

**CITY OF ALBERT LEA
HERITAGE PRESERVATION COMMISSION**

*1/10/2017, 5:30 p.m.
City Council Chambers*

AGENDA

- A. CALL TO ORDER AND APPROVAL OF THE AGENDA
- B. APPROVAL OF MINUTES
 - HPC Minutes from December 13 2016
- C. 2017 STATE PRESERVATION CONFERENCE – Planning Session 5:30-6:15
- D. PUBLIC HEARINGS
 - 140 North Broadway – Storefront rehab.
 - 139 E William – upper floor window replacements
- E. NEW BUSINESS
- F. OLD BUSINESS
 - Updating the Historic District
- G. COMMISSIONER COMMUNICATIONS
- H. STAFF COMMUNICATIONS
- I. ADJOURNMENT

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

Call to order 5:39 p.m. by Chairman Brad Kirchner

MEMBERS PRESENT

Brad Kirchner
Tom Larson
Lester Anderson
Charles Newell
Larry Baker (Ex-Officio)

MEMBERS ABSENT

Robert Hoffman
Larry Fisher
Tami Staker

STAFF PRESENT

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

OTHERS PRESENT

Michael Koop, Certified Local Government Coordinator
Heritage Preservation Department Minnesota Historical Society

APPROVAL OF AGENDA AND MINUTES

A motion was made by Tom Larson to approve the Agenda for December 13, 2016 and seconded by Charles Newell. The agenda was approved on a 4-0 roll call vote.

A motion was made by Lester Anderson to approve the minutes from the November 15, 2016 meeting and seconded by Tom Larson. The minutes were approved on a 4-0 roll call vote.

NEW BUSINESS

2017 schedule and appointments

The 2017 schedule will be the 2nd Tuesday of the month as follows;

- January 10, 2017
- February 14, 2017
- March 14, 2017
- April 11, 2017
- May 9, 2017
- June 13, 2017
- July 11, 2017
- August 8, 2017

- September 12, 2017
- October 10, 2017
- November 14, 2017
- December 12, 2017
- January 9, 2018

2016 Annual CLG Report

The annual report has been completed and a copy was included in the agenda for commissioners to review. This document also serves as a promotional tool as a year in review for all of the items that the HPC has acted on. This report will be submitted to the State Heritage Department as it is a requirement of Certified Local Government. The local CLG is the Heritage Preservation Commission.

OLD BUSINESS

37th Annual Statewide Historic Preservation Conference September 13-15, 2017

Conference planning is underway along with Michael Koop and the State Heritage Department Office and discussions will continue. If Commissioners have any ideas regarding the conference please submit to Jerry Gabrielatos who will relay to Michael Koop. There will be a group that will meet including HPC members, City staff, Susie Peterson (CVB) and Randy Kehr (Chamber of Commerce) that will meet to specifically discuss conference planning. Staff will keep the HPC advised on this meeting date as several HPC members have shown interested in participating.

Updating the Historic District

There was discussion regarding the local designation and if this evaluation would include suggesting removing or adding properties to the Downtown Historic District. Michael Koop advised a stand-alone designation may be another option for properties of significance to the community. Commercial properties and institutions such as churches could also co-exist together within the district.

COMMISONER COMMUNICATIONS

The HPC would like to thank Tom Larson for his years of service to the HPC and he was reminded he can still attend meetings if he would like and volunteer.

STAFF COMMUNICATIONS

ADJOURNMENT

A motion was made by Lester Anderson and seconded by Tom Larson to adjourn the meeting at 7:43 p.m. Motion to adjourn was approved on a 4-0 roll call vote.

Next meeting is scheduled for January 10, 2016 at 5:30 p.m. in the City Council Chambers
Respectfully submitted,

Molly Patterson-Lundgren, City Planner

Approved:

Heritage Preservation Chairman

Brad Kirchner



Memorandum

To: *Albert Lea HPC*

From: *Molly Patterson-Lundgren*

Date: *November 8, 2016*

Re: *Request for Certificate of Appropriateness 139 E William*

Background and Proposal

An application for a certificate of appropriateness has been submitted by Julie Lokken for window replacements in the Lofts of Lea Center located at 139 East William. Constructed between 1915 and 1916, this six story building was originally named the Home Improvement Building and held offices with shops on the ground floor.



