

**CITY OF SAINT PETER
HERITAGE & PRESERVATION COMMISSION
Regular Meeting Minutes – Tuesday, August 31, 2021
Community Center – St. Peter Room**

The meeting was called to order by Chairperson Larry Potts at 5:30 pm. Commissioners Larry Potts, Joe Metzen, Remo Alexandri, Judy Douglas, Emily Bruflat and Brian Oviatt were in attendance. Absent was member Sharon Lytinski. Wille and Administrative Secretary Cindy Moulton were also in attendance. Visitors present were Kyle Rasmussen (Riverside Dental Clinic), Amber Seaver (KW Real Estate), Mark Plotz (The Smallest Cog), Andy Seitzer and Nick Winings (Smolder), and Matt Borowy (Bright Pixel Design).

Approval of Agenda

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

Approval of Minutes

A motion was made by Oviatt, seconded by Metzen to discuss the minutes of the June 29, 2021 and July 13, 2021 meetings. Alexandri amended the minutes by correcting the spelling of Commissions in each set of minutes by striking the ('s).

A motion was made by Bruflat, seconded by Douglas to approve the regular meeting Minutes of the June 29, 2021 meeting. All voting in favor, the minutes were approved as amended

A motion was made by Oviatt, seconded by Metzen to approve the special meeting Minutes of July 13, 2021. All members voting aye, the minutes were approved as amended.

Riverside Dental Clinic (217 Nassau Street) Façade Alteration

Riverside Dental Clinic has submitted a request to allow for the alteration to the existing façade located at 217 Nassau.

The alteration would include a black awning with the text “Riverside Dental Care – Family Cosmetic Dentistry” upon it. The awning would extend nearly the entire width of the building facing Nassau.

Wille added that should they decide to incorporate planters underneath the windows, a sidewalk use permit would need to be obtained.

Wille recommended approval of the request.

A motion was made by Alexandri, seconded by Oviatt to approve the alteration to 217 Nassau Street as submitted. All members voting aye, the motion carried.

KW Realty (108 South Minnesota Avenue) Window Signage

Amber Seaver is opening KW Preferred Realty in the building located at 108 South Minnesota Avenue. To identify the location of her new enterprise, Seaver is seeking HPC approval to install window signage on the Minnesota Avenue façade of the structure.

Wille stated that the proposed signage would cover the lower half of the two windows. The 50/50 window perforation would be applied to the outside of the windows with strips of the same printed material applied to the face of the black frame to create the illusion of a full printed piece.

Potts was concerned that the size of the signage was similar to that of a billboard. He suggested using white lettering with a different color background.

Oviatt was okay with the size of the sign but also suggested removing the white background and perhaps installing white window coverings to be used as a backdrop.

In regards to the awnings, Seaver indicated that she would like to keep the awning on the Minnesota Avenue façade and is exploring the possibility of removing the graphics and adding her own.

A motion was made by Metzen, seconded by Douglas to table the request until such time a new rendering of the sign is submitted and additional information is obtained regarding the awning. All members voting aye, the motion carried.

The Smallest Cog (115 South Minnesota Avenue) Façade Alteration

Mark Plotz and his wife Amanda Malkin have relocated their bicycle shop from their St. Paul location to 115 South Minnesota Avenue in St. Peter. They are requesting HPC approval in order allow for the renovation of the building façade.

Plotz addressed the HPC and explained that he would like to make improvements to the façade to resemble a bike shop. The renovation would include the removal of signage from the previous business, remove the awnings, relocate the street address numbers and remove the mail box.

Plotz stated that approximately the top one-third of the facade would remain the original cream color of the building. Gooseneck lighting fixtures would be installed at the top of the façade in order to illuminate the signage which would be located below the lights. The lettering would occupy two-thirds the width of the panel and span the width of the building.

Plotz mentioned that he has not determined what materials would be used for the sign but that wood, and stamped and painted metal were options being explored.

Wille stated that he will work with Plotz and administratively approve the sign should it meet the Heritage Preservation guidelines.

White vinyl lettering is planned for the two front windows which would indicate the nature of the business. The business logo would also be affixed to the door glass.

Plotz provided two different color paint samples for HPC review. He stated that the vinyl siding would be painted, two-thirds of the way up the building, and will coordinate with the color of the awning and door once the color is determined.

The majority of the Commission agreed the "compass blue" color sample would be appropriate.

Douglas mentioned that she would like to see a color more environmentally conscious because of the nature of the business.

Alexandri shared Douglas's perception regarding the color scheme but is ok with the compass blue.

Plotz mentioned that the second phase of the façade improvements would be brought before the HPC at a later date. He indicated that because of unexpected expenses related to water issues, the second phase had to be put on hold.

Oviatt liked the look and scale of the renovation. He was in favor of the compass blue paint.

