

CITY OF ALBERT LEA HERITAGE PRESERVATION COMMISSION

*1/6/2016, 11:00 a.m.
City Council Chambers*

AGENDA

- A. CALL TO ORDER AND APPROVAL OF THE AGENDA
- B. APPROVAL OF MINUTES
HPC Minutes from November 4th, 2015
- C. PUBLIC HEARINGS
 - 137 North Broadway, Godman, Sturtz Halvorsen Law Office,
 - 201/205 S Washington Ave S, Holton Realty, glass door/windows entry enclosure
 - 100 North Broadway, Arends Properties LLC
- D. NEW BUSINESS
 - 2015 Annual CLG Report
 - Heart Bombing
 - 2017 SHPO Conference & CLG grant application (resolution)
- E. OLD BUSINESS
- F. COMMISSIONER COMMUNICATIONS
- G. STAFF COMMUNICATIONS
- H. ADJOURNMENT

**MINUTES of November 4, 2015
Heritage Preservation Commission
City of Albert Lea**

Called to order 11:04 am Vice Chair Brad Kirchner

MEMBERS PRESENT

Larry Fisher
Tami Staker
Brad Kirchner (Vice Chair)
Lester Anderson
Tom Larson (arrived 11:08 am)

MEMBERS ABSENT

Robert Hoffman (Chair)
Rick Buringa
Larry Baker (Ex Officio)

STAFF PRESENT:

Molly Patterson-Lundgren, WSB City Planner
Jennifer Nelson, Office Assistant

OTHERS PRESENT: Brett & Jessica Richards, owner 128 S Broadway Ave (Broadway Home Design),
Mariah Lynne, owner 137 S Broadway Ave (The Marketing Plant)

APPROVAL OF AGENDA AND MINUTES:

A motion was made by Tami Staker to approve the agenda and minutes from the October 7th, 2015 and seconded by Lester Anderson. The agenda and minutes were approved unanimously on a voice vote.

PUBLIC HEARINGS

The commission considered a request for certification of appropriateness for 137 Broadway Ave S, to complete their façade rehabilitation project and for approval of their proposed new sign.

Staff report prepared by Molly Patterson-Lundgren, Planner WSB & Associates, Inc. become part of these minutes by reference.

Public Hearing for 137 S Broadway Ave opened at 11:06 am:

Lynne advised they have been willing to wait for approval for what they can. Herself and her business partner Abby Murray have been working closely with Building Official, Doug Johnson. Lynne also advised they may reconsider their front entrance awning as a future project. The mechanics of the awning are still functioning. Lynne also advised the general contractor will provide the proposed brick work. The windows will keep the curved appearance and will be functioning.

Brad Kirchner asked what their plans were for the top cornice area. He stated there are different products in which the paint is imbedded in the molded product. The owner also has look at options and maintenance issues with certain products.

Lynne advised they plan on having the glass go all the way to the top of the window on the second story and the inside curve of the window is wood. They found out 85-95 % of the wood is intact and the existing window goes right underneath.

Lynne advised the gooseneck lighting they are also looking into will be possibility green or black.

Brad Kirchner advised he would approve the proposed work as long as they would come back and check with the HPC with their final cornice design.

Public Hearing for 137 Broadway Ave S was closed 11:24 am

Lester Anderson motioned to approve a certificate of appropriateness for the façade rehabilitation at 137 Broadway Ave S including first floor storefront door, windows and framing and the upper story window and cornice replacement (with the condition that final cornice design be approved by the HPC) along with the proposed projecting sign installed to meet all City requirements, as the work to be performed meets local adopted design guidelines and Secretary of Interior Standards and does not adversely affect the historic nature of the site or downtown historic district. The motion was seconded by Tami Staker. Approved on a 5-0 voice vote.

The commission considered a request for certification of appropriateness for 128 Broadway Ave S, to complete their façade rehabilitation project and for approval of their proposed new sign.

Staff report prepared by Molly Patterson-Lundgren, Planner WSB & Associates, Inc. becomes part of these minutes by reference.

Public Hearing for 128 Broadway Ave S opened at 11:24 am

Brett Richards advised the trim colors may be black or dark charcoal in color.

The exposed rosettes may be painted gold. The apartment door will be inset two feet.

Richards stated he plans on cleaning and repairing the brick work and plans to renovate as much as they can although the focus will be on the store front and he would like to get the windows installed as soon as possible. He is hoping for an opening date of January or February.

Richards advised he will be replacing windows as repairing them is not as energy efficient.

Brad Kirchner made a suggestion to take photos of the original windows. Richards thought they may have been renovated in the 1930's. Richards advised there are fixed with no vents. They plan on installing nine foot infilled windows on the second story.

Richards is unsure of which sign he will go with. Brad Kirchner advised he preferred the dark colored sign although either would be fine.

Molly Patterson-Lundgren advised she will send Richards the information for best practices for tuck pointing and brick cleaning.

Richards clarified that if the rosettes shown on the design are not still present, they would use replicas which are tin mounted. He also is thinking about adding small sized goose neck lighting over the sign.

Public Hearing for 128 Broadway Ave S closed at 11:46 am

Tami Staker motioned to approve a certificate of appropriateness for the façade rehabilitation at 128 Broadway Ave S, whereas the following work to be performed meets local adopted design guidelines and Secretary of Interior Standards and does not adversely affect the historic nature of the site or downtown historic district, therefore this motion to approve a certificate of appropriateness for the proposed façade rehabilitation at 128 Broadway Avenue South as submitted on 11-3-15 further approved here is the proposal for the projecting sign as detailed in the application received on 10-5-15 along with a gooseneck style light for sign illumination, with the condition that it be no further than 4 feet from the wall and meet all other building and zoning code requirements.

Furthermore, the approval for brick cleaning and tuck pointing with the condition that this activity will not change the general appearance of the structure, not damage will be done to the bricks and mortar color will be matched to existing mortar,

Furthermore, window signage is approved upon the condition that it meets the following standards:

- Total sign area within a window may not exceed 10 percent of the window area.
- Lettering should be kept small, bearing in mind that the reader will be in close proximity to the sign. Use several lines where necessary and consider curving the top line.
- If a clear display space is desired, signs may be inserted at the base and/or head of the window.
- Lettering formed with neon may be used in the inside of the window, provided the size, light intensity, color and style are consistent with the theme of the building and the character of the district.
- Street numbers should be displayed on or directly above the door, and business hours should be displayed on the inside of the door or in an adjacent window.
- Exterior and interior window signs that move, flash or display electronic reader *boards* (LED) are prohibited.

The motion was seconded by Tom Larson. Approved on a 5-0 voice vote.

The commission considered a request for certification of appropriateness for 224 Broadway Ave S, for approval of their proposed new sign.

Staff report prepared by Molly Patterson-Lundgren, Planner WSB & Associates, Inc. becomes part of these minutes by reference.

Public Hearing for 224 Broadway Ave S opened at 11:47 am

Molly Patterson-Lundgren explained the situation to the HPC

Tic-Toc Digital originally applied for the sign permit on behalf of property owner Suzanne Crane. The sign application was then added to HPC agenda and advertised as a public hearing. In a phone conversation with Tic Toc Digital they advised that Crane had picked up the sign and hung the sign herself before HPC approval. The Inspection Department will send Ms. Crane a notice to advise her she will need to purchase a sign permit and the sign will be required to be inspected.

Staff is recommending approval as the sign meets the definition of wall sign from the sign ordinance which is allowed in this zoning districts.

Public Hearing for 224 Broadway Ave S closed at 12:14 am

Tom Larson made a motion to approve a certificate of appropriateness for the sign at 224 Broadway, "Arts Initiative", as:

1. Based on the locally adopted guidelines, the sign does not adversely affect the historic nature of the site or downtown historic district, and
2. The sign meets the definition of a wall sign from the sign ordinance which is allowed in this zoning district and meets the standards thereof,
3. The sign meets the definition of a storefront sign from the local adopted design guidelines and meets the standards thereof, and
4. The Secretary of Interior Standards do not address new signage

Larry Fisher seconded the motion. Approved on a 4-0 voice vote.

NEW BUSINESS: No discussion

OLD BUSINESS: No discussion

COMMISSIONER COMMUNICATIONS:

Tami Staker advised the Community Growth Initiative group will be meeting on Saturday, November 14, 2015 from 9:00 a.m. – 1:00 p.m. at Wedgewood Cove. * Correction on date from last meeting minutes from October 7, 2015.

*(Tami Staker exited meeting at 11:55 am)

STAFF COMMUNICATIONS/ITEMS OF DISCUSSION: No discussion

Larry Fisher exited the meeting, there was no quorum after 12:15 pm. The meeting adjourned at 12:15 pm.

Respectfully submitted,

Molly Patterson-Lundgren, City Planner

Approved:

Heritage Preservation Vice- Chair
Brad Kirchner



Memorandum

*To: Heritage Preservation Commission
Chad Adams, City Manager*

*From: Molly Patterson-Lundgren, Planner
WSB & Associates, Inc.*

Date: December 8th, 2015

Re: Request for certification of appropriateness for 137 North Broadway

Background & Proposal

Allan Halvorsen is requesting a certificate of appropriateness for work at the building he owns at 137 North Broadway, the location of the business Goldman Sturtz & Halvorsen. The work consists of the removal of a wood framed and shingled storefront awning, painting the window frames and stucco infill on the lower windows and potentially protection of the existing leaded glass transom.

