

**MINUTES of November 15, 2016  
Heritage Preservation Commission  
City of Albert Lea**

**Call to order 5:36pm**

**MEMBERS PRESENT:**

Tom Larson (Vice Chair)  
Brad Kirchner (Chair)  
Tami Staker  
Lester Anderson

**MEMBERS ABSENT:**

Larry Fisher  
Charles Newell  
Robert Hoffman  
Larry Baker- Ex Officio

**STAFF PRESENT:**

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

**OTHERS PRESENT:**

Scott Thompson- Owner of 130-138 North Broadway Ave (Morlea Dairy Building)  
Jeremy Jacobson with Red Door Construction representing The Marketing Plant

**APPROVAL OF AGENDA AND MINUTES:**

A motion was made by Tom Larson to approve the agenda and seconded by Tami Staker. The agenda for November 15, 2016 was approved unanimously on a 4-0 voice vote.

A motion was made by Lester Anderson to approve the agenda and seconded by Tom Larson. The minutes from October 11, 2016 minutes were approved unanimously on a 4-0 voice vote.

**NEW BUSINESS:**

Request for approval of the of the cornice design for The Marketing Plant located at 137 Broadway Ave S. The certificate of appropriateness for the façade rehabilitation at 137 S Broadway Ave S was granted on November 4<sup>th</sup>, 2015. This included the first floor storefront door, windows and framing and the upper story window and cornice replacement with the condition that final cornice design be approved by the HPC. Additionally the proposed projecting sign installed to meet all City requirements, as the work to be performed meet local adopted design guidelines and Secretary of interior Standards was approved at that time.

Jeremy Jacobson with Red Door Construction is representing The Marketing Plant as their contractor. Jeremy is here this evening to request approval of the cornice. The material of the cornice is Fypon which is molded millwork constructed of polyurethane foam and will be painted black. It is very lightweight and rot resistant. Once it's up and painted you shouldn't have to worry about touching it

again unless it gets damaged by hail. Original cornices would have more than likely been made out of tin and would be very expensive to reproduce. The proposed cornice has dental molding and is 14 ½ inches tall and would project 6 ¾". This will cover the existing exposed cinder block. The lettering on the proposed sign will be a copper finish which will look very nice and dress up the existing dark mapes panels above spandrel glass. No lighting has been proposed at this time. Brad Kirchner also mentioned the windows are kept lit and there is medallion shaped signage on the windows themselves.

The cornice design was approved on a 4-0 roll call vote and passed unanimously.

**PUBLIC HEARING:**

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

Scott Thompson, owner of 130-138 N Broadway, submitted an application for a certificate of appropriateness for modifications he would like to make at his property which is the old Morelea Dairy Building.

Public hearing opened at 5:42 p.m.

Brad Kirchner stated on the right hand side of the building when facing the building there is actually a window and Mr. Thompson would like to install a doorway in place of the window on the side entrance and construct a stairway with metal stairs with a railing to access future apartments on the second floor. A challenge for Mr. Thompson is the existing pedestal electric box for the downtown lights in obstructing the path of the proposed stairs. This would fall under the jurisdiction of the building official to decide if the staircase would meet building code. The HPC is only deciding on the design of the stairs. Kirchner also suggested this building is Arts & Craft style and a copper finish would be appropriate. Mr. Thompson also stated a lot of buildings have gone with the bronze and it may be a nice change of pace to set his building off with the copper. Brad Kirchner also stated this would complement the Kasota stone on the brick and a copper finish would "pop" and look nice. Mr. Thompson could use bronze on the side entrance as the side entrance is designed to be more utilitarian in use and the front is more the "gingerbread" of the building. Mr. Thompson is undecided on the color, he may use a tan or caramel color which would also be appropriate. Mr. Thompson also had two photos examples of what the staircase may look like. One example was a Victorian style staircase and the other a mission style. Brad Kirchner stated the mission style would be less expensive. The stairs have simple lines and open bars and would be very fitting for this style building. Bronze would look nice as this is not a main entrance. Mr. Thompson also likes the rusted metal look which Kirchner advised would also be appropriate. Kirchner advised just to stay away from a stainless steel look which is more 1960's mid-century modern era style. Mr. Thompson stated the inside stairway is 30" wide from the main floor up to the landing then the stairs go up again. This entrance would widen the landing area to 40" and allow for greater access which would allow more room to move furniture as an example. Mr. Thompson has been in contact with Rob Rice the Building Official to assure the stairs would be code. Kirchner has been inside the building and stated it is a really nice space with original clapboard tongue and groove ceiling, all of the

huge tiles like the block tiles you would see in the elementary schools, tile floors. This used to be a dairy building; every window was replaced with glass block possibly to help keep the room sterile. Mr. Thompson would like to replace the glass block and install windows and bring the original look back to the building. If Mr. Thompson is able to get approval then he will move forward with planning on constructing apartments for the upstairs and replacing the glass block with windows. If approval is not granted for the door and stairway on the south side of the building he would leave the glass block and use this space for storage. This project would dress up the alley and give it a nice feel and change the way people view the alleyway. There was some discussion regarding the pedestal for the downtown lights. Kirchner mentioned a faux cover up of the pedestal may be an option as long as it still allows access and also be able to read the meter when necessary. Mr. Thompson would like to camouflage the air conditioning units under the stairs to make this space look nice. The stairs would lead out of the building toward Broadway.

