

**CITY OF ALBERT LEA  
HERITAGE PRESERVATION COMMISSION**

*6/13/2016, 6:00 p.m.  
City Council Chambers*

Note: The HPC meeting will begin with a continuation of the training which will have started earlier in the day. The Commission may need to close the meeting and continue it (reopen it) in Room 111 of City Hall in order to allow City Council to begin their regularly scheduled meeting at 7:00 p.m.

**AGENDA**

- A. CALL TO ORDER AND APPROVAL OF THE AGENDA
- B. SHPO Training
  - Presentation by Michael Koop
- C. APPROVAL OF MINUTES
  - HPC Minutes from April 12<sup>th</sup>, 2016
- D. PUBLIC HEARINGS
  - 146 West William Street – outdoor bar & patio, Nasty Habit.
- E. NEW BUSINESS
- F. OLD BUSINESS
- G. COMMISSIONER COMMUNICATIONS
- H. STAFF COMMUNICATIONS
- I. ADJOURNMENT

**MINUTES of April 12, 2016  
Heritage Preservation Commission  
City of Albert Lea**

**Call to order 5:34pm by Chairman Brad Kirchner**

**MEMBERS PRESENT**

Brad Kirchner (Chair)  
Tom Larson (Vice Chair)  
Tami Staker  
Lester Anderson  
Charles Newell  
Larry Baker (Ex Officio)

**MEMBERS ABSENT**

Larry Fisher  
Robert Hoffman

**STAFF PRESENT:**

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

**OTHERS PRESENT:**

Ed & Kari Mason, owners 242 Broadway Ave S  
Teresa McCormack, Urban Studios (Architect for Ed & Kari Mason)  
Jason Howland-Representing Albert Lea Community Theater, 147 Broadway Ave N  
Laurie Keith- Home Federal Bank, 143 Clark St W  
Dan & Jodee Lestrud-Broadway Bike Company, 114 Broadway Ave S

**APPROVAL OF AGENDA AND MINUTES:**

A motion was made by Lester Anderson to approve the agenda and seconded by Tami Staker. The agenda was approved unanimously on a voice vote.

A motion was made by Tami Staker to approve the minutes from March 8, 2016 and seconded by Lester Anderson. 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.

**PUBLIC HEARING- 114 South Broadway Avenue, Bike Shop Sign**

Daniel Lestrud is requesting a certificate of appropriateness for a new sign to be placed at 114 Broadway Ave S. Mr. Lestrud has opened up a bike shop, Broadway Bike Company. The new painted wood sign

would be placed in the location above the storefront windows where the Tone Music sign was previously located.

**Public Hearing opened: 5:35pm**

Brad Kirchner advised the proposed sign would fit well and ties in with the era. Brad also asked on behalf of Dan Lestrud if the existing retractable awning could also be approved at this meeting. Molly Patterson-Lundgren advised this would require another public hearing as it was not publicly advertised to include the awning.

Staff recommends approval.

**Public Hearing closed: 5:40pm**

Brad Kirchner motioned to approve the proposed signage indicated in the application dated March 1<sup>st</sup> 2016 for 114 South Broadway Whereas 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, The Heritage Preservation Commission approves the Certificate of Appropriateness for the proposed painted wood sign. The motion was seconded by Tami Staker. Motion approved on a 5-0 roll call vote.

**PUBLIC HEARING- 143 West Clark Home Federal Bank Sign**

Home Federal is requesting new signage. The proposed signage is "channel letters" applied directly to the building façade on the North side of the building facing Clark and a second location applied to the permanent awning of the South side facing the parking lot.

**Public Hearing open: 5:41pm**

Staff recommends approval of the proposed signage based on the fact that the proposed Channel Letters are consistent with the era of the buildings mid-century modern style of architecture. This type of signage was present in Downton Albert Lea in the mid 1960's and therefor the it is consistent with both the Secretary of Interior Standards and the locally adopted Design Guidelines for the downtown historic district.

Laurie Keith also advised and referenced discussion at the last meeting she attended the letters would be back light with canned l.e.d. lighting.

Laurie Keith advised this building was constructed in approximately 1956. Molly Patterson-Lundgren stated this building meets the 50 year mark allowing for consideration of it to be deemed a historic resource. This specific type of lit sign is appropriate for a building from this era and also the architectural design of the building.

**Public Hearing closed 5:56pm**

Tom Larson motioned to approve the proposed signage indicated in the application dated March 8<sup>th</sup> for Home Federal Bank at 143 W Clark Street. 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, The Heritage Preservation Commission approves the Certificate of Appropriateness for the proposed lit canned letter wall signs on the south side of the building and one on the north side of the building as shown in the application. The motion was seconded by Brad Kirchner. Motion approved on a 5-0 roll call vote.

#### **PUBLIC HEARING- 242 South Broadway Storefront alteration**

Ed and Kari Mason, owners of 242 South Broadway are proposing to replace the first floor storefront of this currently vacant building. The second story arched windows and transom windows, replaced in the past would remain. The silver aluminum framed deeply recessed display windows and door components would be removed along with the existing bulkhead (the wooden area under the storefront windows). This would be replaced with a storefront closer to the front plane of the building comprised of bronze anodized aluminum. The two side display windows would be located on the front façade plane of the building with the center double door set back approximately 4-feet.

#### **Public Hearing opened 5:59pm**

Teresa McCormack, the Architect on the project started by saying the Ed & Kari Mason have already invested in a new roof for the building and windows on the upper portion of the building. The next step is to remove the aluminum and to make the building more flush with the sidewalk which will match the other storefronts appearance. The bronze will match the existing windows. They plan on keeping the store front green in color although when the building is leased depending on the tenant's preference it could be painted a different color. The front could be painted and would not have to be a permanent finished color.

