OF WORK
#1 - WEST
ELEVATION**

SHEET
A2-11

EXTERIOR ELEV. SHEET NOTES

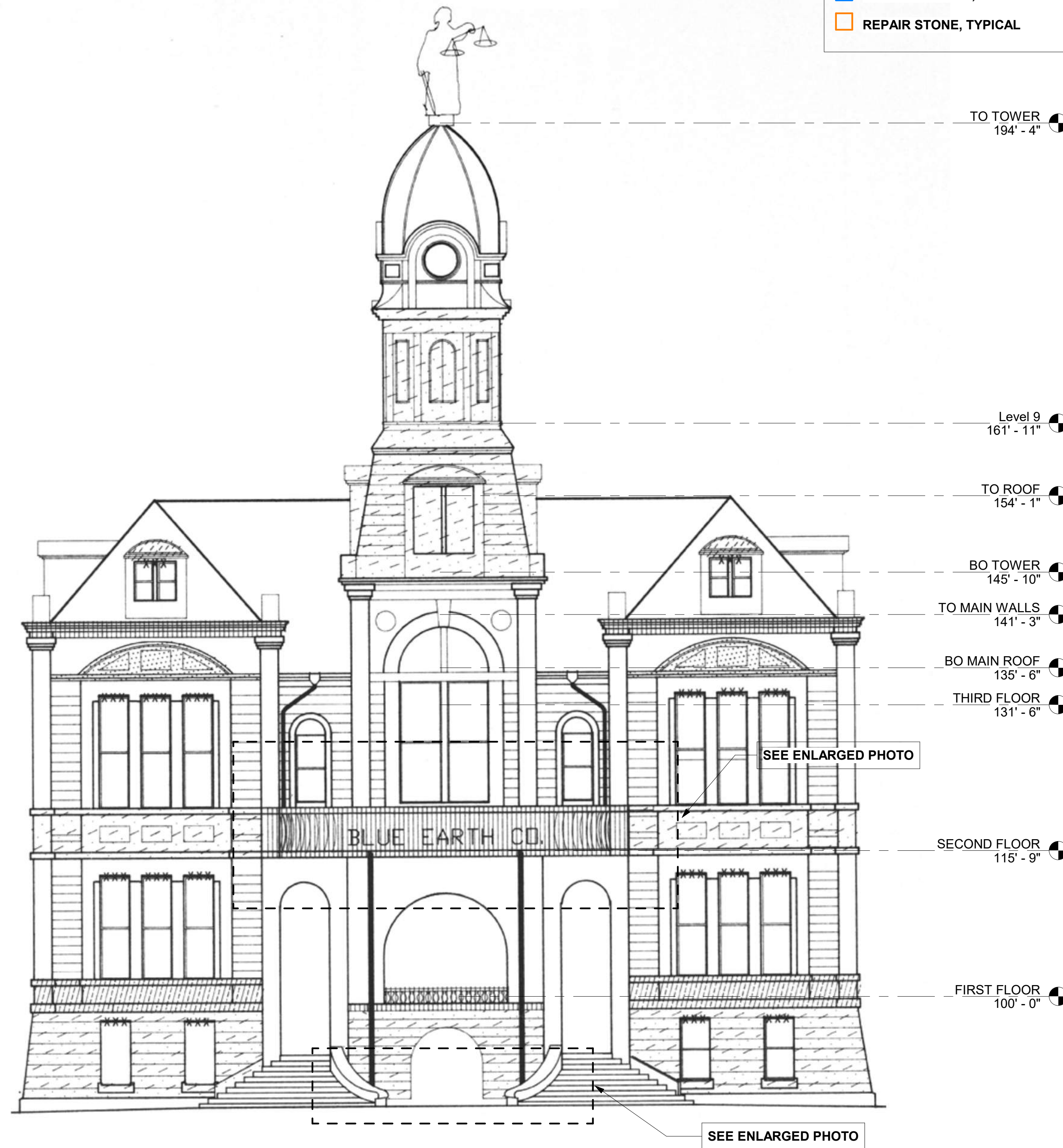
