

CITY OF ALBERT LEA
HERITAGE PRESERVATION COMMISSION

11/4/2015, 11:00 a.m.
City Council Chambers

AGENDA

- A. CALL TO ORDER AND APPROVAL OF THE AGENDA

- B. APPROVAL OF MINUTES
HPC Minutes from October 7th, 2015

- C. PUBLIC HEARINGS
 - 137 North Broadway, façade renovation, The Marketing Plant
 - 224 South Broadway, Sign permit application, The Freeborn County Arts Initiative,
 - 128 South Broadway, façade renovation, Broadway Home Design

- D. NEW BUSINESS

- E. OLD BUSINESS
 - Broadway Grant – 115 Newton
 - Potential future preservation projects & grants
 - Directional Sign Program

- F. COMMISSIONER COMMUNICATIONS

- G. STAFF COMMUNICATIONS
Instameet event October 17th

- H. ADJOURNMENT

**MINUTES of October 7, 2015
Heritage Preservation Commission
City of Albert Lea**

Call to order 11:03 a.m. by Chairman Robert Hoffman

MEMBERS PRESENT

Robert Hoffman (Chair)
Tami Staker
Brad Kirchner (Vice Chair)
Larry Fisher
Lester Anderson

MEMBERS ABSENT

Rick Buringa
Tom Larson
Larry Baker (Ex Officio)

STAFF PRESENT:

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

OTHERS PRESENT: Holly Karsjens, owner of the Meraki Studios located at 115 Newton Ave N

APPROVAL OF AGENDA AND MINUTES:

A motion was made by Tami Staker to approve the agenda and minutes from the September 8th, 2015 and seconded by Lester Anderson. The agenda and minutes were approved unanimously on a voice vote.

PUBLIC HEARING

The commission considered a request for certification of appropriateness for 115 Newton Ave N. Holly Karsjens is opening Meriaki Studio and is proposing new doors, signage and modifications to the existing awning over the main door.

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

Holly Karsjens advised she plans on the awning color to be dark grey charcoal or a black. She was advised if there were to be any variation with the awning to come back for the next meeting to keep the HPC advised of possible changes.

Karsjens also proposed a wall sign on the north side of the building. The sign would be oval with the same look as the proposed projecting sign and placed in between the existing windows. The HPC advised this would meet approval as long as the sign meets all city sign regulations.

She asked if the city would be willing to move the “do not enter “ sign and possibly relocate the sign to her building as in detracts from the look of her entrance as it is now.

She would like to start work on the doors as soon as possible as her classes will be starting early next week.

Staff recommends approval of the new doors, signage, and awning as provided in the application.

Brad Kirchner motioned to approve a certificate of appropriateness for the proposed doors, signage and awning at 115 Newton 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 Lester Anderson. Approved on a 5-0 voice vote.

Lester Anderson made a motion to approve the proposed wall sign (on the north side of the building) as long as it meets all city sign regulations and standards. If any variations are made the changes will need to be brought before the group at the next meeting. Larry Fisher seconded the motion. Approved on a 5-0 voice vote.

NEW BUSINESS:

Holly Karsjens will also be applying for the Broadway Ridge Renewal Grant, (small matching grant) for her projects. The HPC role is to review and make sure the proposed project meets the City of Albert Lea National Historic Commercial District Architectural Guidelines for Historic Preservation.

Discussion regarding potential HPC grant projects. (See attached)

OLD BUSINESS:

Winkles Electric, applicant for the Edward Jones sign sent a picture of the proposed sign and lighting for review for the property located at 127 Broadway Ave S. Edward Jones modified the look of the sign to meet the historic guidelines as required in the approval of the sign by the commission on September 8th.

Brad Kirchner made a motion to approve the proposed modified wall sign and lighting . If any variations are made the changes will need to be brought before the group at the next meeting. Larry Fisher seconded the motions. Approved on a 5-0 voice vote.

COMMISSIONER COMMUNICATIONS

Tami Staker advised the Community Growth Initiative group will be meeting on Monday November 14, 2015 from 9:00 a.m. – 1:00 p.m. at the High School and all are welcome to attend.

STAFF COMMUNICATIONS/ITEMS OF DISCUSSION

- Small Cities Development Program – Molly provided the commission with an update on the preparation of the application for the grant.

- The city has sent a letter and has been in discussion with the SHPO regarding the potential to host the 2017 SHPO conference . The HPC discussed possible locations of tours such as; Myrtle highlighting the history of tractors, Spam Museum (Austin), ethanol plant (Glenville), tour of manufacturing businesses in Albert Lea and Three Oaks Winery. As the date draws closer there will be a committee formed to address the details of the conference. Bev Jackson may also be a good person to contact.

Lester Anderson made a motion to adjourn which was seconded by Larry Fisher; the motion passed unanimously. The meeting adjourned at 12:05 p.m.

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: *October 1st, 2015*

Re: *Request for certification of appropriateness for 115 Newton*

Background

Holly Karsjens is opening Meraki Studio at 115 Newton Avenue. She is proposing new doors, signage and modifications to the existing awning over the main door. Attached are illustrations showing proposed modifications.

The heritage preservation ordinance¹ requires that prior to any exterior repair, alteration or modification to sites in the historic district (with some specific exemptions listed) an application for a certificate of appropriateness shall be made to the HPC.

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.

Doors

The architectural guidelines indicate that for façade openings (windows and doors) the modifications should reflect materials, color, scale, proportions and historic detailing consistent with the historic character of the property. The guidelines state that "Painted wood doors and wood framing are preferred...colored anodized aluminum may be acceptable."² The Secretary of Interior Standards indicate that while historic features and materials should be preserved, it is also appropriate to allow for minimal changes to make the property compatible for an efficient contemporary use.

The proposed new doors are of a modern material but in a design that is similar and compatible to what was historically used for commercial buildings (the metal to glass ratio is similar to old wooden commercial doors).

¹ Division 8 under Article V of the City Code

² Page 10 of "Architectural Guidelines for Historic Preservation"

Signage

The Secretary of Interior Standards do not specifically address new signs as a design feature on their own. As a new feature on the building, the same guidance pertaining to the rehabilitation of the site apply in that they should be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. The guidelines provide that projecting signs are appropriated to the downtown district. Requirements are:

- A minimum distance of 8 feet between the sidewalk and the bottom of the sign is required.
- Signs should be no more than 4 feet long and may not extend more than 4 feet from the building face.
- Historically accurate materials, such as wood or metal signboards with metal brackets, should be selected.

Awning

Awnings were a common feature in historic commercial districts the era of the Albert Leas and generally are appropriate storefront elements as provided for in the Secretary of Interior Standards. The historic district guidelines allow for retractable fabric awnings. 115 Newton has an existing permanent wood single awning which will eventually need to be repaired or removed. The proposed fabric awning in this application would greatly improve on the appearance of the site from an historic appropriateness.

Staff Recommendation:

Staff recommends approval of the new doors, signage, and awning as provided for in the application.

Requested Motion:

To approve a certificate of appropriateness for the proposed doors, signage and awning at 115 Newton 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.

Potential HPC grant projects

1. Historic Booklets

- a. Potential funding from CLG and/or MN Hist.& Cultural ("Legacy")
Public education and heritage tourism
- b. Would need to have someone who meets Professional Secretary of Interior Standards*
work on this in order to qualify for grant funding
- c. For fall of 2017 (conference) a Summer of 2016 project

2. Identification (brown) signs

- a. Identify proposed locations of brown highway signs (map)
- b. Determine how historic district will be distinguishable (we discussed banners or street
sign toppers to)
- c. Determine locations and types of information available for historic district
interpretation (kiosk, others?)
- d. Get estimates and create project budget (for all components)
- e. "legacy" grant for heritage tourism

3. 2017 SHPO state Conference

- a. Need to verify that CLG grant would fund this
- b. 2017 CLG application (2017 summer planning for fall conference)

Application & Project Timeline

Grant Name/Type	Application deadline	Project approval (estimated)	Project
Legacy – small (Heritage Tourism)	Early January 2016	Mid-March 2016	booklets (match for CLG)
C.L.G. (Public Education)	Pre-app end of Jan 2016 Final Early March	Mid-April 2016	booklets Summer of 2016
Legacy – small (Heritage Tourism)	4-8-16	Mid-June 2016	Wayfinding signs <ul style="list-style-type: none"> • Highway signs • District demarcation • Kiosk sign
Legacy – small	7-8-16	Mid-September 2016	
Legacy – small	10-14-16	Mid-December 2016	
Legacy – small (Heritage Tourism?)	Early January 2017	Mid-March 201	??? (match for CLG)
C.L.G. (Public Education)	Pre-app end of Jan 2016 Final Early March	Mid-April 2017	State Conference Planning ??? Summer of 2017

**MN Hist. & Cultural (“Legacy”) SMALL GRANTS (up to \$10,000)
Historic Preservation Project**

- **Heritage Tourism**
- **Historic Properties**
- **National Register Nominations & Local Designation**
- **Preservation Planning**
- **Survey and Inventory & Evaluation**

Awarded projects generally are able to commence 8 weeks after Small Grant application

C.L.G. (certified local government)

- **Historic resource surveys**
- **Preparation of local/national designation forms**
- **Historic preservation plans**
- **Building reuse studies**
- **Cultural landscape inventories**
- **Design guidelines for property owners**
- **Public education**

Pre-applications are required and typically due in January each year with final applications due in March or April. Work is typically cleared to begin in May or June.

*** Secretary of Interior Professional Standards (there are also standards for historic architect and archeologist) http://www.nps.gov/history/local-law/arch_stnds_9.htm**

History

The minimum professional qualifications in history are a graduate degree in history or closely related field; or a bachelor's degree in history or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, teaching, interpretation, or other demonstrable professional activity with an academic institution, historic organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of history.

Architectural History

The minimum professional qualifications in architectural history are a graduate degree in architectural history, art history, historic preservation, or closely related field, with coursework in American architectural history, or a bachelor's degree in architectural history, art history, historic preservation or closely related field plus one of the following:

1. At least two years of full-time experience in research, writing, or teaching in American architectural history or restoration architecture with an academic institution, historical organization or agency, museum, or other professional institution; or
2. Substantial contribution through research and publication to the body of scholarly knowledge in the field of American architectural history.

Memorandum

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

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

Date: *November 4th, 2015*

Re: *Request for certification of appropriateness for 137 Broadway, The Marketing Plant*

Background

Susan Crane, owner of 224 South Broadway is applying for a certificate of appropriateness for a sign at that location for the Arts Initiative. The proposed Identification Sign is shown in the illustration for the “Arts Initiative” attached here. It would be placed in the same location as the existing sign, shown as follows.



The heritage preservation ordinance¹ requires that prior to any exterior repair, alteration or modification to sites in the historic district (with some specific exemptions listed) an application for a certificate of appropriateness shall be made to the HPC.

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.

¹ Division 8 under Article V of the City Code

The Secretary of Interior Standards do not specifically address new signs as a design feature on their own. The proposed sign appears to meet all of the standards contained in the design guidelines for an identification sign, however, it does not meet the maximum size allowed for this type of sign in the B3 central business district. The maximum size in the zoning for an Identification Sign is 3 square feet in area. The proposed sign would be 6.33 square feet in size.

Staff is seeking the advice of the City Attorney to determine how to address this matter and also to verify the size of the proposed sign with the applicant.

Staff Recommendation & Requested Motion:

There is no recommendation or requested motion at this time. Additional information will be provided for discussion at the meeting on November 4th.

Art Initiative
224 S. Broadway
Albert Lea MN 56007
Contact Person: Elisha Marin - 507-318-2798

Sign is 8" x 114" - 6.33 sq ft. - \$3.17



TicToc Digital Printing Plus
507.373.2663



Fire & Inspection Department

221 East Clark Street

Albert Lea, Minnesota 56007-2496

507-377-4340

Building Permit Application

Office use only

Permit # _____

Site Address <i>224 S. BROADWAY</i>		Date <i>10/9/15</i>	
Tenant/Building name <i>SUSAN ART INITIATIVE</i>		Suite/Unit #	
Applicant <input type="checkbox"/> Architect <input type="checkbox"/> Contractor <input type="checkbox"/> Owner		Condominium #	
Property Owner			
Name <i>SUSAN CRANE</i>		Phone	
Address <i>224 S. BROADWAY</i>	City <i>ALBERT LEA</i>	State <i>MN</i>	Zip <i>56007</i>
Contractor			
Name <i>TICTOC DIGITAL PRINTING</i>		Phone <i>507-373-2663</i>	
Address <i>2401 MYERS ROAD</i>	City <i>ALBERT LEA</i>	State <i>MN</i>	Zip <i>56007</i>
Contact person <i>BARB ROGNES</i>		License#	
Architect/Engineer			
Name		Registration#	
Address	City	State	Zip
Contact person		Phone	

Class of work

Check only one

New

Addition

Alteration/Remodel

Maintenance/Repair/Replace

Type of structure

Check only one

Single family residential

Recreational, amusement

Single family attached to single family

Residential garage

Industrial buildings

Two family residential

Public works & utilities buildings

Three-four family residential

Public schools

Multiple family residential

Private school

Offices, banks, professional

Churches/religious buildings

Stores/restaurants/warehouse

Hotels/motels

Other non-residential

Fences/signs/antennas

Service station/repair garage

Other



Memorandum

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

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

Date: *November 4th, 2015*

Re: *Request for certification of appropriateness for 128 Broadway*

Background & Proposal

Brett Richards is requesting a certificate of appropriateness on behalf of Daniel & Susan Richards, owners of 128 Broadway. They are proposing a complete new first floor storefront including metal bulkhead and window framing with two large display windows and a row of transom windows. Additional elements of the proposed new storefront include a new wooden door leading to the upstairs apartment (on the south end of the storefront), and a new commercial entry door with sidelight window on (on the north end of the storefront), a new awning and new signage. The bulkhead, commercial door and window framing are all proposed to be on bronze colored anodized aluminum.

On the second story of the façade, new windows are proposed replacing the existing windows with do not completely fill the historic height of the opening. The new windows would fill the height of the space except for a small portion (approximately 2') of metal infill just under the top arch. Photos provided by the applicant show a similar treatment on the CPA office across the street. Additionally, cleaning and tuck pointing are indicated as a future work activity on the building.

