



**HERITAGE PRESERVATION COMMISSION  
AGENDA AND NOTICE OF REGULAR MEETING**

**Tuesday, June 30, 2020 – 5:30 p.m.**

**THIS MEETING WILL BE CONDUCTED ELECTRONICALLY – SEE BELOW FOR ELECTRONIC ACCESS**

- I. CALL TO ORDER**
- II. APPROVAL OF AGENDA**
- III. APPROVAL OF MINUTES**
  - A. May 26, 2020
- V. UNFINISHED BUSINESS**
- VI. NEW BUSINESS**
  - A. Patti Kelly (326 S Minnesota Ave.) Awning Installation
  - B. Marcy Lorentz (314 S 3<sup>rd</sup> St.) Building Repairs/Windows
  - C. St. Peter Fire Station (227 W. Mulberry St.) Section 106 Review
- VII. REPORTS**
  - A. MGM Awnings & Signage
- VIII. ADJOURNMENT**

As provided for in M.S. 13D.021, Heritage Preservation Commission (HPC) meetings may be conducted by telephone or other electronic means under certain conditions. The meeting of the HPC will only be accessible electronically by GoToMeeting software which is available at no charge (link below) or by calling as indicated below. This works best utilizing Google Chrome or Microsoft Edge as your browser. Here is the information necessary to access the meeting electronically:

Please join the meeting from your computer, tablet or smartphone at:

<https://global.gotomeeting.com/join/485654949>

From your phone (Toll Free): 1 866 899 4679- One-touch: tel:+1 8775684106 485654949

Access Code: 485-654-949

Russ Wille  
Director of Community Development

**CITY OF SAINT PETER  
HERITAGE & PRESERVATION COMMISSION  
Regular Meeting Minutes – Tuesday, May 25, 2020  
VIRTUAL MEETING UNDER M.S. 13D.021**

The regular meeting of the Heritage Preservation Commission was called to order by Community Development Director Russ Wille at 5:34 pm. Commissioner's Larry Potts, Sharon Litynski, Terry Bergemann, Emily Bruflat, and Brian Oviatt were in attendance. Absent were Commissioners Joe Metzen and Judy Douglas. Community Development Director Russ Wille and Administrative Secretary Cindy Moulton were also in attendance. Visitor Don Neiman, owner of Arrow Hardware, was also present.

**Approval of Agenda:**

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

**Approval of Minutes:**

A motion was made by Litynski, seconded by Oviatt to approve the minutes of the April 28, 2020 with the correction of a typo. All members voting in favor, the minutes were approved as amended.

**Arrow Hardware (201 South Minnesota Avenue) Awning Signage & Wall Sign Sign Repainting**

Wille stated that Neiman has submitted a request to obtain HPC approval for the alteration of his awning signage as well as a small wall sign on the façade of the building. The requested alterations are due to the store ending its relationship with the Ace Hardware enterprise.

Wille explained the proposed changes, to the awning and small vinyl sign. The planned change to the awning includes the removal of "Ace" and replaced with "Paint". The existing red colored awning would remain the same and the text would remain white. The font and scale would also remain the same.

The alteration to the small vinyl sign would once again remove the word "Ace" and be replaced with "Paint". The sign would remain at the same location and of a similar scale.

A motion was made by Potts, seconded by Oviatt to approve the proposed changes as presented. All members voting aye, the motion carried.

**Arrow Hardware (Painted Sign)**

At the April 28, 2020 HPC meeting, the Commission considered a wall sign application submitted by Neiman. The wall sign was approved with the understanding that the five vendor logos be relocated to the bottom of the sign.

Neiman has requested that the decision made on April 28, 2020 regarding the painted sign be reconsidered and approved as it was originally submitted.

Wille informed the Commission that logos of major vendors are considered approved by default and suggested they be allowed to be displayed on the sign.

Neiman stated that the signage was created around the column on the building. He indicated that the letters would be distorted should the logos be placed at the bottom of the sign. He also added that it would be a difficult job for the painter to work around the column and make the letters legible.

Potts said that he understood the difficulty with the column and was okay with the logos stacked on the left hand of the sign.

Bruflat, Litynski, and Bergemann agreed.

Oviatt expressed his concern with the stacked logos. He didn't feel that it was keeping within the existing history and heritage of downtown.

He stated that he has compared the proposed sign with other signs in St. Peter and none have ever had all logos. He indicated that his interpretation of the City Code only allows one logo from a major manufacturer be displayed. In this case it would be Arrow Hardware. He again stated that this is not staying within the context of the downtown.

A motion was made by Potts, seconded by Bruflat to approve the wall sign as originally submitted by Neiman. Members Bergemann, Litynski, Potts and Bruflat voting aye, Member Oviatt voting nay, the motion carried.

## **Reports**

**Brandt Law Office (Roof Repair & Tuck Pointing) 219 Nassau** - Wille reported that Mary Brandt, owner of 219 Nassau, is intending to repair the roof and tuck point a portion of the facade. Wille stated that as long as the existing mortar matches, he is authorized to approve the roof and tuck pointing as a repair without HPC review.

Wille also mentioned that Brandt intends to apply for HPC funds, which is a partial forgivable loan. He stated that the loans are available to the buildings in the National Historic District as well as the St. Peter Commercial District.

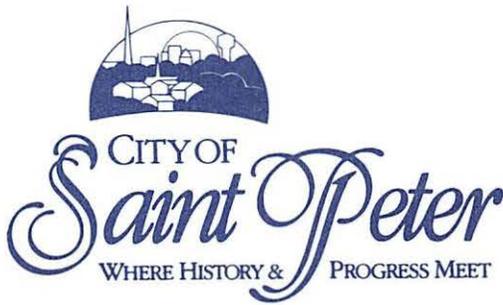
**CBD/Accessibility Grants** – Grants have been awarded to Kind Vet Clinic, Riley-Tanis Law Office and the Swedish Kontur. Each business plans to install an automatic door with a push pad. Wille stated that the HPC will not have to review the projects because they are not changing the exterior of the building.

**COVID-19** – Wille stated that because of COVID-19, the City has given leeway to plastic sandwich board signs and banners. He indicated that the City is in the process of developing a policy in regards to temporary Sidewalk Use Permits during the pandemic.

