

**CITY OF SAINT PETER
HERITAGE & PRESERVATION COMMISSION
Regular Meeting Minutes – Tuesday, June 30, 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 5:31 pm. The Commission assembled in a virtual format as allowed by Statute. Commissioner's Larry Potts, Judy Douglas, Terry Bergemann, Emily Bruflat, and Brian Oviatt were in attendance. Absent were Commissioners Joe Metzen and Sharon Lytinski. Community Development Director Russ Wille and Administrative Secretary Cindy Moulton were also in attendance. Visitors present were Patti Kelly of Thrivent Financial and Marcy and Jamie Lorentz, owners of 314 South Minnesota Avenue.

Approval of Agenda:

A motion was made by Bruflat, seconded by Oviatt 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 Potts to approve the minutes of the May 26, 2020 as presented. All members voting in favor, the minutes were approved as submitted.

Patti Kelly (326 South Minnesota Ave.) Awning Installation

Patti Kelly of Thrivent Financial occupies an office at 326 South Minnesota Avenue. She has submitted a request for HPC approval, to allow her to replace an awning above the door on the Grace Street façade.

Wille stated that the awning would be located in the defined space above the entryway and would either be "flat" or "bent" to fit the curvature of the doorway opening.

The proposed awning would be made of sunbrella material and be "forest green" in color. Wille noted that the awning would match the color of the existing awning on the Minnesota Avenue façade. He indicated the awning would also include the new Thrivent logo.

Kelly stated that along with the awning proposal she would like to alter the Thrivent sign on the stairway railing and also the sign that is attached to the Grace Street façade to include the new logo.

A motion was made by Douglas, seconded by Potts in approve the installation of a "forest green" curved awning and the alteration of the railing sign as well as the larger sign attached to the Grace Street façade. All members voting aye, the motion carried.

Marcy Lorentz (314 South Third Street) Building Repairs/Windows

Marcy Lorentz, owner of the old fire station located at 314 South Third Street, has submitted an application for HPC approval to allow for the repair of rotting window systems, sealing of the

brickwork and replacement of the rotting plywood in the recessed entry on the South 3rd Street façade.

Wille stated that due to the neglect of previous building owners not undertaking necessary building repairs in a timely manner, the property has fallen into the state of considerable disrepair. Windows systems are rotting and the brick work is deteriorating to the point the integrity of the building would begin to be compromised.

Marcy Lorentz addressed the Commission and stated that they would like to replace the upper three front windows with an efficient product similar to that of the lower level and match the dark bronze color.

M. Lorentz also added that the upper four windows and lower two windows on the north and south sides of the structure would also be replaced. M. Lorentz indicated that the remainder of the windows would be replaced in stages.

Wille noted that the windows would not have the look of an 1800's window.

Oviatt asked if the front three windows would be replaced individually or as one big picture window.

M. Lorentz stated it would appear to be three separate windows but the window would be encased as one. She stated the two outer windows would open and the center window would not.

Potts inquired if all three windows were the same size.

M. Lorentz stated that due to the significant amount of wood on either side of the center window, the center window would be larger.

Oviatt recommended the windows all be the same size to represent the old windows. He felt that if they were different sizes, it would change the look of one of the oldest buildings in the downtown.

M. Lorentz stated that the majority of the windows are slightly different in size.

Oviatt commented that without seeing exactly what is proposed on the front, he would have a hard time approving an enlarged center window.

Potts added that the larger window would give the building quite a different look in time. He would prefer to see the windows the same size.

Wille agreed that the symmetry of the center window is important. He suggested that he assemble literature on the windows and present the information to the Commission at a special meeting.

Douglas agreed it would be advantageous to have more information and photos of the windows.

Potts asked if the old millwork would be replaced with modern millwork or just covered up.

Jamie Lorentz stated there would not be any wood showing. He said if it were replaced with wood, it would be hard to maintain. He said a composite material would be used and the windows would be flashed.

Wille questioned whether there was a product that would allow three windows of the same size.

J. Lorentz said it was a cost factor.

Oviatt asked if the windows would be double hung or encasement windows which open out.

J. Lorentz stated double hung. He indicated that the windows would need to meet egress standards because the upper level would be a rented living space.