Proposed signage includes a projecting sign, an awning sign, and window signs. The projecting sign is proposed at 14.25 square feet in size. The façade illustration shows the sign hanging on the north end of the storefront with more than 8 feet clearance between the bottom of it and the sidewalk. More than one design option for the projecting sign has been provided by the applicant. A portion of the sign ("bhd" logo) would be in raised letters with the lower letters flat/painted on the backing. Both ribbed galvanized steel and a core 10" rusting steel sign "board" are shown in the application materials. Designs for the awning and windows signs were included in the application materials.

The heritage preservation ordinance¹ requires that prior to any exterior repair, alteration or modification to sites in the historic district (with some specific exemptions listed) an application for a certificate of appropriateness shall be made to the HPC.

¹ Division 8 under Article V of the City Code

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 proposed modifications to the storefront include reestablishing the bulkhead and display windows parallel to the sidewalk where it is currently angled inward at the center doorway. The new entry would be on the right side of the façade with a recessed entry. The second story windows would be modified to open the entire height of the window with a small portion of it, approximately 2' under the top arch filled in. There are no historically defining feature present which are proposed to be removed or replaced in this rehabilitation project.

Signage

The Secretary of Interior Standards do not specifically address new signs as a design feature on their own. As a new future on the building, the same guidance pertaining to the rehabilitation of the site apply in that they should be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The Historic District Guidelines provide that projecting signs are appropriated to the downtown district. Requirements are:

- A minimum distance of 8 feet between the sidewalk and the bottom of the sign is required.
- Signs should be no more than 4 feet long and may not extend more than 4 feet from the building face.
- Historically accurate materials, such as wood or metal signboards with metal brackets, should be selected.
- The zoning ordinance allows projecting signs of up to 18 square feet in size and 4 feet in height.

While the projecting signs distance from the building (maximum of 4') is not provided in the application materials, all other standards for this sign appear to be met.

The façade illustration shows the name of store centered on the valance of the awning as it would appear with the awning retracted. This location for an awning sign is specified as allowed in both the historic district guidelines and the zoning code. The awning and the sign on it as proposed appear to meet all requirements.

No details have been provided for the window signs. The Historic District Guidelines for window signs is found on page 17. The guidelines require that they not exceed 10 percent of the window area and that they not move, flash or display electronic reader boards (LED).

Brick Cleaning & Tuck pointing

While the Historic District Guidelines for Albert Lea do not address this activity, the Secretary of Interior Standards do. These state that "Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials

will not be used.” Care should be taken to assure that the method of cleaning and repointing meets this criteria. In particular, the removal of old mortar must be done with appropriate equipment (including appropriate size saw blade) to avoid damage to the historic brick and new mortar should be made to match existing so that patching is not obvious.

Staff Recommendation:

Staff recommends approval of the façade modifications including the proposed new storefront and the new windows on the second story. Further, staff recommends approval of the awning sign and projecting sign with the condition that it meets all hanging requirements. Staff recommends further discussion on the window signs and will notify the applicant that additional information is requested pertaining to those. Following is a motion which includes some drafted conditions for the HPC to consider.

Requested Motion:

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 including bronze colored anodized aluminum bulkhead, window framing and commercial door with new transom windows, and second story window replacement and a new wood door (for apartment) and awning; further approved here is the proposal for the projecting sign as detailed in the application received on 10-5-15 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 for 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.*

Heritage Preservation Property Alteration Permit Application for Certification of Appropriateness

Completion of this application is required if a property is located in a local historic district or is designated as a local landmark.

Depending upon the magnitude of proposed work, your request will require approval from the Historic Preservation Commission (HPC).

1. PROJECT ADDRESS

Property Location 128 BROADWAY AVE S

2. APPLICANT INFORMATION

Applicant is Property Owner Contractor Architect Other BUSINESS OWNER

Applicant Name BRETT RICHARDS

Address 662 MEADOW LN City, State, Zip ALBERT LEA MN 56007

Telephone Number 507 373 1993 Fax Number 507 256 7581

E-mail Address BRETT@RHP DESIGN BUILD.COM

3. PROPERTY OWNER INFORMATION (if different from applicant)

Property Owner Name DANIEL + SUSAN RICHARDS

Address 602 2nd AVE SE City, State, Zip GENEVA MN 56035

Telephone Number 507 256 4123 Fax Number 507 256 7581

E-mail Address SDRICHARDS@FRONTIER.COM

4. PROJECT DESCRIPTION

Type of property Single business Multiple businesses

Type of changes proposed New construction Renovation

General Renovations/Changes Proposed

Please describe, briefly, the types of renovation or changes being proposed. (Additional details may be provided in attachments to this application form or in the required documentation).

NEW STOREFRONT - NEW WINDOWS - NEW DOORS

COMPLETE INTERIOR DEMO + REMODEL

Renovations/Changes in Signage

Work proposed New signage
 Restoration of existing signage
 Replication of historic signage

Number of signs proposed 3

Type(s) of signage proposed

- Historic building identification signs
- Storefront signs
- Window signs
- Awnings
- Projecting signs
- Marquee signs
- Restoration of historic wall signs
- Banners

5. 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

9/29/15
Date



Property Owner Signature

10/2/15
Date

Submit this application and required supplementary information to:

City of Albert Lea
221 E. Clark Street
Albert Lea, MN 56007

Contact the Albert Lea Community Development Office at (507) 377-4315 if you have questions regarding this application.

6. FOR OFFICE USE ONLY

Date received _____

- Approved
- Approved with conditions
- More information required
- Denied

Comments

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

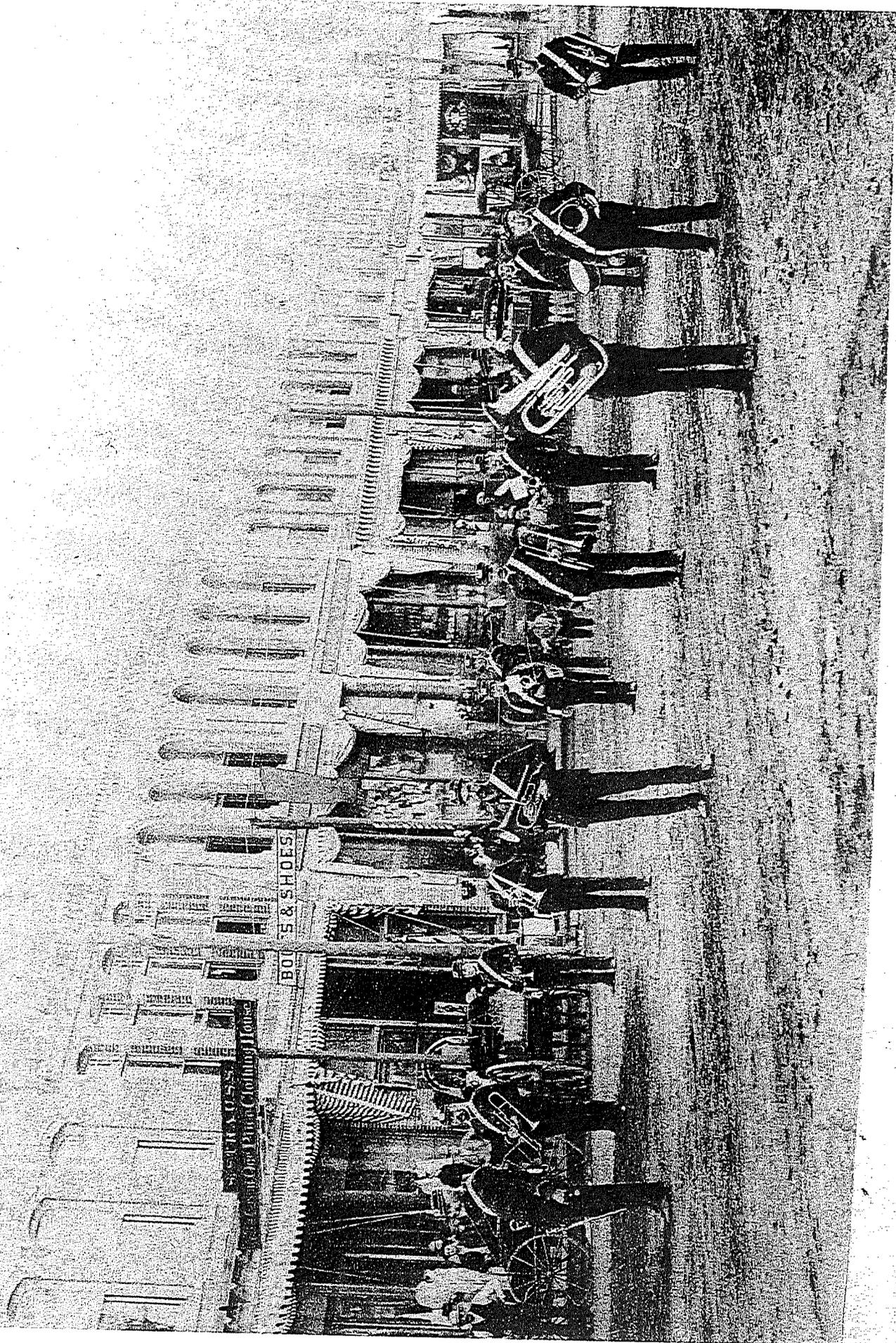


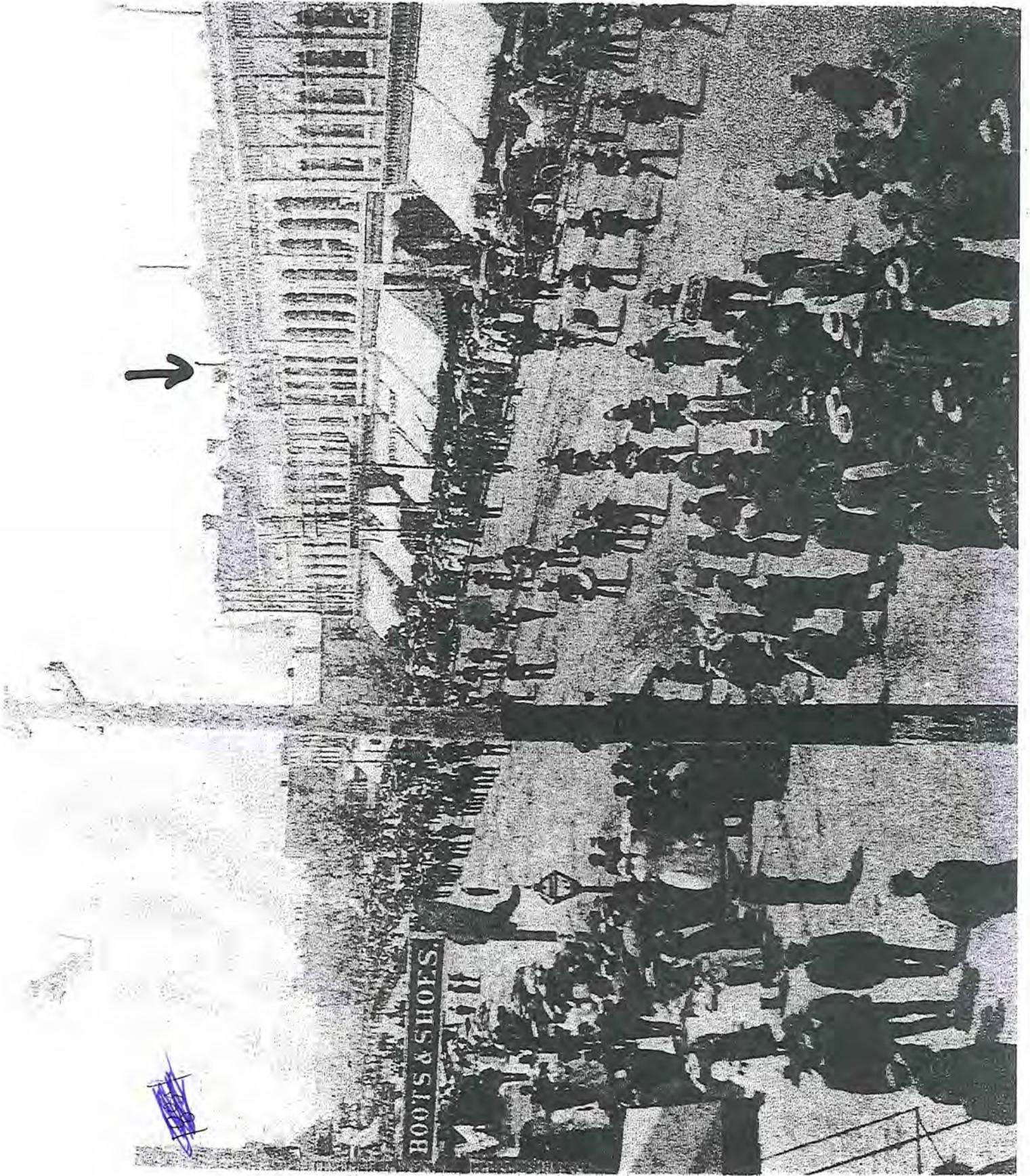
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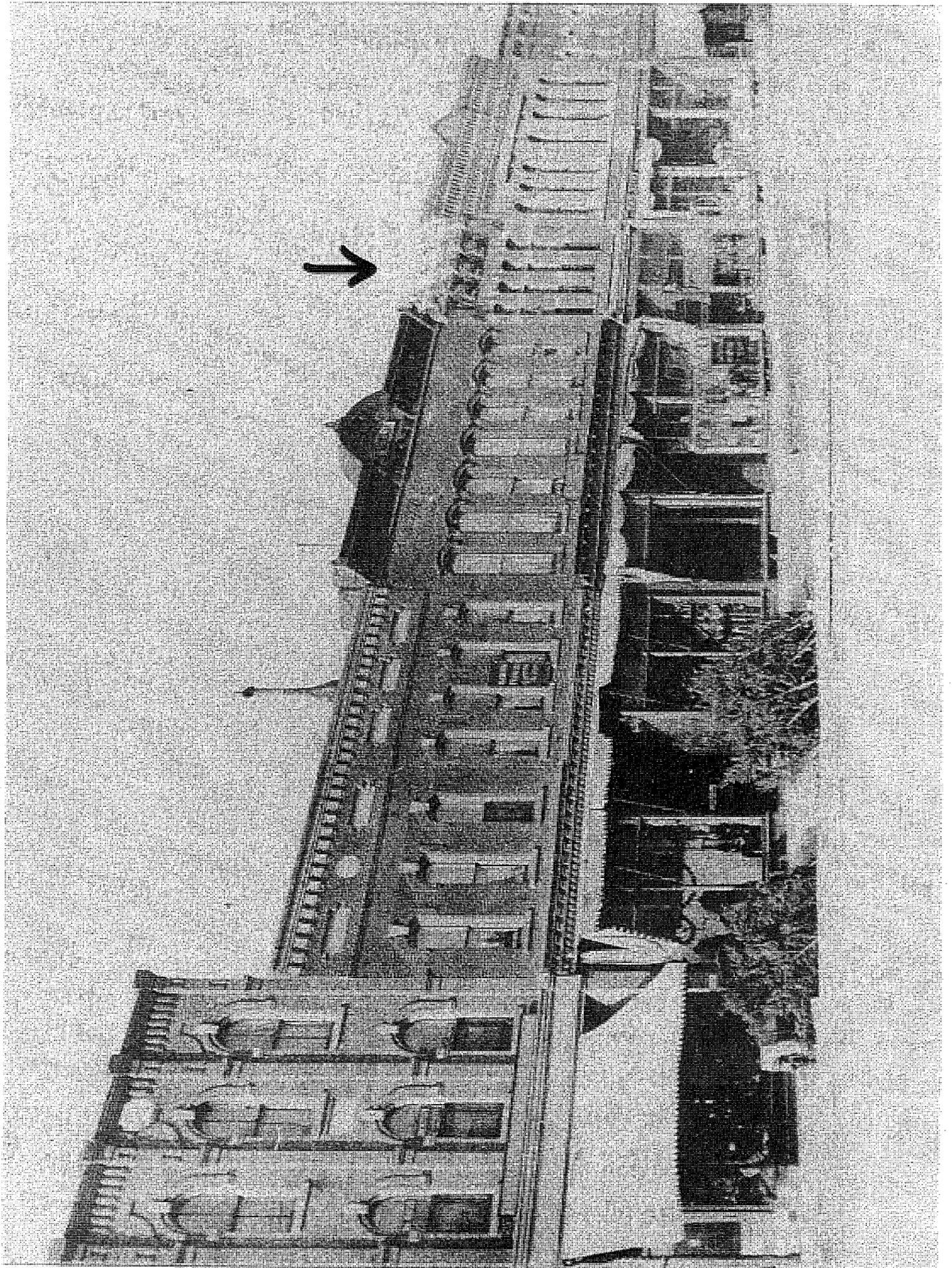
INCOME TAX PREPARATION OFFICE

