

**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 7<sup>th</sup>, 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,

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Molly Patterson-Lundgren, City Planner

Approved:

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Heritage Preservation Vice- Chair  
Brad Kirchner