After discussion with the city building inspector, Mr. Halvorsen had the awning removed. Upon removal, the historic storefront transom window comprised of prismatic glass tiles was revealed. The window appears to be in excellent condition and Mr. Halvorsen is now considering the best options to preserve this historic architectural feature. He is considering additional storefront rehabilitation in the future as well which will coordinate with this newly uncovered window.

Analysis

In review of this application, the commission shall be guided by the secretary of the interior's standards for rehabilitation, as well as the locally adopted Architectural Guidelines adopted by the commission for the historic district (the guidelines). In all cases, the commission shall give consideration to the amount and quality of original material and design remaining in the building when applying criteria. Consideration shall also be given to clear cases of economic hardship or to deprivation of reasonable use of the owner's property.

Pages 9-11 of the Historic District Guidelines provide standards for the features proposed on the storefront. The removal of the wood & shingle awning as indicated in the guidelines, this property retained the transom windows which were covered from the exterior by the awning and they continue to hidden from the interior by a drop ceiling. The guidelines recommend, "They should be retained whenever possible."

Initially, Mr. Halvorsen indicated to staff that he was looking into the option of covering the window with a clear protective glass or hard plastic. Staff recommended and assisted in initial research to determine best practices for preservation of this type of window. Findings include information contained with Preservation Brief 33, on stained and leaded glass, Preservation Tech

Notes on historic prismatic glass transom windows, and advice received from the state historic architect.

Natascha Wiener, the state historic architect indicated, “that is a wonderful field of prism glass - so often they are painted or bunches broken. If it is in overall in good condition than I would agree - no exterior storm. They are designed to be in the weather, and I'm sure these must have been out in the weather for a good 50 years and did fine. I do notice there is at least one broken glass and there may be other gaps in the came - I'm sure the owner will want to fix that to a weather tight condition. I would definitely recommend a contractor who has good experience with architectural stained glass. For the bowing - they may want to add some stiffeners or additional support. If the owner really wants to improve energy performance, an interior storm would probably be best, but a close study of the situation would be important, as condensation could be a real problem.”

Further, Natacha provided the Tech Notes which is a publication of the Department of Interior. The document provides an extensive explanation on the design, history and use of prismatic glass tiles with a case study from St. Paul Minnesota. The Preservation Briefs is another series of publications provided by the Department of Interior on historic preservation topics. Preservation Brief 33 explains the history and methods of creation of leaded and stained glass windows. There is some duplication in these publications and much information which does not pertain to the Halvorsen project. *Staff will provide copies of these resources to HPC digitally, so that those who choose to do so, may gain a deeper understanding of the issues and construction methods.*

Staff Recommendation:

Staff recommends approval of the awning removal and storefront painting. While, strictly speaking, such requests and approvals should occur prior to any activity taking place on the property, this one would be an approval after the fact. In this case, it is staff's opinion that very little actual physical modifications were made to the structure and they made to what was a feature of the building which was not historically contributing, but instead a feature that the design guidelines clearly indicate should be removed to uncover the glass transom underneath. Following is a motion which includes some drafted conditions for the HPC to consider.

Requested Motion:

Whereas the work performed on the building meets local adopted design guidelines and Secretary of Interior Standards and does not adversely affect the historic nature of the site or downtown historic district, but rather uncovers an important historic feature of the building, therefore this motion to approve a certificate of appropriateness for the removal of the wood shingled storefront awning at 137 North Broadway, Goldman, Sturtz, Halvorsen Law Office as detailed in the application dated 11-30-15.

Further, the commission recommends additional research into the potential methods of protection, stabilization, and/or restoration efforts of the leaded glass transom window, with a requirement that any proposed modification to the window to provide it's protection (including the application of an external “storm window”) be brought back for commission approval. The commission highly recommends any work needed for stabilization or repair be conducted only by a contractor experienced in this type work, however such activity is not within the scope of HPC review or approval as long as it has no effect on the exterior appearance of the building.

Memorandum

To: *Heritage Preservation Commission
Chad Adams, City Manager*

From: *Molly Patterson-Lundgren, Planner
WSB & Associates, Inc.*

Date: *January 6th 2016*

Re: *Request for certification of appropriateness for 201&205 South Washington*

Background & Proposal

Craig Hoiium and Rick Mummert are requesting a certificate of appropriateness for work they propose on the building where Holtan Realty is located at corner of Washington Avenue & Williams Street. The applicants propose to modify the front entry, enclosing the doorway with a glass and aluminum door & window panel.

According to the National Register district nomination form, the building was constructed in 1948. This is later than many other structures in the district and the building reflects the era of construction with simplified “clean” lines and the lighter buff colored brick. The nomination material further indicates that the large window openings were enclosed with the board and batten (currently painted a rust color) in the 1970’s.



Analysis

Pages 9-11 of the Historic District Guidelines provide standards for storefront modifications. Regarding façade openings, the guidelines indicate that infill *panels* shall not be used when providing new windows for existing masonry opening. Secretary of Interior Stands for Rehabilitation allow for such alterations when they will not destroy historic materials, features, and spatial relationships that characterize the property. With this proposal, no historic materials

will be affected. The new glass and aluminum insert will maintain the visual opening of entryway. Unlike the board & batten inserts added to the window openings decades ago, the glass maintains the facades rhythmic pattern of wall to openings. In fact, large plate glass with thin aluminum framing is rather typical of this type and area of building and very likely was employed in both this door and the currently infilled window openings.

Staff Recommendation:

Staff recommends approval of the proposed glass and metal insert to enclose the existing door entryway facing Washing Ave South. The only suggestion is to consider utilizing a lighter color of aluminum as the use of silver anodized aluminum was typical during the era of this building construction. Following is a motion drafted for the HPC to consider.

Requested Motion:

Whereas the work performed on the building meets local adopted design guidelines and Secretary of Interior Standards and does not adversely affect the historic nature of the site or downtown historic district, therefore this motion to approve a certificate of appropriateness for glass and aluminum insert at 201/205 South Washington Avenue as detailed in the application dated 12-17-15.

BROADWAY RIDGE RENEWAL GRANT
BUILDING FAÇADE IMPROVEMENT
APPLICATION FOR GRANT ASSISTANCE
NATIONAL COMMERCIAL HISTORIC DISTRICT
ALBERT LEA, MINNESOTA

Completion of this application is required by property owners seeking Grant funds to assist in improving building facades in the National Commercial Historic District in the City of Albert Lea. Please complete all parts of Part I and return it to the Community Development Office of the City of Albert Lea for review and scheduling with the Heritage Preservation Commission and City review.

PART 1

Part 1 is for a CERTIFICATE OF APPROPRIATENESS from the Heritage Preservation Commission (HPC). This Part I review is based on the attached "City of Albert Lea National Commercial Historic District Architectural Guidelines for Historic Preservation", and the provision of the items in the check list.

1. PROJECT ADDRESS

Property Location 201-205 S. WASHINGTON AVE.

2. APPLICANT INFORMATION

Applicant is Property Owner Contractor Architect Other _____

Applicant Name RON HOLTAN REALTY

Address 201 S. WASHINGTON City, State, Zip ALBERT LEA, MN. 56007

Telephone Number 507-377-3174 Fax Number 507-377-3179

E-mail Address crhoium@yahoo.com

3. PROPERTY OWNER INFORMATION (if different from applicant)

Property Owner Name CRAIG HOUW & RICK MUMMERT

Address 201 S. WASHINGTON City, State, Zip ALBERT LEA, MN. 56007

Telephone Number 507-377-3174 Fax Number 507-377-3179

E-mail Address crhoium@yahoo.com

LEGAL DESCRIPTION OF PROPERTY

4. PROJECT DESCRIPTION

Type of property Single business Multiple businesses

General Renovations/Changes Proposed

Please describe details of proposed renovation and attach to this application:

- A. You will need plans and specifications prepared by a registered architect familiar with historic preservation. These plans shall include a determination of structural stability and shall comply with building code requirements. The plans shall be consistent with the "Architectural Guidelines for Historic Preservation" established by the Heritage Preservation Commission.
- B. Bids or quotations from a minimum of two contractors.

Please use the following checklist to guide your submittal.

Application Checklist

This checklist is designed to help you put together your application package. Some of the items listed may not be required if they are not relevant to the construction or renovation you are proposing.

Site plan drawings indicating:

- Pedestrian areas, service areas and location of adjacent properties
- Primary and secondary street frontage
- Parking areas, parking access, landscape features, light pole locations and open spaces

Scaled elevation drawings showing:

- Building height and height of adjacent buildings
- Building setback
- Façade rhythm or proportion
- Existing and proposed building openings, including pedestrian entry, storefront openings and all

window openings

- Existing and proposed linear, horizontal or vertical trim
- Existing and proposed roof and upper story details
- Existing and proposed storefront and transom articulation
- Existing and proposed cornice detail and articulation
- Existing and proposed wall articulation
- Existing and proposed window details
- Location, size and types of signage

Sample materials:

- Building materials, with indication of how they will be used
- Color samples

Other information:

- Contextual sketches, if necessary
- Coordinated lighting plan
- Description of methods for cleaning, maintaining, restoring or improving existing building materials
- Color photographs of the building site (8½"x11")
- Photographs showing the original appearance of historic buildings

PART II FINANCIAL

Part II of this application is to demonstrate that the owner has the financial capacity to complete the project in a timely manner. The owner is required to pay the contractor the full amount of the contract for any completed portion of the work and to obtain contractor, mechanics, and materials lien waivers prior to submitting a requisition to the City for reimbursement of 50% of the paid invoices, up to the maximum amount specified in the Construction Award/Grant Agreement.

