

**MINUTES of June 13, 2016**  
**Heritage Preservation Commission**  
**City of Albert Lea**

**Call to order** 6:14 p.m. by Chairman Brad Kirchner

**MEMBERS PRESENT**

Brad Kirchner (Chair)  
Tom Larson (Vice Chair)  
Tami Staker  
Larry Fisher  
Lester Anderson  
Charles Newell  
Robert Hoffman

**MEMBERS ABSENT**

Larry Baker (Ex Officio)

**STAFF PRESENT:**

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

**OTHERS PRESENT:**

Michael Koop, Heritage Preservation Department  
Alex Johnston, Edward Jones, 126 S Washington Ave  
Bob Graham, 1336 Crestview Rd

**APPROVAL OF AGENDA**

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

**TRAINING SESSION**

Michael Koop, Certified Local Government Coordinator, Heritage Preservation Department Minnesota Historical Society presented roles of Federal, State and Local Government and what it means for a City to have CLG status.

The last time the Downtown Historic District property inventory was reviewed and updated was 1984 which includes 91 buildings. It would be beneficial conduct an up to date comprehensive survey completed of all historic resources within the City. This is needed as to have a baseline of information to make good decisions moving forward.

The ordinance gives authority to designate properties. This is one of the HPC powers and duties along with the review of building permit applications for alteration or demo of designated buildings. This allows to effect change in a positive way. The purpose of Minnesota State Statute 471.193 is to authorize local governing bodies to engage in a comprehensive program of historic preservation and to

promote the use and conservation of historic properties for the education, inspiration, pleasure, and enrichment of the citizens of this state.

Public education and recognition of projects can be very effective. Having a preservation plan and historic contexts would also be helpful. The time period, prior events and attitudes of any given time will impact the property being studied.

The CLG partnership with Local and State government is important to bridge the communication with the Federal government and to allow communities to be more active in their own local histories.

Albert Lea could use Heritage Tourism to help revitalize the City by promoting its local history. Cultural heritage tourism is a branch of tourism oriented towards the cultural heritage of the location where tourism is occurring. The National Trust for Historic Preservation in the US defines heritage tourism as “traveling to experience the places, artifacts and activities that authentically represent the stories and people of the past, and heritage tourism can include cultural, historic and natural resources.” Pipestone and Eden Prairie have used Heritage Tourism.

Michael Koop stated to take a look at what Faribault is doing and to check out their website which includes information regarding a Self-Guided Podcast Tour to educate the public.

#### **APPROVAL OF MINUTES**

A motion was made by Lester Anderson to approve the minutes from April 12, 2016 and seconded by Larry Fisher. The minutes were approved unanimously on a voice vote.

A motion was made by Tom Larson and seconded by Robert Hoffman to close the meeting at 6:50 p.m. and continue it in Room 109 of City Hall to allow City Council to begin their regularly scheduled meeting at 7:00 p.m. Approved unanimously on a voice vote.

A motion was made by Tom Larson and seconded by Robert Hoffman to reconvene the meeting at 7:00 p.m. in Room 109. 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- Application for Certificate of Appropriateness for outdoor patio bar, 146 W William St.**

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.

The proposal is to construct a shed type structure of 8'x 17' 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' x 35' would be fenced in. The proposed fence which could be removed seasonally is

proposed to be a 6' tall painted black metal bar fence. Tables would be placed in this enclosed patio area for patrons. See attached illustrations showing the intended concept.

Bob Graham joined meeting at 7:07 p.m.

Historically alleys were used for parking and used as service areas. The building located at 146 William previous use was a pack & ship office. This may have been a prior liquor store.

Brad Hegwood submitted a picture along with his application of an outdoor bar and seating area in New Trier, MN from Dan's Bar as example of what he would like to do.

Tami Staker had concerns about the fencing and bar structure being maintained. The materials should be low maintenance and be able to weather the years.