Oviatt asked if the signage would be attached to the siding.

Plotz indicated that it would.

In the future, Plotz would like to address becoming ADA compliant using the rear entrance.

Wille indicated that ADA grant money may be available next year at which time Plotz could apply.

A motion was made by Bruflat, seconded by Oviatt to approve the renovation as submitted with compass blue as the color of paint used on the façade, awnings and entrance door. With all members voting aye, the motion carried.

Smolder (122 Nassau Street) Façade Alteration

Andy Seitzer has opened the Smolder Cigar Emporium located at 122 Nassau Street. To identify the location of his business he is seeking to install an awning above the single window on Nassau Street. The black awning would include the text Smolder Cigar Emporium. A plain black awning would also be installed directly over the entrance door. It is also proposed that gooseneck lighting be installed above both awnings.

Wille stated that the building has been repainted prior to HPC approval but Seitzer understood that the building may have to be repainted should the color not be approved.

Seitzer stated that when he undertook painting the façade, his goal was to make the building look more appealing as well as try to disguise the imperfections of the stucco. He indicated that the first coat of paint did not cover the blemishes as he had hoped so he is planning on applying a thicker coat of paint. If Seitzer is not satisfied with the end result, he said future plans may include the installation of stone veneer and siding at which time he would seek HPC approval.

Bruflat said the painting and upgrades will be a vast improvement.

Oviatt thought the stone would add interest but preferred the stucco over veneer/siding.

Seitzer also asked the HPC to approve a full light entrance door and to allow additional gooseneck lighting above the longer awning.

A motion was made by Douglas, seconded by Bruflat to approve the request as submitted with the addition of allowing a full light entrance door and gooseneck lighting. All members voting aye, the motion carried.

Municipal Parking Lot #5 New Construction Design

At the June 29, 2021 HPC meeting, Commissioners were asked to discuss the features and design elements that they thought were important for the proposed development of Parking Lot #5.

Commissioners agreed that the structure should be limited to a maximum of three stories in height and that the construction incorporate materials already in use within the historic downtown. They also agreed that a predominately glass structure would not be compatible with the current downtown buildings.

Matt Borowy, Brite Pixel Design addressed the Commission and provided renderings of the proposed development. Borowy explained that he incorporated the suggestions from the Commission into the design.

Douglas commented that the design is within the suggested height and includes red brick and Kasota stone as do other buildings downtown. She indicated that she did not like the look of the lap siding and felt the building looked too modern.

Douglas excused herself at 6:18 pm.

Oviatt asked the size of the structure.

Borowy estimated that it was approximately 50' x 100".

Oviatt and Potts requested a detailed site plan to be able to get a better idea of how the buildings and courtyard would be laid out.

Borowy stated that he would not be able to furnish a full set of plans until he is clear what the HPC is asking for.

In reviewing the designs, Oviatt felt that it was missing proportions. He also did not like the like the columns as they were too defining. Overall he did not think the buildings blended in with the historic downtown.

It was suggested to add separation to the façade to appear there are two store fronts which would look like there are two separate buildings.

Borowy stated that the developers are trying to accommodate what the HPC would like to see. He indicated that the buildings would be designed to look like "brother/sister" structures.

Bruflat liked the design and felt because the windows were spaced out, it looked similar to those buildings downtown. She said it looks like a new building but fits in.

Borowy stated that the most expensive materials would be used where they are most visible.

Alexandri stated that he would like to see the look of the building less "big box". He felt that the building was overall beautiful but suggested using some type of masonry if it was not cost prohibitive.

Borowy said masonry would be costly.

Potts asked if there was going to be any brick used on the outside of the building.

Borowy mentioned there would be no brick but that two products that look similar to brick were being explored. Brick veneer is one option (used on project in Mankato) and ceraclad the other. Ceraclad is product made in Japan and comes in thin sheets. It is cement based and is more convincing than the brick veneer. Although the ceraclad would be cost effective, Borowy expressed his concern with the longevity of the product.

Potts stated he visited the developer's project in Mankato and said the brick veneer looked nice from a distance but had a "cheap look" up close.

Oviatt suggested using a bump out on the corners.

Potts suggested using Kasota stone up to the second floor.

Borowy said the actual thin brick is preferred.

It was suggested that Borowy submit a site plan with elevations for HPC review.

Bruflat liked the concept of the development because it provided commercial and residential housing. She felt that the HPC could be more forgiving as St. Peter has a housing crisis and this project could fill a portion of that void.

A motion was made by Bruflat, seconded by Oviatt to table the discussion until further information is obtained. All members voting aye, the motion carried.

Adjourn

With no further business, a motion was made by Oviatt, seconded by Metzen to adjourn. With all members voting aye, the meeting adjourned at 7:00 pm.