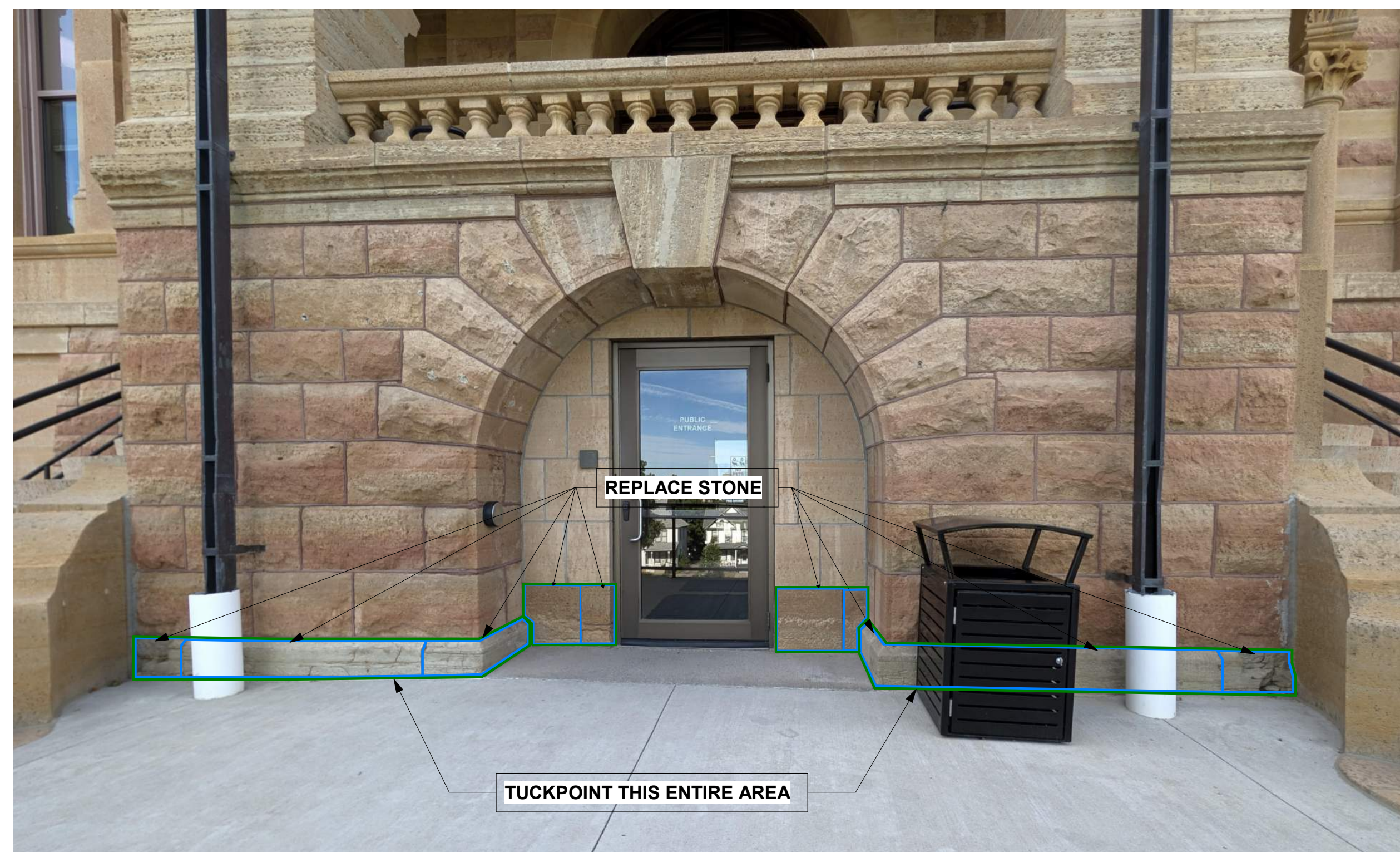
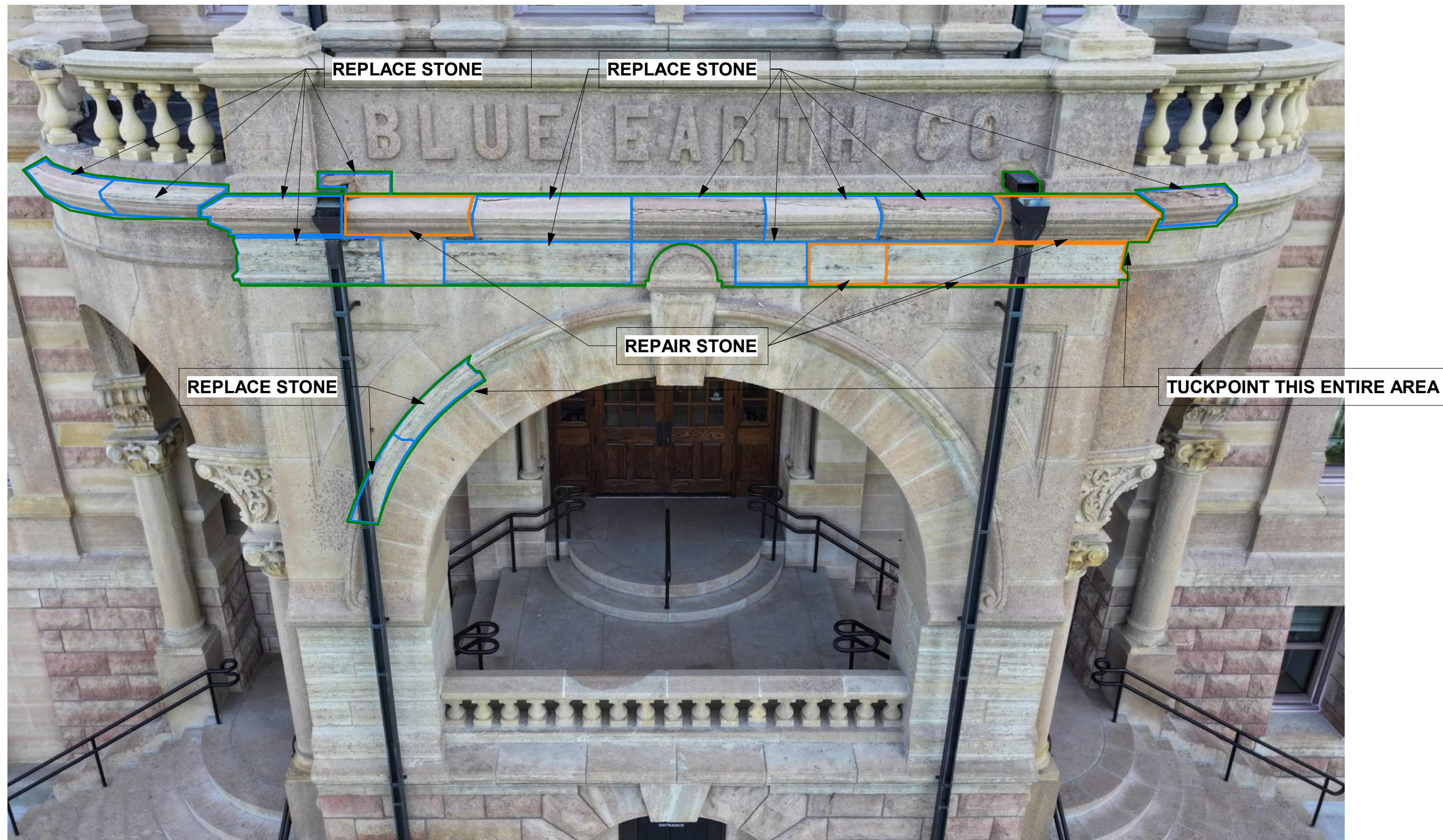
- THROUGH-WALL FLASHING TO BE LOCATED ABOVE GRADE.
- PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT FACADE MATERIAL COLOR.
- SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.