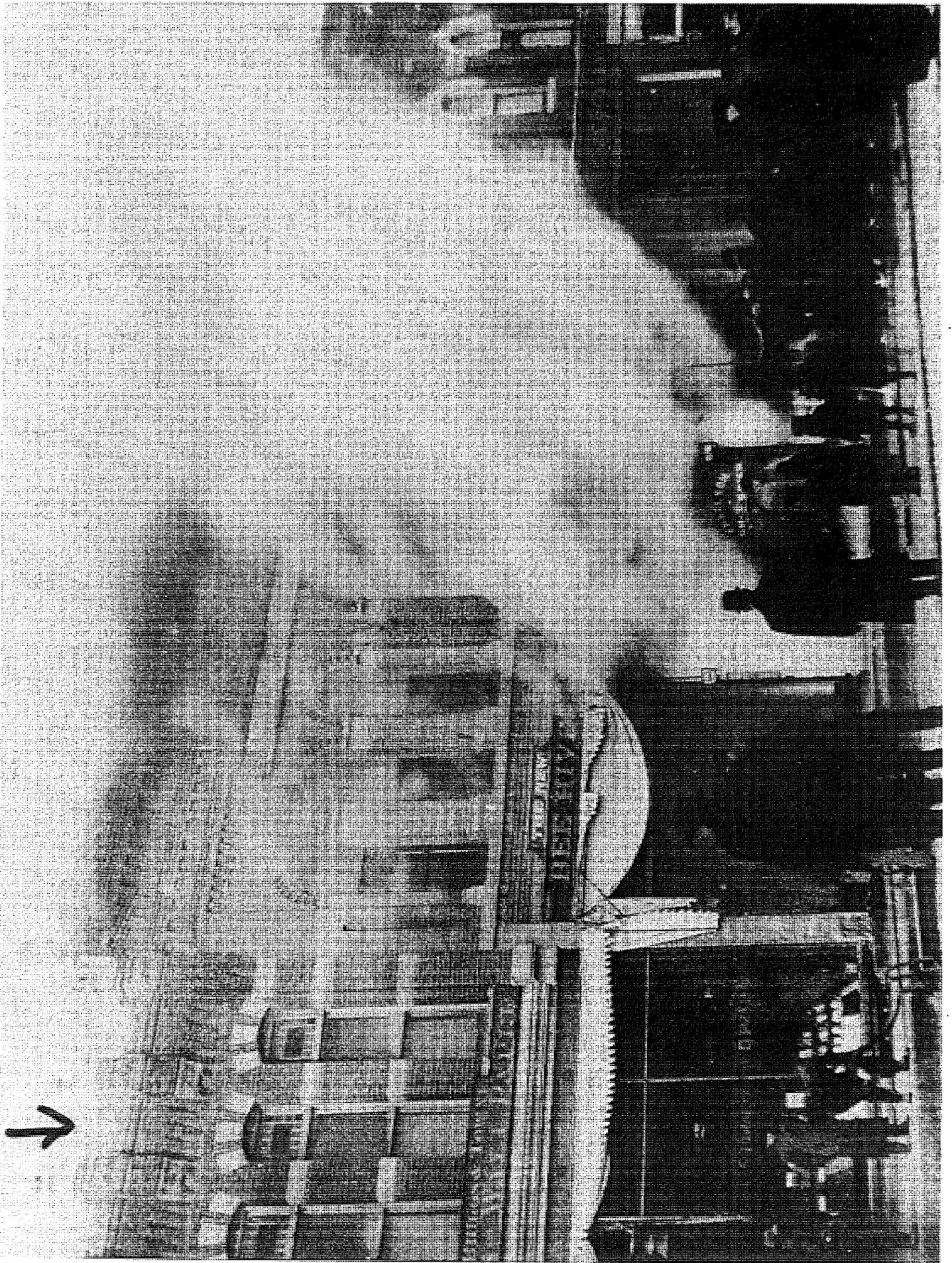
TAX SEASON IS HERE
- CALL FOR AN APPT. 377-8291