Brad Kirchner reminded the group the intention is to bring the jewel back and advised every building should be looked at individually and buildings do not need to all look the same. Kirchner noted the many of the store fronts are using bronze anodized aluminum, which makes sense in this case as this will match the existing windows of the storefront. However, there are other options and he hopes to see more variety in the future.

#### **Public Hearing closed 6:11pm**

A motion was made by Brad Kirchner to approve a certificate of appropriateness for the proposed modifications at 242 South Broadway which meets the local adopted design guidelines and Secretary of Interior Standards with the proposed storefront windows & door pattern and does not adversely affect the historic nature of the site or downtown historic district. Therefore, The Heritage Preservation approves the Certificate of Appropriateness for the storefront proposed in the application design dated February 24<sup>th</sup> 2016. The motion was seconded by Tom Larson. Motion approved on a 5-0 voice vote.

Ed & Kari Mason plan on applying for the Broadway Ridge Renewal Grant and were advised to contact the City Manager's Office to start the process now that they have a Certificate of Appropriateness.

**NEW BUSINESS: None**

**OLD BUSINESS:**

**Discussion on the digital marquee sign at the Marion Ross Performing Arts Center**

Jason Howland, President of the Board of Directors for the Albert Lea Community Theater is asking if the dynamic sign on the north side of the Marion Ross Performing Arts Center could add a red and gold border. It has been in place for a little over a year now; when the sign was initially set up it had some color to it (a red border with black and white lettering). Howland stated he was contacted by Sack Thongvanh (previous Assistant City Manager) and was told to delete any color from the sign and make it only black and white. Howland believes this request was either from HPC or Jay at the Park and Rec Department.

Howland gave some history regarding this sign. This cost of the sign was paid for in part by a grant, donation from Marion Ross and ACT (each paying 1/3). The intention of this sign was to advertise events happening at the theater. The building is City owned. Howland gave the example of the Paramount Theater in Austin to show an example of colors used which he believes is a much better historical representation and provides color to the building and the downtown. (Paramount photo becomes part of these minutes by reference).

Larry Baker stated he can't remember being told the sign had to be black and white. Larry Baker also advised he does not have a problem with adding color to the border of the sign.

Tom Larson advised he remembers the timing of the changing of the messages being a discussion point but not color. The HPC at the time did not support the message changing less than 24 hours.

The HPC concerns are making sure the City of Albert Lea Downtown Historic District does not lose CLG status and making sure the district reflects the era of significance.

The sign is located within the DCD Zoning District.

A motion was made by Charles Newell stating that the HPC is supportive of additional colors on the dynamic sign as stated within the guidelines of the City of Albert Lea National Historic Commercial District Architectural Guidelines for Historic Preservation page 24, *"The commercial structures of this time period did not use a wide range of paint colors; dark green, dark brown and black were common. Signs were painted for contrast rather than for color (e.g., black letters on a white background or gold letters on a black background). A wider variety of paint colors is more frequently used today. If colors are used indiscriminately, however, the unique historic character of Albert Lea will be tarnished."* It was further determined that no Certificate of Appropriateness is required under the ordinance or guidelines for this request. The motion was seconded by Tami Staker. Motion approved on a 5-0 voice vote.

#### **Historic Markers/Plaques**

This proposed project will involve further discussion on what information would be included on the markers and sizes and locations. There may be grants available through legacy funding if the information would be considered educational. The Cell-Fi window clings/QR codes will also be available for property owners to allow for the information of their building to be available to the public. Waiting until that material is up might give the commission a better idea of locations and the size of signage that would be appropriate.

**COMMISSIONER COMMUNICATIONS: None**

## **STAFF COMMUNICATIONS/ITEMS OF DISCUSSION**

May is Preservation Month, to celebrate the HPC could show their support to the 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. Jennifer will give Paul Shea a call and put together an article to highlight this new and exciting project.

## **ADJOURNMENT**

A motion was made by Charles Newell and seconded by Tami Staker to adjourn the meeting at 7:07pm.

Next meeting is scheduled for

Respectfully submitted,

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Molly Patterson-Lundgren, City Planner

Approved:

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Heritage Preservation Vice Chair  
Brad Kirchner



## Memorandum

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

**From:** *Molly Patterson-Lundgren, Planner*

**Date:** *June 13<sup>th</sup> 2016*

**Re:** *Application for Certificate of Appropriateness for outdoor patio bar, 146 W William St.*

### Background & Proposal

Brad Hegwood is proposing to develop an outdoor bar patio space in the rear of the existing Nasty Habit which is located at 146 William Street. The location would be behind the adjacent 1-story building which Brad recently purchased next to the bar.



View of area from Washington Avenue

The proposal is to construct a shed type structure of 8'x17 feet which would be located up against the brick wall of the Nasty Habit facing West (Washington Ave). From this and extending west toward Washington Ave, an area of 35'x35' would be fenced in. The proposed fence which could be removed seasonally is proposed to be a 6 foot tall painted black metal bar fence. Tables would be placed in this enclosed patio area for patrons. See attached illustrations showing the intended concept.

### **Analysis**

Even though this is new construction and an outdoor area, the commission shall still 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). These standards and guidelines simply need to be reviewed for the specific proposal and location of the proposed project. As in all cases, the commission shall give consideration to the amount and quality of original material and design remaining 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.