August 2016

The building went through major renovations approximately 11 years ago when it was rehabilitated into housing. At that time new wood frame windows were installed. The Lofts of Lea Center is proposing to replace these on the top two floors due to deterioration. They are proposing to now install vinyl clad windows which have the same one over one pattern as the current ones.



December 2016 (View from the west)



Proposed window



Proposed superimposed

Analysis

The proposed window replacements are not likely to cause any change in the appearance of the building. The window inserts being removed and replaced are not original to the building. The new ones will be in the same configuration as those that are currently in the building. All distinctive features, finishes, and architectural patterns, including the window opening locations and sizes will be retained and none of the historically defining features of the building will be altered.

Historic Rehabilitation is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."¹ The modifications as proposed would seem to meet the qualifications of historic rehabilitation.

Staff Recommendation:

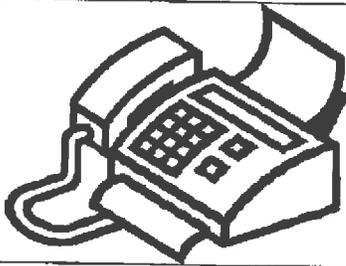
Staff recommends approval of the certificate of appropriateness for the window replacements as proposed based on the findings of fact provided in the drafted motion below.

Requested Motion:

A motion to approve proposed window inserts for the Lofts of Lea Center located at 139 E William Street based on the following findings of fact:

1. The proposal will protect and retain historically defining features of the building including all storefront components, patterned brick walls, decorative medallions and tiles, cornice and window & door openings.
2. The proposed new window inserts will be replacing inserts which are not original to the building but were new at the time of major historic rehabilitation of the building approximately 11 years ago.
3. The proposed new window inserts will have the same one over one window pattern as the existing windows.

¹ <https://www.nps.gov/tps/standards/rehabilitation/rehab/stand.htm>



A facsimile from The Lofts at Lea Center

TO: Molly Patterson-Lundgren

Fax number: 1-507-377-4336

**TOTAL NUMBER OF PAGES
INCLUDING COVER PAGE:** 6

Date: January 5, 2017

Julie Lokken
139 East William
Albert Lea, MN 56007
(507) 373-2727

Fax #: (507) 377-2448

Regarding: Proposed new windows

Attached please find the paperwork you requested as well as a drawing of the interior and exterior of the proposed new windows. As I previously mentioned we are not replacing with the current wood windows as we tried that at renovation 11 years ago and they have rotted out. We are proposing vinyl, 1 over 1 windows in the same color and appearance. The new windows will also give us incredible energy savings, which we currently lack. The new windows will help us maintain the integrity of the building and help us continue to enhance downtown Albert Lea.

Please let me know if there is anything else you need, and what my next step is.

Thanks for your attention and help in this matter.

Julie Lokken
Property Manager

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 139 E. William St. Albert Lea

2. APPLICANT INFORMATION

Applicant is Property Owner Contractor Architect Other _____

Applicant Name MDE LP # 75

Address 1600 University Ave #212 City, State, Zip St. Paul, MN 55104

Telephone Number 651-646-7848 Fax Number 651-646-8947

E-mail Address jhuwe@metroplains.com

3. PROPERTY OWNER INFORMATION (if different from applicant)

Property Owner Name Same

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).