Bergemann inquired if Erbert & Gerberts (224 South Minnesota) has restored the steps leading into the front of the store. Wille said that the steps have been repaired.

## **Adjournment**

A motion was made by Bruflat, seconded by Bergemann to adjourn. All members voting aye, the meeting adjourned at 6:03 pm.



## Memorandum

To: HPC Members

Date: June 23, 2020

From: Russ Wille, Community Development Director

RE: Patti Kelly – Thrivent (326 S. Minnesota Ave) Awning Installation / Sign

The Thrivent financial office in the Joseph A. Mason building at 326 S. Minnesota Avenue would like to replace the awning above the door on the Grace Street façade of the building which was destroyed in a previous storm.

The awning would be located in the defined entryway space. While the rendering provided shows a “flat” top to the awning, Mankato Tent and Awning noted that the awning could be bent to fit the curvature of the doorway opening.

The Sunbrella® fabric awning would be of a “forest green” color that would match the awning established on the Minnesota Avenue façade which advertises the location of Generations Boutique. The logo would be the new Thrivent financial logo that is being implemented nationally.

As the Thrivent logo is altered, Ms. Kelly would also wish to change out the signage on the step railing directing clients to the appropriate entrance.

I have no reservations in recommending that the HPC provide their approval to both the awning and sign.

## Russ Wille

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**From:** Patti Kelly <Patti.Kelly@Thrivent.com>  
**Sent:** Wednesday, June 10, 2020 12:54 PM  
**To:** Russ Wille  
**Cc:** Chanelle Braekkan  
**Subject:** Historical Preservation Commission  
**Attachments:** awningThrivent st peter-Mock\_TA 20.pdf

Russ,

Thanks for taking time to come over to our Thrivent office to discuss the awning with our new logo. I'm attaching the mock up from Mankato Tent and Awning with Thrivent's new national logo. We've spoken to Paul Tanis about replacing the awning and he is supportive of that as the building owner. We would like to get on the agenda for the next meeting of the Preservation Commission. If that is next week, Chanelle Braekkan my business partner will attend as I am on vacation. I have asked Jesse if he could add to the mock up a change in the sign hanging from the railing to include the Thrivent new logo and with the language Accessible Entrance and arrow below it. Not sure if he can or we have to have a sign company do that mock up, but that will need to get changed as well.

Let me know if we are able to get on the upcoming agenda and what time myself or Chanelle should be there.

Thank you,

Patti

Patti J. Kelly, CLTC®, FIC  
Financial Professional  
Supported by: Cynthia Porter, Licensed Office Professional  
Mary Solberg, Office Professional  
Midwest Heartland Region  
[patti.kelly@thrivent.com](mailto:patti.kelly@thrivent.com)

**thrivent**

**ST. PETER OFFICE**  
326 S Minnesota Ave, Suite 2C  
St Peter, MN 56082

**MANKATO OFFICE**  
110 S. Broad St.  
Mankato, MN 56001

O 1-507-934-0997  
F 1-507-934-0998

O 1-507-304-8000  
F 1-507-387-2055

[Connect.thrivent.com/patti-kelly](https://connect.thrivent.com/patti-kelly)

[Zoom](#)

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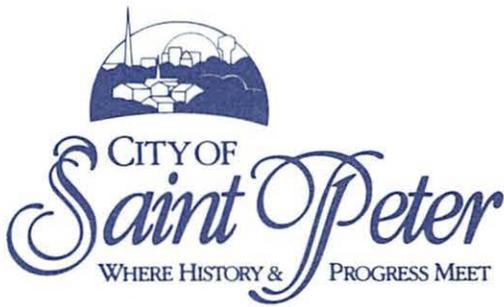




GENERATIONS  
BOUTIQUE  
THRIVENT  
FINANCIAL

LET  
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DRES  
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## Memorandum

To: HPC Members

Date: June 23, 2020

From: Russ Wille, Community Development Director

RE: Marcy Lorentz (314 South 3<sup>rd</sup> Street) Building Repairs / Window Replacement / Etc.

Marcy Lorentz and her husband own the real estate at 317 South 3<sup>rd</sup> Street. This is the original Saint Peter Fire Department building which was constructed in 1878. The property is located within the Saint Peter Heritage Preservation district.

Due to the neglect of previous building owners who did not undertake necessary building repairs in a prudent or timely manner, the property has fallen in to a state of considerable disrepair. Window systems are rotting and the brick works has significantly deteriorated to the point where the integrity of the building would begin to be compromised by the freeze, thaw cycles of Minnesota weather.

The Lorentz' would like to undertake a significant investment in the property that they are purchasing from their landlord. It is hoped that their efforts will add to the life of the structure and prevent further deterioration of the brickwork.

Ms. Lorentz has provided photos with notations of the specific windows to be replaced. She is out-of-town and unavailable to confirm that every window would be planned to be replaced as I understand. They would propose using a window with a dark bronze trim that would match the southerly walk in door on the 3<sup>rd</sup> Street façade.

The lower courses of the exterior brickwork are in need of significant repairs. The preferred course of action would be to replace the bricks that have fallen off of the wall and to undertake a tuck pointing of the multiple facades. The Lorentz' have inquired as to the cost of tuck pointing the structure and were quoted a price of \$5 / brick. As with the 4 Seasons Mall property, the continued delayed maintenance has caused the proper repair to be priced at a point where it would not be financially prudent to complete the work.

While the cost of tuck pointing has been determined to be unreasonable and outside of what the Lorentz feel financially justifiable, they still understand that for the long term viability of the structure, some method of repair would be required.

To provide for sealing the brickwork, the owners would like to install EIFS (synthetic stucco) along the bottom courses of brickwork where the deterioration is the worst. They would desire to install the EIFS up to the bottom of the ground floor windows. They will be able to disclose the color that they would propose at Tuesday's virtual assembly.

Finally, there is plywood that is being utilized in the recessed entry on the South 3<sup>rd</sup> Street façade. This is the original opening for the horse draw firefighting carriages. The plywood has begun to rot and needs to be replaced. As a more permanent fix, the owners would like to replace the plywood component with gray tin.