806

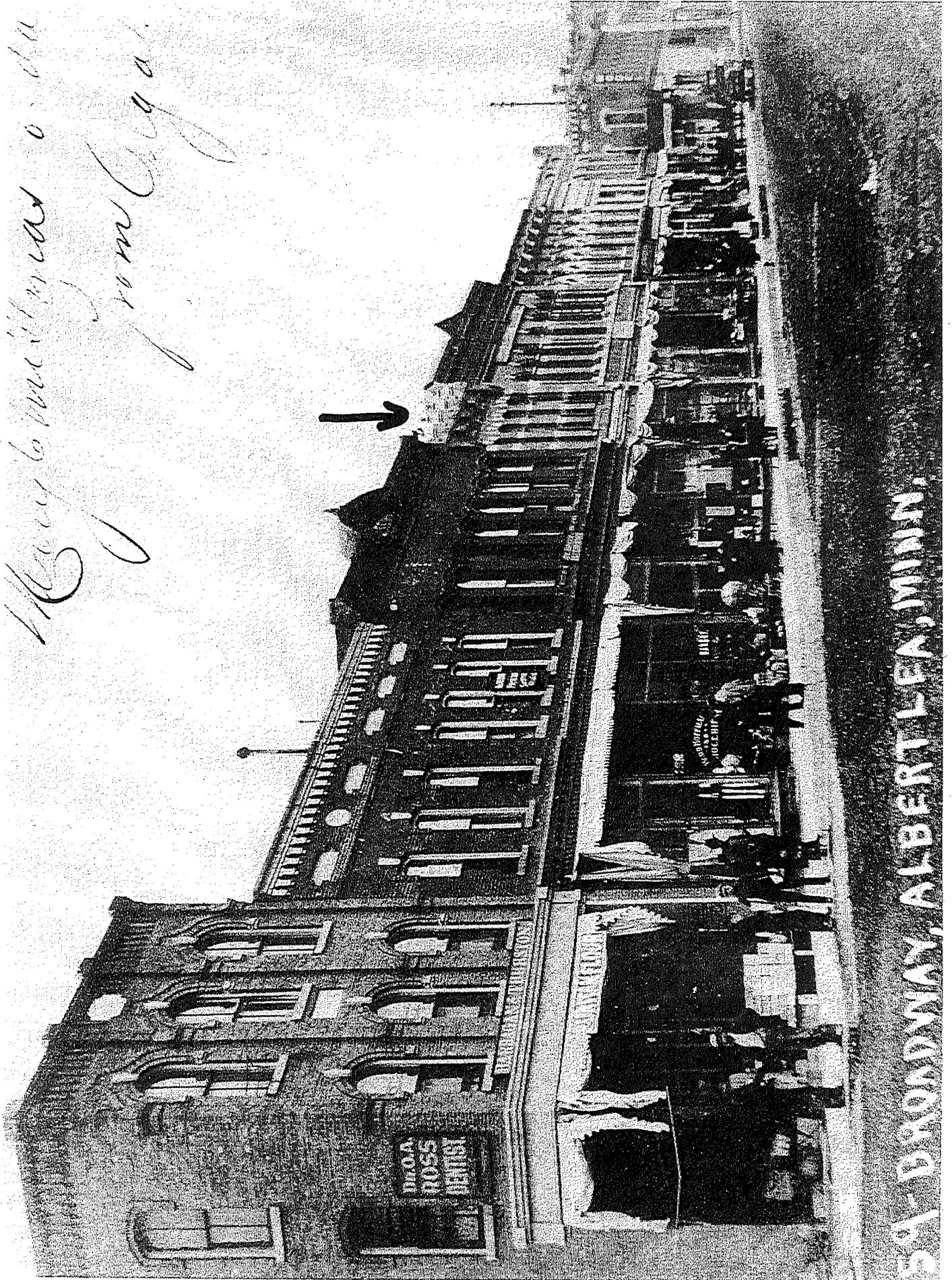






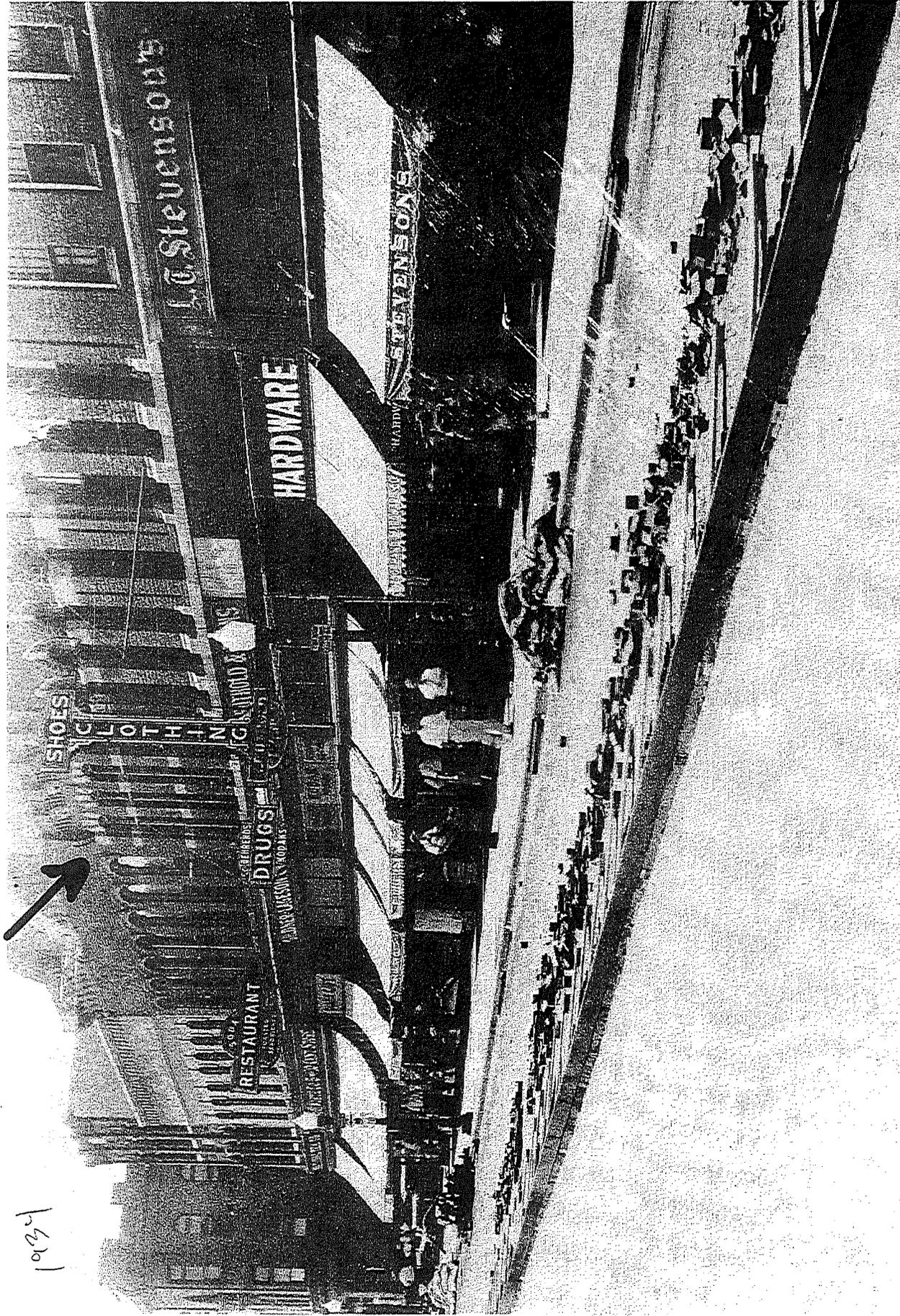


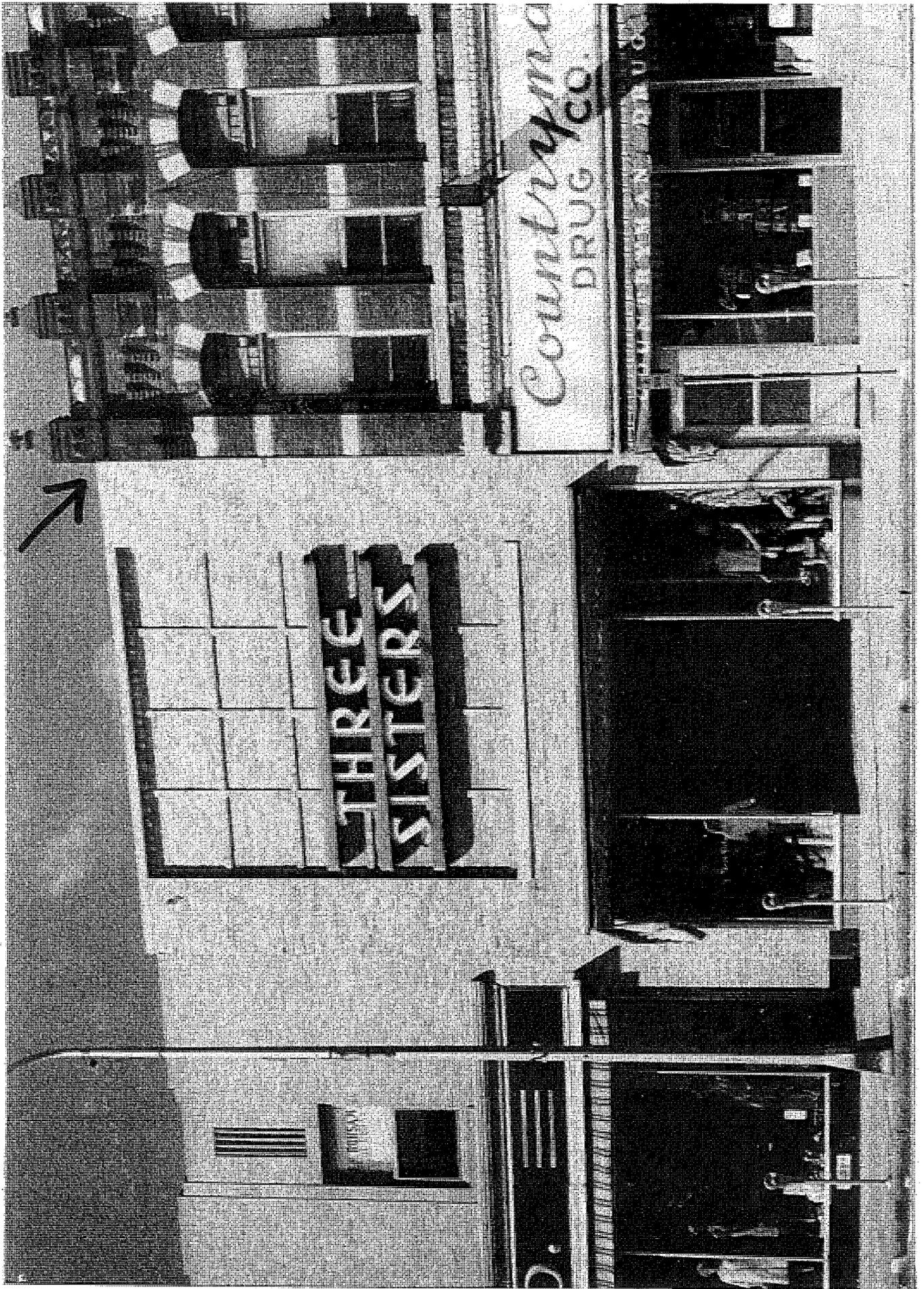
Mary to mill near o da
from Cuyat.



59- BROADWAY, ALBERT LEA, MINN.

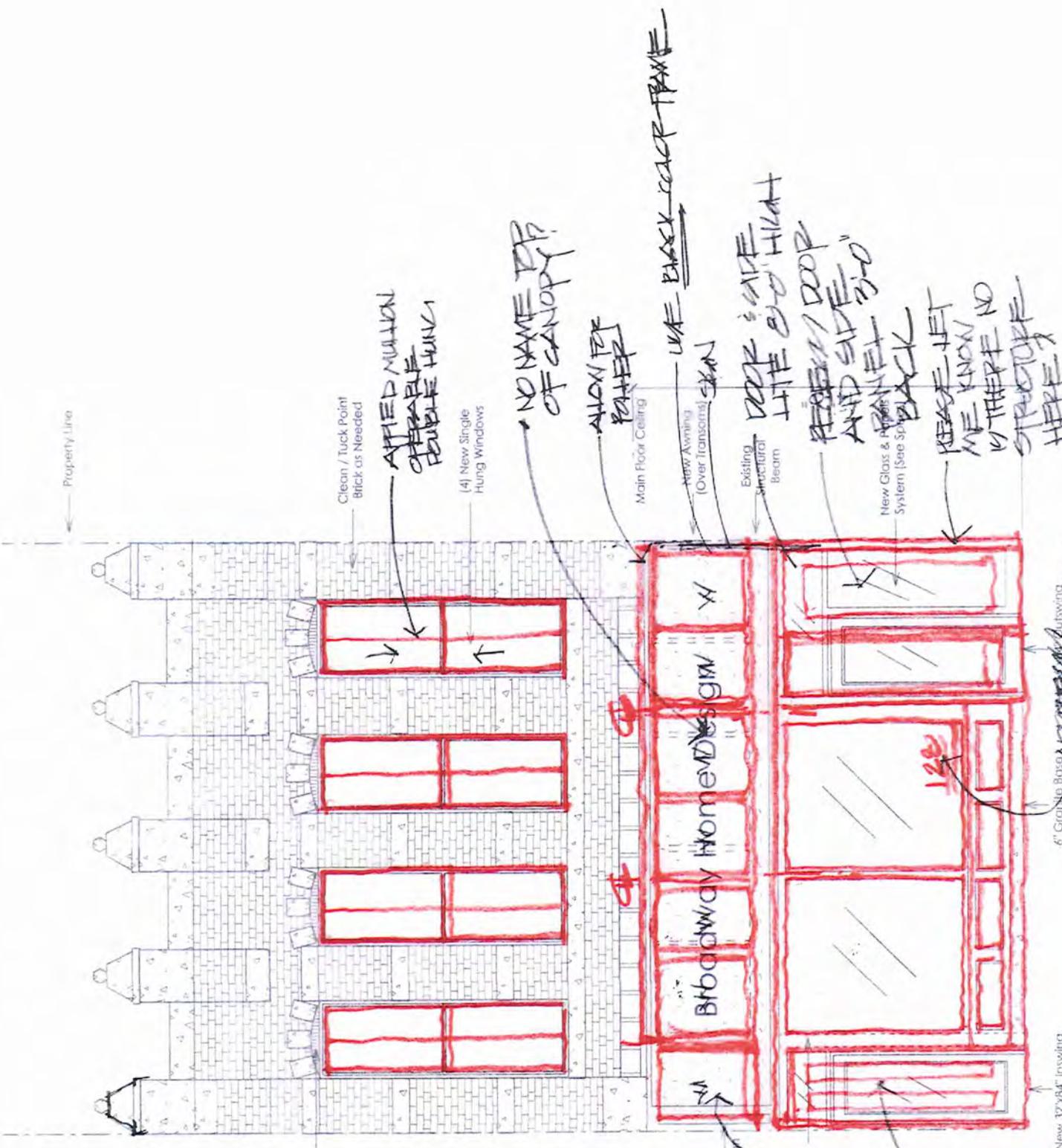
10934







Lentz expanded the number of family-owned clothing stores by training employees to become managers and co-owners. The first store was in Minn. Minn. in 1878, and by 1954 there were forty-two Leuthold affiliates in three states. This photo shows the Albert Lea Leuthold, 121 South Broadway, in 1980.



Property Line

Clean / Tuck Point Brick as Needed

ATTED MULLION OPERABLE DOUBLE HUNG

(4) New Single Hung Windows

NO NAME OF CANOPY?

ALONG FOR PAPER

Main Floor Ceiling

USE BLACK CAR FRAME

SKIN

DOOR IS AFE THE 8'-0" HIGH

REAR DOOR AND SIDE 3'-0"

NEW GLASS & PANEL SYSTEM (SEE SPEC)