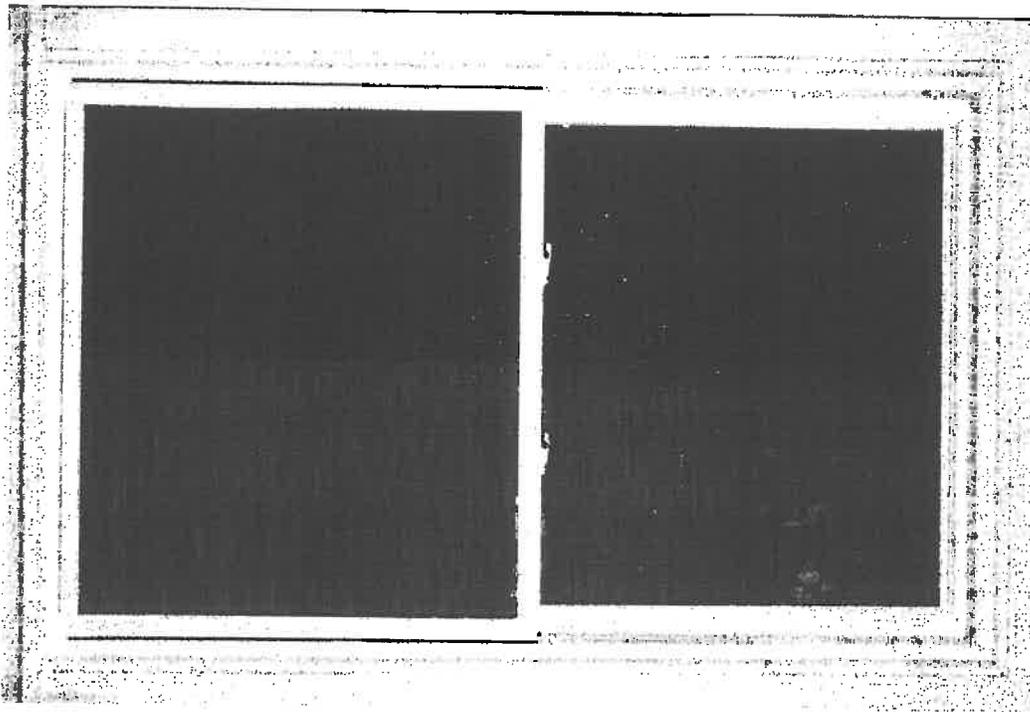
The Lofts at Lea Center was renovated in 2005. Wood windows were installed for the historic preservation. After 10 years, most of the windows on the upper two floors have rotted and are hazard. We need to replace these windows as soon as possible. We are proposing a vinyl replacement for durability. We believe they will not detract from the historic look of the building. The cost is \$133,029 for the two floors.

Renovations/Changes in Signage

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

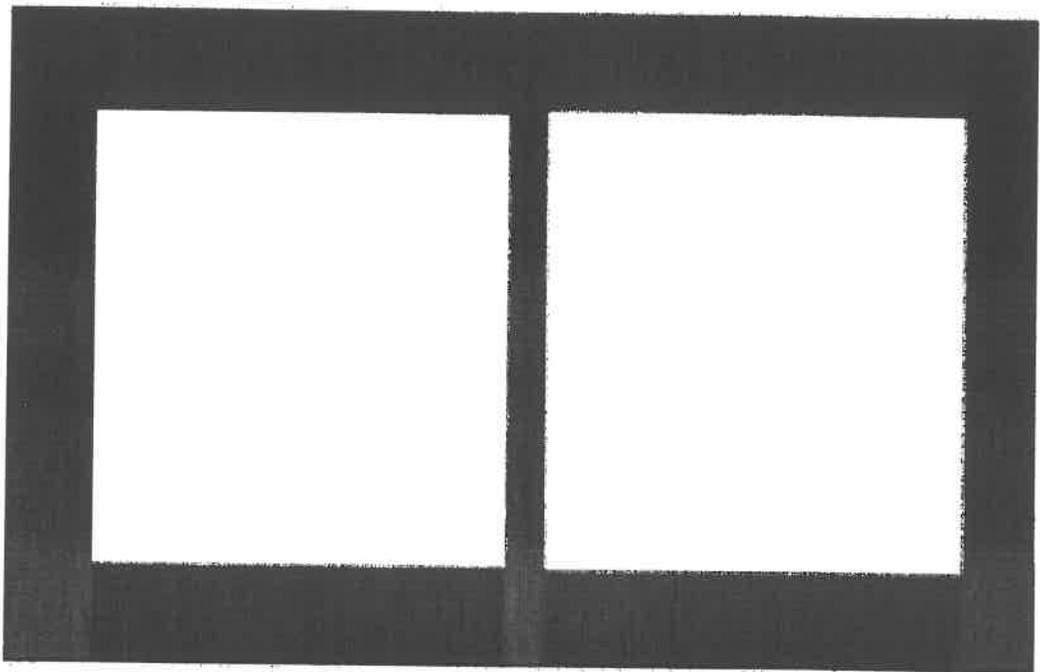
Number of signs proposed _____

- Type(s) of signage proposed
- Historic building identification signs
 - Storefront signs
 - Window signs
 - Awnings
 - Projecting signs
 - Marquee signs
 - Restoration of historic wall signs
 - Banners



Top

interior



Exterior



Memorandum

To: *Albert Lea HPC*

From: *Molly Patterson-Lundgren*

Date: *November 8, 2016*

Re: *Request for Certificate of Appropriateness 140 S Broadway*

Background and Proposal

An application for a certificate of appropriateness has been submitted by Joseph Tscholl for the property located at 140 South Broadway. Mr. Tscholl has a purchase agreement for the property and is seeking to rehabilitate the Broadway Avenue storefront façade which has been filled in with brick and inappropriately sized and style of windows. Mr. Tscholl is planning to open a fitness center at the location.