The locally adopted guidelines state that the guiding principle for new construction in the historic district of Albert Lea is to maintain the scale and character of present buildings. Infill buildings must fit into the fabric of the overall streetscape and not present a jarring contrast with what is already there. The height, massing, setback, materials and rhythm of new buildings should be compatible with surrounding structures. Staff suggests that the scale of the proposed bar structure is similar to outbuildings and shed attachments which were likely prevalent in downtown Albert Lea during the district period of significance (1874-1928). A key to this concept is the proposed location for the bar & patio. A shed type structure as proposed here, locate in the front of a property along a street lined with formally designed architecture would likely be inappropriate due to it not fitting in with the massing, materials, and rhythm of the historic structure present there. In the back of the buildings, such structures were historically commonplace along with a variety of other service elements of similar size and material. Trash cans, barrels, crates, and wagons or trucks were historically and continue to be present in the rear service areas of downtown. The Guidelines also address designing areas which are pedestrian-oriented in nature. The addition of outdoor spaces for use during good weather will bring life to the streets of the historic district. There is also a section on Site Planning with addresses the difference between primary and secondary building fronts and the placement and design of service areas.

The Secretary of Interior Standards provides similar guidance stating that "The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment." The outdoor spaces and the way they relate to the building in the historic district are all part of what creates the sense of place for the downtown district as opposed to other neighborhoods in the City.

Outdoor seating: outdoor seating is permitted as an accessory use in all business districts. Additional standards and permitting are required when the location of this is on public property, within the right-of-way or on public easements. This proposal is to conduct all business on the privately owned property and therefore the additional standards (potentially similar to what may have been required for The 112 or Interchange for example) would not apply here.

Liquor & health licenses: The applicant has been working with City Administration to modify his liquor license as necessary to conduct sales of and serve liquor outside of the existing business structure. Any additional or modification to food licensing will also be required but is outside the scope of review for the HPC.

### **Staff Recommendation:**

Staff recommends that the request for certification of appropriateness be approved for the proposed outdoor bar and patio. The applicant has provided concept images of what they plan to do which are consistent with guidelines both those adopted locally and those contained within the Secretary of Interior Standards. The activation of both indoor and outdoor spaces in the downtown will help to attract additional people to the district providing places to go and things to do.

Following is a motion for the HPC to consider.

**Requested Motion:**

Whereas the proposed addition of outdoor bar and patio as shown in the illustrations submitted as part of the application on June 2<sup>nd</sup> shows the use of materials and design elements appropriate to that specific area of the property shown (the rear alley area) meet the 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 bar and patio proposed in the application design dated June 2<sup>nd</sup> 2016.

# 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 146 W WILLIAM ST

## 2. APPLICANT INFORMATION

Applicant is  Property Owner  Contractor  Architect  Other \_\_\_\_\_

Applicant Name FRAN HERWOOD

Address 1709 WALNUT RD City, State, Zip AL, MN, 56007

Telephone Number 507-383-1042 Fax Number \_\_\_\_\_

E-mail Address FRANOLEY.HERWOOD@MOTORINN.COM

## 3. PROPERTY OWNER INFORMATION (if different from applicant)

Property Owner Name \_\_\_\_\_

Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_

Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

E-mail Address \_\_\_\_\_

#### 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).

PATIO w/ 8x17 BAR  
Area is 35x35

##### Renovations/Changes in Signage

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

Number of signs proposed 6

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

6-2-16  
Date

  
Property Owner Signature

6-2-16  
Date

Submit this application and required supplementary information to:

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

507-377-4340

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

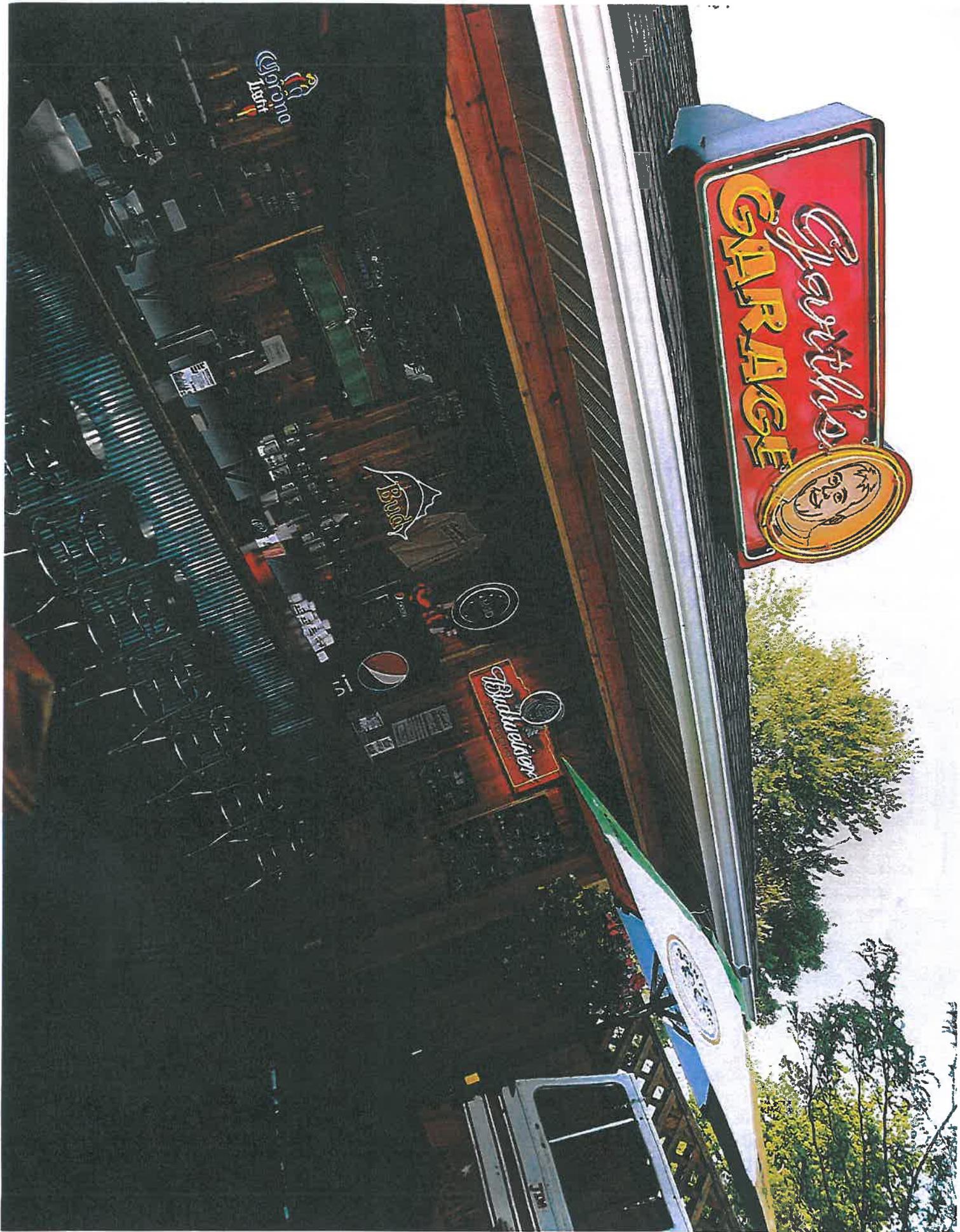
**6. FOR OFFICE USE ONLY**

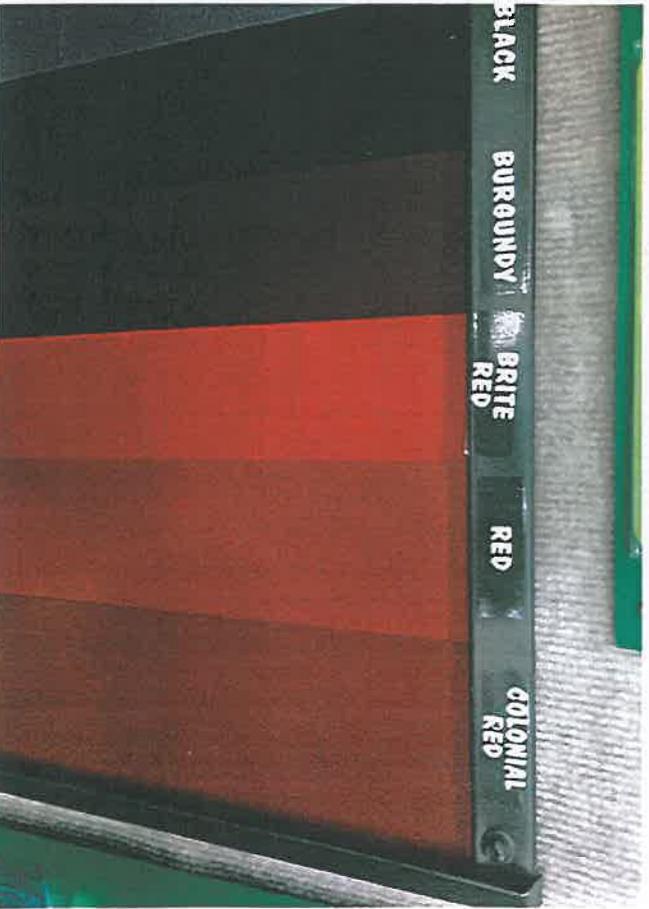
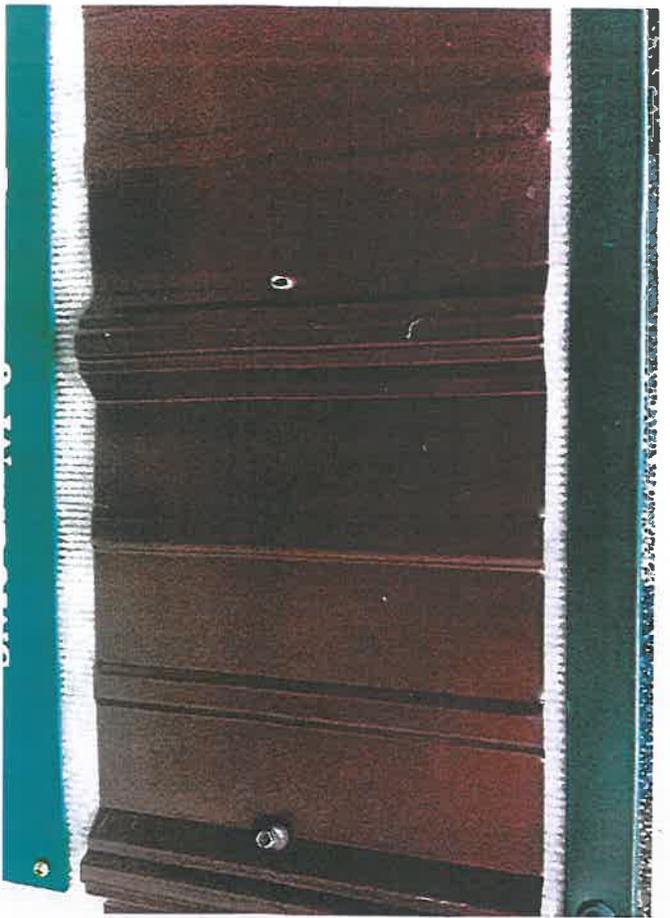
Date received \_\_\_\_\_

