

HERITAGE PRESERVATION COMMISSION
Regular Meeting Minutes – Tuesday, March 28, 2023
Community Center – Governors Room

A regular meeting of the Heritage Preservation Commission (HPC) meeting was called to order by Chairperson Larry Potts at 5:30 pm. Commissioners Potts, Brian Oviatt, Colleen Jacks, Joe Metzen, Dustin Sharstrom, Remo Alexandri and David McGuire were in attendance. Visitors present were Eric Harriman of Plaid Hat Properties, Jeremy Haggemiller, agent for Karl Olson, owner of 208/212 South Minnesota Avenue, and Aaron Lambrecht and Paula Krook of Square Konstruktion.

Approval of Agenda

A motion was made by Sharstrom, seconded by Jacks to approve the agenda as presented. With all in favor, the agenda was approved.

Approval of Minutes

The minutes of the February 28, 2023 regular meeting were presented. A motion was made by Oviatt, seconded by Metzen to approve the minutes. All members voting aye, the minutes were approved as presented.

Review and Consider Approval of New Windows at 101 South Minnesota Avenue (Century 21 Fire Building) – Applicant Eric Harriman, Plaid Hat Properties

Baker stated that Eric Harriman, owner of 101 South Minnesota Avenue, has submitted a request for HPC approval, to replace a total of eight (8) vinyl second story windows (5 windows along TH99 and 3 windows along US 169), with bronze colored double hung windows.

Baker stated that the request has been made in an effort to better protect and seal the building from the outside elements.

Baker noted that there are 2 upper story windows on the southside of the building that are currently boarded up. He indicated that Harriman is considering a future expansion on the south side of the building which would eliminate the two windows. Should the expansion not take place, the windows would be replaced with the same windows as approved.

Oviatt asked if the existing openings would be used.

Harriman indicated they would. He also added that he would like to use bronze- colored windows to match the windows in the front of the building.

Potts asked if the addition would connect to the existing building.

Harriman said that the plan is to add on to the existing building, with the addition being 3 stories in height.

A motion was made by Sharstrom, seconded by Oviatt to approve the bronze color double hung windows using the existing openings. All members voting aye, the motion carried.

Review and Consider Approval of a New Exterior Wall at 208/212 South Minnesota Avenue (Four Season Mall) – Applicant Jeremy Haggenmiller

Baker stated that Jeremy Haggenmiller is the property manager for 208/212 South Minnesota Avenue, which is owned by Karl Olson. Baker stated that the City Building Official has been working with Haggenmiller to come up with a solution to repair the south wall of the structure as the majority of the bricks have fallen off, exposing existing clay tile blocks and mortar. He added that some of the intact tile and blocks are broken and disintegrating.

Baker stated that Haggenmiller would like to install vinyl siding on the south side of the building, similar in color to the vinyl siding bay bump-outs that currently exist.

Jacks suggested that existing brick on the front portion of the south wall be squared off, creating a natural line.

Oviatt said he didn't think vinyl siding has been used or approved in the downtown historic district.

Haggenmiller stated that he has applied for a DEED (Department of Employment & Economic Development) grant through GMG (Greater Mankato Growth). He noted that if the grant is approved, they may want to rehab the front of the building as well.

A motion was made by Sharstrom, seconded by Alexandri to approve the vinyl siding with the understanding that the brick will be squared off at a minimum of 4 feet from the front edge of the wall. With all members voting aye, the motion carried.

Review and Consider Approval of Exterior Upgrades/Improvements and Signage at 108 South Minnesota Avenue (Nicollet Plaza) – Square Konstruktion, Applicant

Baker stated that Aaron Lambrecht and Paula Krook of Square Konstruktion have submitted a design review application for the property located at 108 South Minnesota. Square Konstruktion has been hired by Turton Family Holdings, LLC, owners of the property, to create a design that would upgrade the south exterior wall as well as the east-facing façade.

Baker explained that the proposed upgrades to the south wall will include stone accents and EIFS colors in a stucco finish, along with color matched paint applied to the brick on the east exterior wall (façade) to tie into the south facing wall. He said that the upgrade would include the installation of a glass overhead door, 4 large windows on the second floor to allow for natural light source on the south-side, along with exterior signage on the south and east facing walls.

Lambrecht stated that the idea of painting the east wall was to define the brewery from the Cornerstone Wellness building.

Oviatt said that SHPO does not allow brick to be painted unless it is being repainted.

Jacks said she did not like the proposed color combination of the irregular ledgestone pattern and felt it resembles a 1970's look.

It was suggested that the applicants come back to the April HPC meeting with additional colored samples of the stone.

Potts asked if there were any plans to clean up the west side of the building.

Lambrecht indicated that future improvements to the building have been discussed.

A motion was made by Metzen, seconded by Jacks to approve the EIFS, signage and goose neck lighting located above the sign on the façade and southside, goose neck lighting above the door on the east exterior wall, windows, awnings and the stone (with the condition that the contractors come back to the HPC with colored samples of the stone for approval). All members voting aye, the motion carried.

Reports

River Rock Coffee & Tea Update – Baker reported that he reached out to the River Rock business owners regarding the tree growing on the roof, as well as the damage to the north corner of the decorative architectural feature.

Baker stated that the owners are hoping to receive grant funding to help pay for the repair.

River Rock Kitchen & Bakery Update – Baker stated that Montana Rasmussen is working with her architect on a plan to keep the transom above the rear, large door, in the rear of the building.

Adjourn

There being no further business, a motion was made Sharstrom, seconded by McGuire to adjourn. With all members voting aye, the meeting adjourned at 6:42 pm.