Given the current condition of the structure and the financial realities that would prohibit the most appropriate brick repair, I would reluctantly recommend approval of the EIFS installation. As noted in the past, if at such point the repairs are determined to be cost effective, the EIFS could be appropriately removed and the building would essentially be in the condition that exists today.

This is another example that would support developing a “minimum maintenance” ordinance where the City Council could order certain repairs such as tuck pointing, broken window replacement, torn awning replacement or other maintenance issues neglected by the owners. Northfield and Faribault have both adopted minimum maintenance ordinances and it is evident.

A previous City Council discussed the merits of such an ordinance a few years ago and rejected the idea. Rather than order repairs the Council thought incenting the repairs with favorable financing would be more acceptable in Saint Peter.

## Russ Wille

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**From:** Marcy Lorentz <marcy@lbamn.com>  
**Sent:** Thursday, June 11, 2020 10:45 AM  
**To:** Russ Wille  
**Subject:** Heritage preservation  
**Attachments:** 1630\_001.pdf

Russ,  
Thanks for your time looking at our building repairs needed to keep our building improving to a good state. As discussed these projects are financially constraining, but we want to better our community and keep the historic ability as much as possible with our building.  
We are looking to do the window replacement in a dark bronze to match the front doors, skim coat (not sure if that's the exact term or not) the deteriorating brick on the lower 3-4', and replace the rotting wood on the front stoop. We are asking for the Preservation Committee to approve these so we can move forward on getting a permit and get our building restored to a condition that will keep us all moving forward.

