

HERITAGE PRESERVATION COMMISSION
Regular Meeting Minutes – Tuesday, September 26, 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, Remo Alexandri, and David McGuire were in attendance. Absent was member Dustin Sharstrom. City staff present was Community Development Director Ben Baker.

Approval of Agenda

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

Approval of Minutes

The minutes of the June 27, 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.

Consider Approval of Façade Replacement Windows at 310 South Minnesota Avenue – Susanne Heim, Swedish Kontur

Baker stated that Susan Heim, on behalf of Janders LLC, is requesting HPC approval to allow for the replacement of the upper and lower exterior windows, as well as the door. He stated Heim would also like to utilize black trim.

Baker added that Heim is also planning an interior improvement which does not need HPC approval. He indicated that Heim plans to remove the drop ceiling to expose the existing original tin tiles.

Baker stated that Janders LLC has been awarded a \$28,000 Mainstreet Grant from DEED to help with the cost of the upgrades to the building.

A motion was made by Oviatt, seconded by Jacks to approve the replacement of the upper and lower windows, and the door, using black trim, on the façade of 310 South Minnesota. With all members voting aye, the motion carried.

Jacks mentioned the owners may want to consider replacing the tattered flags on the front of the building.

Consider Approval of Exterior Renovations at the Four Seasons Mall, 212 South Minnesota Avenue – Eric Harriman, Four Ever Plaid

Baker reported that Four Ever Plaid, LLC, would like to purchase and renovate Four Seasons Mall, 212 South Minnesota Avenue. He stated that the investors would like to renovate the exterior of the property for longevity, to maintain the vibrancy of the downtown corridor and economic viability of the building.

Baker stated the proposed improvements include; updating the building's façade with new windows, doors, fiber cement siding (Hardie Board), and lighting which mimics the look and feel of an awning. He said the plan also includes installing Hardie Board on the south side of the building.

Baker added that a fenced in, outdoor patio may be added to the rear of the property in the future.

Oviatt commented that he did not like the proposed lighting. He indicated that he would approve the Hardie Board but not the lighting.

Jacks mentioned that she was not in favor of the array of fonts used on the signs.

Oviatt said he did not see a problem with the different fonts.

Potts suggested goose neck lighting over the signs and doors.

A motion was made by Oviatt, seconded by Metzen to approve the installation of Hardie Board on the south side of the building as well as the signs, and table the proposed lighting until the October meeting in order to obtain more information. With all members voting aye, the motion carried.

Metzen excused himself at 6:00 pm.

Reports & Updates

Signs and Outside Seating/Patio Barrier (Planter Boxes) – 108 South Minnesota Avenue – Nicollet Plaza/Paddlefish Brewing Co. – Baker stated that Paddlefish Brewery plans to replace the signage on the pole sign located in their parking lot. Baker indicated that the proposed sign would be 6' X 12' feet in size and include all of the tenants that occupy the building.

Members felt that the size of the proposed sign would be close to the size of a billboard, and would not fit in, in the downtown area.

Baker also indicated that Paddlefish desires to place planters in the parking lot in order to enclose an area for a patio.

Jacks said she liked the idea of the planters but did not like the idea that a planter design was "to-be-determined". She said it was the job of the HPC to approve the design prior to the planters being installed.

The Commission felt they needed additional information and requested that Paddlefish attend the October meeting.

New Sign (previously approved) – 216 South Minnesota Avenue – Altelier Creative – Baker reported that the Altelier Creative sign, that was previously approved by the HPC, has been moved to their new location.

2023 Accessibility Improvement Grant Projects in the Historic Preservation District – Baker stated that 6 Grants were awarded and all but one of the projects is installing automatic

door systems. He indicated that St. Peter Chiropractic had a cement pad poured in the rear of the building to accommodate handicap parking.

2023 Preserve Conference – Mankato – September 27 – 29, 2023 – Baker noted that he, Colleen Jacks and Joe Metzen will be attending the Conference.

Old Fire Station – Baker announced that the City Council accepted the proposal from Tremendous Brewery, for the purchase of the old Fire Station.

Baker stated that the tree has been removed from the roof of River Rock Coffee.

Alexandri felt that the owners of the Capitol Room should place a flag on the historic flag pole next to their building.

Baker reported that the former Godfather's Pizza building has been purchased. He said that a new business could possibly be opening at the location in 6 months.

Oviatt stated that the rear windows in the former Atwood Realty building, located at 101 South Minnesota, have been boarded up.

Adjourn

There being no further business, a motion was made Oviatt, seconded by McGuire to adjourn. With all members voting aye, the meeting adjourned at approximately 5:52 pm.