

CITY OF ALBERT LEA
HERITAGE PRESERVATION COMMISSION

12/8/2015, 5:30 p.m.
City Council Chambers

AGENDA

- A. CALL TO ORDER AND APPROVAL OF THE AGENDA
- B. APPROVAL OF MINUTES
HPC Minutes from November 4th, 2015
- C. PUBLIC HEARINGS
 - 137 North Broadway, façade renovation, The Marketing Plant
- D. NEW BUSINESS
 - Potential Community Growth Initiative projects
 - Beth Greiner bike share/bike rack program idea
 - Paul Shea QR codes
 - Freeborn Bank Building
 - Heart Bombing
 - Reuse Study
 - Preservation Alliance Office Location
- E. OLD BUSINESS
 - Potential future preservation projects & grants
 - Directional Sign Program
- F. COMMISSIONER COMMUNICATIONS
- G. STAFF COMMUNICATIONS
- H. ADJOURNMENT

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

Called to order 11:04 am Vice Chair Brad Kirchner

MEMBERS PRESENT

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

MEMBERS ABSENT

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

STAFF PRESENT:

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

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

APPROVAL OF AGENDA AND MINUTES:

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

PUBLIC HEARINGS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Molly Patterson-Lundgren explained the situation to the HPC

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

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

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

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

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

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

NEW BUSINESS: No discussion

OLD BUSINESS: No discussion

COMMISSIONER COMMUNICATIONS:

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

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

STAFF COMMUNICATIONS/ITEMS OF DISCUSSION: No discussion

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

Respectfully submitted,

Molly Patterson-Lundgren, City Planner

Approved:

Heritage Preservation Vice- Chair
Brad Kirchner

Memorandum

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

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

Date: *December 8th, 2015*

Re: *Request for certification of appropriateness for 137 North Broadway*

Background & Proposal

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

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

Analysis

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

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

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

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

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

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

Staff Recommendation:

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

Requested Motion:

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

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