Thanks!  
Marcy and Jamie Lorentz  
507-317-6717



Replace →  
Wood windows  
with dk bronze  
similar to  
front lower ↓

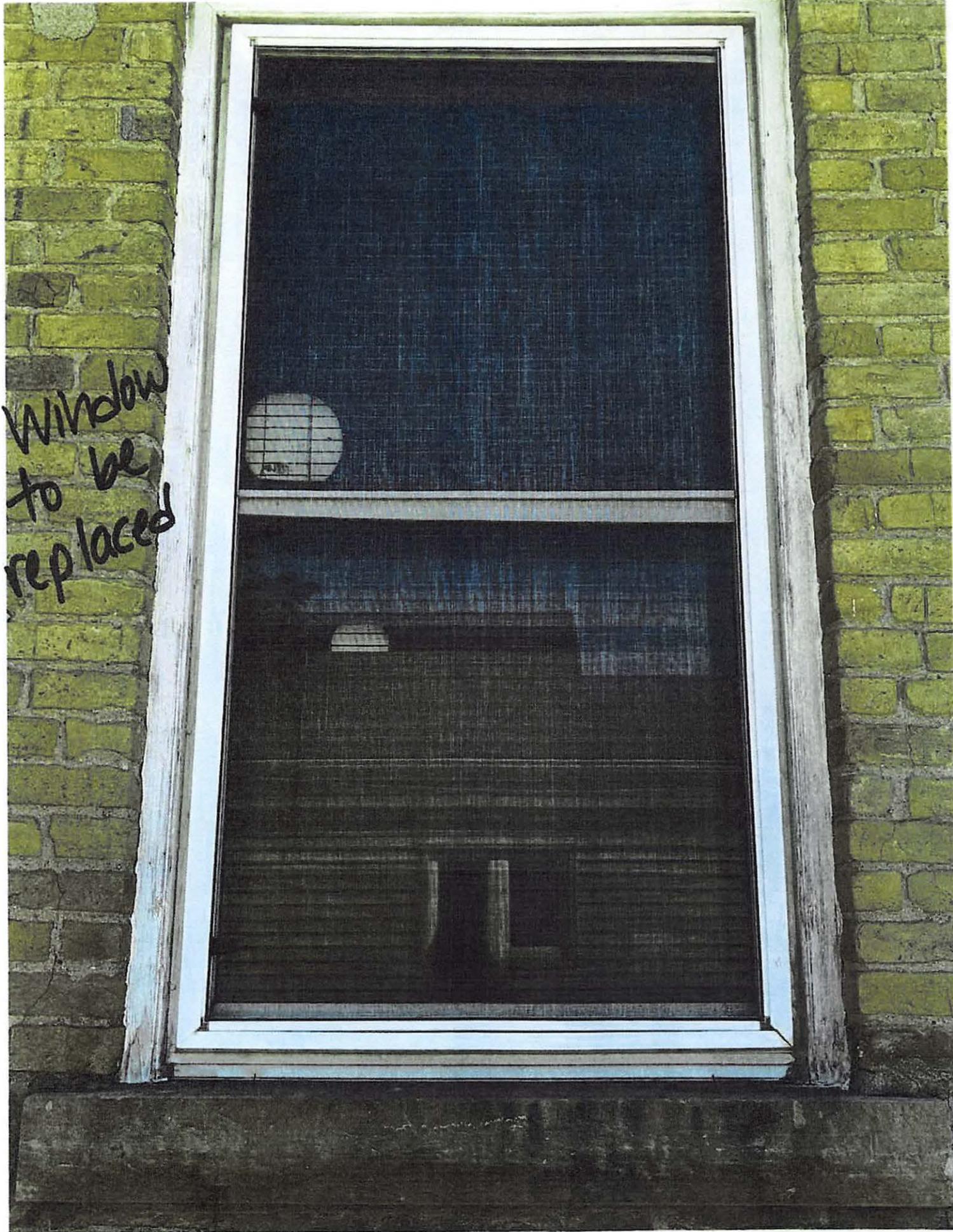
Replace ↑  
wood with  
gray tin

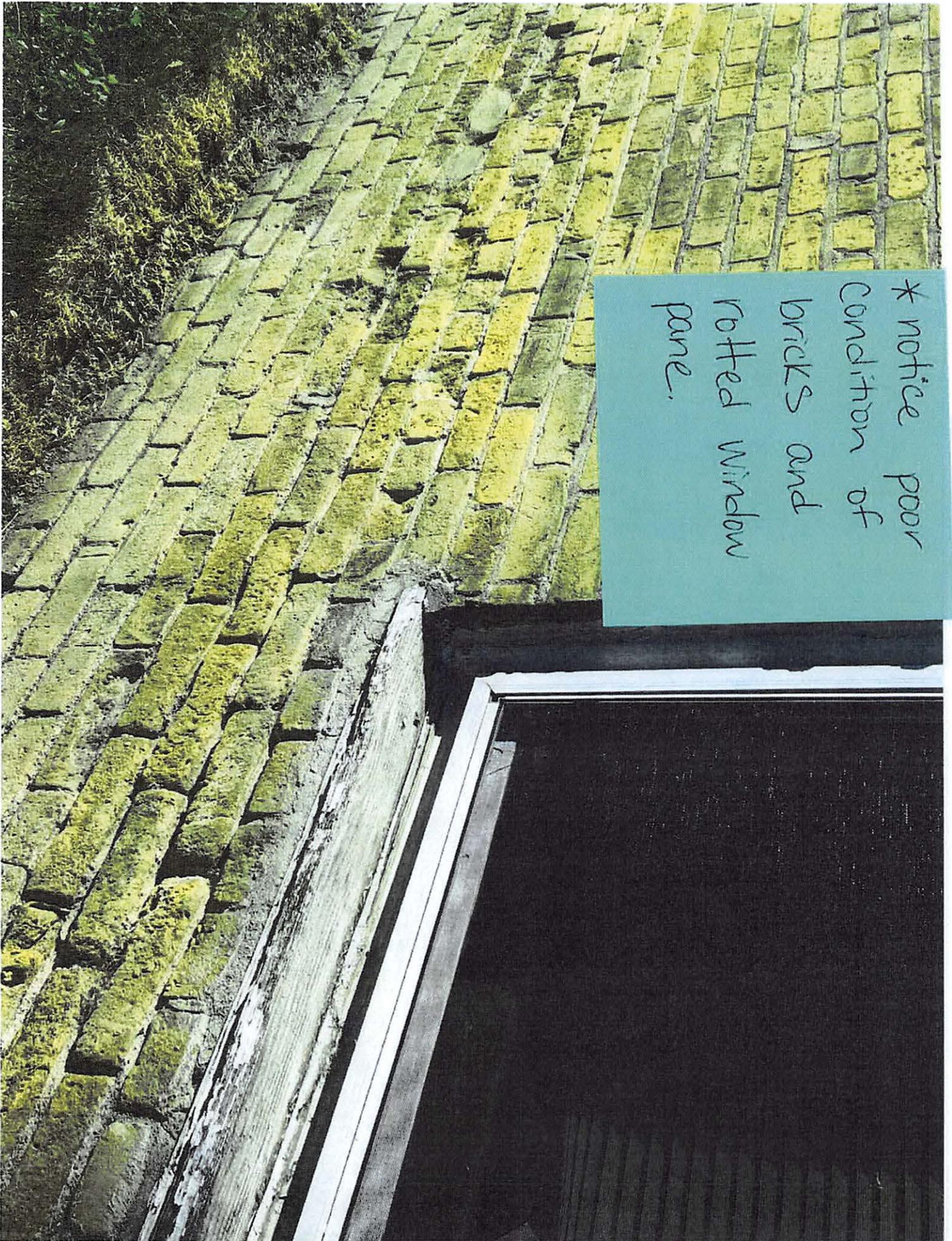


notice

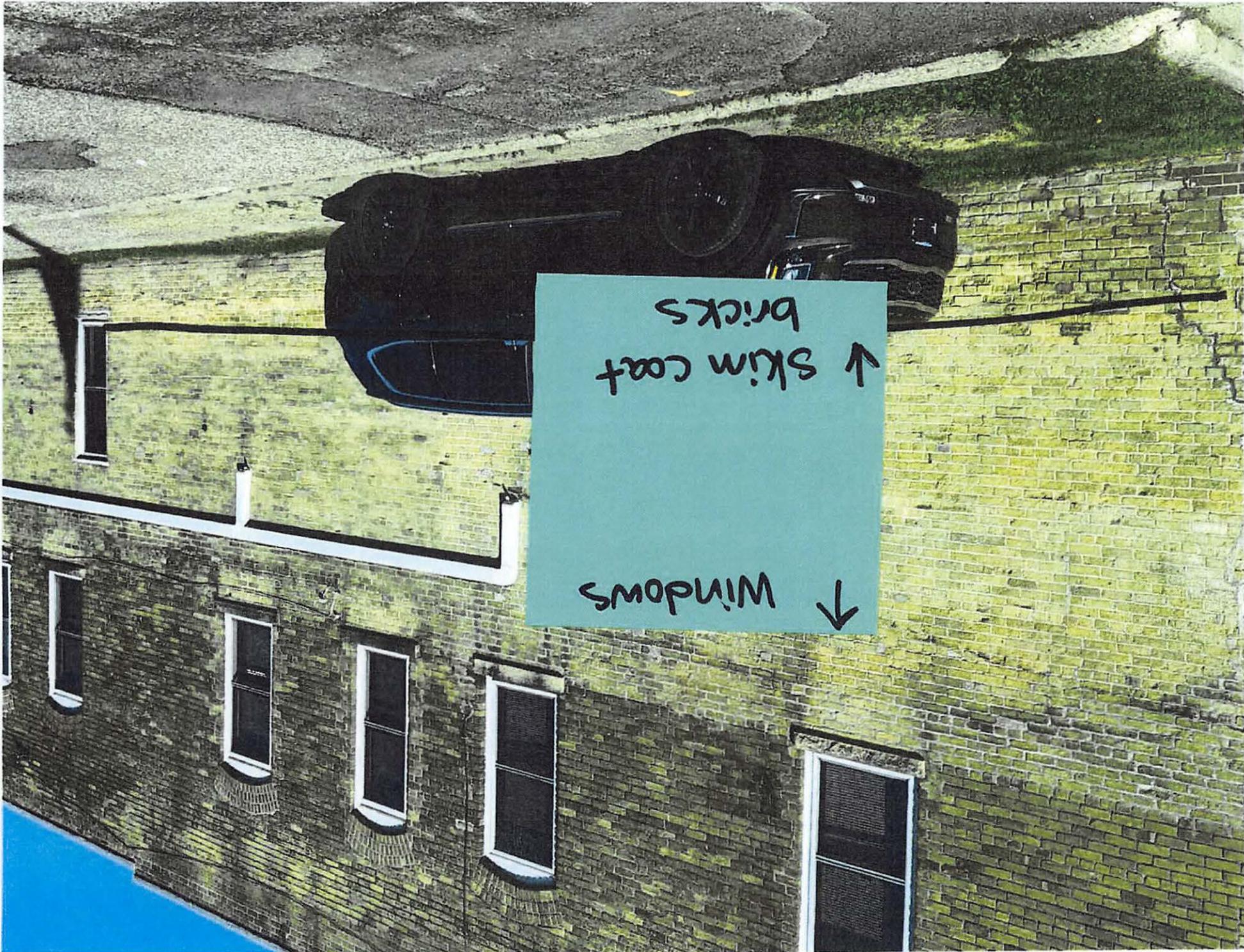
brick

de destruction





\* notice poor  
condition of  
bricks and  
rotted window  
pane.