August 2016

The building most recently housed Sterling Drug Store and but has been vacant for several years. The building in its current form was constructed in 1942 as a Woolworths drug store. The location had been used for a Woolworths previous to 1942, with the store expanding into a 3rd storefront along Broadway by 1940. The following year the building was almost completely destroyed by fire.



c. 1940 and 1941

The building was reconstructed in an “Art Moderne flavor” (National Register Nomination Form) and it retains most of the elements of that building to this day.



c. 1942

Art Moderne as an Architectural style utilized the machine age materials which had become popular in the previous Art Deco period. Typical materials included structural glass, smooth metal panels, lighter colored brick or other masonry and aluminum (typically silver or another lighter or brighter color). The style characteristics of Art Moderne, however, were more austere reflecting the period of the great depression and then World War II. More rectangular in nature than its predecessor, Art Moderne often utilized repeating bands of wall panels or, as in the case of this building recessed brick in combination with windows and a subdued stepped cornice pattern were common to the style. The building today holds many of these features original to the 1942 period with the Broadway Avenue storefront being the most altered.

Mr. Tscholl proposes to rehabilitate the storefront, reopening the original display windows as much as possible. Attached are two potential design options that both focus on the reestablishment of the 1942 storefront openings. The primary difference between the two is the window pattern. In Alternate #1, there would be a split in the windows from top to bottom, giving the appearance of a transom window effect above each window. Alternate #2 would have the window glass the entire height of the window opening without a mullion (frame unit) splitting the glass. In either scenario the black marble bulkhead would be re-established, the wooden shake mansard style awning (c. 1970's) would be removed, and an additional storefront with doorway would be added to the north end of the building. The applicant is requesting approval of both of these options so they are able to make a final decision depending on what

is discovered under the shake awning and the cost and availability of larger sheet glass for the windows. Both silver and bronze aluminum window framing is being considered for either of the two options.

Analysis

As is recommended in the Secretary of Interior Standards for historic storefront rehabilitation, the historic features still present will be retained. These include the repeating recessed brick and one over one double hung windows on the second story. Also, the existing black marble tiles at the base of the building (in the bulkhead) will remain and duplicates of these will be reinserted on the Broadway Avenue side as they were historically. The new windows will re-establish an open storefront similar to the original 1942 pattern but modified slightly to allow for configuration needed on the interior. Very little original historic materials from the storefront will be removed (only where the storefront windows will wrap around the south side of the building extending into what was originally a blank wall). This is consistent with Secretary of Interior standards which calls for the preservation of remaining historic features and new or replacement features consistent with the historic design of the building. It is noted that the applicant met with Commissioner Kirchner and modified his original plan based on some recommendations from Mr. Kirchner and the City Planner to slightly modify the windows and sign board area making it more consistent with the patterns and scale of the features of the original building.