PLEASE LET ME KNOW IF THERE NO STRUCTURE HERE

Insulated Panel Window Arch Infill

VANION LIGHTS NEW STAIR REFLECTING SIGN

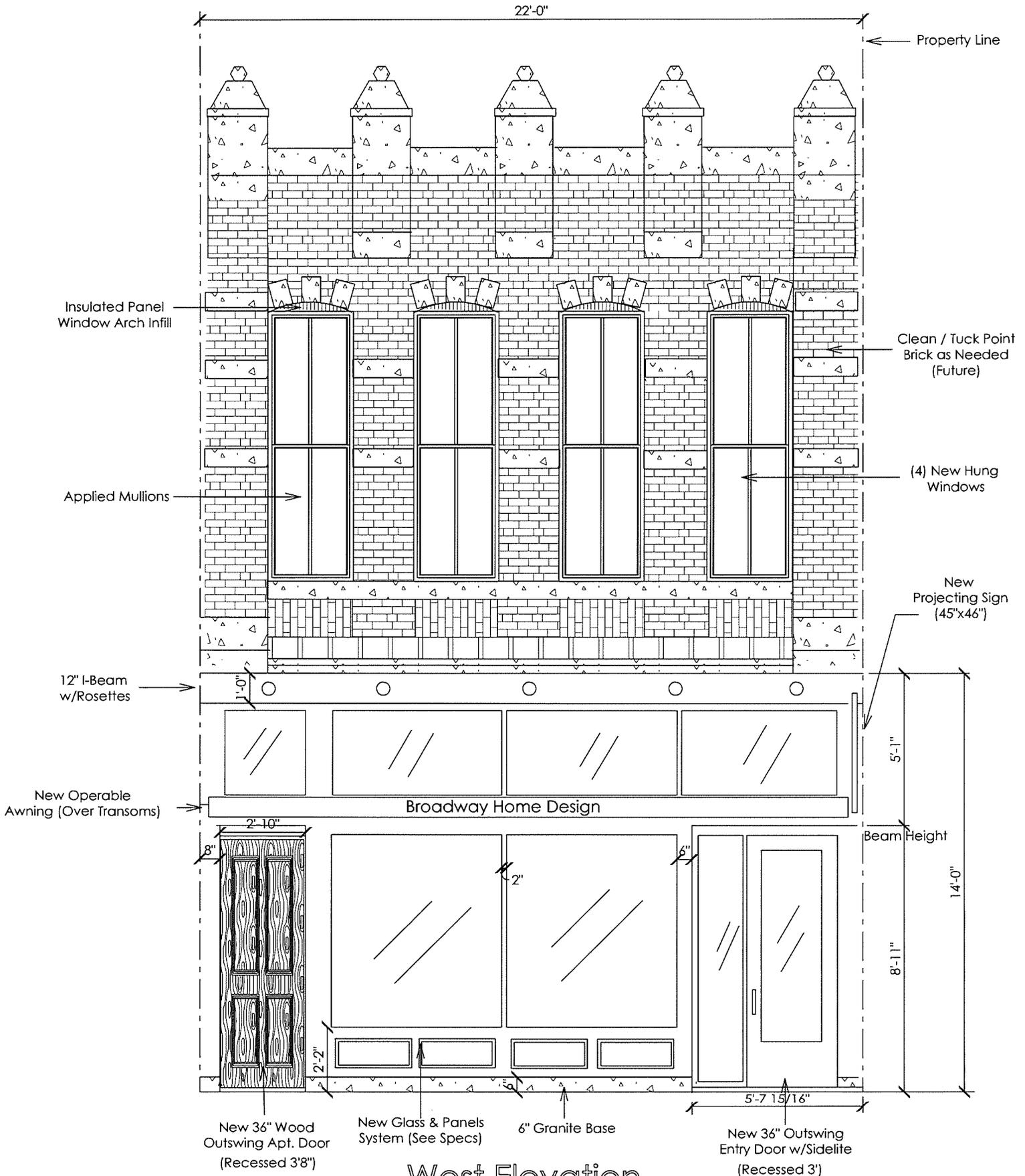
EXISTING STRUCTURAL POST

WOOD EXT. DOOR 8'-0" HIGH

BIBBANDWAY HOME DESIGN

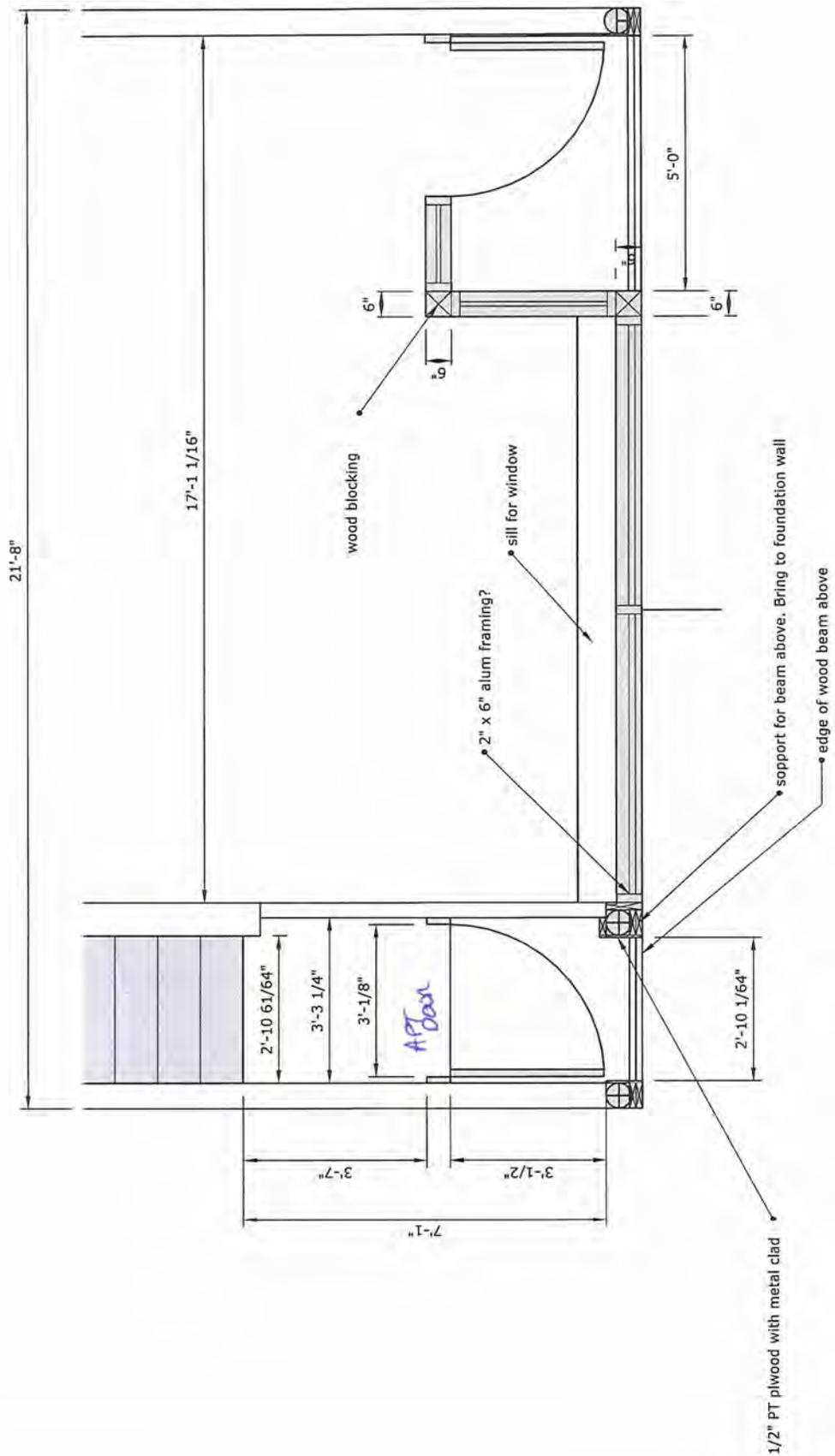
New 32"x84" Inswing

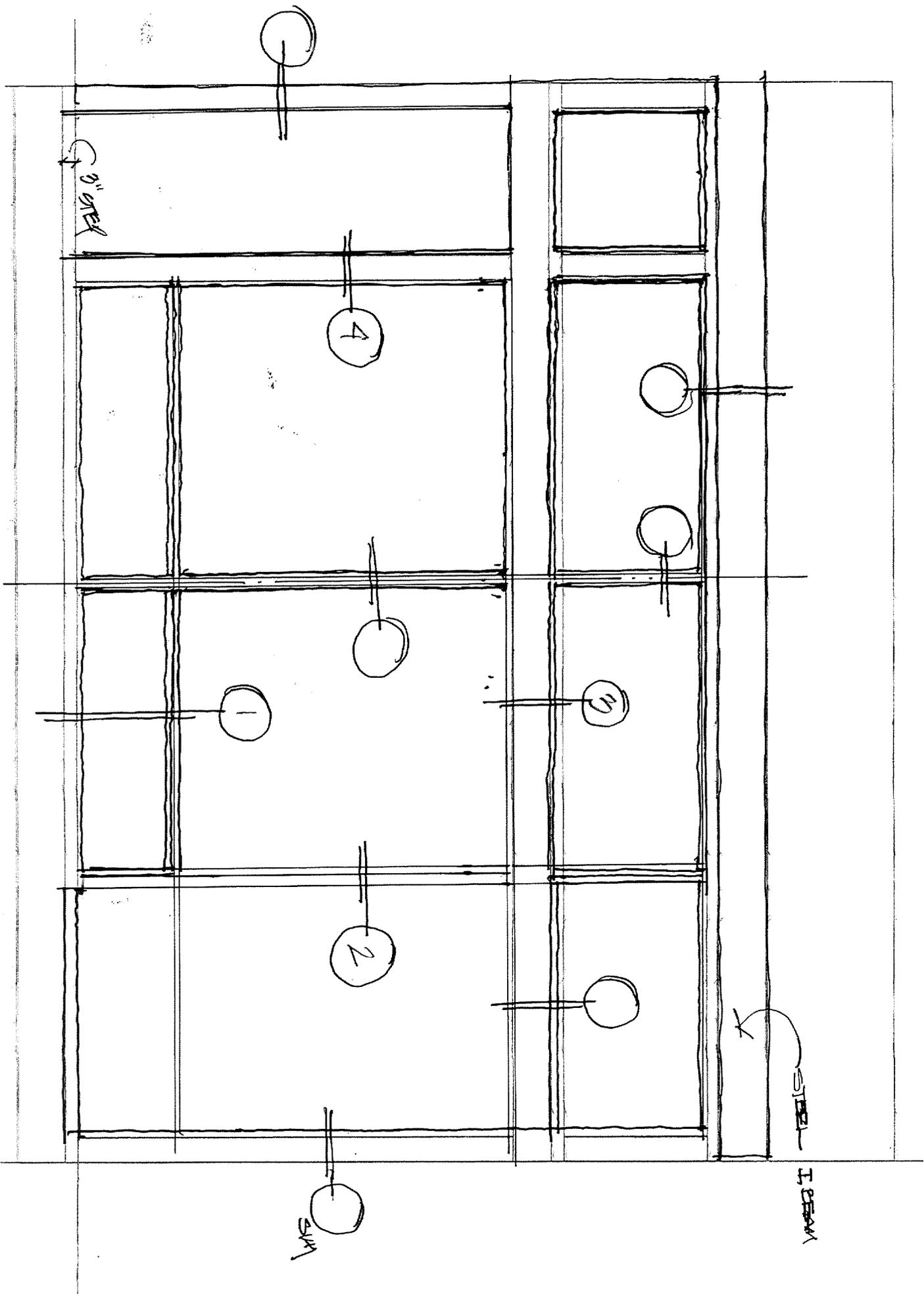
6" Granite Base Awning



West Elevation

1/4" = 1'

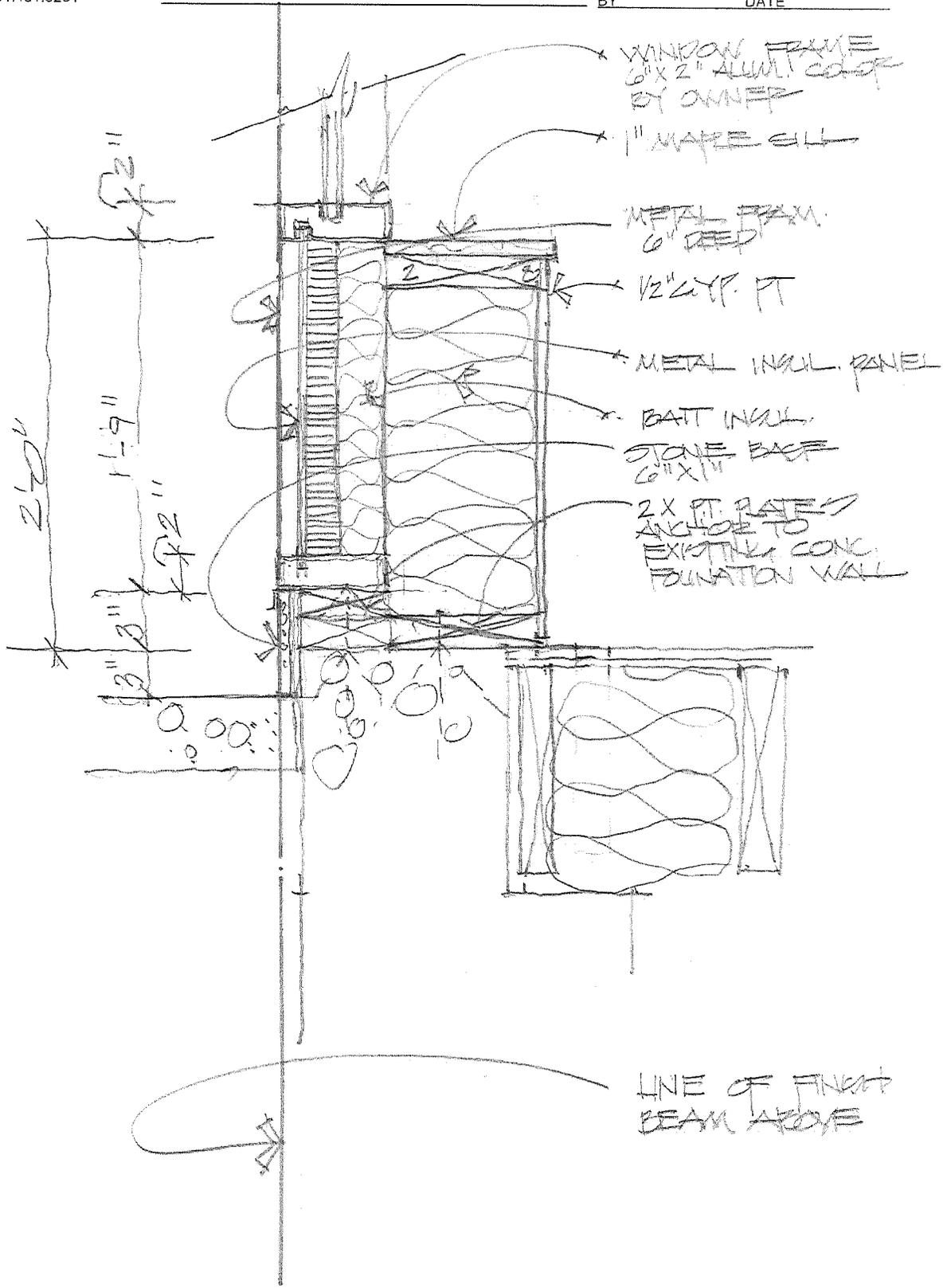




Larson Engineering, Inc.
3524 Labore Road
White Bear Lake, MN 55110-5126
651.481.9120 Fax: 651.481.9201
www.larsonengr.com



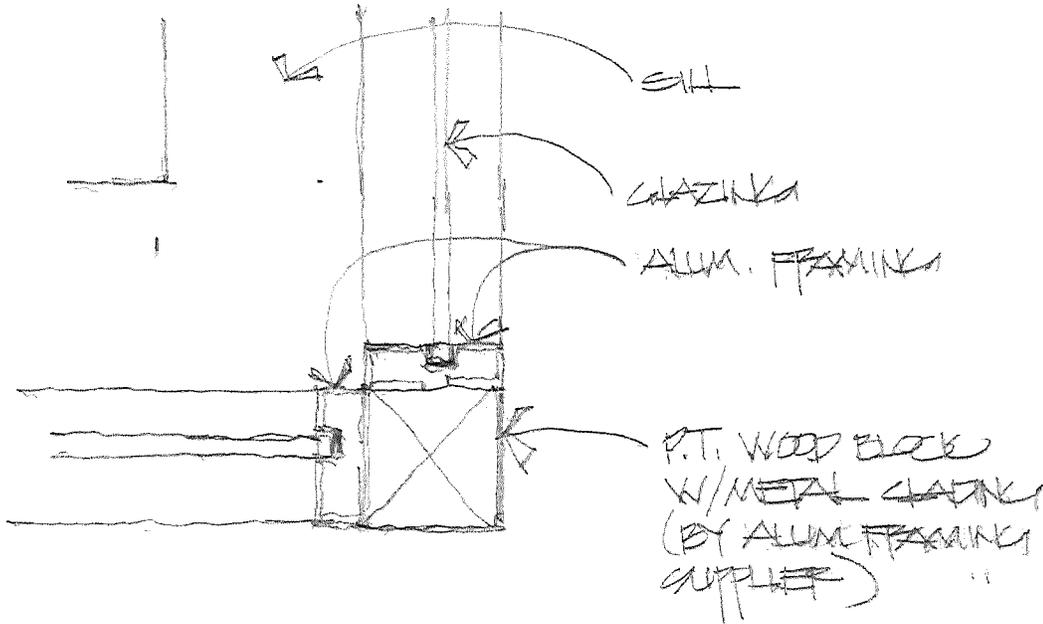
SUBJECT _____ SHEET NO. _____ OF _____
PROJECT NO. _____
BY _____ DATE _____



① ~~SECTION~~

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SUBJECT _____ SHEET NO. _____ OF _____
PROJECT NO. _____
BY _____ DATE _____

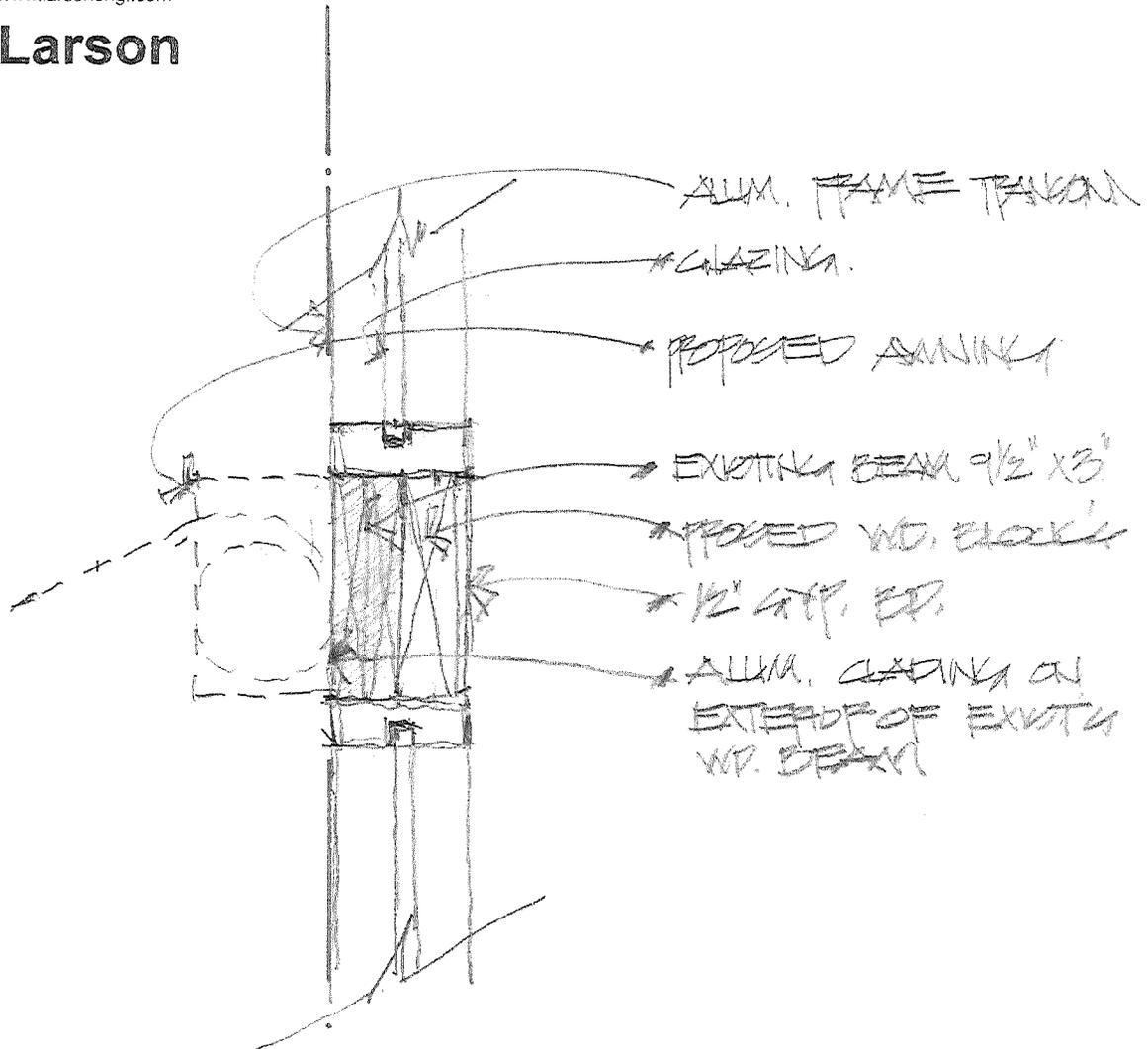


② SECTION

1/2" = 1'-0"



Larson



ALUM. FRAME TRASKON

CLADDING.