↓ Skim coat  
bricks

SMOPHIM ↓

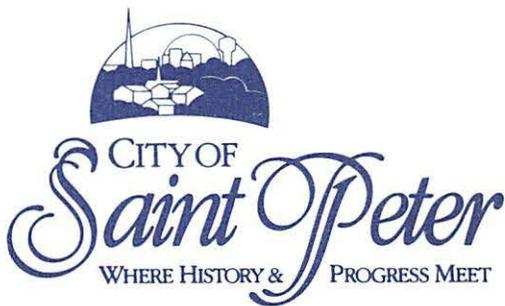
H



↑ windows

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Skim coat  
lower. w/ light  
Gray Stucco



## Memorandum

To: HPC Members

Date: June 23, 2020

From: Russ Wille, Community Development Director

RE: Saint Peter Fire Station (227 W. Mulberry St.) Section 106 Review

### ACTION / RECOMMENDATION

Adopt the attached resolution concurring with the State Historic Preservation Office (SHPO) that the redevelopment of the existing Saint Peter Fire Department site, which may include the demolition of the structure would have no adverse impact upon the Saint Peter Historic Commercial district properties.

### BACKGROUND

The City of Saint Peter has been planning for the construction of a new fire station at the Broadway and Sunrise Drive intersection. At this time, to partially finance the construction of the new station, the City is considering the use of federal funds available from USDA Rural Development. The utilization of federal funding requires that the SHPO undertake a Section 106 review to determine the impact upon the historic properties and district.

For your review, I have included the correspondence that has been exchanged between USDA, SHPO and the City of Saint Peter.

In my letter dated May 15, 2020, I explained that once the Fire Department is successfully relocated to the top of the Broadway hill, the City would intend to accept proposals for the development or redevelopment of the fire station property. Unless directed by SHPO, the City would not preclude proposals that would include the demolition of the existing fire station.

Subsequent to my letter, SHPO has responded that:

*"According to Mr. Wille's letter, the City has no known plans for the property; therefore, there are no reasonably foreseeable effects to the nearby historic properties on which we can comment. Based on information available to us at this time, we have determined that the proposed project will have **no adverse effect** on historic properties."*

The fire station was constructed by Nicollet County in 1928 and used as a garage for County implements and vehicles. The City took ownership of the building in ©1964 for use as the fire station. At this time, the Saint Peter Fire Department has outgrown the space as firefighting apparatus continues to increase in size and the department has grown.

The interior of the station provides for vehicle storage, bathrooms, small meeting room, small kitchenette and an office. The station is also considered out-of-date given that it does not provide for such things as a decontamination station or space to hold firefighter training on-site.

During the 1970's an addition was constructed to the north side of the structure to provide additional garage and storage space.

According to the Historic Resources Inventory of the property maintained by the City, the structure is a:

*"One story, vernacular structure. Wood and concrete trim, concrete foundation, square plan and flat roof. Four garage doors open on the S. Third Street façade, with windows and pedestrian door on the Mulberry Street façade. Simple cornices."*

At this time, to complete the Section 106 review, the HPC is asked to consider the fire station property and its historic value and assets.

The HPC is also asked to review and comment on the impact that the possible demolition of the fire station would have on those properties listed on the National Register of Historic Places. Given that the fire station is considered to be within the "visual Area of Potential Effect (APE).

The structure and the construction materials of the building are very representative of the 1928 time period. The simple exterior design is devoid of any embellishments or other examples of masonry craftsmanship.

The 1970's addition attempted to recreate the look of the original construction and design yet the addition is easily identifiable to the naked eye. The other noticeable difference is that the garage doors facing South Third Street are of a larger scale.

The building has been dutifully maintained and repaired as necessary. I would suggest that the condition and integrity of the structure would be considered to be "good" when rated on a scale from excellent to poor.

The building and site are not known to be connected to any particular historic organization, person or figure. Additionally, the property and building are not known to be the site of any particular historic event or activity.

As to the visual Area of Potential Impact upon the properties individually listed on the National Register of Historic Places, I would suggest the following:

**Nicollet County Courthouse & Jail (500 South Minnesota Avenue):** The Mulberry Street façade and rear overhead doors of the fire station are visible but not a predominate component of the view when observed from the Minnesota Avenue lawn of the courthouse and jail. Unless a person was familiar with the downtown, I don't believe the structure would be identified as the fire station or that any a layperson would consider the construction and design of the fire station to be historic.

*It would be my recommendation that the impact to the courthouse and jail of the possible demolition of the fire station would be minimal and not of consequence.*

**Carnegie Library (429 South Minnesota Avenue):** There are no portions of the current fire station that can be viewed from the Carnegie Library property as the view is totally obscured by the properties on the opposite side of Minnesota Avenue.

***Given that the fire station cannot be viewed from the 429 South Minnesota Avenue property, it would be suggested that the potential demolition of the fire station would have no impact to this historic property.***

**Saint Peter Armory (419 South Minnesota Avenue):** From the front steps of the old Armory, only the northern three garage doors of the rear of the fire station are viewable. From this vantage point, the fire station would have an industrial or utilitarian look. From this view, it would be a stretch to consider the property to be of historic merit or interest.

