

2016 HPC meeting dates
2nd Tuesday of the month

Jan. 7, 2016
Feb. 16, 2016
March 8, 2016
April 12, 2016
May 10, 2016
June 14, 2016
July 12, 2016
Aug. 9, 2016
Sept. 13, 2016
Oct. 11, 2016
Nov. 15, 2016
Dec. 13, 2016

CITY OF ALBERT LEA
HERITAGE PRESERVATION COMMISSION

2/16/2016, 5:30 a.m.
City Council Chambers

AGENDA

- A. CALL TO ORDER AND APPROVAL OF THE AGENDA
- B. APPROVAL OF MINUTES
HPC Minutes from January 2nd, 2016
- C. PUBLIC HEARINGS
 - 143 West Clark Street, Home Federal Savings Bank
- D. NEW BUSINESS
 - 201 E Clark – Replacement of Signs
 - 2016 HPC schedule and appointments
- E. OLD BUSINESS
 - Heart Bombing update
 - 2017 SHPO Conference & CLG grant application status
 - Small Cities Grant Update – historic review requirements
 - Training Opportunities
- F. COMMISSIONER COMMUNICATIONS
- G. STAFF COMMUNICATIONS
- H. ADJOURNMENT

MINUTES of January 6, 2016
Heritage Preservation Commission
City of Albert Lea

Call to order 11:00 a.m. by Chairman Robert Hoffman

MEMBERS PRESENT

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

MEMBERS ABSENT

Rick Buringa
Larry Fisher
Tom Larson
Larry Baker (Ex Officio)

STAFF PRESENT:

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

OTHERS PRESENT:

Craig Hoiium- Holtan Realty, 201/205 S. Washington Ave
Allan Halvorsen- Goldman Sturtz & Halvorsen, 137 N. Broadway Ave
Brad Arends- Alliance Benefit Group, 100 N. Broadway Ave
Bruce Hagen- Contractor for Alliance Benefit Group

APPROVAL OF AGENDA AND MINUTES:

A motion was made by Brad Kirchner to approve the agenda adding two additional items (Community Growth Initiative Projects and discussion of meeting times) and seconded by Lester Anderson. The agenda was approved unanimously on a voice vote.

A motion was made by Lester Anderson to approve the agenda and minutes from the November 4, 2015 and seconded by Tami Staker. The minutes were approved unanimously on a voice vote.

PUBLIC HEARINGS

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

The commission considered a request for certification of appropriateness for 137 North Broadway Ave, 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.

Public Hearing opened: 11:05am

Allan Halvorsen advised he started his project with painting his building and apologized as it didn't occur to him to go before the HPC. He thought there were windows behind the awning and made the decision to remove the awning. Mr. Halvorsen is now waiting for approval before moving forward with his project. Molly Patterson-Lundgren visited the site and advised him she would do some research on best practices for preserving the existing leaded glass transom.

Brad Kirchner mentioned Adams Gifts building and the Lea Center Building. Both of these buildings have protective coverings. Commissioner Kirchner advised it is better to leave the leaded glass transom exposed than to cover, it will last a long time this way. This was meant to be exposed and to last as it has stood the test of time since the 1880-1890's.

Mr. Halvorsen inquired about what would be the best way to fix the broken piece. Commissioner Kirchner advised he would use a silicone caulk until he can find a piece to be replaced or repaired. Kirchner advised the piece would not have to match perfectly, the goal is to save the look of the façade the best he can. Kirchner advised using the silicone caulk wouldn't damage the existing glass and could get him by for a year or so.

Allan Halverson asked if it would be possible to cover the interior portion of the transom. This would be acceptable to the HPC. Mr. Halverson has a drop ceiling and would not let the light through to the interior. Stained glass experts are hard to find, now days they use another material without lead.

Public Hearing closed: 11:16am

Brad Kirchner motioned to approve the work performed on the building stating that it 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. The motion was seconded by Tami Staker. Motion approved on a 4-0 voice vote.

Further, the commission recommends additional research into the potential methods of protection, stabilization, and/or restoration efforts of the leaded glass transom windows, with a requirement that any proposed modification to the window to provide its 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 of work.

Craig Hoium and Rick Mummert are requesting a certificate of appropriateness for work they proposed on the building where Holtan Realty is located at corner of Washington Avenue and William Street. The

applicants propose to modify the front entry, enclosing the doorway with a glass and aluminum door and window panel.

Public Hearing open: 11:20am

Molly Patterson-Lundgren advised the silver aluminum colored door would historically work. Hoium advised the current doors are worn out and need to be replaced and replacing them help make the store front look nicer. He feels the enhancements will make the store front more appealing and fit in with the other buildings in the downtown. Hoium is planning on enclosing the front vestibule and replacing three doors. Hoium also advised a future phase of this project would include taking off the cedar and replacing with an Efis system and possibly install awnings. Hoium commented he remembered as a child this area being glass where the cedar is now. He advised they purchased new Marvin sashes last year, it would not be energy efficient to bring back the display windows for this area. Hoium advised he is leaning toward dark bronze for the doors to match the windows. Molly Patterson-Lundgren advised the color selected for the doors should have little to no impact on the historic nature of the building.