Oviatt questioned whether the windows would meet egress if they were not enlarged.

Potts did not feel there was enough information to make a decision. He would like to see pictures of the proposed windows.

Wille said that he would assemble literature on the windows and distribute it for the next meeting.

Potts asked Wille if he had spoken to the Lorentz's regarding a grant/loan offered through the EDA.

Wille indicated that he has spoken to the Lorentz's and explained the process for applying for a loan. The loan would be a maximum of \$25,000 with 0% interest. Once the loan is paid down to \$5,000 the balance would be forgiven.

A motion was made by Douglas to table the request and schedule a special meeting in order to obtain additional information.

Lorentz requested that the remainder of the request be reviewed.

Due to the lack of a second, the motion failed.

Douglas left the meeting at 6:09 pm.

J. Lorentz explained that they would like to replace the rotting plywood in the recessed entry on the South Third Street façade and install grey tin which would be maintenance free.

All members agreed the tin would be satisfactory.

Willie explained the lower courses of the exterior brickwork is in need of significant repair. The Lorentz's have inquired as to the cost of replacing the bricks and tuck pointing but have determined that it is not financially feasible. Lorentz's have proposed installing EIFS (synthetic stucco) along the bottom courses of brickwork where the deterioration is the worst in order to seal the brickwork. Their desire is to install the EIFS up to the bottom of the ground floor window sill.

J. Lorentz stated the EIFS would be installed on the north, south and west sides of the building approximately 4' X 60'. He said that the remainder of the bricks would be tuck pointed and sealed over a period of time.

Wille reluctantly recommended approval.

Members Bruflat and Bergemann felt given the circumstances it would be an appropriate repair.

Oviatt understood the need for repair as long as the EIFS stays below the window sill.

Oviatt asked the color of the EIFS.

J. Lorentz indicated that the color has not been determined but they are looking at an earth tone.

Oviatt suggested using the color of the mortar.

Potts questioned how the EIFS was going to be finished.

Lorentz stated it would be beveled.

A motion was made by Potts, seconded by Oviatt to table the entire request and schedule a special meeting in order to review the window literature. All members voting aye, the motion carried.

St. Peter Fire Station (227 West Mulberry Street) Section 106 Review

Wille said the City has been contemplating the construction of a new fire hall and is considering funding from the USDA Rural Development. The utilization of federal funding would require that SHPO undertake a Section 106 review to determine the impact upon the historic properties and district.

Once the fire department is relocated, the City would intend to accept proposals for the development or redevelopment of the existing fire department property. Unless directed by SHPO, the City would not preclude proposals that would include demolition of the existing fire station.

Wille indicated that the HPC is to determine if the current fire station is a historical asset and if it is worth preserving. He stated the building is not on the National Register but it is within the view shed or that it can be seen by properties on the Nation Register.

Wille stated that the building has no architectural element or historic merit. He did not feel that it would preclude the demo and redevelopment of that site.

Bruflat felt the building had limited uses and lacked historical significance. She stated she would be comfortable approving a resolution that supports removing the structure as it would have no adverse effect on the surrounding historic properties.

Oviatt said that despite the fact the building is not eligible for the National Register, it contributes to St. Peter's historic stock. He recommended that preservation be encouraged.

Oviatt indicated that his interpretation of SHPO's recommendation is to preserve the building because it is in the HPC district.

Potts was uncomfortable with giving the approval for possible demolition. He felt there would be plenty uses for the building and it is great condition. He felt the resolution was premature. Bergemann would like to see the building stay. He thought it added character.

Wille said that he would draft a resolution stating the building was a historic asset to the HPC district and should be preserved and maintained upon the relocation of the St. Peter Fire Department.

Reports

MGM Awnings & Signage – Wille stated that MGM Liquor is replacing their awning and changing the name on the sign.

Oviatt asked where the HPC district was and what properties are included.

Wille indicated that the map was on the website but he would provide a larger map at the next meeting.

Meeting Attendance - Potts asked Wille to remind members that it is important to attend the HPC meetings.

Adjournment

A motion was made by Potts, seconded by Oviatt to adjourn. All members voting aye, the meeting adjourned at 7:01 pm.