PROPOSED WINDOW

EXISTING BEAM 1/2" X 3"

PROPOSED WOOD BLOCK

1/2" GAP. ED.

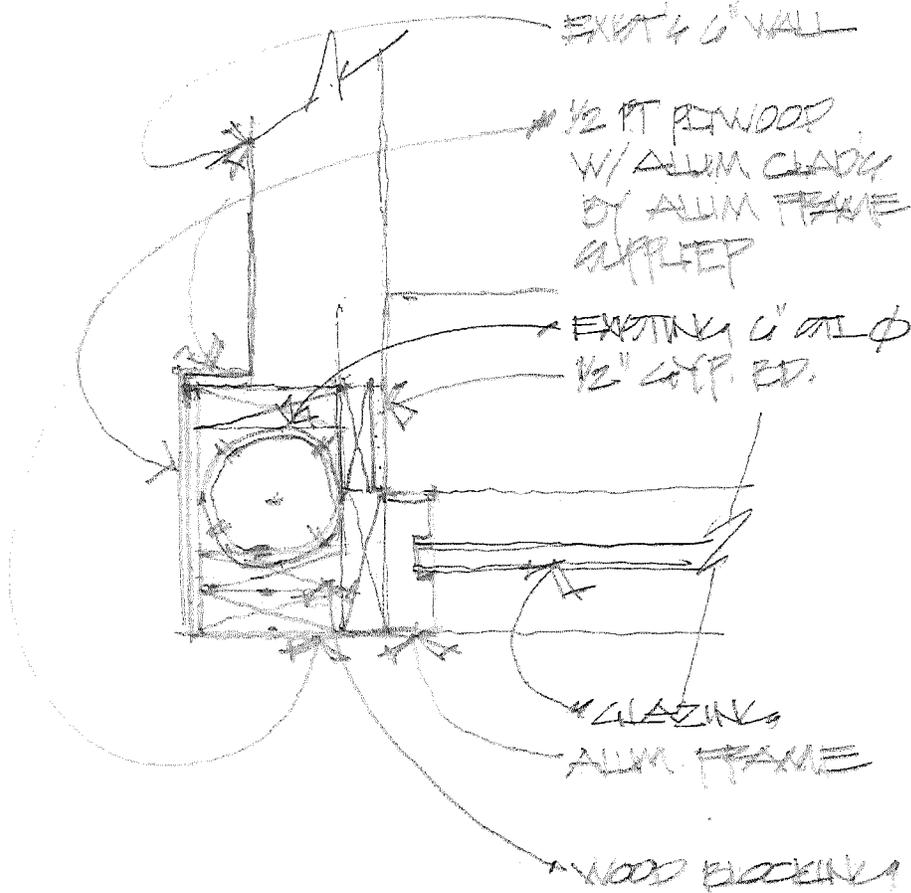
ALUM. CLADDING ON
EXTEND OF EXISTING
WOOD BEAM

(3) SECTION

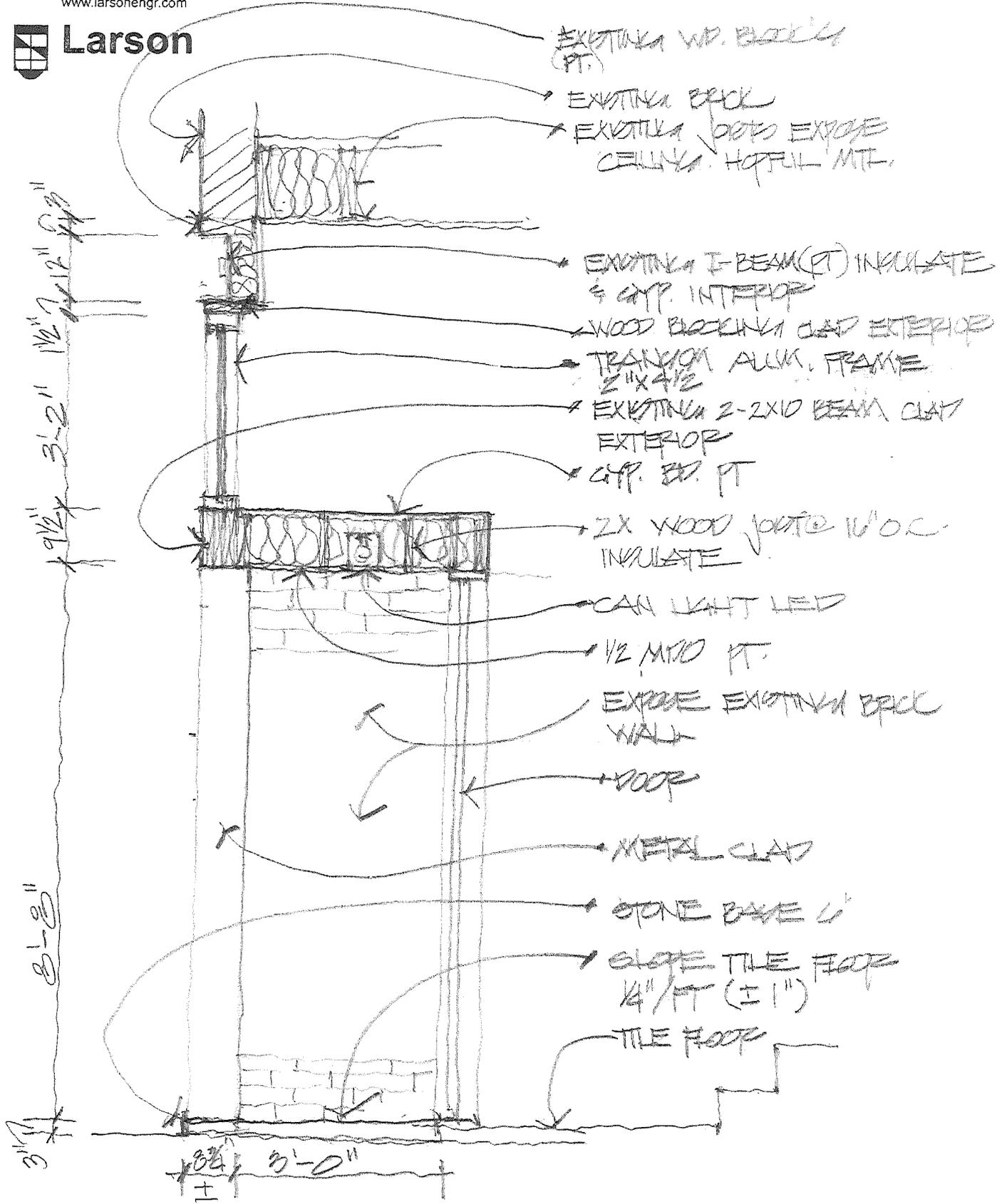
1/2" = 1'-0"



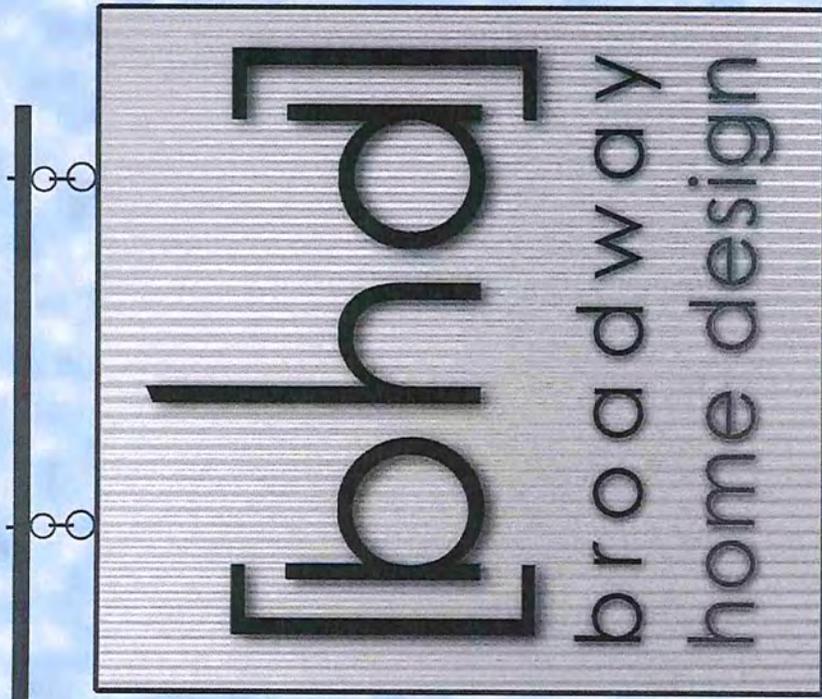
Larson



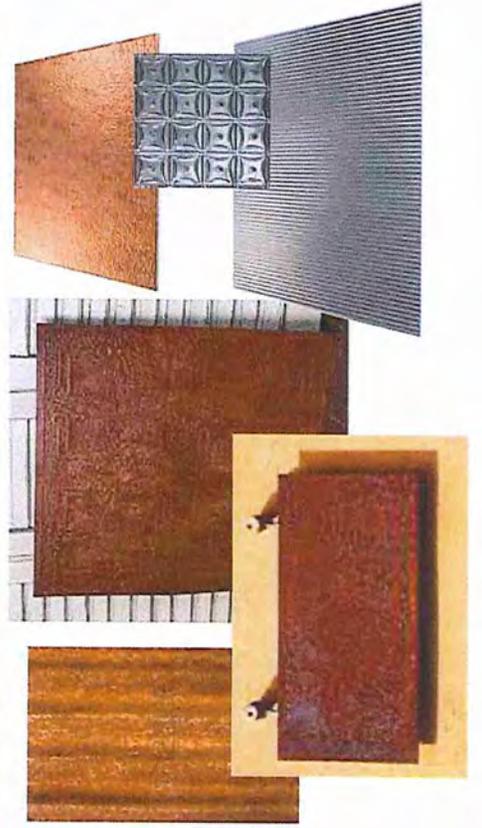
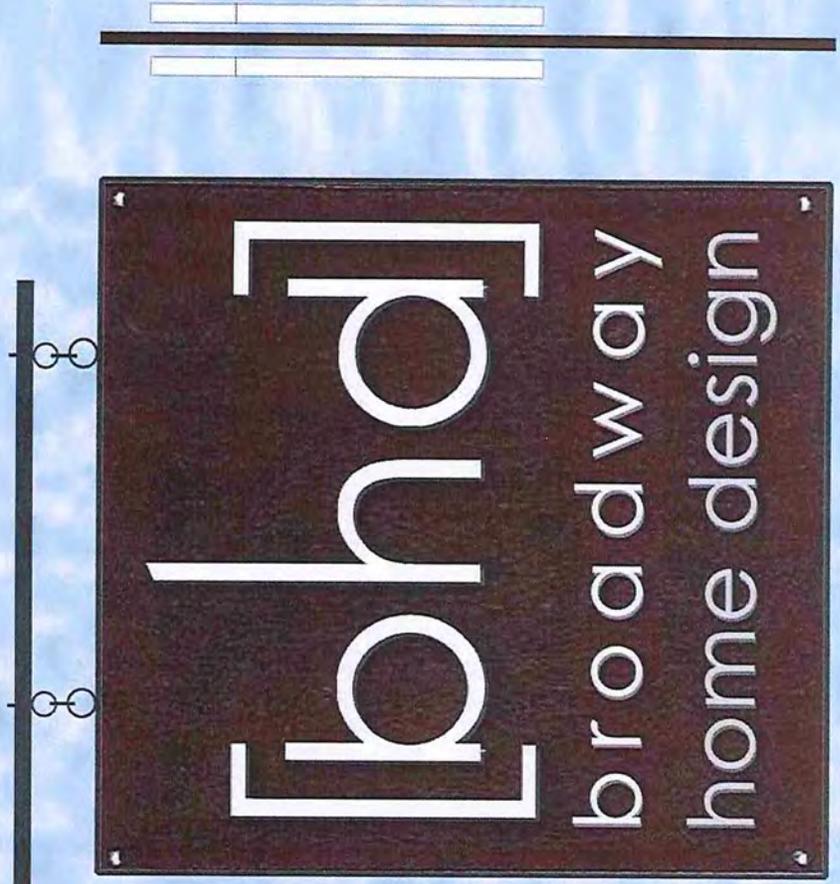
4 SECTION
 $1/2" = 1'-0"$