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

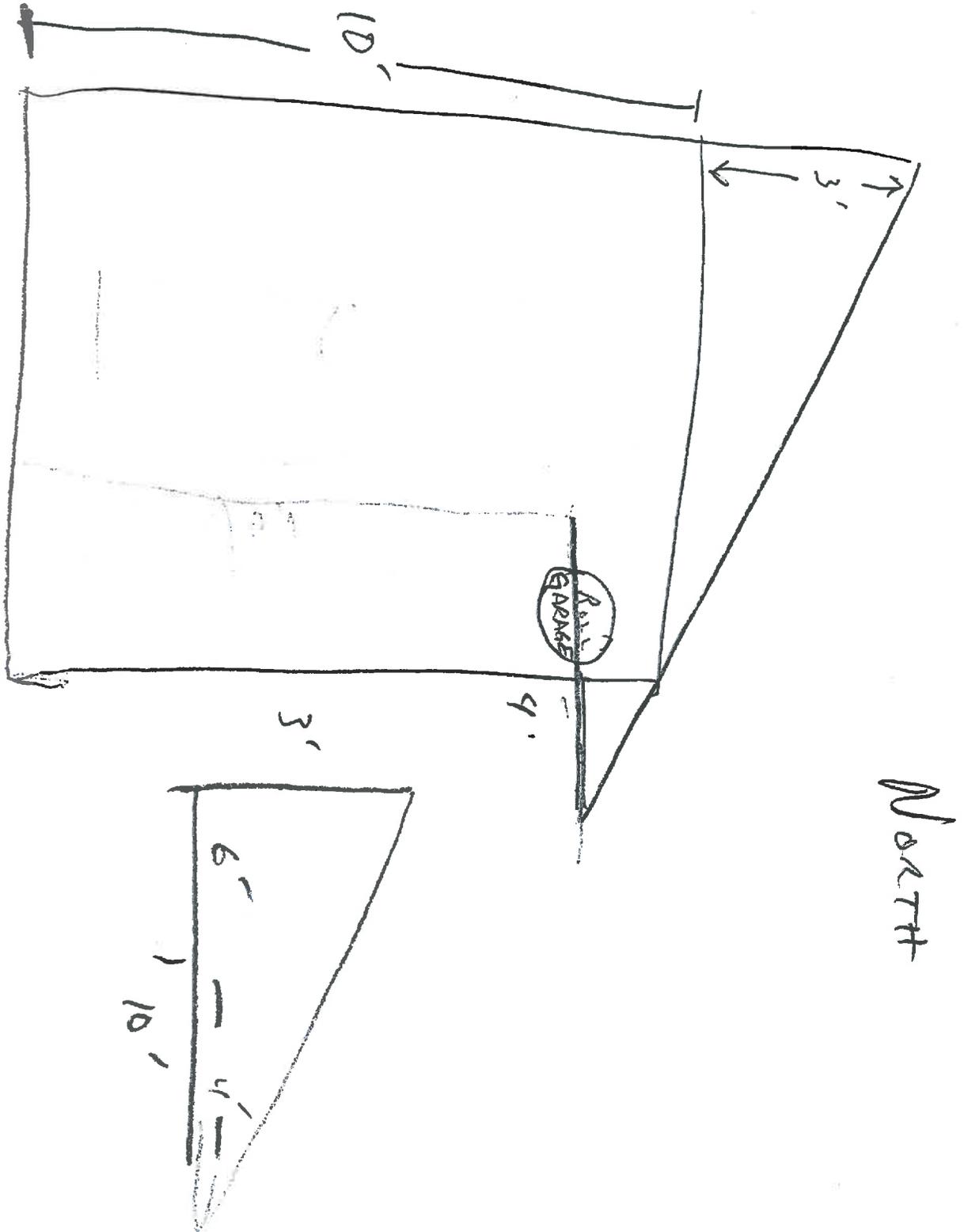
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