

**CITY OF SAINT PETER
HERITAGE & PRESERVATION COMMISSION
Regular Meeting Minutes – Tuesday, March 29, 2022
Community Center – St. Peter Room**

The meeting was called to order by Chairperson Larry Potts at 5:30 pm. Commissioners Potts, Remo Alexandri, Dustin Sharstrom, Brian Oviatt, Joe Metzen (5:33) and Sharon Litynski (5:38) were in attendance. City staff present were Community Development Director Russ Wille, City Administrator Todd Prafke and Administrative Secretary Cindy Moulton.

Approval of Agenda

A motion was made by Oviatt, seconded by Sharstrom to approve the agenda as presented. All voting in favor, the agenda was approved.

Approval of Minutes

A motion was made by Oviatt, seconded by Sharstrom to approve the minutes of the January 25, 2022 regular meeting. All members voting aye, the minutes were approved as presented.

International Property Maintenance Code

Community Development Director Wille stated that upon the Heritage Preservation Commissions request, the City Council discussed the merits of adopting the International Property Maintenance Code (IPMC) as well as the faux neon sign displayed in the interior of the building front window.

He indicated that the Council asked him to obtain further information from the City of Faribault as well as consult with our Building Official. They were also interested in the approximate cost of administering the IPMC inspections and enforcement.

Wille stated that the Building Official's interpretation of the current building code suggests that the codes may be able to address the south wall of 208 South Minnesota as a maintenance issue.

Sharstrom indicated that the City Council wants additional information but that they are not interested in regulating interior neon lighted signs.

Hotel 221 (221 Park Row) Deck/Stairway

John Mayer and Tim Bartelt, owners of Hotel 221, would like to install a second-floor deck on the rear of the building looking over the patio of Patrick's On Third. They would also like to install a stairway from the deck to the ground which would be located on the east side of the building.

Wille stated that 221 Park Row is not a contributing building to the Heritage Preservation District (HPC).

Bartelt explained the plans include green treated wood for the frame, brown composite decking, and white aluminum, for the railing and spindles. He also indicated that their plan is to move the

exterior door on the second floor from the east to west side and change out the window on the east side from a crank out to a double hung.

Wile reminded the Commission they would only be approving the deck and stairway and indicated that the relocation of the door and window change out must be brought back to the HPC for approval.

A motion was made by Oviatt, seconded by Sharstrom to approve the deck and stairway as presented. All members voting aye, the motion carried.

Eric Harriman (101 South Minnesota Avenue) – Structural Evaluation

Director of Community Development Wille reported that Eric Harriman, owner of 101 South Minnesota Avenue, has contracted with GP Engineering to undertake analysis of the structural integrity of the building.

He indicated that the evaluation suggests the building can be repaired and is salvageable. Harriman is soliciting price quotes from licensed contractors to undertake the restoration project.

Should the structure be rebuilt as it was, Harriman would not need HPC approval. If there are any alterations to the outside of the building, HPC approval is needed.

Oviatt expressed his concern that the building isn't sheltered from the elements. He said that with the freeze-thaw cycle and the spring rains, there will be additional damage.

Altelier (202 South Minnesota) – Signage Review

Cheryl Klages and her daughter have moved their alteration shop from Inspire Boutique to 220 South Minnesota Avenue.

In order to denote their new location and expansion of services, Klages has proposed the installation of a sign above the Minnesota Avenue doorway. The backing of the sign would be a flat black color. Klages would like to re-use the Govenaires lettering that was previously used on the store front.

Klages also added she would like to apply a 10" vinyl applique on the inside of the window.

A motion was made by Litynski, seconded by Sharstrom to approve the sign as submitted. All members voting aye, the motion was approved.

Reports

Historic Preservation Easements-(Tom Hagen/Jessica Becker, MCHS)

Community Development Director Wille reported that he had met with Tom Hagen of North Mankato. Mr. Hagen is a proponent of historic preservation and provided a summary of a proposal to establish a Historic Preservation Easement program.

Mr. Hagen reported that both the Blue Earth Historical Society and Nicollet County Historical Society have expressed preliminary interest in exploring more regarding preservation easements.

Community Development Director Wille indicated that he would be interested in inviting Mr. Hagen and Jessica Becker, the Executive Director of the Nicollet County Historical Society, to the next meeting of the HPC. The members encouraged extending an invitation to the two individuals to join them at the April 20, 2022 meeting of the HPC.

213 Nassau – Marc Bachman - Marc Bachman is interested in constructing a commercial building on the vacant lot in the fall. The Commission will need to review the external portion of the building prior to construction.

Adjourn

A motion was made Litynski, seconded by Alexandri to adjourn. With all members voting aye, the meeting adjourned. With all members voting aye, the meeting adjourned at 6:07 pm.