***The impact of possible demolition of the fire station would have a minimal impact upon the historic structure given that the portion of the fire station visible is predominately of the 1970's addition and of negligible historic interest.***

**Saint Peter Commercial Historic District:** While the fire station property is not within the Saint Peter Commercial Historic District as determined by the National Register of Historic Places. As such, there has not been a determination as to whether the fire station property would be considered to be contributing or a non-contributing building.

The property is located within the Saint Peter Heritage Preservation District as established by the City of Saint Peter.

***Due to the lack of architectural interest in the design of the structure, the absence of any particular example of skilled craftsmanship and the institutional, no-frill appearance of the structure, it would be my recommendation that the property would not constitute a historic asset that would necessitate preservation versus possible demolition or redevelopment.***

The findings contained in this correspondence have been incorporated into a resolution prepared for your consideration.

The resolution would make the determination that the potential demolition or redevelopment of the Saint Peter Fire Station would not be of significant consequence given the lack of historic interest in the architecture, design, craftsmanship or ownership of the property.

The resolution also concurs with SHPO's finding that the potential demolition or redevelopment of the Saint Peter fire station at 227 West Mulberry Street would have no adverse effect on historic properties in downtown Saint Peter.



May 27, 2020

Saint Peter Heritage Preservation Commission

RE: **Section 106 Consultation for St. Peter Fire Station**  
USDA Community Programs Loan for St. Peter EDA to Construct Fire Station

Dear Mr. Commission Members:

The City of St. Peter, through the St. Peter EDA is proposing to construct a new fire station on a vacant lot on the corner of Sunrise Drive and Broadway Avenue. Minnesota State Historic Preservation Office (SHPO) has been consulted and has determined that the construction of the new facility may have an indirect effect to historic properties since the fire department plans to vacate the current building at 227 West Mulberry Street once the new building is complete. The City has provided the attached letter regarding potential plans for the building and the site.

SHPO has recommended a Section 106 consultation with the St. Peter Heritage Preservation Commission since the structure at 227 West Mulberry Street is within the visual Area of Potential Effect on the S. Peter Commercial Historic District, as well as the Nicollet County Courthouse & Jail, St. Peter Carengie Library and St. Peter Armory, all listed on the National Register of Historic Places.

Please send comments to me at [douglas.grindberg@usda.gov](mailto:douglas.grindberg@usda.gov) and USDA Rural Development, 375 Jackson Street, Suite 410, St. Paul, MN 55101

Sincerely

DOUGLAS GRINDBERG Digitally signed by DOUGLAS GRINDBERG  
Date: 2020.05.27 10:16:13 -05'00'

Doug Grindberg  
Area Specialist

Enclosures: MN SHPO Letter dated 5/27/2020  
St. Peter Letter dated 5/15/2020

**Rural Development • Saint Paul State Office**  
375 Jackson St., Suite 410 • St. Paul, MN 55101  
Voice (651)602-7800

USDA is an equal opportunity provider, employer and lender.

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# City of Saint Peter Historic Resources Inventory

## Identification

Lot # 123 Block # 179

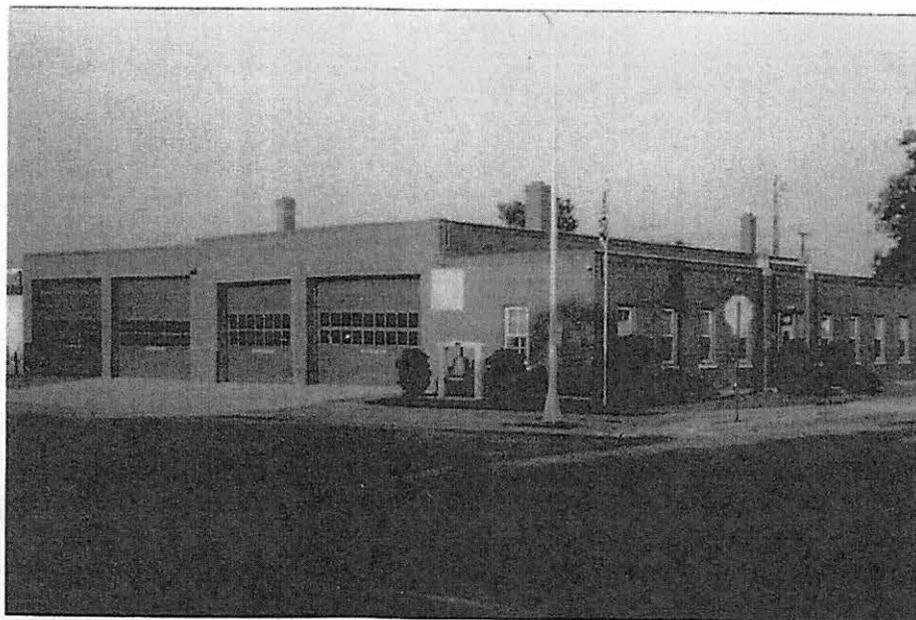
1. Street Address: 227 W. MULBERRY STREET
2. Type of Property (Building District, Site, Structure, or Object):
3. Current Owner(s): CITY OF SAINT PETER / NICOLLET COUNTY
4. Earlier/Original Owners (Note: Private or Public - Local, State or Federal):
5. Historic Name: \_\_\_\_\_
6. Current Name: ST. PETER FIRE DEPARTMENT
7. Original Use  
Grd Flr: FIRE DEPARTMENT  
~~Up Flr:~~ \_\_\_\_\_
8. Current Use  
Grd Flr: FIRE DEPARTMENT  
~~Up Flr:~~ \_\_\_\_\_

## Description

9. Construction Date: 1928 Source of info: COUNTY ASSESSOR'S FILE
10. Style: \_\_\_\_\_
11. Architect/Builder: \_\_\_\_\_ Source of info: \_\_\_\_\_
12. # of Stories: \_\_\_\_\_ 13. Roof Style: \_\_\_\_\_ 14. Window Style: \_\_\_\_\_
15. Structural System: \_\_\_\_\_
16. Condition of Building (Appearance):  
Excellent \_\_\_ Good X Fair \_\_\_ Poor \_\_\_
17. Integrity of Building:  
Excellent \_\_\_ Good X Fair \_\_\_ Poor \_\_\_

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18. Photo (Current Appearance):
19. Map (Locational): 1" = Approx. 150'