WORK LEGEND

- TUCKPOINT, TYPICAL
- REPLACE FLASHING, TYPICAL
- REPLACE STONE, TYPICAL
- REPAIR STONE, TYPICAL

1. REPAIR STONE SURFACES AND EDGES.
2. 100% TUCKPOINTING OF ALL STONE OUTLINED. IF JOINTS ARE CAULKED, REMOVE & REPLACE WITH MORTAR. SKY-FACING JOINTS TO BE CAULKED.
3. NEW TUCKPOINTING TO MATCH PROFILE OF EXISTING GROUT.
4. CLEAN 100% OF STONE IN AREA OF WORK AFTER RESTORATION WORK IS COMPLETED, TYPICAL

- 2.04 STONE
- A. LIMESTONE: ASTM C 119 LIMESTONE, SINGLE SOURCE SUPPLIED, NATURAL, DEEP-LEDGE QUARRIED, FREE OF EFFLORESCENCE PER ASTM C 6750.
 - B. STONE PRODUCT CHARACTERISTICS AS DEFINED BY TERMS USED BY VETTER STONE.
 1. COLOR: NORTHERN PINK BUFF
 2. CUT TYPE: FLEURI
 3. SIDE FINISH: MATCH EXISTING
 4. FACE FINISH: MATCH EXISTING
 5. TEXTURE: MEDIUM TAPESTRY
 6. MORTAR COLOR: MATCH EXISTING