### **Public Hearing opened at 7:10 p.m.**

Alex Johnston advised he appreciated the public hearing notice and input. Johnston is concerned this area is not an alley. This is a side street view from his office. Johnston is concerned about what type of fencing will be used as screening.

Molly Patterson-Lundgren advised the applicant is planning on the shed roof coming off the brick building and using the brick wall of the building as a back drop. The seating area would have tables and umbrellas.

Johnston advised he now has a plan view of the existing smoke shack for the last ten years and it is deteriorating and has not been maintained very well.

Brad Kirchner advised this may help and have a good outcome as it would provide screening.

Alex Johnston stated Brad Hegwood has already started digging today.

Molly Patterson-Lundgren advised this may assist in bringing up the level of appearance and provide pride in this space and will want to keep the area clean.

Tami Staker and others commented that there is broken bottles and trash in the alley quite often.

Bob Graham advised there was a previous plan that included all three buildings. Brad Hegwood has not completed this project and Graham advised this outdoor seating area should be consistent with the plan as to not cause the building to have a piece meal appearance. This project should complement the building.

There is some confusion of the group if the screening will cover the smoke shack as well. There needs to be more clarification by the applicant of materials used and where exactly this fence will be located.

There is some question if the proposed type of fencing is historic or not or if Brad Hegwood plans to include the green screening.

Boxed planters may help dress up the area. It would be nice to have someone from out of town find the area attractive and want to stop in for food and drink.

Tami Staker doesn't feel this is a food fit for downtown. Dan's bar has more of a Minneapolis feel not the Albert Lea Historic District.

Molly Patterson-Lundgren brought up how does this fit in with downtown Albert Lea.

Brad Kirchner thinks this could be a great thing and looking for a higher level materials may help Hegwood achieve his goal of attracting a broader range of customers.

Alex Johnston asked what would happen if the bar closed its doors and another tenant moves in, could this area be used as a storage shed/area?

Brad Kirchner advised maybe Hegwood not use a corrugate garage door, added the possibility of an accordion door and may have a more finished look when its closed.

Alex Johnston left the meeting at 7:45 p.m.

#### **Public Hearing closed at 7:45 p.m.**

Tami Staker asked if the zoning requires and certain materials to be used. Molly Patterson-Lundgren advised this use would bring more activity to the downtown and isn't detailed in the design guidelines.

Molly Patterson-Lundgren will have a conversation to see what he feels what weight the group has on the decision.

Molly Patterson-Lundgren advised this could be a wonderful use of the space with the use of more traditional and lower maintenance materials.

Recommendations the group came up with includes;

- Fence would be 6' high and consist of wood materials (not green treated lumber), cedar toned brown treated lumber was given as an example
- Molly Patterson-Lundgren will advise the applicant to come in with a lighting plan
- Green space with plantings would assist in softening the look and add additional screening such as greenery and flower boxes as examples
- Use of quality construction materials
- Lighting plan require HPC approval
- Use of a standing seam metal roof or asphalt shingles and not corrugated metal.
- Use of a permanent fence to provide screening for all seasons.

Molly Patterson Lundgren advised the group will want to remain consistent with past approvals, use consideration as downtown is a mixed use which includes, professional, office, cafes, restaurants bars and residential buildings. The HPC can approve with conditions.

Brad Kirchner made a motion to recommend approval whereas the proposed addition of an 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, 2016 including the above recommendations was seconded by Charles Newell. Motion approved on a 7-0 roll call vote.

**NEW BUSINESS: None**

**OLD BUSINESS: None**

**COMMISSIONER COMMUNICATIONS: None**

**STAFF COMMUNICATIONS: None**

**ADJOURNMENT**

A motion was made by Lester Anderson and seconded by Robert Hoffman to recess the meeting at 8:17 p.m. and will be reopened at the next meeting. Motion approved unanimously on a voice vote.

Next meeting is scheduled for July 12, 2016 at 5:30 p.m. in the City Council Chambers.

Respectfully submitted,

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Molly Patterson-Lundgren, City Planner

Approved:

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Heritage Preservation Vice Chair  
Brad Kirchner