PROPOSED IMPROVEMENTS

Storefront improvements	GLASS MAIN ENTRANCE ENCLOSURE - PHASE
Upper façade improvements	BRICK AND/OR EFIS VERTICAL FACADE EXTENSION - PHASE II
Other improvements	REPLACEMENT OF CEDAR EXTERIOR WITH EFIS
Estimated total cost of all improvements	PHASE II - \$5648.03
Amount requested for improvements	\$2824.00

Attach written contractor cost estimate and/or architectural estimate of project costs. Include photos, sketches, and design plans which illustrate all proposed work.

Proposed starting date:
ASAP

Proposed completion date:
30 DAYS FROM START

List current assessed value of project property
 \$ 77,900.00

Current taxes
 \$ 2688.00

Are taxes paid to date?
 Yes No

Please provide certification of paid taxes.

Please list the source and amount of all other funds to be provided by the applicant or other sources for 50% of the budget. A written commitment from a lending institution is required to show lending institution financing that is necessary to provide the owner share and advance payments prior to reimbursement.

<u>Source</u>	<u>Amount</u>
<u>OWNERS TO PAY IN CASH</u>	<u>\$2824.00</u>
_____	_____
_____	_____

SIGNATURES

I HEREBY CERTIFY that I have read, examined, and understand this application and that the information submitted herein and attached hereto is true and accurate and correctly states my intentions. I also



717 Marshall Street
Albert Lea, MN 56007

(507) 373-9446 phone
(507) 402-1618 cell
(507) 373-2650 fax

Email: southernlockandglass@gmail.com
Web: www.southernlockandglass.com
Facebook: facebook.com/southernlock

Estimate

December 7, 2015

Holtan Realty
Attn: Craig/Rick
Re: Entry Way

Furnish & Install:

1 - 144" x 112" Dark Bronze Frame To Consist of (1) Door and (2) Sidelites

- 1/4" Clear Tempered Glass Option, Non-Thermally Broken Frame
- Door To Be Centered With Narrow Stiles And 10" Bottom Base
- Standard Push/Pull Hardware With M/S Bolt Lock
- Door Closer And Sweep Included

Total \$3,773.19

*Add For 1" Low-E Insulated Glass And Thermally Broken Frame - \$1,284.84

*Add Lever Latch If Wanted - \$110.00

*Add (2) Mail Slots \$480.00

TOTAL

- \$5648.03

Quoted By: Keith Flatness

EXISTING CONDITIONS



BRICK EXTERIOR FINISH

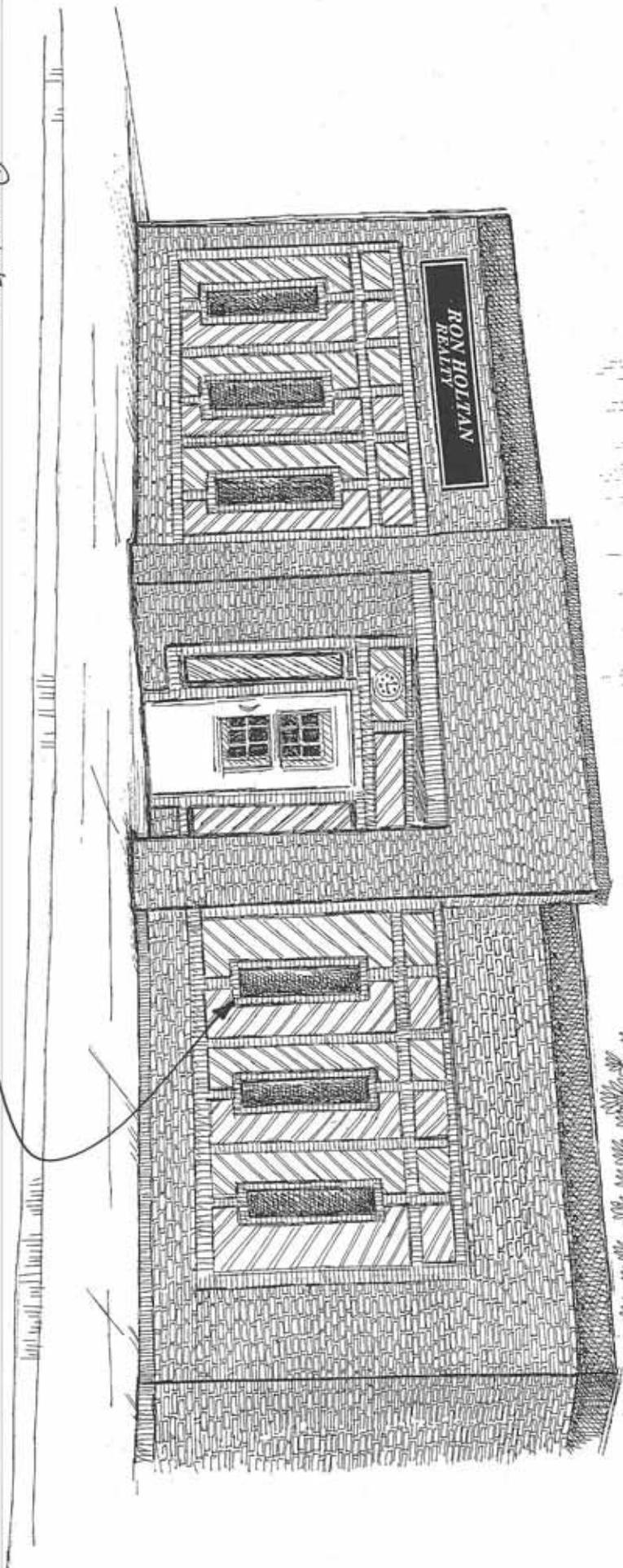
RON HOLTMAN
REALTY

Proprietors...
Craig Holman
Rick Mummet
201 So. Washington

CEDAR WOOD INFILL
AZEBAS

7/20/01

PHASE I EXTERIOR UPGRADERS

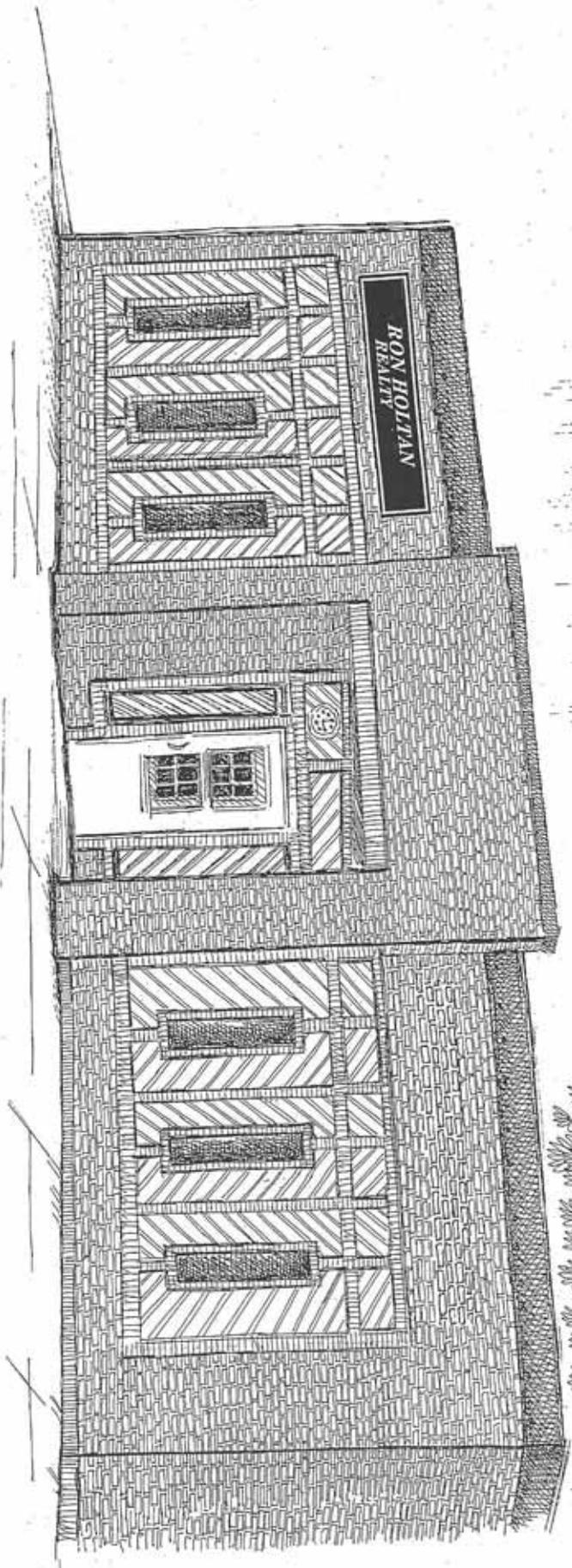


Proprietors...
Craig Howell
Rick Mummert
201 So. Washington

PHASE I - REPLACEMENT
OF STOREFRONT WINDOWS
"2014"