① WEST ELEVATION
1/8" = 1'-0"





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PROJECT
**BLUE EARTH
COUNTY
COURTHOUSE
STONE
RESTORATION**
MANKATO MINNESOTA

REVISION SCHEDULE		
DATE	DESCRIPTION	BY

PROJECT NO.	26-34931
FILE NAME	34931 Arch R26
DRAWN BY	BJS
DESIGNED BY	BJS
REVIEWED BY	JPW
ORIGINAL ISSUE DATE	MM/DD/YY
CLIENT PROJECT NO.	34931

TITLE
**AREA OF WORK
#2 - FRONT ARCH**

SHEET
A2-12

EXTERIOR ELEV. SHEET NOTES

- THROUGH-WALL FLASHING TO BE LOCATED ABOVE GRADE.
- PAINT ALL EXPOSED STEEL LINTELS TO MATCH ADJACENT FACADE MATERIAL COLOR.
- SEALANT COLORS TO MATCH ADJACENT FINISHED SURFACES.

WORK LEGEND

- TUCKPOINT, TYPICAL
- REPLACE FLASHING, TYPICAL
- REPLACE STONE, TYPICAL
- REPAIR STONE, TYPICAL

ENLARGED VIEWS
FOR CLARITY



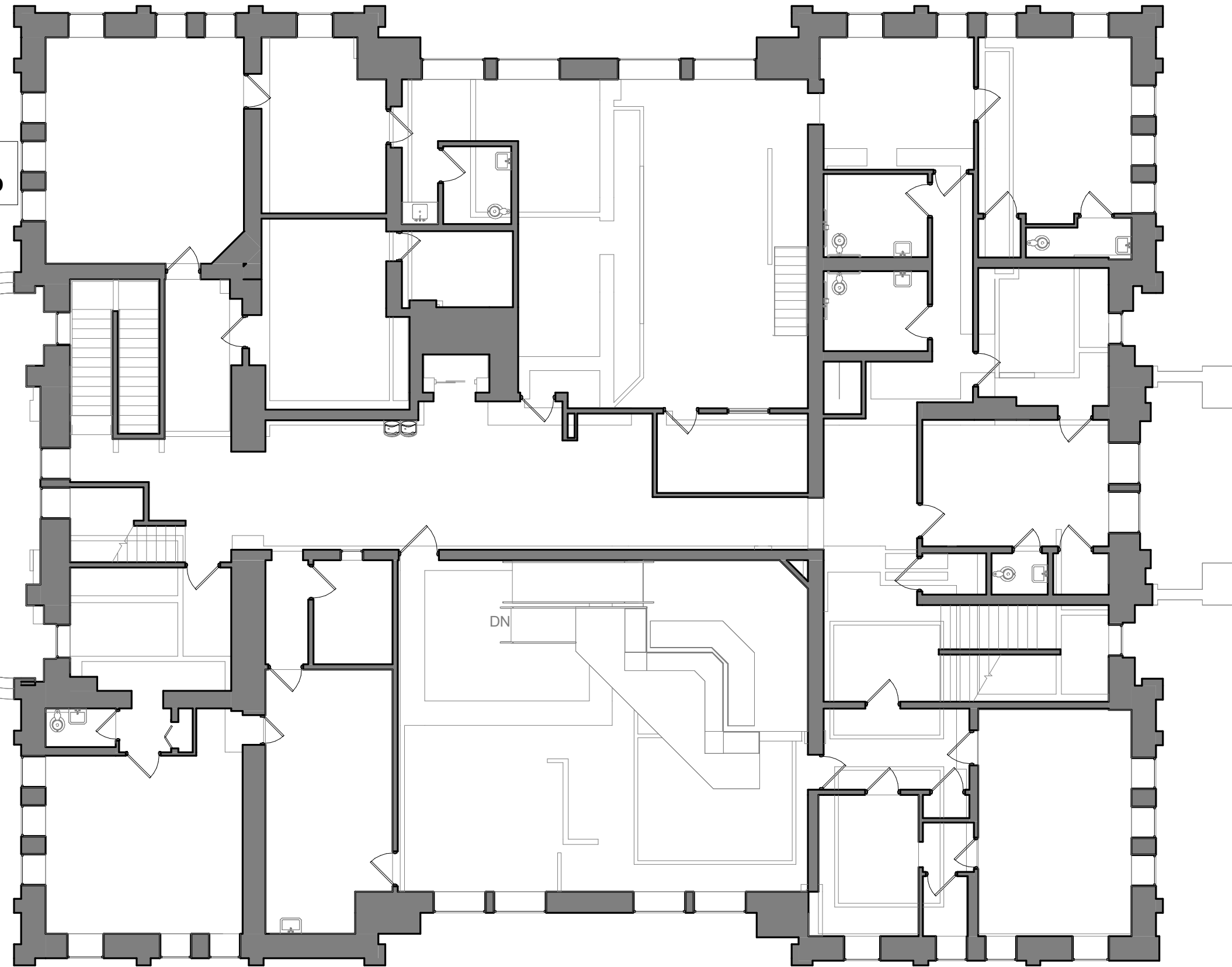
1. REPAIR STONE SURFACES AND EDGES.
 2. 100% TUCKPOINTING OF ALL STONE OUTLINED, IF JOINTS ARE CAULKED, REMOVE & REPLACE WITH MORTAR. SKY-FACING JOINTS TO BE CAULKED.
 3. NEW TUCKPOINTING TO MATCH PROFILE OF EXISTING GROUT.
 4. CLEAN 100% OF STONE IN AREA OF WORK AFTER RESTORATION WORK IS COMPLETED, TYPICAL
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3. SIDE FINISH: MATCH EXISTING
4. FACE FINISH: MATCH EXISTING
5. TEXTURE: MEDIUM TAPESTRY
6. MORTAR COLOR: MATCH EXISTING