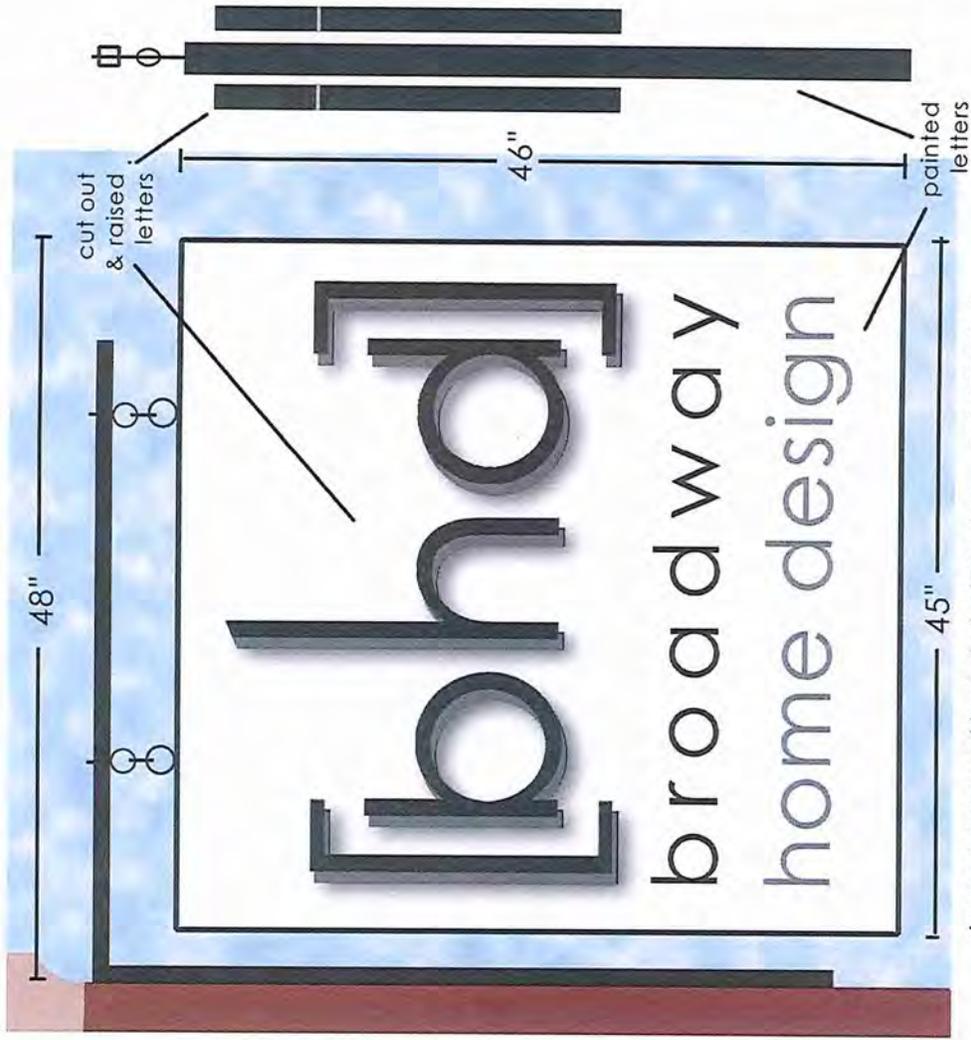
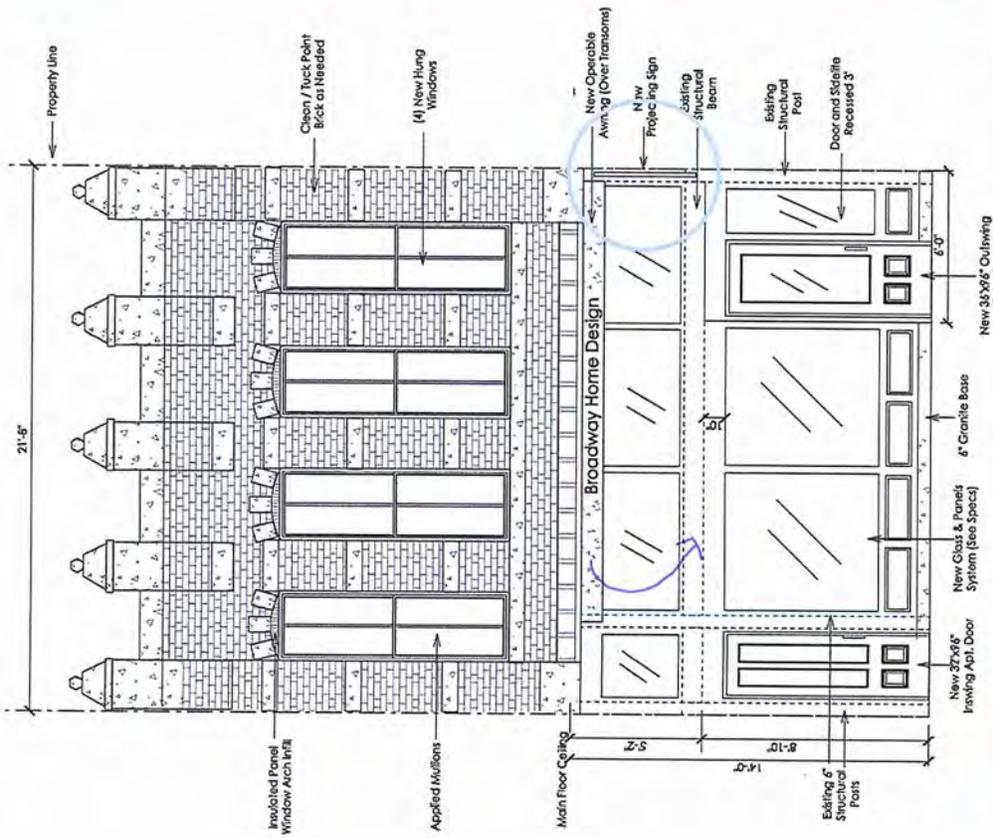


Ribbed galvanized steel



Core 10 rusting steel





signage proposal by Bohnhoff Design - 612-968-5013



broadway home design
 Jess & Brett Richards

broadway home design
 Downtown Albert Lea, Minnesota

Molly Patterson-Lundgren

From: Brett Richards <brett@rwpdesignbuild.com>
Sent: Friday, October 23, 2015 12:30 PM
To: 'Wayne Sorensen'; Molly Patterson-Lundgren
Cc: 'Robert Rice'; 'Jennifer Nelson'
Subject: RE: some questions on 128 Broadway

Hello all –

The vertical mullion on the upper window will be between the glass panes. The windows will be full height – the infill will only be an inch or two. The windows will be approx. 9' tall.

The storefront will be the same materials and specs as the 112 Broadway – difference being our doors will be on opposite sides. Also, we are going to be using a wood entry door for apartment.

The awning will be below the transoms – same as the 112.

I will have the competed specs from Southern Glass on the storefront early next week and I will forward on.

Let me know if you need anything else. Thanks for your help and have a great weekend.

Brett

From: Wayne Sorensen [<mailto:Wayne.Sorensen@co.freeborn.mn.us>]
Sent: Friday, October 23, 2015 10:17 AM
To: 'Molly Patterson-Lundgren' <mollypl@wsbeng.com>; 'Brett Richards' <brett@rwpdesignbuild.com>
Cc: Robert Rice <RRice@ci.albertlea.mn.us>; Jennifer Nelson <jnelson@ci.albertlea.mn.us>
Subject: RE: some questions on 128 Broadway

Molly,

I visited briefly on site with Brett Richards. Structurally I have no concerns. Brett's email is brett@rwpdesignbuild.com. He did not get your email.

See below the answers to your questions. I attached two pictures that show similar styles. The “arch” infill will be like the “Hammer” building windows shown. The over all design and awning style will be much like the “112” restaurant a few doors to the north.

Brett hopes to demo the front area soon. I told him to wait until you and the City say it's a go. I can prepare the permit when needed. Hope this all helps!

Wayne

Brett, Please comment or correct on any of this..... Wayne

From: Molly Patterson-Lundgren [<mailto:mollypl@wsbeng.com>]
Sent: Thursday, October 22, 2015 4:15 PM
To: brett@rupdesignbuild.com

Cc: Wayne Sorensen; Robert Rice; Jennifer Nelson
Subject: some questions on 128 Broadway

Hi Brett,

I will be reviewing the propose project for 128 Broadway (Broadway Home Design) and preparing a staff report on it for the Heritage Preservation Commission (HPC). I believe Wayne and Rob (copied here) were going to try to schedule a time with you to go over the plans with some questions they may have. What I want to do is make sure that if they see any issues we can try to resolve them prior to the HPC review so that they (HPC) are not approving something that then needs to be modified which could require a change in any of the proposed design.

I have a few questions of clarification myself (as noted on the attached too) which are very minor, but just trying to make sure I can answer questions that could come up at the HPC meeting. I'm hoping you can get back to me within the next few days (by the end of next Monday?) so that I can complete my report for the HPC and get it out in plenty of time prior to their meeting which is scheduled for November 4th at 11:00 am.

Here are my questions. Let me know if you have any questions of me or issues that you feel need to be discussed regarding HPC approval.

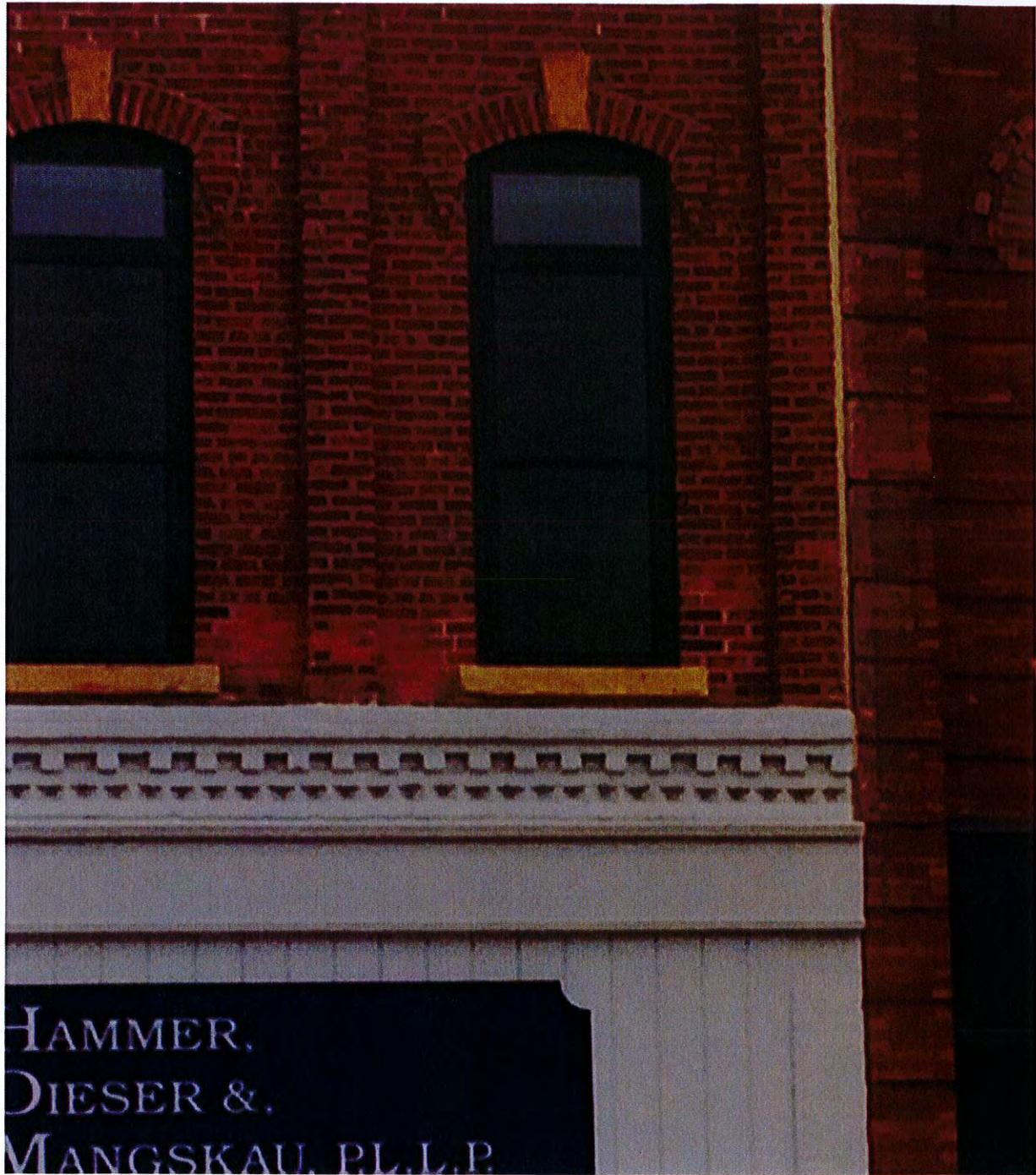
1. What is the material proposed for the second story "window arch infill". **Metal type textured panel** Was there a consideration to get taller windows and extend the up behind the arch? **Probably not** (I've seen it done that way and just wondering if that would be possible)
2. Are the second story window frames proposed to be wood or metal clad? **metal**
3. Would the window mullions be applied to the interior or exterior of the glass? **Probably outside, not sure....**
4. Would the awning be over or under the transom windows? (say over but shows it under them) **under**
5. Is the bulkhead proposed to be metal? **Metal** Is there a color chosen? **Anodized bronze** Is the window framing in the storefront proposed of the same material? **Yes**
6. What is the main door proposed be comprised of (metal, wood etc.?) and is there a color chosen for that? **Metal anodized bronze. Apartment door will be wood.**

This is a great project for downtown Albert Lea and I'm going to do my best to make the review and approval process go as smoothly as possible. It will be exciting to see the progress made on this building which has a lot of potential!

Molly Patterson-Lundgren
Planner
d: 507-218-3387 | c: 507-226-3488
WSB & Associates, Inc. | Oddfellows Building
23 2nd Street SW Suite #200 | Rochester, MN 55902



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HAMMER,
DIESER &
MANGSKAU, P.L.L.C.

Memorandum

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

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

Date: *November 4th, 2015*

Re: *Request for certification of appropriateness for 137 Broadway, The Marketing Plant*

Background

The Marketing Plant has been undergoing a renovation process for their business located at 137 Broadway. They are requesting a certificate of appropriateness to complete their façade rehabilitation project and for approval of their proposed new sign. Attached are illustrations and photos show historic, current and proposed features for the façade. Above the transom window of the renovated storefront, they propose to install a framed metal panel with downward facing gooseneck lighting (see attached light detail sheet). For the recently uncovered 2nd story windows they plan to insert new windows with tinted glass and bronze frame. They propose to reestablish a cornice feature with new materials to replace the one that was removed previously and is now filled in with concrete block (found when they uncovered the building from the previous metal cladding that was there). Finally, plans for a proposed projecting sign are also included in the requested approval.

The heritage preservation ordinance¹ requires that prior to any exterior repair, alteration or modification to sites in the historic district (with some specific exemptions listed) an application for a certificate of appropriateness shall be made to the HPC.

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 recently modified and now proposed on the storefront. Prior to the rehabilitation project undertaken by the Marketing Plant, The front façade of this building was completely clad in metal and/or wood. The removal of the old cladding and replacement of a front door and the transom windows

¹ Division 8 under Article V of the City Code

helped to reestablish the historic rhythm/pattern of the storefront. More contemporary materials have been used in the first story (anodized aluminum and smoke tinted glass) and are proposed for the second story windows and cornice. However these appear to replace later modifications and not historically defining features, such as the cornice, the original one having been removed completely in the past and replaced with the concrete block infill. Much of the brick patter detail of the second story around the window openings and the three second story arch top windows have been uncovered furthering the historic pattern of the structure.