Craig Hoium and Rick Mummert also applied for the Broadway Ridge Renewal Grant, (small matching grant) for their project. The HPCs 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.

Public Hearing closed 11:26am

Brad Kirchner motioned to approve the work proposed to be performed on the building as it 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 the 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. The motion was seconded by Lester Anderson. Motion approved on a 4-0 voice vote.

Arends Properties L.L.C. is requesting a certificate of appropriateness for work they propose to do at 100 N Broadway Ave, until recently the location 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 a photo from 1915. (Photo in staff report advised when it was the location of the J.C. Penny Department Store is incorrect; this building was not ever a J.C. Penny store although the photo shown was of the building.)

Public Hearing opened 11:32am

The investment/advisory side of Alliance Benefit Group will be moving to a new home and the end of March. They will be using the entire building located at 100 Broadway Ave North. Their goal is to grow and they intend on using all the space available. The new owners of this building do not want to forget the building heritage. Brad Arends advised they would like to install permanent awnings on the lower level in the future to bring back the past appearance of the building.

Molly Patterson-Lundgren advised when cleaning the building to be as gentle as possible as not to damage the façade.

The building is still in good condition and Brad Arends had some questions regarding accessibility issues as this may depend on the occupancy or as many employees that will occupy the workspace. Arends questioned whether if the city is awarded the small cities money if this would allow for financial assistance to install an elevator in the building to improve accessibility for employees. The windows will have the appearance of double hung sash windows although they will not be operable. They are looking at a dark bronze color for the windows.

This building has two facades including Clark St and Broadway sides of the building. The owner has applied and is eligible for \$25,000 per side for the Broadway Ridge Renewal Grant for both sides of the building.

Public Hearing closed 11:48am

A motion was made by Brad Kirchner 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 facade details is further approved as long as it does not adversely affect the historic nature of the site or downtown. The motion was seconded by Tami Staker. Motion approved on a 4-0 voice vote.

Another motion was made by Brad Kirchner to give the owner permission to move forward with the installation of the awnings although they will need to come back to the commission for final approval of the color and design of the awnings. The motion was seconded by Tami Staker. Motion approved on a 4-0 voice vote.

NEW BUSINESS:

2015 Annual CLG Report

A motion was made by Brad Kirchner to approve the Certified Local Government Program Annual Report from October 2014 – September 2015 for the City of Albert Lea. The motion was seconded by Lester Anderson. Motion approved on a 4-0 voice vote.

Heart Bombing

The Freeborn National Bank Building located at 201 Broadway Ave S is an official site of the 2016 Heart Bomb Campaign. The Heart Bombing is a week-long national event happening February 2016 that leads and inspires people to connect with old and historic buildings in their communities. Heart Bombing raises awareness about the buildings participating across the state. It can be used to rally local support for a building in need of a little TLC, a reuse plan, or has already been lovingly restored and deserves more public attention.

The Interchange Wine & Coffee Bistro located at 211 So Broadway Ave, in conjunction with the Albert Lea Art Center and Historic Preservation Commission is having an event inside the Freeborn Bank Building on February 13, 2016 from 5:00pm-7:00pm. The Heritage Preservation Commission will be hosting a table to allow people to make Valentines for the beloved Freeborn National Bank Building. The HPC is encouraged to attend. This campaign is through the Preservation Alliance of Minnesota.

2017 SHPO Conference and CLG grant application resolution

Brad Kirchner made a motion to approve the Albert Lea Heritage Preservation Commission (H.P.C.) is committed to applying to the S.H.P.O. to host the 2017 annual conference within the City of Albert Lea and further to apply for funds available to us as a C.L.G. in order to host this event. FURTHERMORE, the H.P.C. hereby requests support of this effort from the Albert Lea City Council in order to provide educational opportunities for the community as well as to showcase the City as a unique and historic place worthier of visiting to those attending from other places. Lester Anderson seconded the motion. Motion was approved on a 4-0 voice vote.

OLD BUSINESS: None

COMMISSIONER COMMUNICATIONS: None

STAFF COMMUNICATIONS/ITEMS OF DISCUSSION

Community Growth Initiative Project CELL-Fi Tours (Pronounced Sell-Fee). This project came about through the Albert Lea Idea Splash in November 2015. The Cell-Fi Tours project is a self-guided tour of historic downtown Albert Lea and it's nearby lakes; Fountain & Albert Lea Lakes. The goal of the group is to incorporate QR codes at historic buildings or locations to educate and highlight to visitors and residents alike the significance of the building location. (Paul Shea provided a hand out explaining his project and becomes part of these minutes by reference.)