TUCKPOINT THIS ENTIRE AREA

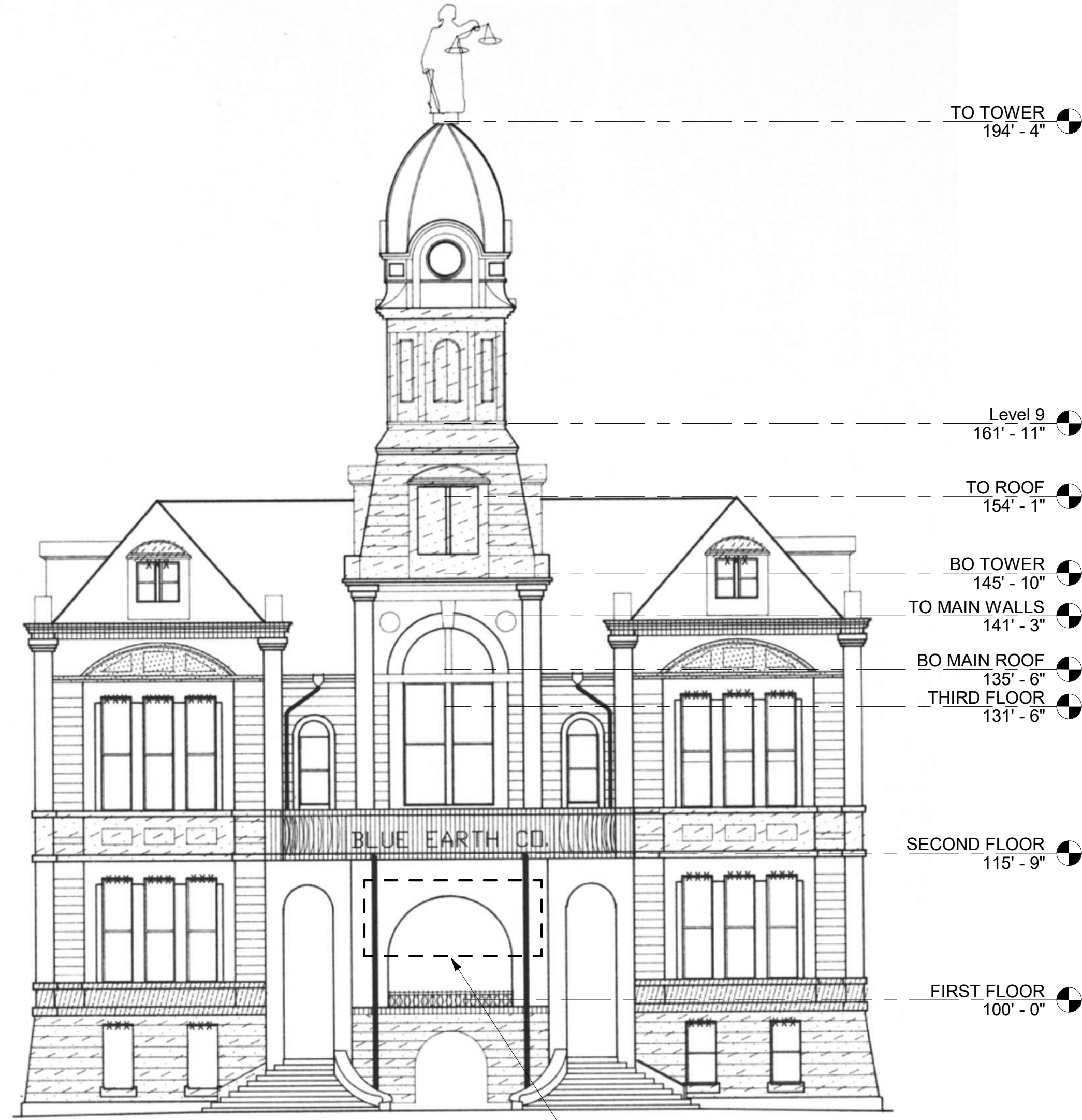
REPLACE STONE



INNER FACE OF ARCH,
SEE ENLARGED PHOTO



2 SECOND FLOOR PLAN
3/32" = 1'-0"



1 WEST ELEVATION
3/32" = 1'-0"

INNER FACE OF ARCH, SEE ENLARGED PHOTO



Meeting Date: 10/08/2026

Title

New sign for Liquor and Smokes at 420 S. Front St

Request

The applicant is requesting the review of signage installation at 420 S. Front St.

Review

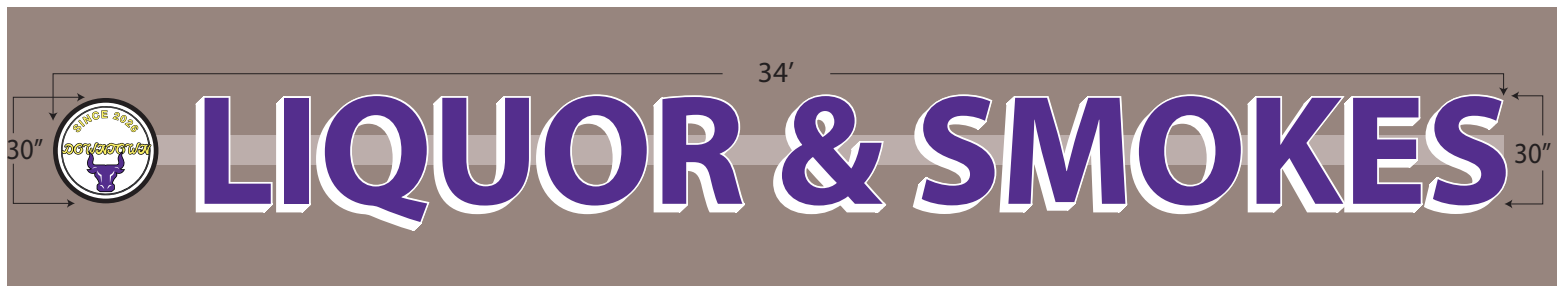
Per City of Mankato Code Chapter 10, any signage added or modified in the Downtown Design District shall be reviewed by the HPC.

The applicant is proposing to remove the existing signage on the building and install new signage to represent the change in business.

The proposed signage shall be illuminated and have purple lettering. Signage is similar in nature to other recently modified signage in the district.

Attachments

Sign Picture



410 93rd Ave.^{NW}
Coon Rapids, MN 55433
763.786.5545

DATE: _____

SALESMAN: _____ Tim Olson

LOCATION: _____

NOTES: _____

These plans are the exclusive property of DeMars Signs Inc. and are the result of the original work of its employees. They are submitted to your firm for the sole purpose of your approval, assuming the signage will be manufactured by DeMars Signs Inc. Artwork and design may not be distributed outside your firm without written consent from DeMars Signs Inc. Use of this artwork and/or design without written consent is prohibited; DeMars Signs Inc. reserves the right to pursue legal action in violation of this agreement. This may include, but is not limited to: a) Reimbursement for creating above drawing. b) Any associated legal fees.

CUSTOMER APPROVAL X