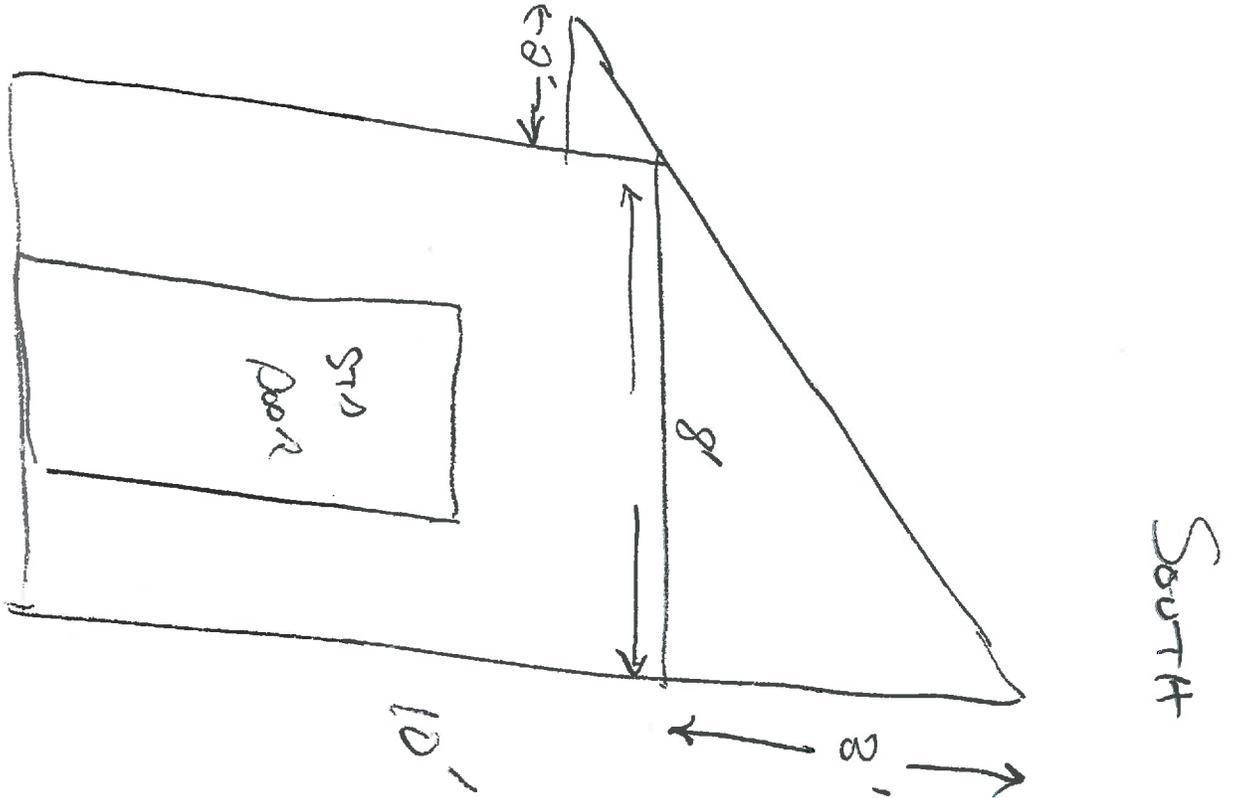
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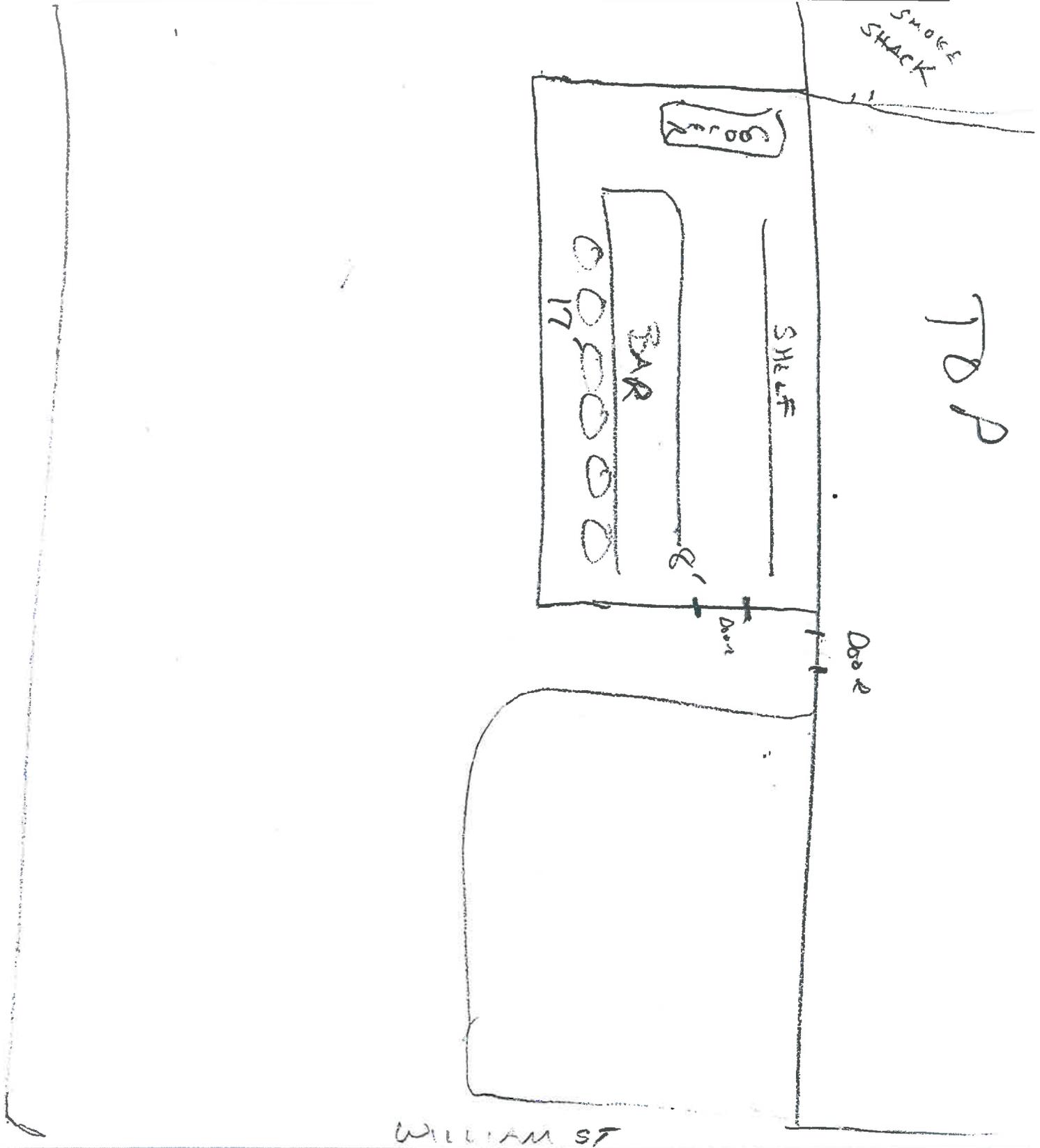