THOMAS 2001

PHASE II EXTERIOR UPGRADE

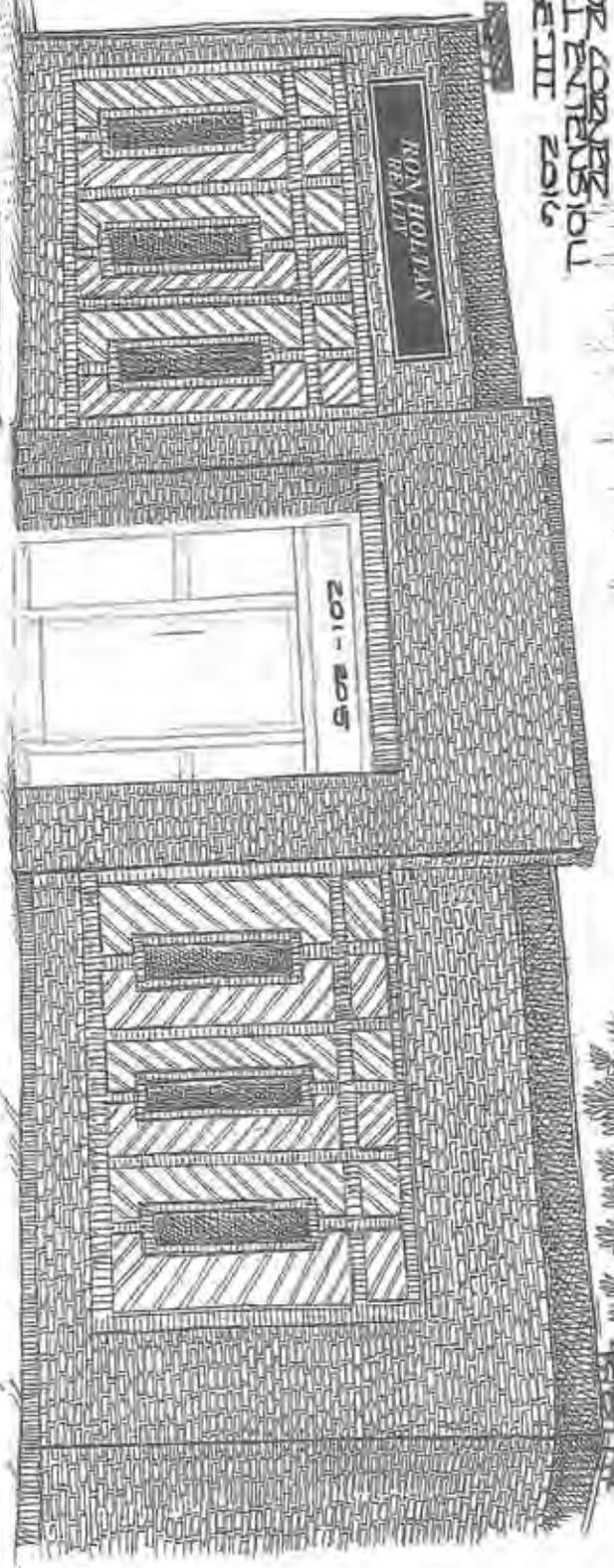


Proprietors...
 Craig Holman
 Rick Mummert
 201 So. Washington

- SCOPE OF WORK:
- REMOVAL OF EXISTING STOREFRONT RESIDENTIAL DOORS
 - INSTALLATION OF 4 COMMERCIAL GRADE FULL GLASS DOORS
 - ENCLOSURE OF EXISTING OPEN FRONT ENTRY TO ALBAT ENCLOSED GLASS VESTIBULE - SEE NEXT SHEET FOR ILLUSTRATION

FORMING 2001
 2015

BRICK EXTERIOR CORNER
COLUMN WALL EXTENSION
PHASE III 2016



Proprictors...
Craig Holman
Rick Mummert
201 So. Washington

GLASS ENTRY ENCLOSURE
WITH DARK BRONZE
ALUMINUM FRAMEWORK
PHASE II

IN-FILL CEDAR WALL PANELS
WITH EPIS STYLED FINISH
WITH POSSIBLE WINDOW
COLTIVIZATION CHANGE & HANDLING
PHASE III - 2016

THOMAS J. JACO

	Address: 201-205 S Washington Ave, Albert Lea, MN 56007 County: Freeborn	
	Property Type: Commercial List Price: 149,900 List Number: 4042063 Approx Nbr of Acres: 0.09 Type of Property: Office	Status: Closed Property Type: Commercial Cmplx/Dev/Sub Name: MLS Code: 5035 - SEMN Waterfront Name: None Waterfront: No

Public Remarks: Single story office building with grade level accessible entrances. Location near two large municipal parking lots. Building could be utilized as one facility or three separate businesses. Very well constructed building fully furnished with desks, chairs, file cabinets and other misc. office equipment. Updated forced air, furnace, boiler and water heater. Excellent exposure on downtown corner lot.

Directions: Turn North off W Main onto S Washington, one block North on East/right side of street.

Legal Description: Albert Lea Original Plat Block 21 Rev Desc No 3000 Pt

Finished Above Grade: 2,592 Finished Below Grade: 2,592 SqFt 2nd Level: 0 SqFt 3rd Level: 0 SqFt Down: 2,592 Foundation Size: 72x38 Air Conditioning: Central Heat: Baseboard; Boiler; Forced Air Fuel: Electric; Natural Gas Water: City Sewer: City	# of Parking Spaces: Road Frontage: City Street Exterior: Brick Roof: Rubber For Sale/Lease: For Sale Terms: Cash	Amenities: Restrooms; Security System
School District: Albert Lea #241 Elementary School: Middle School: High School: Parcel Number: 340012800	Tax Amount: 2,832.87 Tax Year: 2012 Assessment Balance: 0 Section #: 0	

Original List Price: 149,900	Owner is Agent: No	Days On Market: 510
Sold Date: 07/11/2014	Type of Sale: Foreclosure	Sold Price Sqft:
Sold Price: 30,000	Desc of Concessions:	Type of Sale: Foreclosure
Amount of Concession: 0	Concession: 0	Desc of Concessions:
Financing: Cash		

Information is deemed to be reliable, but is not guaranteed. © 2015 MLS and FBS. Prepared by Craig Holm on Monday, December 07, 2015 9:42 PM. The information on this sheet has been made available by the MLS and may not be the listing of the provider.

photo



photo (1)



photo (2)



photo (3)



photo (4)



photo (5)





Beacon™ Freeborn County, MN

Summary

Parcel ID 340012800
Property Address 201 WASHINGTON AVE S
 ALBERT LEA
Sec/Twp/Rng N/A
Brief ALBERT LEA ORIGINAL PLAT Block-021 REV DESC NO.
Tax Description 3000 PT LOTS 9, 10, & 11 BLK 21 ORIGINAL PLAT CITY OF ALBERT LEA
 (Note: Not to be used on legal documents)
Deeded Acres 0.00
Class 233 - (NON-HSTD) COMM LAND & BLDGS
District (3401) A LEA CITY 241 SRRW
School District 0241
Creation Date 04/13/1989



Owner

Primary Owner
 Craig R Hoium &
 Patrick D Mummert
 201 Washington Ave S
 Albert Lea, MN 56007

Land

Map Area Downtown Comm./Newer
Lot Area 0.09 Acres; 4,125 SF

Commercial Buildings

Building 1: Office - General, 1 Story, Built - 1948, 2626 SF, Bsmt - 2698 SF,
 Condition - Below Normal

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
6/30/2014	BANK OF THE WEST	CRAIG R HOIUM & PATRICK D MUMMERT		BANK SALE (INCLUDING HUD), AND LENDING INSTITUTION SALES NOT EXPOSED TO MARKET	QUIT CLAIM DEED		\$28,225.00
2/9/2001	HANSSEN,VIOLET M & EDWARD G	TUTTLE,LINDA K		NORMAL ARMS LENGTH TRANSACTION GOOD SALE	WARRANTY DEED		\$112,000.00

+

Valuation

	2015 Assessment	2014 Assessment	2013 Assessment	2012 Assessment
+ Estimated Building Value	\$64,500	\$64,500	\$109,200	\$78,200

+ Estimated Land Value	\$13,400	\$13,400	\$13,400	\$10,300
+ Estimated Machinery Value	\$0	\$0	\$0	\$0
= Total Estimated Market Value	\$77,900	\$77,900	\$122,600	\$88,500

Taxation

	2015 Payable	2014 Payable	2013 Payable
Total Estimated Market Value	\$77,900	\$122,600	\$88,500
- Excluded Value	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0
= Taxable Market Value	\$77,900	\$122,600	\$88,500
Net Taxes Due	\$2,401.63	\$3,802.91	\$2,961.70
+ Special Assessments	\$286.37	\$277.09	\$306.30
= Total Taxes Due	\$2,688.00	\$4,080.00	\$3,268.00

Taxes Unpaid

No taxes are due at this time.