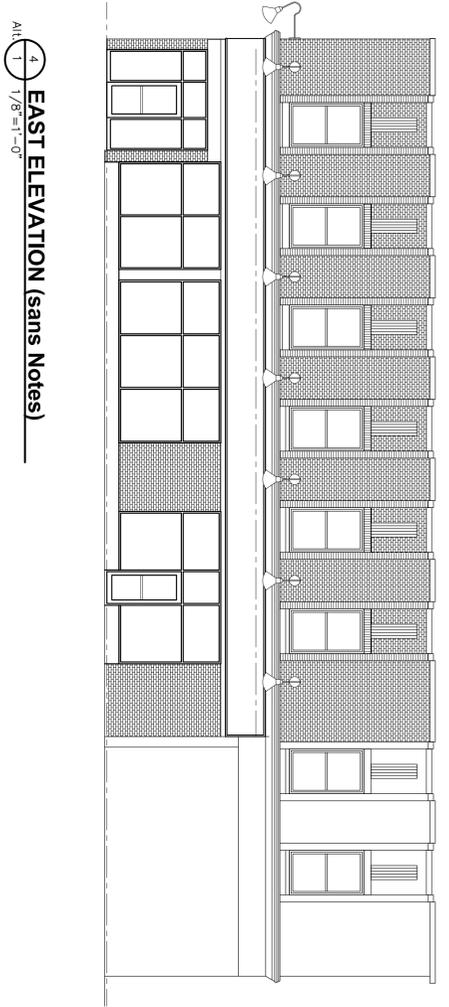
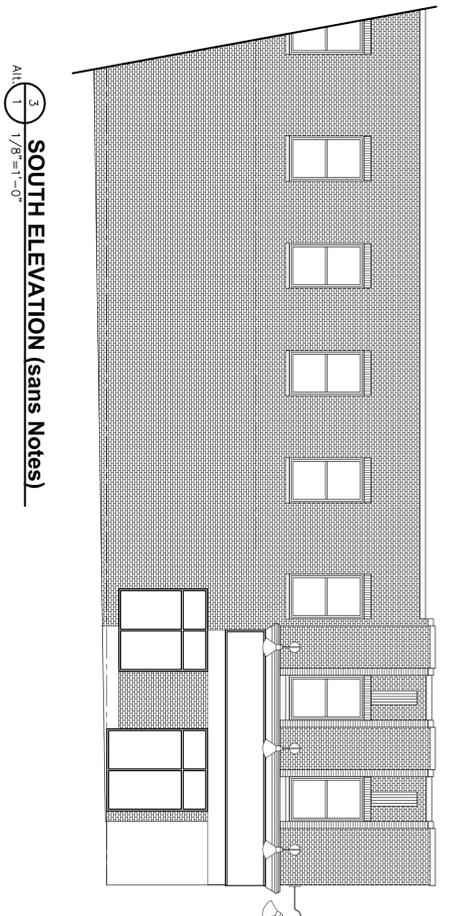
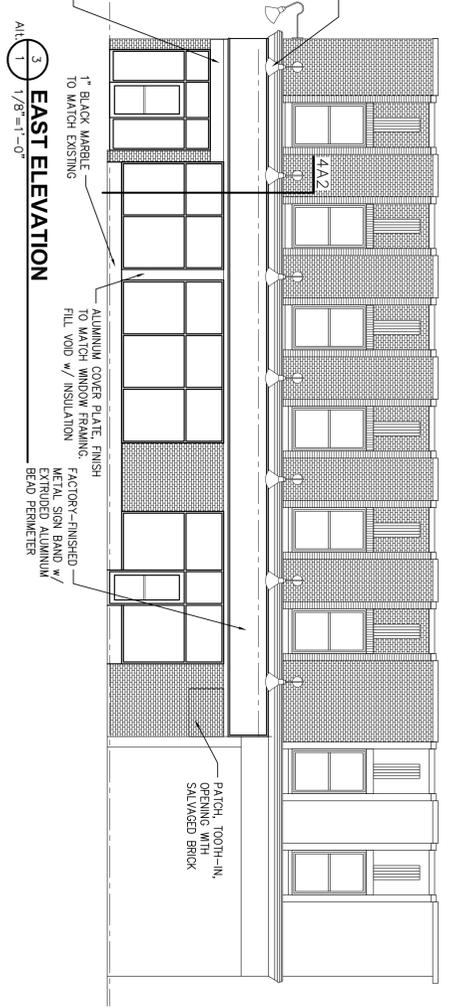