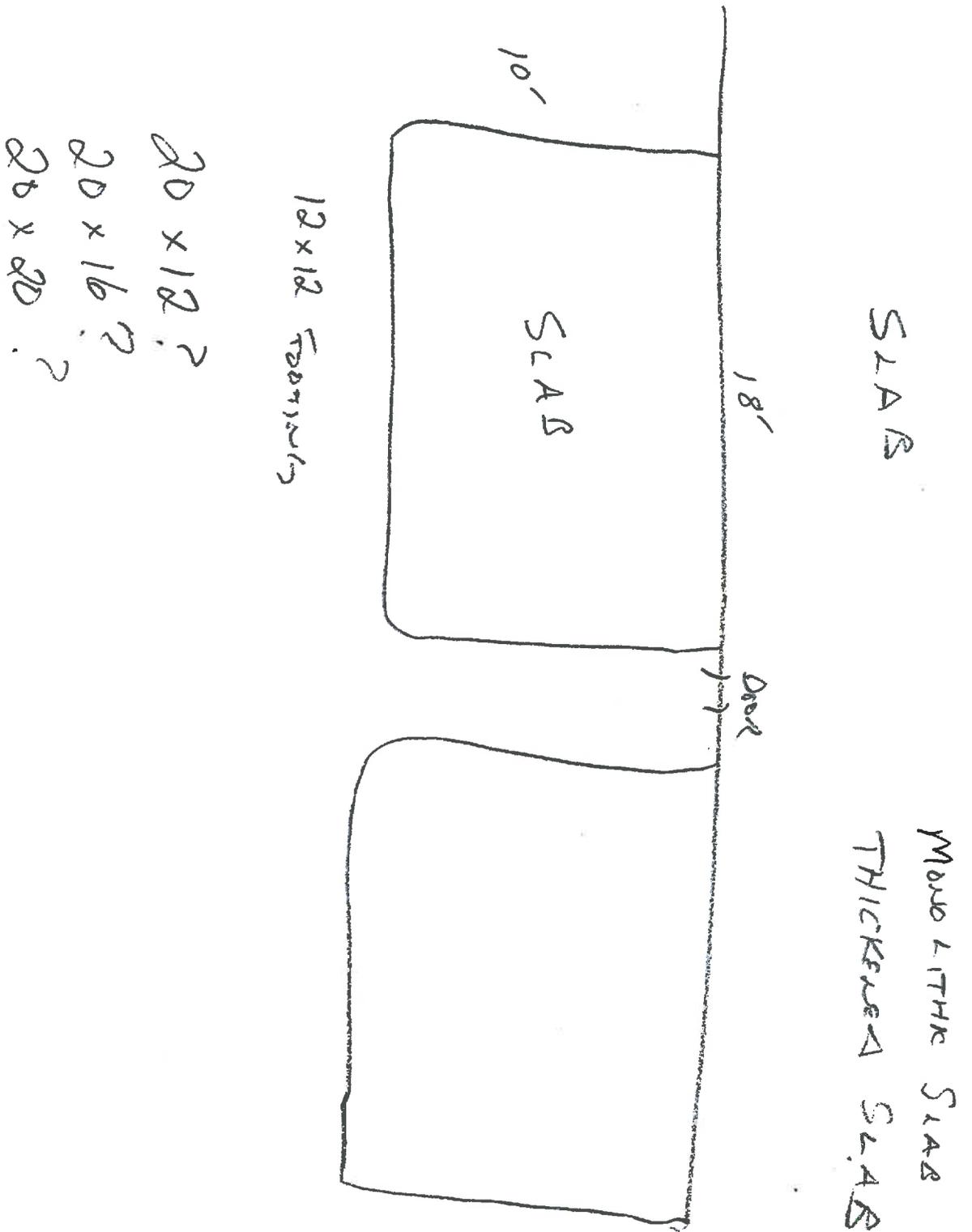




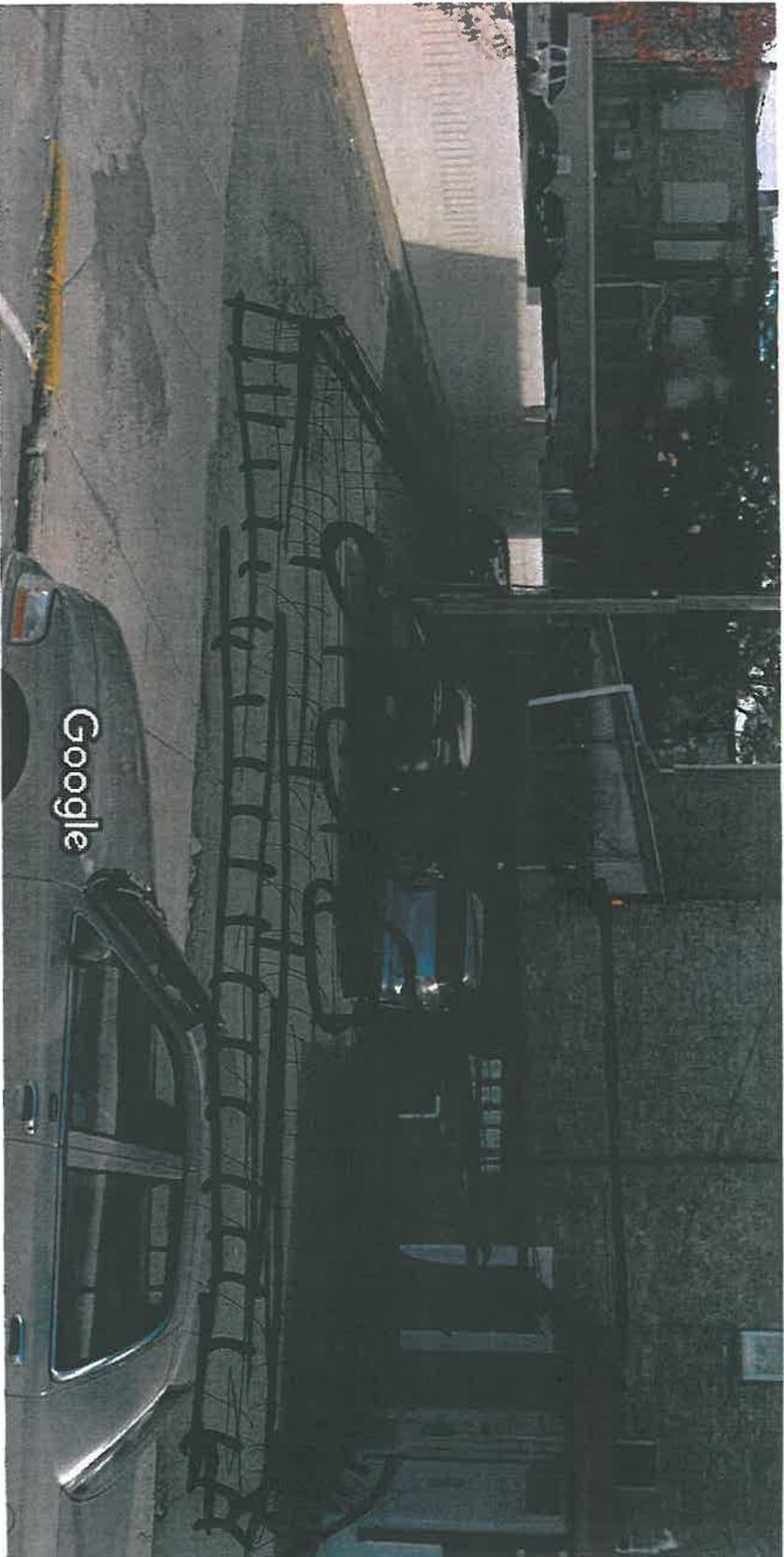








Google Maps S Washington Ave



## **Appendix G Alley's & Rear Entrances**

As Downtown Wabasha grows and use of the historic district intensifies, an expanded public use of historically non-public spaces will also likely grow. Adapting these once very utilitarian spaces designed to provide practical service for the historic Main Street buildings into new uses should be done with an eye toward preserving portions or features which convey its historical use, but also making it compatible for the new use.

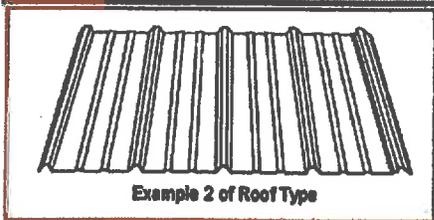
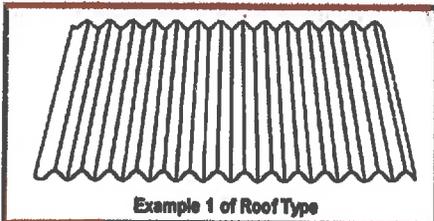
In the design review of these areas, the HPC will consider both the historic elements of the alley (particularly in terms of appropriate types of materials and features which are different from those historically used on the front facades of the historic structures) but also allow for a more contemporary or artistic approach to the designs.

### **Materials & Elements appropriate in alley areas**

- Corrugated or standing seam metal for roofs or siding
- Galvanized metal surfaces
- Horizontal or vertical clapboard siding
- Textured concrete block or poured concrete