Taxes Paid

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
410667	10/14/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,344.00)
391823	5/6/2015	2015	\$0.00	\$0.00	\$0.00	(\$1,344.00)
355757	4/18/2014	2014	\$0.00	\$0.00	\$0.00	(\$4,080.00)
321209	4/8/2013	2013	\$0.00	\$0.00	\$0.00	(\$3,268.00)
305119	6/27/2012	2012	\$0.00	\$0.00	\$147.69	(\$3,839.69)
272816	6/9/2011	2011	\$0.00	\$0.00	\$135.36	(\$3,519.36)
4207	3/15/2011	2010	\$0.00	\$0.00	\$263.86	(\$1,829.86)
255356	3/13/2011	2010	\$0.00	\$0.00	(\$263.86)	\$1,829.86
227538	5/5/2010	2010	\$0.00	\$0.00	\$0.00	(\$1,566.00)

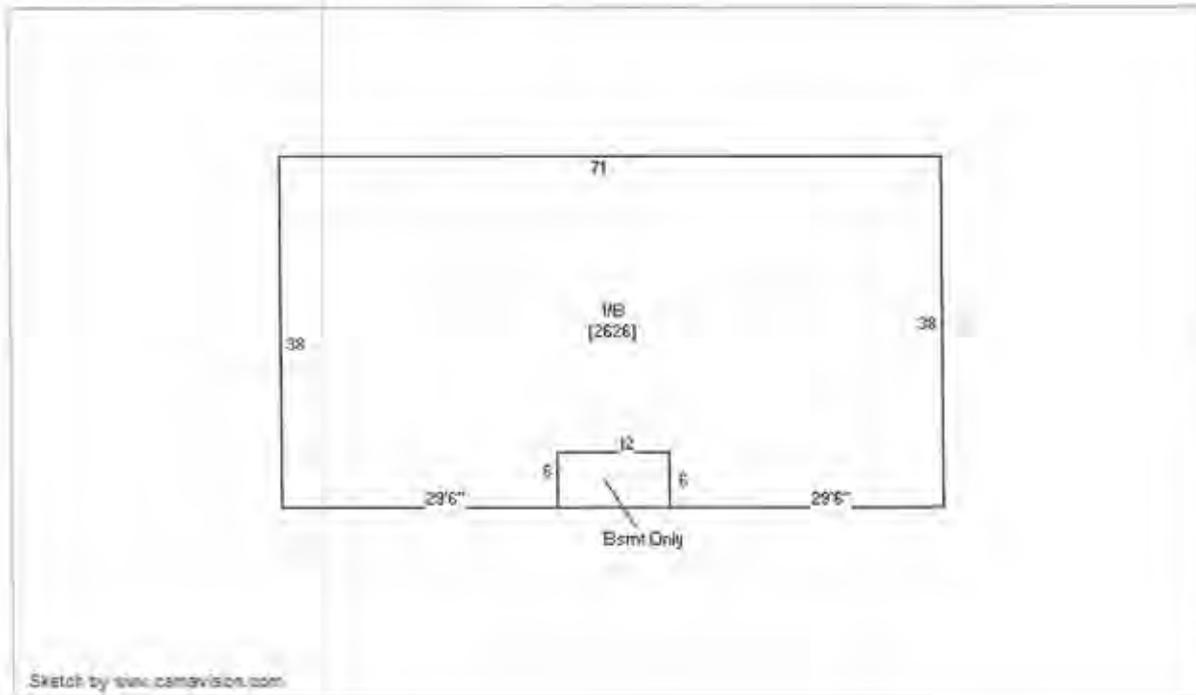
Tax Statements

[Click here to show a list of available documents](#)

Photos



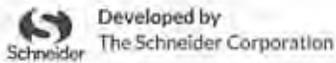
Sketches



No data available for the following modules: Agricultural Land, Residential Dwellings, Agricultural Buildings, Yard Extras, Permits, Tax Payments.

This map is neither a legally recorded map nor a survey and is not intended to be used as one.

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Overview



Legend

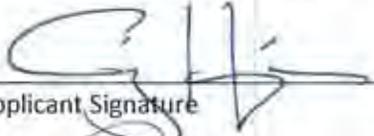
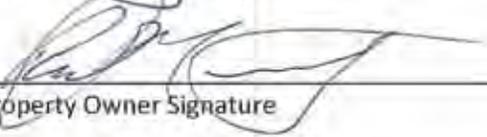
- Parcels
- County Limits
- Lot Lines-Albert L
- Townships
- Railroad
- Roads and Highways**
 - <all other values>
 - County Hwy
 - Interstate Hwy
 - State Hwy
 - US Hwy
- Cities
- Street Names**
- Highway Labels**
- Address Numbers**
- Streams
- Lakes

Parcel ID	340012800	Alternate ID	n/a	Owner Address	HOIUM,CRAIG R &
Sec/Twp/Rng	n/a	Class	233 - COMM LAND & BLDGS		PATRICK D MUMMERT
Property Address	201 WASHINGTON AVES	Acreage	n/a		201 WASHINGTON AVES
	ALBERT LEA				ALBERT LEA, MN 56007
District	n/a				
Brief Tax Description	ALBERT LEA ORIGINAL PLAT Block-021 REV DESC NO. 3000 PT LOTS 9, 10, & 11 BLK 21 ORIGINAL PLAT CITY OF ALBERT LEA				
	(Note: Not to be used on legal documents)				

Date created: 12/17/2015
 Last Data Upload: 12/16/2015 10:42:07 PM

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 The Schneider Corporation

understand this application will not be accepted and reviewed until all required supporting documentation has been supplied.


Applicant Signature _____ 12-17-2015
Date

Property Owner Signature _____ 12-17-15
Date

GRANT APPROVAL

This grant application has been reviewed by the Heritage Preservation Commission and a Certificate of Appropriateness may be issued.

Chair: _____ Date: _____

This grant application has been reviewed by the Community Development Director and the application is consistent with the Broadway Ridge Grant Program Policies. The financial capacity of the applicant to complete the proposed work has been demonstrated.

Community Development Director: _____ Date: _____

The Construction Award/Grant Agreement, Façade Easement Agreement, and other appropriate grant documents have been prepared by the City Attorney and signed by the applicant.

City Attorney _____ Date: _____

The City Manager has submitted this application to the City Council for review and the City Council has approved the grant.

City Manager _____ Date: _____

The grant documents have been recorded in the Freeborn County Recorder's Office:

Document Numbers _____

City Clerk _____ Date _____

Memorandum

*To: Heritage Preservation Commission
Chad Adams, City Manager*

*From: Molly Patterson-Lundgren, Planner
WSB & Associates, Inc.*

Date: December 31, 2015

Re: Request for certification of appropriateness for 100 North Broadway,

Background

Arends Properties L.L.C. is requesting a certificate of appropriateness for work they propose to do at 100 North Broadway, until recently the location of Alliant Energy. The proposed project will remove the infill on the first floor windows reestablishing an appearance which will be close to the shown in this c. 1915 photo when it was the location of the J.C. Penny Department Store.



For the first floor, the existing infill will be removed and be replaced with thermal windows with aluminum framing. From grade to 38" will be opaque metal panel. The next 8' above the sidewalk will be clear vision glass. Above that is a 1' solid band (taking cues from the original storefront design), and above that a 4' transom. The transom will be face 3 or face 4 frosted, with a grille between the glass to allude to the original faceted glass tile transom.

The entry bay will remain in the center of the Broadway facade. The new door will be wider than the current door (44" vs. 36") and will be set in the same plane.

Changes proposed for the second floor include: All existing infill windows/spandrels will be removed. The new windows will be thermally broken operable aluminum sash windows. Both upper and lower panes will be clear vision glass. The lower pane will be single-panel, the upper pane will have a grill between the glass simulating a triple-pane window, again taking cues from the original condition. The applicants indicates that, based on the information they have, the historic glass was slightly tinted and thus they propose to install new tinted glass as a nod to the historic condition, and to provide solar and thermal benefit to the new owner. In addition, it is proposed that they will clean and repair all existing stonework.

Analysis

The proposed removal of the window infill will provide a façade that more closely appears like the historic view of the building and meets the local Historic District Guidelines. Further, this action will meet Secretary of Interior Standards for Rehabilitation, reestablishing the pattern of façade wall to opening. This building's façade has strong classical revival design elements which include the corner quoins, 2-story pilasters and carved scrolls and medallions. It is imperative that these are preserved and so a gentle cleaning process is highly recommended, with no use of sand blasting or high pressure washing.



The proposed pattern of both vertical and horizontal lines provided by the windows and framing will help to keep the classic revival style, something important in meeting the intention of the Secretary of Interior Standards, even though new materials are proposed. This meets the standards as long as no historic materials still present on the building will be effected by the proposed modifications or cleaning/repair process.

Staff Recommendation:

Staff recommends approval of the façade modifications including the proposed removal of window infill and replacement with new windows and aluminum framing on the first floor and replacement windows on the second floor as shown in the designs submitted on December 14th 2015. Staff recommends further discussions on the methods for cleaning the architectural details of the building as these stone carved features play a large role in this building contributing to the historic district.

Requested Motion:

To approve a certificate of appropriateness for the façade rehabilitation at 100 North Broadway including first floor storefront door, windows and framing and the upper story window replacement as the work to be performed meets local adopted design guidelines and Secretary of Interior Standards. Cleaning and repair of the stone façade details is further approved as long as it does not adversely affect the historic nature of the site or downtown historic district.

**BROADWAY RIDGE RENEWAL GRANT
BUILDING FAÇADE IMPROVEMENT
APPLICATION FOR GRANT ASSISTANCE
NATIONAL COMMERCIAL HISTORIC DISTRICT
ALBERT LEA, MINNESOTA**

Completion of this application is required by property owners seeking Grant funds to assist in improving building facades in the National Commercial Historic District in the City of Albert Lea. Please complete all parts of **Part I** and return it to the Community Development Office of the City of Albert Lea for review and scheduling with the Heritage Preservation Commission and City review.