MINNESOTA ARCHITECTURE - HISTORY INVENTORY FORM



Property Name: Nicollet County garage Address: 227 W. Mulberry St.  
 County: Nicollet City/Township: Saint Peter  
 Inventory #: NL-SPC 134 PIN#: \_\_\_\_\_ Compliance#: \_\_\_\_\_

TWP 110N RNG 26W SEC 21 USGS Quad: St. Peter UTM: 15 423510 4908020  
 Zone Easting Northing

Architect: \_\_\_\_\_ Date Constructed: 1928  
 Style: Vernacular Type: Government/ Garage  
 Survey Name: St. Peter Architecture/History Survey Date Surveyed: 2/28/1992  
 Photo Number (s): 06/20 (011148) Form Prepared by: B. Kociman, U.S. West Research

Description:

One story brick, vernacular structure. Wood and concrete trim, concrete foundation, square plan and flat roof. Four garage door openings on the S. Third Street facade, with windows and pedestrian door on the Mulberry Street facade. Simple cornices.

Significance:

This building was originally built and used as the Nicollet County garage. By 1964 it became the home of the Saint Peter Fire Department, which had since 1878 been located at 314 S. Third Street. It shows up on the 1928 Sanborn map with information about the tile brick facing and concrete floors. [Saint Peter Fire Department NRHP (not listed); Sanborn: 1927]

Historic Context: Cultural Development & Public Life, 1854-1945; Transportation, 1850-1945/ Railroads and Agricultural Development, 1870-1940  
 National Register Eligible: \_\_\_\_\_ Yes \_\_\_\_\_ No X \_\_\_\_\_ Not Enough Information  
 Date Listed on National Register: \_\_\_\_\_









May 4, 2020

Mr. Doug Grindberg  
USDA-Rural Development  
375 Jackson Street, Suite 410  
St. Paul, MN 55101

RE: City of St. Peter Fire Station – construct a new fire station on vacant land at the northwest corner of Sunrise Drive and Broadway Avenue  
St. Peter, Nicollet County  
SHPO Number: 2020-1601

Dear Mr. Grindberg:

We have received your correspondence regarding the above-referenced project. We're reviewing this project pursuant to the responsibilities given the State Historic Preservation Officer by Section 106 of the National Historic Preservation Act of 1966 and implementing federal regulations at 36 CFR 800.

In order to continue our review, we will need additional information regarding the property where the current fire station is located, which appears to be 227 Mulberry Street West. This property has been identified in a previous survey of potential historically significant buildings (Inventory Number NL-SPC-134) and identified as the Nicollet County Garage.

Will the fire department vacate 227 Mulberry Street West when the new building is built? If so, what are the plans for this building's continued use? Are there plans to demolish the building and/or re-develop the property? Please explain.

While the building at 227 Mulberry Street West has not been evaluated for eligibility for listing in the National Register of Historic Places, it is within the viewshed of National Register-listed properties, such as the St. Peter Commercial Historic District and the Nicollet County Courthouse and Jail. Replacing the fire station may have a direct correlation with the future of the current fire station building and the effects of potential redevelopment on the nearby historic properties.

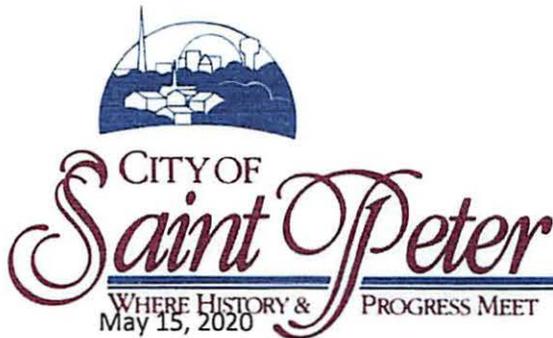
**During the Minnesota "Stay at Home" order, our project submittal procedures temporarily have changed. Please reference the SHPO file number (in the reference line above) and submit the additional information to [ENVReviewSHPO@state.mn.us](mailto:ENVReviewSHPO@state.mn.us). For additional instructions, please see our webpage at <https://mn.gov/admin/shpo/environmental-review/>.**

If you have any questions concerning this letter, please contact me at [leslie.coburn@state.mn.us](mailto:leslie.coburn@state.mn.us).

Sincerely,

*Leslie Coburn*

Leslie Coburn  
Environmental Review Coordinator



Department of  
Community Development

Mr. Doug Grindberg  
USDA – Rural Development  
375 Jackson Street, Suite 410  
Saint Paul, MN 55101

RE: Saint Peter Fire Station – 227 West Mulberry Street

Dear Mr. Grindberg,

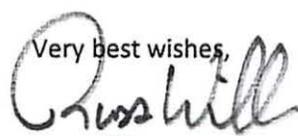
As you are aware, the City of Saint Peter is making plans and preparing for the construction of a new fire station. The current station is undersized given the increased size of fire fighting vehicles and apparatus. The facility also lacks the appropriate meeting space and decontamination unit.

Upon the construction and relocation of the fire department, the City would intend to accept development or redevelopment proposals for the fire station site and adjoining Municipal Parking Lot #5. Unless otherwise directed by the State Historic Preservation Office, the City would not preclude development proposals which necessitated the demolition and removal of the current fire station at 227 West Mulberry.

If the fire station were to be demolished to accommodate new construction, the City Code would require that the new construction be reviewed and approved by the City of Saint Peter's Heritage Preservation Commission (HPC). The HPC would require that the new construction be undertaken in a manner that is sympathetic and complimentary to the properties and structures within the St. Peter Commercial Historic District, the Heritage Preservation District established by the City of Saint Peter and the individual properties listed on the National Register of Historic Places.

Please note that I have included a copy of the City of Saint Peter Historic Resources Inventory for the fire station at 227 West Mulberry. I've also included an overhead photo of the block which identifies Municipal Parking Lot #5.

Please feel free to contact me at your convenience should you require further clarification or explanation.