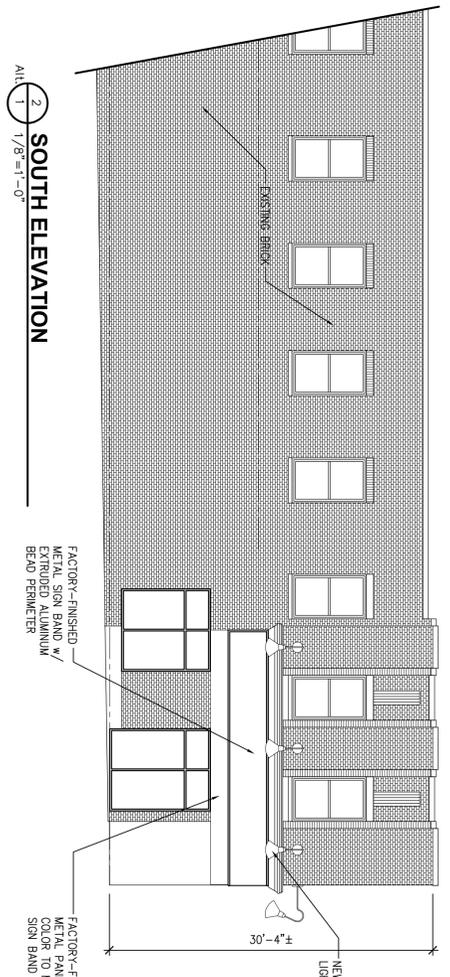
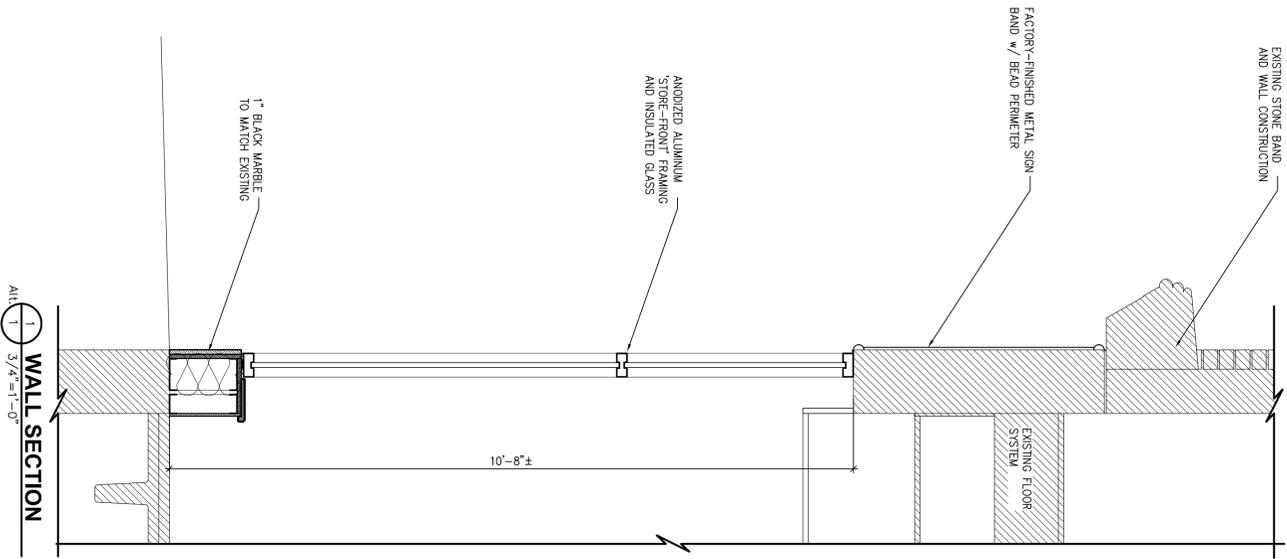
Staff Recommendation:

Staff recommends approval of the certificate of appropriateness for both of the options based on the findings cited below in the drafted motion. Staff further suggests that a silver or other lighter colored aluminum is most appropriate for this rehab due to the age and style of the architecture of the building.

Requested Motion:

A motion to approve both Alternatives façade rehabilitation designs based on the following findings of fact:

1. The proposal will protect and retain the extant historically defining features including the recessed brick and window pattern and stepped cornice of the second story.
2. What remains of the black marble bulkhead will be retained and this will be matched and reestablished on the Broadway Avenue front of the store.
3. The reopening of the first floor storefront facing Broadway and utilizing a new but similar design to the original with the size, scale and materials similar to and compatible with those that were there historically meets the recommendations of the Secretary of Interior Standards for Rehabilitation.



CERTIFICATION
 I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION AND REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.
 DATE: _____ REG. No. 15851

PAUL R. JOHNSON ARCHITECTS, INC.
 1511 WEST OAKLAND AVENUE AUSTIN, MN 55912
 PHONE: (507) 437-7689 FAX: (507) 437-1014 E-MAIL: paul@pj-architects.com

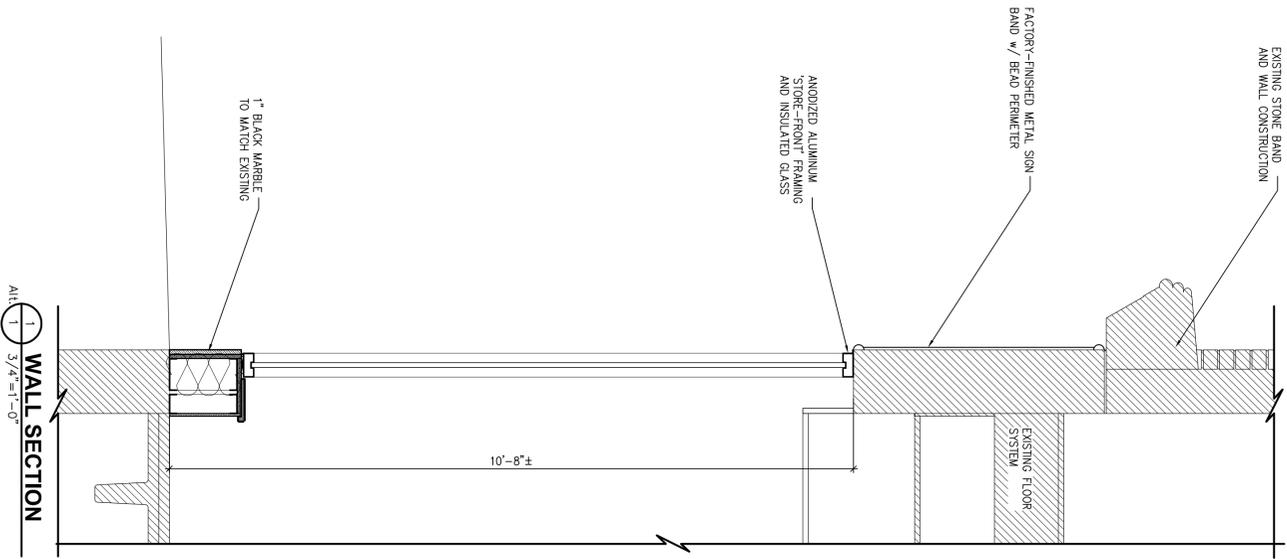
SHEET TITLE
 Partial South Elevation
 East Elevation
 Wall Section

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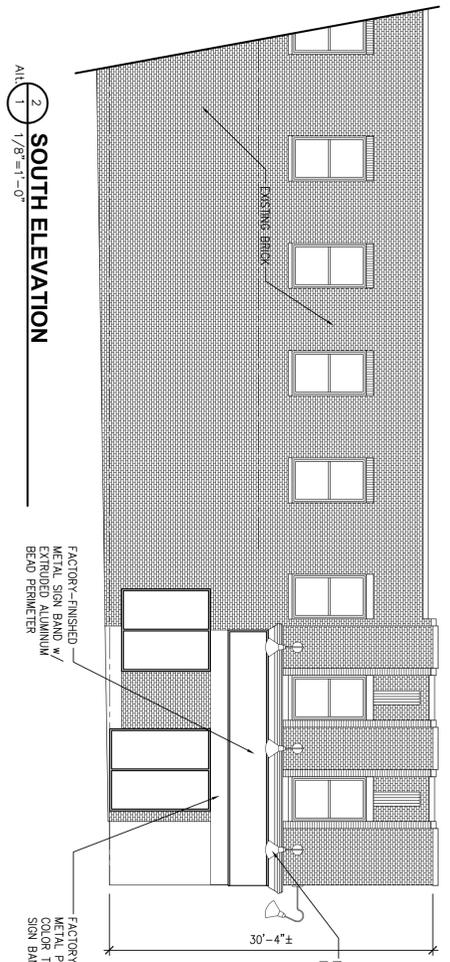
**Remodeling for
 SNAP FITNESS**
 140 South Broadway
 Albert Lea, Minnesota