PART 1

Part 1 is for a **CERTIFICATE OF APPROPRIATENESS** from the Heritage Preservation Commission (HPC). This **Part I** review is based on the attached "City of Albert Lea National Commercial Historic District Architectural Guidelines for Historic Preservation", and the provision of the items in the check list.

1. PROJECT ADDRESS

Property Location 100 North Broadway Ave.

2. APPLICANT INFORMATION

Applicant is Property Owner Contractor Architect Other _____

Applicant Name Arends Properties, LLC

Address 217 South Lane City, State, Zip Albert Lea, MN 56007

Telephone Number 5073772919 Fax Number _____

E-mail Address barends@abg-mn.com

3. PROPERTY OWNER INFORMATION (if different from applicant)

Property Owner Name Brad Arends

Address same City, State, Zip _____

Telephone Number _____ Fax Number _____

E-mail Address _____

LEGAL DESCRIPTION OF PROPERTY

albert lea original plat lot 9 & w 11ft of lot10 block 9

4. PROJECT DESCRIPTION

Type of property Single business Multiple businesses

General Renovations/Changes Proposed

Please describe details of proposed renovation and attach to this application:

- A. You will need plans and specifications prepared by a registered architect familiar with historic preservation. These plans shall include a determination of structural stability and shall comply with building code requirements. The plans shall be consistent with the "Architectural Guidelines for Historic Preservation" established by the Heritage Preservation Commission.
- B. Bids or quotations from a minimum of two contractors.

Please use the following checklist to guide your submittal.

Application Checklist

This checklist is designed to help you put together your application package. Some of the items listed may not be required if they are not relevant to the construction or renovation you are proposing.

Site plan drawings indicating:

- Pedestrian areas, service areas and location of adjacent properties
- Primary and secondary street frontage
- Parking areas, parking access, landscape features, light pole locations and open spaces

Scaled elevation drawings showing:

- Building height and height of adjacent buildings
- Building setback
- Façade rhythm or proportion
- Existing and proposed building openings, including pedestrian entry, storefront openings and all

window openings

- Existing and proposed linear, horizontal or vertical trim
- Existing and proposed roof and upper story details
- Existing and proposed storefront and transom articulation
- Existing and proposed cornice detail and articulation
- Existing and proposed wall articulation
- Existing and proposed window details
- Location, size and types of signage

Sample materials:

- Building materials, with indication of how they will be used
- Color samples

Other information:

- Contextual sketches, if necessary
- Coordinated lighting plan
- Description of methods for cleaning, maintaining, restoring or improving existing building materials
- Color photographs of the building site (8½"x11")
- Photographs showing the original appearance of historic buildings

PART II FINANCIAL

Part II of this application is to demonstrate that the owner has the financial capacity to complete the project in a timely manner. The owner is required to pay the contractor the full amount of the contract for any completed portion of the work and to obtain contractor, mechanics, and materials lien waivers prior to submitting a requisition to the City for reimbursement of 50% of the paid invoices, up to the maximum amount specified in the Construction Award/Grant Agreement.

PROPOSED IMPROVEMENTS

Storefront improvements 130000
Upper façade improvements 40000
Other improvements 450000
Estimated total cost of all improvements 620000
Amount requested for improvements 50000

Attach written contractor cost estimate and/or architectural estimate of project costs. Include photos, sketches, and design plans which illustrate all proposed work.

Proposed starting date:
12-1-15

Proposed completion date:
3-31-15

List current assessed value of project property
\$ 185300

Current taxes
\$ 6050

Are taxes paid to date?
x Yes No

Please provide certification of paid taxes.

Please list the source and amount of all other funds to be provided by the applicant or other sources for 50% of the budget. A written commitment from a lending institution is required to show lending institution financing that is necessary to provide the owner share and advance payments prior to reimbursement.

<u>Source</u>	<u>Amount</u>
personal source	all
_____	_____
_____	_____

SIGNATURES

I HEREBY CERTIFY that I have read, examined, and understand this application and that the information submitted herein and attached hereto is true and accurate and correctly states my intentions. I also

understand this application will not be accepted and reviewed until all required supporting documentation has been supplied.

Applicant Signature Date


Property Owner Signature Date 12-18-15

GRANT APPROVAL

This grant application has been reviewed by the Heritage Preservation Commission and a Certificate of Appropriateness may be issued.

Chair: _____ Date: _____

This grant application has been reviewed by the Community Development Director and the application is consistent with the Broadway Ridge Grant Program Policies. The financial capacity of the applicant to complete the proposed work has been demonstrated.

Community Development Director: _____ Date: _____

The Construction Award/Grant Agreement, Façade Easement Agreement, and other appropriate grant documents have been prepared by the City Attorney and signed by the applicant.

City Attorney _____ Date: _____

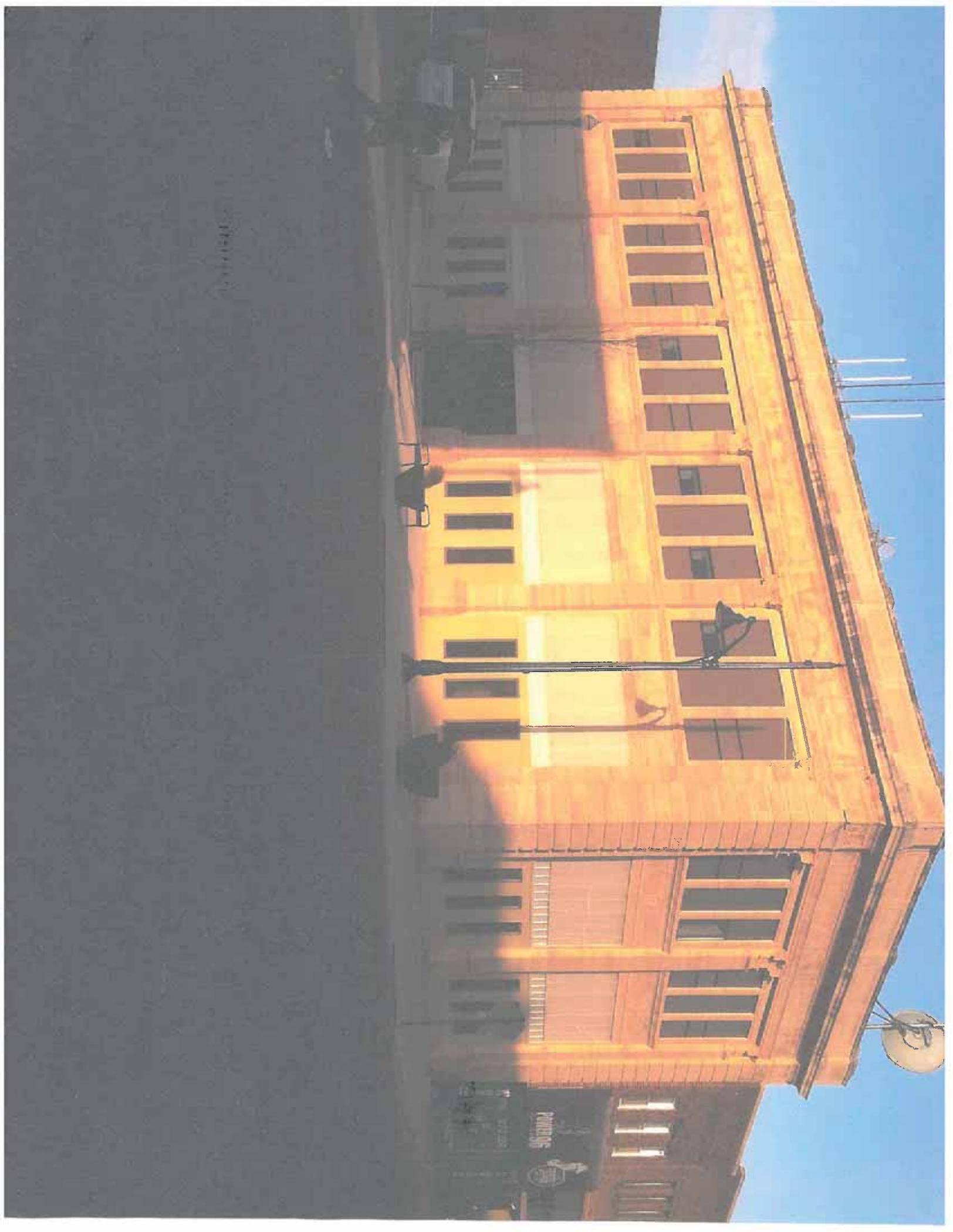
The City Manager has submitted this application to the City Council for review and the City Council has approved the grant.

