

**CITY OF SAINT PETER
HERITAGE & PRESERVATION COMMISSION
Regular Meeting Minutes – Tuesday, August 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 5:30 pm. The Commission assembled in a virtual format as allowed by Statute. Commissioner's Larry Potts, Judy Douglas, Terry Bergemann, Emily Bruflat, Brian Oviatt, Sharon Lyntinski and Joe Metzen were in attendance. Community Development Director Russ Wille and Administrative Secretary Cindy Moulton were also in attendance. Visitor present were Brian Jones of Thrivent Financial.

Approval of Agenda:

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

Approval of Minutes:

A motion was made by Potts, seconded by Bruflat to approve the minutes of the June 30, 2020 as presented. All members voting in favor, the minutes were approved as submitted.

Saint Peter Fire Station (227 Mulberry) Section 106 Review

At the June meeting, the HPC considered the impact the existing fire station has on the St. Peter Commercial District as well as the Heritage Preservation District. As the matter was discussed the Commission felt that the demolition and redevelopment of the property would adversely impact the historic district in downtown Saint Peter.

Wille indicated that he prepared a resolution stating that the HPC found that the Fire Station, 227 Mulberry, character and interest have value and represents the development heritage and cultural characteristics of the City. He also included that the buildings represent an established and familiar visual feature of the Saint Peter Heritage Preservation district.

Potts stated that he was okay with the proposal. He suggested that should the time come when someone wants to demolish and redevelop the property, the HPC and City Council could revisit the matter. In terms of protecting the preservation area, he felt that the HPC should be conservative.

Bruflat agreed with Potts and felt it was okay to be conservative and to be very careful if any changes are made to the property.

Should a project come before the City Council that is appealing and environmentally conscience, Bruflat said that was more important to her than outside appearance.

Metzen said he was not comfortable passing a resolution preserving the fire station. He did not feel the building was unique enough such that losing it would adversely affect the appeal of the downtown and preservation district.

Wille reminded the HPC that their decision is advisory to the City Council and that the Council would take the HPC's recommendation into consideration.

Bergemann and Douglas felt the building should remain.

Oviatt agreed with Potts and felt that preservation is key. He said that the building may not be that special but it is a good utilitarian old building. Once old buildings are torn down, they are gone forever.

Lytinski agreed that once a building is torn down, it destroys the charm of the city.

A motion was made by Oviatt, seconded by Potts to introduce Resolution No. 2020-01 entitled, "A Resolution Finding That The Potential Demolition And Redevelopment Of The Saint Peter Fire Department Building At 227 West Mulberry Would Adversely Impact The Properties Within The Saint Peter Heritage Preservation District, Saint Peter Commercial Historic District And Those Properties Individually Listed On The National Register Of Historic Places". Members Potts, Bruflat, Douglas, Oviatt, and Lytinski voting aye, Member Metzen voting nay, and Member Bergemann was off-line. The Resolution was passed and adopted.

West & Mager (424 South Minnesota Ave.) Sign Installation

West & Mager have relocated their Insurance and Financial Services office to 424 South Minnesota. They have submitted a sign permit application to allow them to place a 46" X 96" vinyl sign with a vinyl applique on the south side façade.

Wille stated that the HPC has approved this type of sign in the past and recommended approval.

Wille suggested the sign be centered between the Hesse Insurance and Re/Max sign.

Bruflat suggested that a 1" border be placed around the sign to provide some consistency with the existing signs.

Douglas agreed with Bruflat although she felt that the sign was too cluttered caused some confusion.

Metzen and Bergemann also agreed on the 1" border.

Oviatt was in favor of the border and also suggested that reversed scallops be used on the corners of the sign.

Lytinski liked the sign design and fonts used.

Potts asked if there would be additional signage placed on the south façade. He said that may have an impact on where the West & Mager sign is placed.

Wille indicated that it is a multi-tenant building. The three businesses are the predominant tenants in the building.

A motion was made by Oviatt, seconded by Bruflat to approve the sign with the conditions that a 1" border outline the sign, reversed scallops are used in each corner and the sign is placed between the Hesse Insurance and Re/Max signs. All members voting aye, the motion carried.

Brian Jones (302 South Minnesota Ave.) Window Replacement

Mr. Jones, owner of 300 South Minnesota recently purchased 302 South Minnesota. Jones has submitted a design review for window replacement of the front and rear façade of 300 South Minnesota.

Wille stated that Jones has been working with Max DeMars of DeMars Construction to plan the replacement project. DeMars has recommended that Jones replace the windows with Marvin double hung windows with a black fiberglass finish to match the doorway.

Wille indicated that the opening of the window is rounded but the glass is rectangular. Approximately 1" of the window would be visible.

Wille reported that Carol Hayes owns the adjoining property at 304 South Minnesota. Hayes approached Wille and said she was also interested in replacing the windows on her building. She indicated that she would also work with Max DeMars and use the same type of windows as Jones.

Wille suggested that a blanket approval for Jones and Hayes be approved by the HPC. The approval would allow Hayes to replace her windows without having to approach the HPC for their approval.

Jones reviewed his project. He stated that the new windows would not change the look of the existing windows. He said that they would be more functional and safe.

Douglas said that she appreciated the consistency of the windows.

Oviatt thanked Jones for the investment in the community.

Douglas suggested changing the color of the exterior door that leads up to the apartments.

A motion as made Lytinski, seconded by Potts to approve the installation of the proposed windows by Jones and to approve the same product for Hayes window replacement. All members voting aye, the motion carried.

Reports

Finished Projects - Mark Bollum, Ameriprise Financial, 422 South Minnesota and Arrow Hardware, 201 South Minnesota have completed their projects.

Old Fire Hall - Construction improvements have begun at the old fire hall, 314 South Third Street.

Market Fest - The Market Fest is a sanctioned bonified event by the Chamber of Commerce. Wille stated that signage and tents used are not subject to HPC approval.

Lytinski stated that Diamond Dust had a very nice event on August 22nd at their store. She stated that Cheri Brown, owner of the business was unaware that the Market Fest existed. Lytinski indicated that nobody communicates to her from the downtown regarding events.

Wille stated that he would bring this matter to the attention of President of the Chamber Ed Lee.

Adjournment

A motion was made by Douglas, seconded by Potts to adjourn. All members voting aye, the meeting adjourned at 6:21 pm.