The HPC members thought this would be a great fit with the downtown historic district. We will keep the group posted regarding the progress of this project.

Molly Patterson-Lundgren also proposed scheduling the HPC meetings once a month due to the recent activity of projects that require design reviews. It is challenging to pull a meeting together last minute, this way if there is nothing on the agenda the scheduled meeting could be cancelled. The recent meetings have also become lengthy as there has been a busy and full agenda and we lose a quorum as member had to leave. Before Tami Staker exited the room the HPC the group decided this would be beneficial to schedule once a month meeting dates. Dates for 2016 will be proposed at the next HPC meeting.

The meeting adjourned at 12:30 p.m. Tami Staker left the meeting and ended the quorum.

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: *February 12th, 2015*

Re: *Request for certification of appropriateness for 143 West Clark*

Background & Proposal

Wagner Construction Company on behalf of Home Federal Savings Bank at 143 West Clark Street is requesting a certificate of appropriateness for work proposed at the bank including modifications for the building façade. Work proposed includes: reusing the existing glass but changing the aluminum window frames from gold to clear anodized aluminum. Also, the existing metal panels will be painted. The color of which has not yet been determined.

The bank was built in 1955 and was remodeled 10 years later according to the National Register nomination form for the commercial historic district. It is not known what changes were made in the 1965 remodel project. Additional changes to the site occurred in 1978 & 1984 for expansion of the parking lot and drive-through.

The building exhibits the mid-century modern design of the era in which it was constructed, ca. 1955/65.



The use of polished black granite and smoky (dark) glass windows offset by the gold window framing gives the building an elegant appearance not uncommon for important buildings such as community banks. The gold of the window/door frames and the awning/window hoods coordinate with the golden eagle, the symbol of the bank perched atop its prominent corner sign. The use of the rustic grey stone on the top of the building along with the lower black granite and the awning give the building an angular appearance which is orientated horizontally. (Provided for the commission is an explanation of the typical features of the mid-century modern architecture presented at National Main Street Conference in 2008)

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 preservation of the original facade materials of the building are very important, as highlighted in the local design guidelines. And, the two different stone materials and the existing dark glass windows are proposed to be maintained. The presence of the metallic window frames creates a grid pattern, indicative of the era of the buildings construction. Changing the color of the framing to a different metallic material will change the appearance but might still show this representation, depending on the color chosen. This also applies to the awning which appears as a window hoods above the three windows on the east (Washington Ave) side of the building.

Staff Recommendation:

Staff recommends discussion between the HPC and the applicant to identify what the owner is seeking to achieve with the proposed modifications. A change in the color of materials will not necessarily make the building less historic in its nature. However, staff is recommending that any changes that are made take into consideration the original (or early/1965 era) elements of the structure. The angular design of the structure and the types of building materials used should all be appropriate to the original design and the materials of the mid-century modern era. A different metallic based color for the different features mentioned would still be historically appropriate to the era.

Following is a motion which includes some drafted conditions for the HPC to consider.

Requested Motion:

Whereas the proposed modifications to Home Federal Savings Bank building at 143 W Clark Street 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 Heritage Preservation Commission approves the Certificate of Appropriateness for the following items

- 1. Removal of the window framing replacing it with _____*
- 2. Painting of the awning/metal panels (currently gold/copper color) with a _____ color.*

Memorandum

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

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

Date: *February 12th, 2015*

Re: *Request for certification of appropriateness for 201 East Clark, sign
replacement*

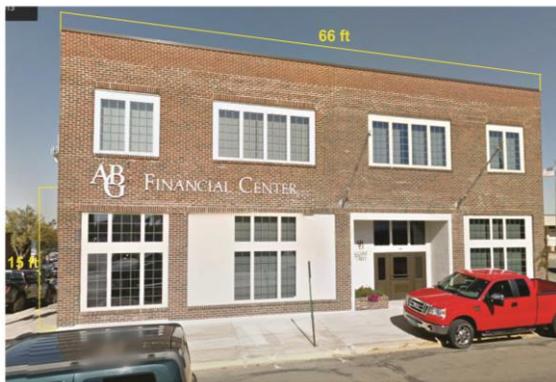
Background

The heritage preservation ordinance¹ requires a certificate of appropriateness prior to “construction or replacement of ... signs ... located either within, or within view of, public street rights-of-way. The ordinance does allow for modifications without the requirement of a certificate of occupancy when replacement or reconstruction affects no more than 10% of the exterior surface area of the building.