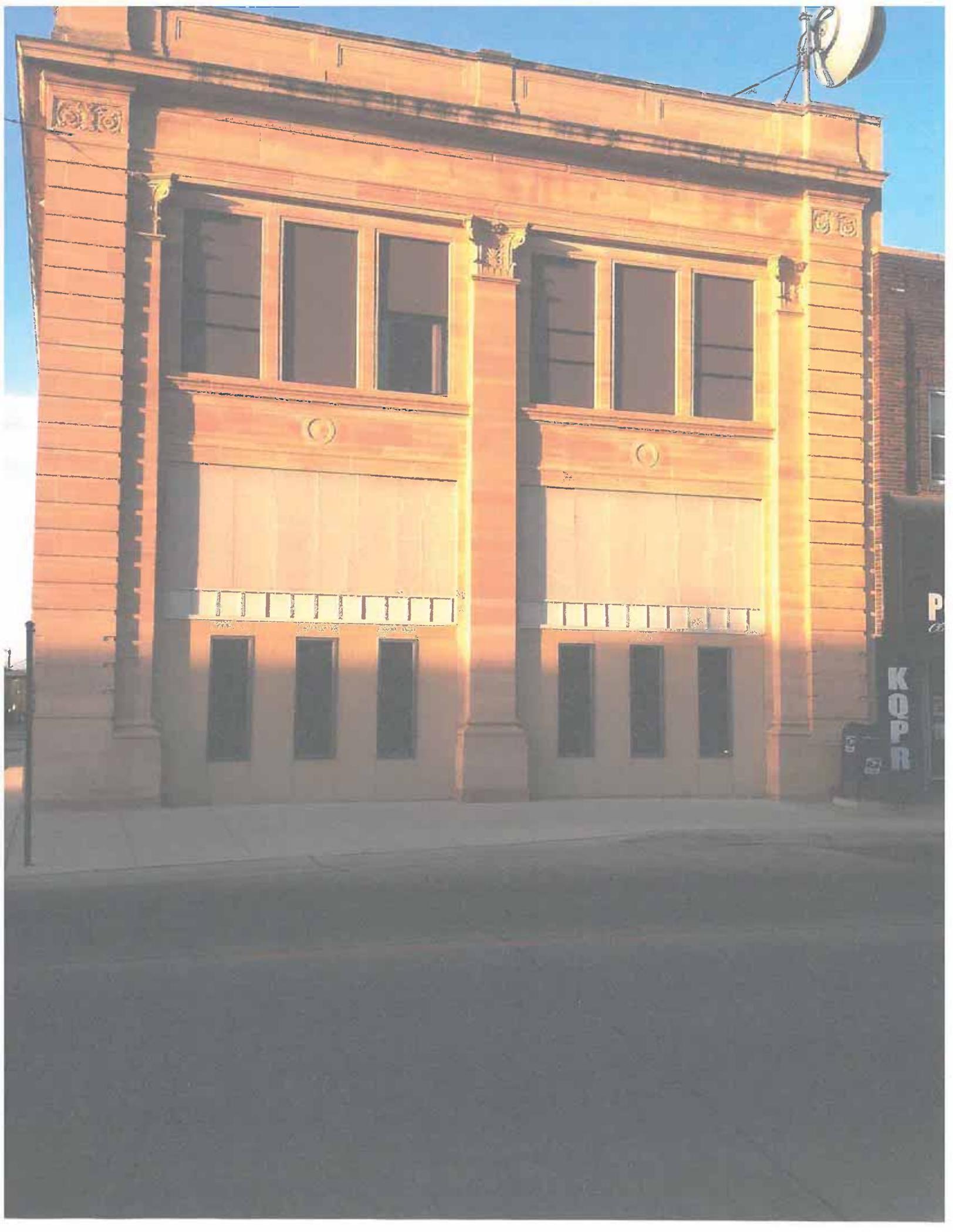
City Manager _____ Date: _____

The grant documents have been recorded in the Freeborn County Recorder's Office:

Document Numbers _____

City Clerk _____ Date _____







1915 Albert Lea Minnesota
MN Morlea Dairy JCPenny
RPPC Photo Postcard

US \$59.99 +US \$2.95 Shipping

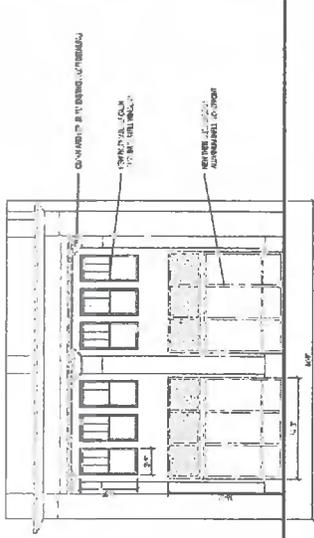
Add to Cart

Buy It Now

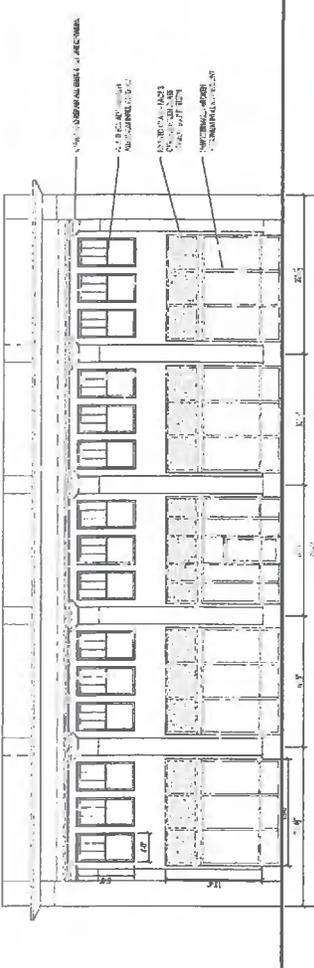
Make Offer

Unwatch

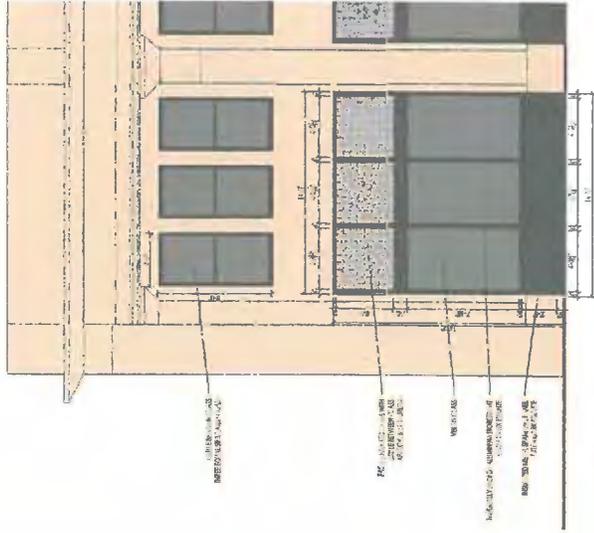
Est. Delivery Nov 05 - 13



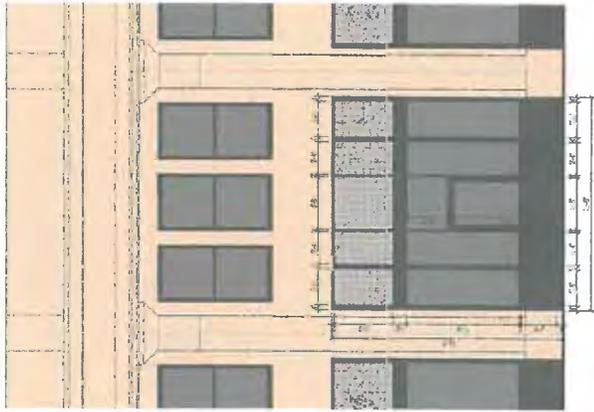
2 SECOND FLOOR ELEVATION PLAN



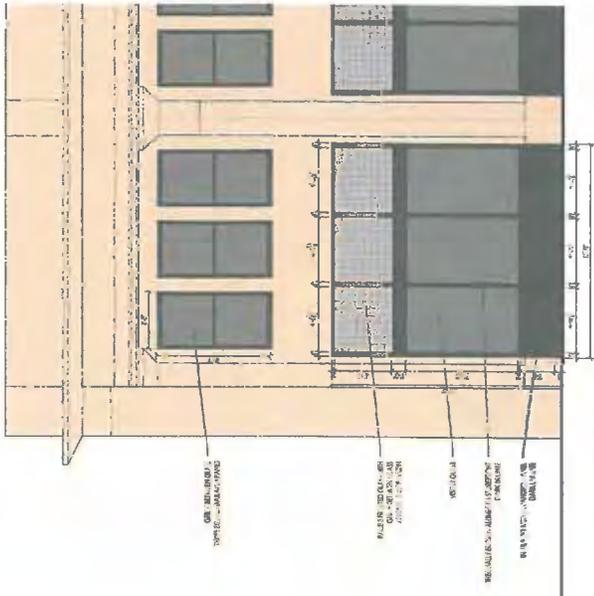
1 FIRST FLOOR ELEVATION



5 TYPICAL CLARK BAY ENLARGED ELEVATION



4 TYPICAL BROADWAY ENTRY ENLARGED ELEVATION



3 TYPICAL BROADWAY ENLARGED ELEVATION



Summary

Parcel ID	340010930
Property Address	100 BROADWAY AVE N ALBERT LEA
Sec/Twp/Rng	N/A
Brief	ALBERT LEA ORIGINAL PLAT LOT 9 & W 11 FT LOT
Tax Description	10 BLK 9 ORIGINAL PLAT RADIO EQUIPMENT 3507 (Note: Not to be used on legal documents)
Deeded Acres	0.00
Class	233 - (NON-HSTD) COMM LAND & BLDGS ; 240 - (NON-HSTD) PUB UTIL ATTH MACH
District	(3401) A LEA CITY 241 SRRW
School District	0241
Creation Date	04/13/1989

Owner

Primary Owner
Arends Properties, LLC
217 South Ln
Albert Lea, MN 56007

Valuation

	2015 Assessment	2014 Assessment	2013 Assessment	2012 Assessment
+ Estimated Building Value	\$166,900	\$166,900	\$166,900	\$187,800
+ Estimated Land Value	\$17,400	\$17,400	\$17,400	\$17,400
+ Estimated Machinery Value	\$1,000	\$1,100	\$1,100	\$1,000
= Total Estimated Market Value	\$185,300	\$185,400	\$185,400	\$206,200

Taxation

	2015 Payable	2014 Payable	2013 Payable
Total Estimated Market Value	\$185,400	\$185,400	\$206,200
- Excluded Value	\$0	\$0	\$0
- Homestead Exclusion	\$0	\$0	\$0
= Taxable Market Value	\$185,400	\$185,400	\$206,200
Net Taxes Due	\$6,050.00	\$6,086.00	\$7,470.00
+ Special Assessments	\$0.00	\$0.00	\$0.00
= Total Taxes Due	\$6,050.00	\$6,086.00	\$7,470.00

Taxes Unpaid

No taxes are due at this time.