Very best wishes,  


Russ Wille  
Community Development Director

Cc: Todd Prafke, City Administrator  
Sally Vogel, Finance Director

May 27, 2020

Mr. Doug Grindberg  
USDA Rural Development  
375 Jackson St, Suite 410  
St. Paul, MN 55101

RE: City of St. Peter Fire Station: construct a new fire station on vacant land at the northwest corner of Sunrise Drive and Broadway Avenue; vacate the current fire station at 227 Mulberry Street W. St. Peter, Nicollet County  
SHPO Number: 2020-1601

Dear Mr. Grindberg:

Thank you for the opportunity to comment on the above project. The additional information you sent on May 15, 2020, which included a letter (dated May 15, 2020) from St. Peter Community Development Director Russ Wille, has been reviewed pursuant to the responsibilities given the State Historic Preservation Officer by Section 106 of the National Historic Preservation Act of 1966 and implementing federal regulations at 36 CFR 800.

The proposed project you submitted to us is the construction of a new City of St. Peter fire station on vacant land at the northwest corner of Sunrise Drive and Broadway Avenue. We also consider that construction of this new facility will have an indirect effect to the current fire station at 227 Mulberry Street West, since the fire department plans to vacate that building once the new building is completed. According to Russ Wille's letter, the City plans to offer the current fire station property for redevelopment. That building, located at 227 Mulberry Street West, historically has been identified as the Nicollet County Garage and was included in a survey of potential historic properties in 1998 (Inventory Number NL-SPC-134). We note that the survey consultant included on the property's inventory form: "Despite the fact that it is not eligible for the National Register, the building contributes to St. Peter's historic building stock, and it is recommended that its preservation be encouraged."

While we don't consider the property at 227 Mulberry Street West eligible for listing in the National Register of Historic Places (NRHP), it is within the visual Area of Potential Effect on the St. Peter Commercial Historic District (also a local landmark), as well as the Nicollet County Courthouse and Jail, St. Peter Carnegie Library, and St. Peter Armory, all of which are listed in the NRHP.

We see no reference to Section 106 consultation with the St. Peter Heritage Preservation Commission (HPC). If you have not done so already, we recommend that your agency initiate consultation with staff for the HPC and request their comments regarding the proposed federal undertaking. At a minimum, the HPC should be given an opportunity to review both the results of your agency's efforts to identify historic properties within the APE, including a determination made regarding the existing fire station building, and finding of effect. If your agency has already completed consultation with the HPC and there were no concerns expressed by them, then you may disregard our recommendation.

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MINNESOTA STATE HISTORIC PRESERVATION OFFICE

50 Sherburne Avenue ■ Administration Building 203 ■ Saint Paul, Minnesota 55155 ■ 651-201-3287

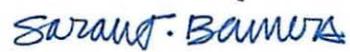
[mn.gov/admin/shpo](http://mn.gov/admin/shpo) ■ [mnshpo@state.mn.us](mailto:mnshpo@state.mn.us)

AN EQUAL OPPORTUNITY AND SERVICE PROVIDER

According to Mr. Wille's letter the City has no known plans for the property; therefore, there are no reasonably foreseeable effects to the nearby historic properties on which we can comment. Based on information available to us at this time, we have determined that the proposed project will have **no adverse** effect on historic properties.

If you have questions regarding our review, please contact our Environmental Review staff at [leslie.coburn@state.mn.us](mailto:leslie.coburn@state.mn.us).

Sincerely,



Sarah J. Beimers  
Environmental Review Program Manager

cc (via email): Russ Wille, Community Development Director, City of St. Peter

**SAINT PETER HERITAGE PRESERVATION COMMISSION  
RESOLUTION NO.**

**STATE OF MINNESOTA)  
COUNTY OF NICOLLET)  
CITY OF SAINT PETER)**

**A RESOLUTION MAKING THE FINDING THAT THE POTENTIAL DEMOLITION OR  
REDEVELOPMENT OF THE SAINT PETER FIRE DEPARTMENT BUILDING AT 227 WEST  
MULBERRY WOULD HAVE NO ADVERSE EFFECT ON THE PROPERTIES LISTED ON THE  
NATIONAL REGISTER OF HISTORIC PLACES**

WHEREAS, the Saint Peter Heritage Preservation Commission (HPC) was formed by the City of Saint Peter to preserve and promote the natural beauty and distinctive historic character of the Saint Peter Heritage Preservation properties; and

WHEREAS, the HPC serves to promote the charm and atmosphere of an integrated shopping, living, entertainment and recreation area for visitors; and

WHEREAS, the Saint Peter Fire Department is located at 227 West Mulberry Street within the Saint Peter Heritage Preservation district; and

WHEREAS, upon construction of a new fire station and relocation of the fire department operations, the property may be offered for redevelopment and or repurposing; and

WHEREAS, such redevelopment may or may not provide for the demolition of the 227 West Mulberry Street structure; and

WHEREAS, given that it is expected that construction of the new fire station would utilize federal funding available from USDA Rural Development, a review of the existing fire station building shall be undertaken as per Section 106 of the National Historic Preservation Act of 1966; and

WHEREAS, the HPC has considered the potential demolition or redevelopment of the fire station as it would impact the Saint Peter Historic Commercial district and the individual Saint Peter properties listed on the National Register of Historic Places; and

WHEREAS, the HPC has found that the building lacks historical interest due to its architecture, design, lack of craftsmanship and absence of any historical elements of interest; and

WHEREAS, the property is not known to have any connection to a historic person, organization or figure; and

WHEREAS, the property is not known to be connected to any particular event of historic significance; and

WHEREAS, correspondence provided from the State Historic Preservation Office (SHPO) suggests that the proposed demolition or redevelopment of the Saint Peter Fire Department property would have no effect on historic properties.

NOW, THEREFORE, BE IT RESOLVED BY THE HERITAGE PRESERVATION COMMISSION OF THE CITY OF SAINT PETER, NICOLLET COUNTY, MINNESOTA, THAT: the HPC concurs

with SHPO's determination that the potential demolition or redevelopment of the Saint Peter Fire Department building at 227 West Mulberry Street would have no adverse effect on historic properties.

Adopted by the Heritage Preservation Commission of the City of Saint Peter, Nicollet County, Minnesota, this 30<sup>th</sup> day of June, 2020.

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Larry Potts  
Chairperson

ATTEST:

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Russ Wille  
Community Development Director