October 2013 (captured from Google Earth)



Current (provided by applicant)

Signage

The Secretary of Interior Standards do not specifically address new signs as a design feature on their own. As a new future on the building, the same guidance pertaining to the rehabilitation of the site apply in that they should be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment. The guidelines provide that projecting signs are appropriated to the downtown district. Requirements from the sign ordinance include:

- A minimum distance of 8 feet between the sidewalk and the bottom of the sign is required.
- Signs should be no more than 4 feet long and may not extend more than 4 feet from the building face.
- Historically accurate materials, such as wood or metal signboards with metal brackets, should be selected. The new sign is proposed to be of metal and reclaimed wood.
- The zoning ordinance allows projecting signs of up to 18 square feet in size and 4 feet in height.

Staff Recommendation:

Staff recommends approval of the façade modifications including the proposed metal panel and lighting above the storefront transom windows, the new windows on the second story and the

new cornice. Further, this certificate of appropriateness would include approval of the design of the proposed new sign with the condition that it is installed to meet all size and installation requirements of the zoning and building code.

Requested Motion:

To approve a certificate of appropriateness for the façade rehabilitation at 137 Broadway including first floor storefront door, windows and framing and the upper story window and cornice replacement 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.

Prefinished metal or fiberglass parapet/comice
Dark bronze or complimentary color (proposed)

Dark bronze frame and tinted glass (proposed)

All existing masonry to be cleaned and repaired as necessary

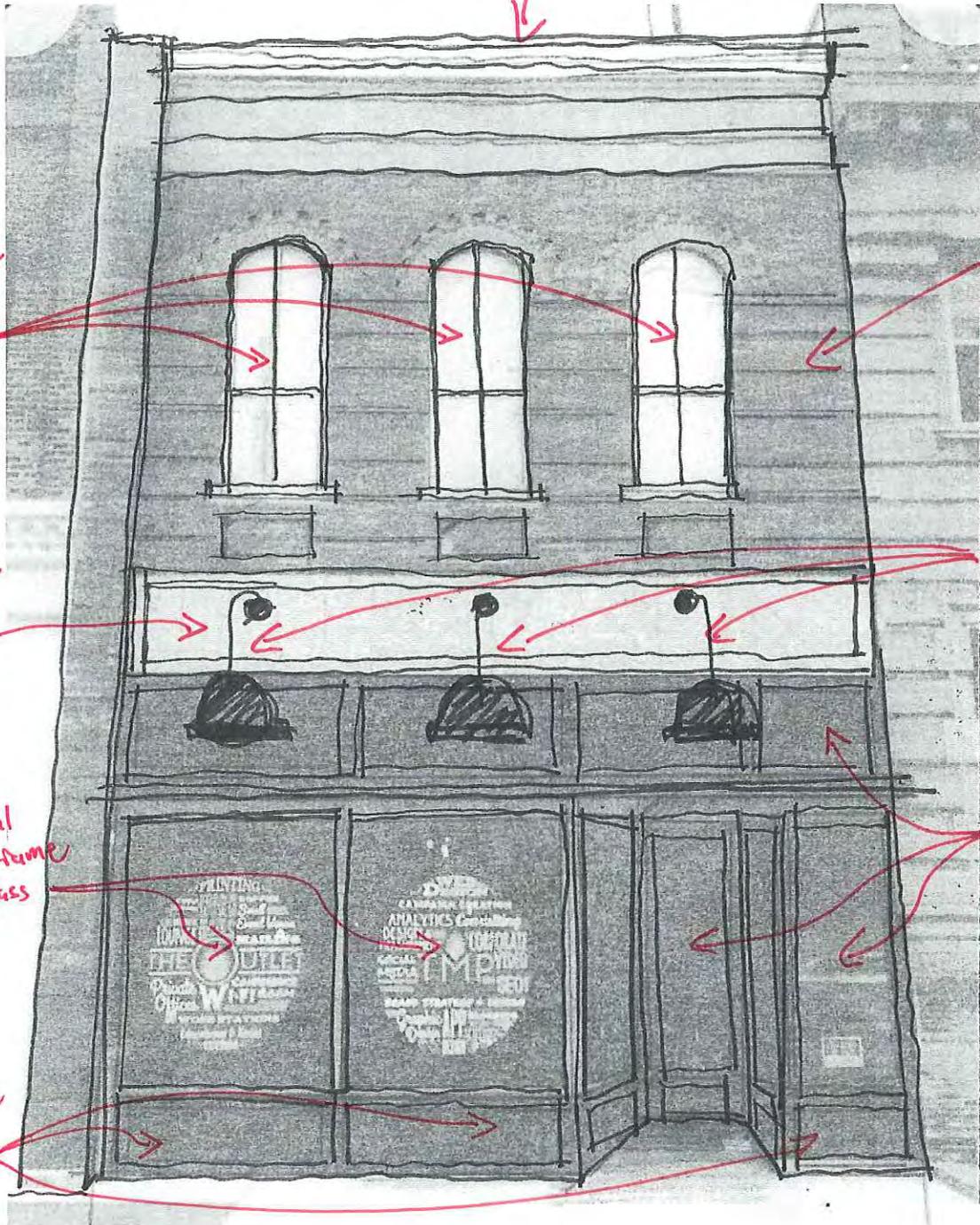
Dark bronze metal panel and frame (proposed)

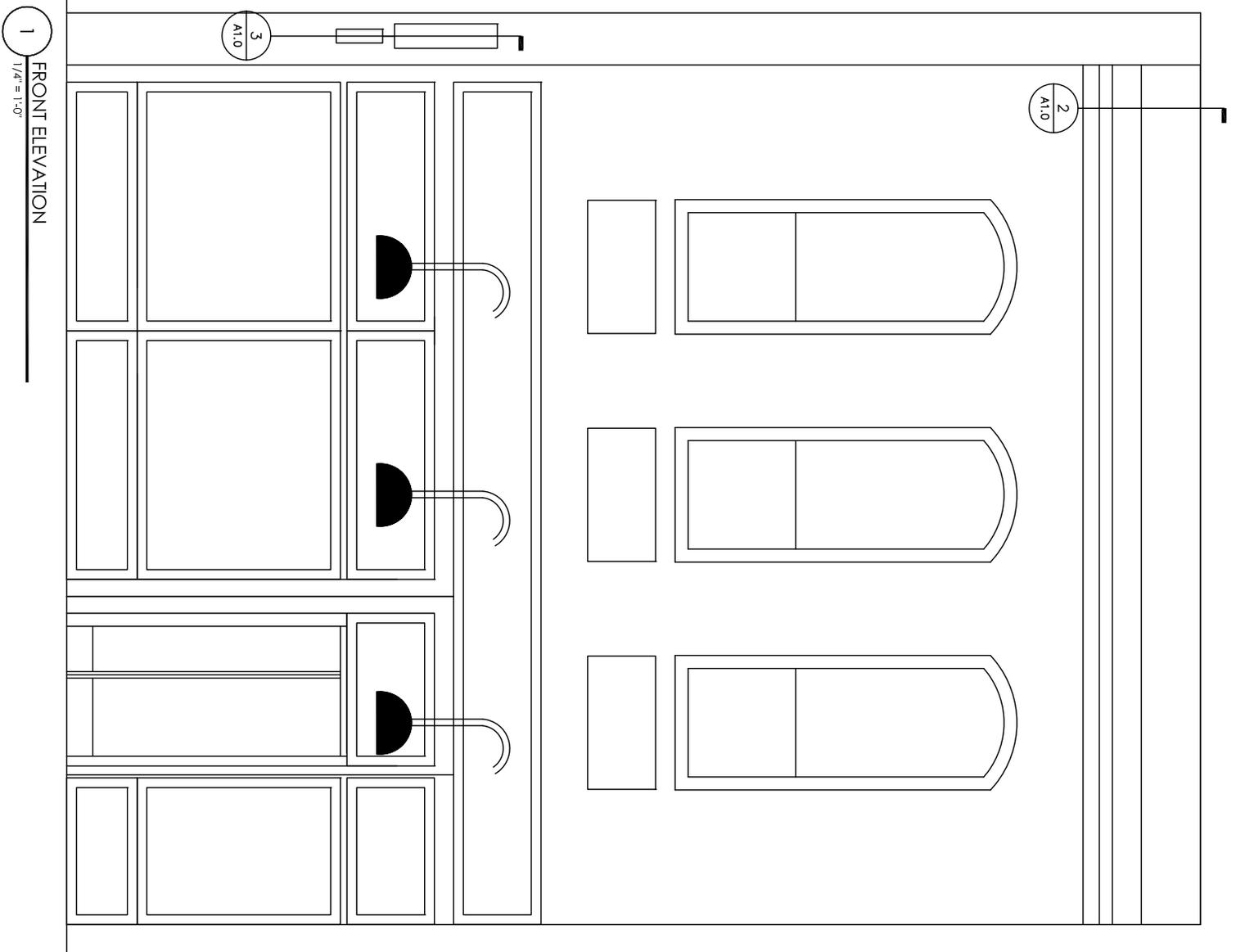
Gooseneck light fixtures (proposed)

Bronze metal storefront frame and tinted glass (existing)

Dark bronze storefront frame and tinted glass (existing)

Dark bronze metal panel and frame (existing)

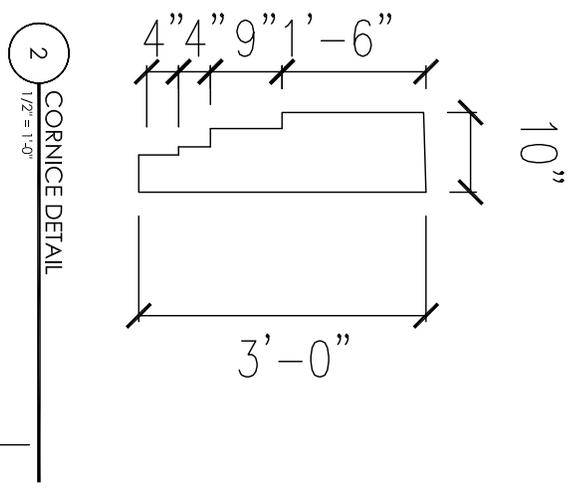




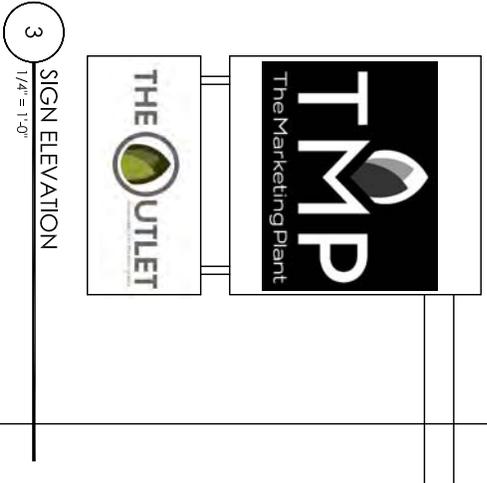
1
FRONT ELEVATION
1/4" = 1'-0"

2
A1.0

3
A1.0



2
CORNICE DETAIL
1/2" = 1'-0"



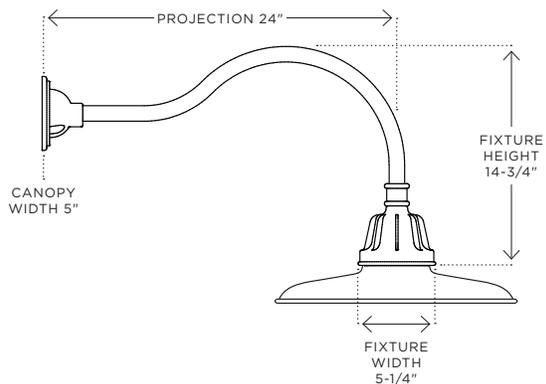
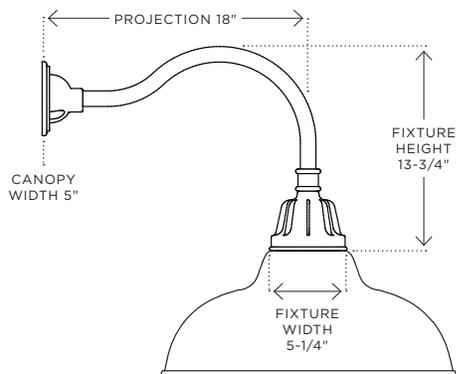
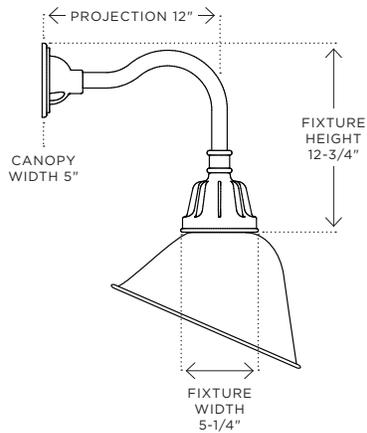
3
SIGN ELEVATION
1/4" = 1'-0"

the marketing plant

CARSON GOOSENECK

WAREHOUSE WALL FIXTURE

AVAILABLE SIZES: A2949 - 12"PROJ, 18"PROJ, 24"PROJ



DETAILS

UL RATING: Wet

NUMBER OF SOCKETS: 1

MAX WATTAGE: 300W

AVAILABLE SOCKET TYPES: Standard incandescent or GU24

NUMBER OF AVAILABLE COMBINATIONS: 120+

SHADE SHOWN: B0039 - Angled Dome in Gloss Green

AVAILABLE FIXTURE FINISH: Carbon



Molly Patterson-Lundgren

From: Nicole Pierson <nicole@theurbanstudio.com>
Sent: Friday, October 30, 2015 12:51 PM
To: Molly Patterson-Lundgren
Subject: The Marketing Plant facade

The sign was fine, size-wise, I think it was just printed at the wrong scale. We should probably figure out who is building it and if it is lit?

We are planning/ envisioning the top is a black rough-welded metal frame with some reclaimed wood and a simple but bold version of the TMP logo (almost a woodburned effect? or just black) then on the bottom it is a piece of metal where the Outlet logo has been cut out.

--

Nicole Pierson, Associate AIA

THE URBAN STUDIO

318 S. Broadway, Suite 200

Rochester, MN 55904

www.theurbanstudio.com