- Large unobstructed windows or glass doors (reflecting historical loading door areas)
- Unpainted wood surfaces
- Blends of surface and pavement materials
- Gardens or planting areas



**Sample lighting fixture style  
appropriate in alley area**



**Sample metal roofing or siding  
appropriate in an alley area**



**Historic photos (like the one above of Big Jo Alley area)  
show a variety of personal and service uses**

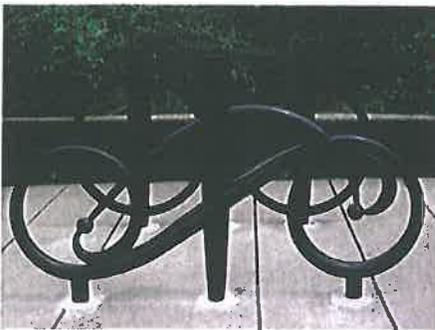


Design Concept provided by LHB Architectural Firm as part of the 2006 visioning process for Big Jo Alley



Example of an alley area "reclaimed" for expanded commercial use, in this case outdoor café seating.

Because these spaces typically did not have a formal design with traditional architectural features, the HPC recognizes an opportunity exists to introduce more relaxed and informal design elements. Historic architectural features where present should be preserved or rehabilitated, but the introduction of new elements or more modern interpretations will be considered.



Sculptural bike racks, decorated necessities (in this case an electric box) and unusual signage may be considered appropriate in the alley but not on Main Street