**Alternate
 1**

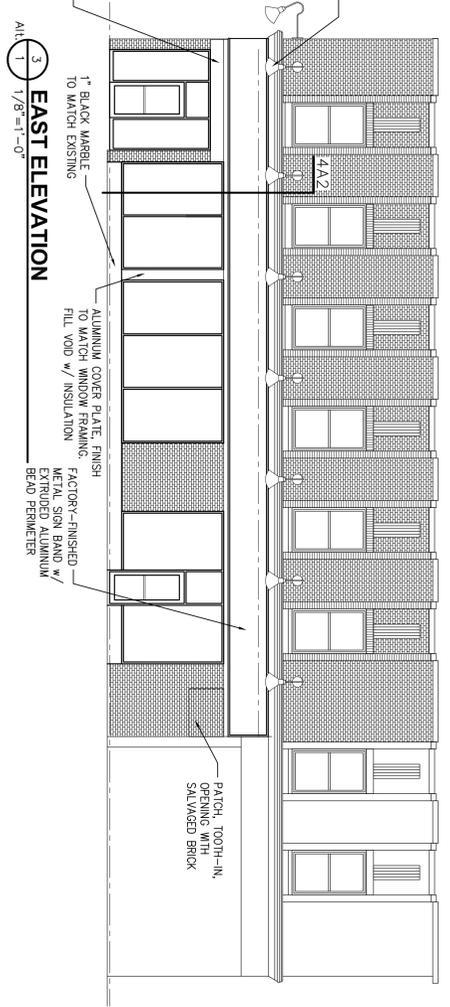
12/28/16
 36021



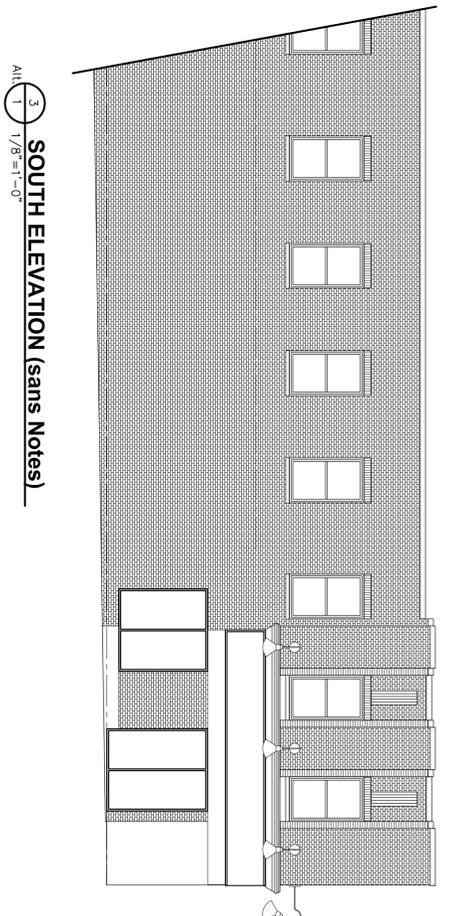
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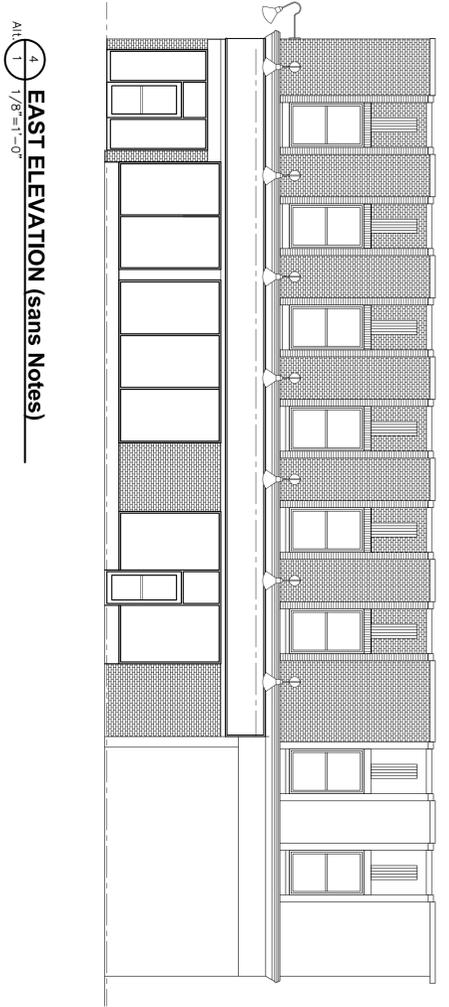
2 SOUTH ELEVATION
 1/8"=1'-0"



3 EAST ELEVATION
 1/8"=1'-0"



4 SOUTH ELEVATION (sans Notes)
 1/8"=1'-0"



5 EAST ELEVATION (sans Notes)
 1/8"=1'-0"

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**Remodeling for
 SNAP FITNESS**
 140 South Broadway
 Albert Lea, Minnesota

12/28/16
 36021
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Alternate