Receipt #	Receipt Print Date	Bill Pay Year	Amt Adj	Amt Write Off	Amt Charge	Amt Payment
409970	10/13/2015	2015	\$0.00	\$0.00	\$0.00	(\$3,025.00)
397419	5/13/2015	2015	\$0.00	\$0.00	\$0.00	(\$3,025.00)
374832	10/8/2014	2014	\$0.00	\$0.00	\$0.00	(\$3,043.00)
364729	5/14/2014	2014	\$0.00	\$0.00	\$0.00	(\$3,043.00)
340821	10/7/2013	2013	\$0.00	\$0.00	\$0.00	(\$3,735.00)
329700	5/14/2013	2013	\$0.00	\$0.00	\$0.00	(\$3,735.00)
306433	10/1/2012	2012	\$0.00	\$0.00	\$0.00	(\$3,941.00)
293297	5/8/2012	2012	\$0.00	\$0.00	\$0.00	(\$3,941.00)
277102	10/12/2011	2011	\$0.00	\$0.00	\$0.00	(\$3,834.00)
257929	4/26/2011	2011	\$0.00	\$0.00	\$0.00	(\$3,834.00)
245025	10/12/2010	2010	\$0.00	\$0.00	\$0.00	(\$3,997.00)
231544	5/12/2010	2010	\$0.00	\$0.00	\$0.00	(\$3,997.00)

Tax Statements

[Click here to show a list of available documents](#)

No data available for the following modules: Tax Payments.

This map is neither a legally recorded map nor a survey and is not intended to be used as one.

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**Certified Local Government Program
Annual Report
October 2014 – September 2015
City of Albert Lea**

Survey

- The Historic Intensive-Level Historical-Architectural Survey for the Albert Lea Commercial Historic District (Heritage District) was completed in 2003.
- No changes have been made to the survey.

Certified Local Government

- The Certified Local Government Agreement was approved on February 16, 2005.
- The CLG is administered through the City of Albert Lea Division of Community Development. The local CLG is the Heritage Preservation Commission.

Heritage Preservation Commission (HPC)

- The Heritage Preservation Commission was established August 23, 2004.
- The current membership roster includes:

Name	Address	Term Expires
○ Rick Buringa	615 Trollwood Dr.	12/31/15
○ Tami Staker	1402 Circle Dr.	12/31/17
○ Brad Kirchner	417 Vine Ave	12/31/17
○ Larry Fisher	202 S. Broadway Ave.	12/31/16
○ Robert Hoffman	709 W. Fountain St	12/31/15
○ Tom Larson	1422 Circle Dr.	12/31/16
○ Lester Anderson	2121 Harmony Avenue	12/31/17
○ Larry Baker, Ex Official	1315 Lakeview Blvd.	City Council
○ Doug Johnson, Staff	221 E. Clark St.	
○ Molly Patterson-Lundgren, Staff	221 E. Clark St	
○ Jennifer Nelson, Staff	221 E. Clark St.	

- Chair is Robert Hoffman
- Vice Chair Brad Kirchner
- The Building Official/Planning, Doug Johnson, is advisory
- City Planner (WSB), Molly Patterson-Lundgren, is advisory
- Jennifer Nelson Inspection/Planning, serves as the secretary
- A City Councilor, Larry Baker, is Ex-Official

HPC highlights during the reporting period (October 2014 – September 2015)

- The City has a grant fund for façade improvements in the Heritage District. Two projects were completed during the year for the Small projects matching grants. A matching grant of up to \$2,500 may be permitted for projects such as window replacement,

movable awnings, signs and other non-structural façade improvements without the requirement for an easement agreement.

- The City continues to lease a portion of the Jacobson building to The Interchange Wine and Coffee Bistro. The first floor of the building has been restored by the City to historic standards. The Freeborn Bank Building was also leased this year to the West-End Architectural Salvage for a few week-ends as a pop-up store.
- The HPC reviewed and approved several certificates of appropriateness for building modifications and new signage. (Information on these is provided under “meetings & Actions” below).
- The City of Albert Lea hosted the Historic Preservation Fair on May 20, 2015, the Albert Lea HPC was involved with planning along with an advisory committee. Personal invitations were sent to all property owners and business owners and the event was open to the public. The Fair included a vendor exhibition which included 27 vendors associated with historic preservation such as contractors, architects, utility companies, financial, signs, custom design, recycling, planning services and preservation, tourism, art and history. This event also provided tours of 21 historic buildings within the commercial historic district and a booklet to accompany the tours. During the event Doug Johnson, local Building Official presented “Economic Benefits of Preservation” and Emily Northey, Minnesota Main Street Director, Preservation Alliance of Minnesota and Catherine Sandlund with the State Historical Preservation Office presented “Considering Main Street”.
- The City prepared a preliminary proposal for a comprehensive small cities development program grant during the summer of 2015. The target area for the program was identified as a portion of the historic district and the scope of the project to request funds for both commercial and rental housing rehabilitation. This preliminary process included holding meetings with property owners to discuss the program, conducting a windshield survey to determine potential “slum & blight” of the area and sending letters of information and interest to all property owners within the defined area. 26 property owners returned survey forms indicating they were interested in participating in the program should the City receive funding.
- The Preservation Alliance of Minnesota and the City of Albert Lea hosted an Instameet titled #InstaAlbertLea October 17, 2015. This event is a curated outing for statewide photographers and instagrammers to experience and photograph Minnesota’s unique places. The focus of this instameet was to experience and photograph Historic Downtown Albert Lea. This included a tour of ten locations in the downtown historic district.

Meetings & Actions

The local ordinance requires that the HPC hold at least 4 meetings per year. The Commission held the following meetings. Design reviews or other items of topic are indicated:

1. December 9th 2014

The Commission discussed planning activities for the upcoming Preservation Fair and staff brought up the question of potentially modifying the sign ordinance for dynamic signs in the historic district.

2. March 10, 2015

A joint meeting with the Planning Commission was held to discuss options on dynamic signs in the downtown area

3. April 15, 2015- Special Meeting
 - o Essence of Yoga Sign, 136 South Broadway was reviewed and approved
 - o Joint meeting with the Planning Commission. The recommendation of the HPC was to make no changes to the ordinance, minimum of 24 hour change on message for dynamic signs.
4. June 16th, 2015

Ongoing business regarding enforcement for the removal of abandoned signs, status of the Freeborn Bank Building project, considering Main Street and upcoming fall state conference were discussed. No certificates of appropriateness were reviewed. Building Official, Doug Johnson presented the "Economic Benefits of Historic Preservation".
5. September 8, 2015

The commission discussed a potential future wayfinding sign project and grants with which to do this.

 - o Edward Jones Sign - 127 South Broadway was reviewed and approved with conditions.
 - o Metal roof replacement – 224 South Broadway/Cornerstone Building was reviewed and approved.

Local Designations

- The Commission has not had any requests for local designations nor has it initiated any local designations. The National Register Commercial Historic District includes the bulk of the downtown central business district and all properties that were deemed eligible for designation under the survey.

Heritage Preservation Conference & Training

- **November 12, 2014** Jennifer Nelson attended House of Style: Understanding Historic Learned about qualities that define historic houses and gained insights on common layouts, features , materials and finishes of houses built from the 1880s to the 1960s. Taught by historic preservation expert Erin Hanafin Berg of the Preservation Alliance of Minnesota.
- **September 17-18, 2015** Preserve Minnesota The 35th Annual Statewide Historic Preservation Conference held in Little Falls, Minnesota was attended by Lester Anderson (Heritage Preservation Commission Board Member), Jerry Gabrielatos (Assistant City Manager), Jennifer Nelson (Office Assistant, Fire, Inspection and Planning and Zoning Office)
- **October 23, 2015** Jennifer Nelson attended Understanding Historic Tax Credits held at the Merchants Bank, Winona, MN 8:00am – 3:30pm

Public Information

- The office of the Heritage Preservation Commission is in the Building Official/Planning office located in City Hall. All records and information is available for review and staff is knowledgeable to discuss proposed development options and opportunities.

Submitted January 6th, 2016 by:
City of Albert Lea Heritage Preservation Commission