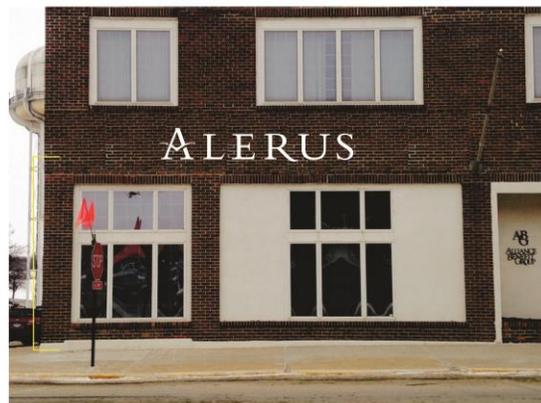
Proposal

The proposed new signs would replace existing signage which covers less than 10% of the building exterior surface.

Existing



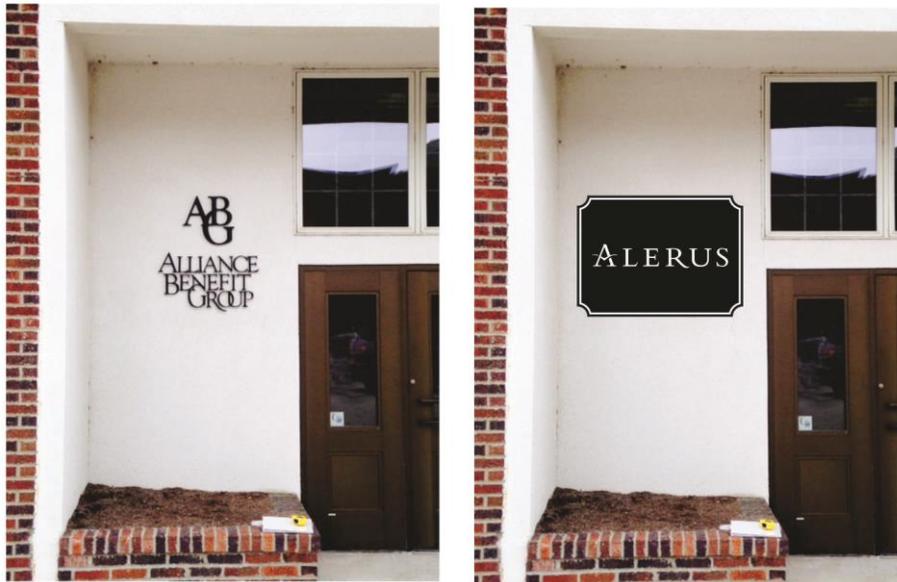
Proposed



¹ Division 8 under Article V of the City Code

Existing

Proposed



Overall size of sign: 48" x 35 (11.7 sf)
 Black Dibond panel with 1/4" thick white aluminum border and letters.



20.8" x 8.3" white vinyl
 on back door, first-surface.

Drawing Date:	1/21/16	Rev:	1.0
Customer:	Alerus		
Order #:	#		
Project Mgr:	Bob Ackersold		
Designer:			
File Loc:			
File Name:	A:\A\Alerus\Alerus Loc\Exterior Elev.dwg		
Drawing Details Scale: 1:1			
Sign Type:	xx		
Size 1:	xx		
Size 2:	xx		
Font 1:	xx		
Font 2:	xx		
Font 3:	xx		
Color 1:	xx		
Color 2:	xx		
Color 3:	xx		
Color 4:	xx		
Materials & Substrates:			
Part 1:	xx		
Part 2:	xx		
Part 3:	xx		
Part 4:	xx		
Part 5:	xx		
Part 6:	xx		
Part 7:	xx		
Part 8:	xx		
Additional Production Notes:			
SIGNSOURCE			
7660 Quattro Drive Chamnassen, MN 55317			
Phone: 952-908-9107 Fax: 952-908-9147			

I have verified the accuracy of colors, layout, quantities, sizes, spelling, & wording. I hereby authorize release to Production according to this approved submittal.

APPROVED AS IS: _____

PRODUCTION WILL NOT BEGIN UNTIL SIGNED APPROVAL IS FAXED BACK

PLEASE CHANGE AND RESUBMIT: _____

This drawing is the property of SignSource and may not be used, reproduced or disclosed without written authorization.

Analysis

Due to the staffs' uncertainty regarding the requirement of certificate of appropriateness for this signage replacement, a public hearing for review of the application was scheduled and advertised as required (10 days prior to the scheduled meeting). There is little to no modification being made other than the content of the sign. The one modification that is indicated is the small sign to the left of the door. Currently, the sign consists of letters applied directly to the building. The proposed sign is printed on a black surface material which is mounted in the same location on the building.

Staff Recommendation:

After consultation with the City Attorney, staff recommends that neither public hearing nor a certificate of appropriateness is required for the proposed new signage because it affects no more than 10% of the exterior surface area of the building.

Requested Motion:

No motion is required based on staff recommendation.