Kirchner had found a photo from a 1935 Albert Lea High School yearbook that showed the window spaces on the alley side of the building had transoms above them and were double hung operational windows. The front second floor was all operational double hung windows also and the first floor was storefront glass. If Scott created apartments on the second floor he may want the windows operational for use of his tenants. The end windows on each of the three panels could open and the center windows could be faux. Kirchner advised the HPC is concerned about the appearance of the windows not if they are operational. The first floor windows may be replaced one day to a solid glass in the future. Mr. Thompson plans to leave the solid corrugated metal awning on the front of the building. He has concerns about removing the awning as he is not sure of the condition of what is underneath. Kirchner advised historically there were glass transoms above the metal awning, which now are covered with a teal colored plexiglass panels. The insulation is coming out as they are failing. Mr. Thomson could peak and see what is underneath and if the glass is still there clean them up. This is something in the future he may want to look into. This could be covered with a fixed fabric awning. The front of the storefront was probably a fixed panel of glass as there was a store people could go into to buy milk, ice cream and dairy products.

Mr. Thompson advised the project would be done over time in stages. His first concern is to immediately install the side door and soon after constructing the stairway. He plans on installing a rubber membrane roof this spring as the roof is separating from the parapet wall. Then he would move to the front of the building and replacing the glass block with windows on the upper story and the storefront windows. Kirchner asked Mr. Thompson is the south side white colored door in the alley were to stay if could be painted or replaced with a bronze. Mr. Thompson advised he would like to replace with a nice new door eventually.

There is a freight elevator on the interior of the building that functions also.

Public Hearing Closed at 6:18 p.m.

A motion was made by Brad Kirchner to approve a certificate of appropriateness to include:

1. the ability to replace the front second story windows, double hung windows to be either operating or non-operating as the applicant so chooses.
2. the south side windows , double hung windows to be either operating or non-operating as long as they have the appearance of a double hung window with transom above.
3. A south side doorway replacing the second/mid floor window and creating a staircase with an approval of a metal landing and railing appropriate to the building.
4. The replacement of the white steel door in the alleyway in the matching fashion of the staircase door
5. Roof replacement of commercial nature
6. The tile or terracotta solid cap on the visible side of the roof (the caps are 2' long and 14-16" wide and sit on the top of the brick/cornice are currently cracked), a bronze or dark solid color would be an appropriate replacement. The preference would be to reuse them if they don't leak and the alternative would be to use an extruded steel sheet to keep the appearance of the cap in a dark bronze or dark solid color. Or to take some that are not cracked or damaged to badly to put them on the side that is visible from the street as the replacement pieces could not be reproduced in the same color.
7. Storefront window replacements
8. Replacement of the front door in a similar style and finish which could be kept bronze.
9. The transom windows on the front of the building, the use spandrel glass as a replacement possibility or removing the existing and if the original transom glass is found underneath to clean it up.
10. Backside of the building with the two sets of double windows to be replaced with door such as a French door or similar style of the side doors. Similar fashion as the side doors in bronze or a gold. Any of the openings that have arch tops in the backside of the building this will assure to retain the character of the building by keeping the arch if installing doors. Approval of a metal balcony and staircase from the back apartments on the second floor in a similar fashion as the side staircase.
11. Approval of tuck pointing. With all these projects to be completed utilizing best practices for historic rehabilitation creating no impact on the historic appearance of the structure.

This motion also includes the ability to look at replacement awnings for the front of the building for the main and second floors. (The final design would come back to the HPC for approval at a later date).

The motion was seconded by Tami Staker and motion was approved on a 4-0 roll call vote.

Public Hearing was closed at 6:18 p.m.

Scott Thompson was advised Southern MN Regional Legal Services will need to bring the sign proposal before the HPC for approval.

Brad Kirchner also advised Mr. Thompson if he has any concerns or questions to get a hold of him.

**CONTINUE NEW BUSINESS:**

- HPC members voiced concern over not being able to open the attachment on their email of the agenda for the meetings. Next agenda Jennifer will add the link to the website to try to let HPC members access them this way.
- Brad Kirchner asked the group if the HPC could possibly change the day of the week for the HPC meetings and this is a conflict for him for his HPC meetings in Forest City Iowa. 1<sup>st</sup> or 3<sup>rd</sup> Monday could be a meeting possibility. Lester Anderson advised he is busy with a church event and would miss four meetings. Brad will check with his group and see if they are willing to change their date. He will do some checking and check back with the group at the next meeting. This conversation will continue at a later date.

**OLD BUSINESS:**

**2017 State Preservation Conference – Albert Lea**

The Annual Statewide Historic Preservation Conference has been scheduled for September 13-15, 2017, in Historic Downtown Albert Lea. – No updates

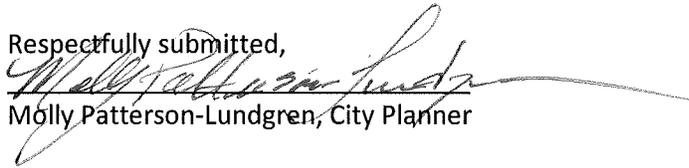
**Updating the Historic District-** No updates

**ADJOURNMENT**

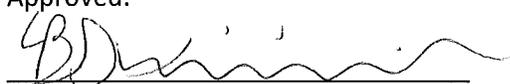
**Meeting adjourned at 6:33 p.m. Tami Staker exited and Quorum was lost.**

Next meeting is scheduled for December 15, 2016 at 5:30 p.m. in the City Council Chambers.

Respectfully submitted,

  
Molly Patterson-Lundgren, City Planner

Approved:

  
Brad Kirchner, Heritage Preservation Chair