

**MINUTES of August 23, 2016
Heritage Preservation Commission
City of Albert Lea**

Call to order 5:30 p.m. by Chairman Brad Kirchner

MEMBERS PRESENT

Brad Kirchner (Chair)
Tom Larson (Vice Chair)
Tami Staker
Lester Anderson
Charles Newell
Larry Baker

MEMBERS ABSENT

Robert Hoffman
Larry Fisher

STAFF PRESENT:

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

OTHERS PRESENT:

Harold Kamrath, property owner, 125-127 Clark St E, Albert Lea
Annette Petersen, Senior Resources, Tenant 314 Broadway Ave S., Albert Lea
Ellen Kehr, Blue Zones Project, Tenant 314 Broadway Ave S., Albert Lea
Laurie Keith, V.P. Home Federal Bank, 143 Clark St W
Nick & Barb Rognes, Tic Toc Digital Printing Plus (working with tenants of 314 Broadway Ave S)

APPROVAL OF AGENDA AND MINUTES:

A motion was made by Tami Staker to approve the minutes from July 12, 2016 and seconded by Tom Larson. The minutes were 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:

HP2016-009 – 314 Broadway Ave S- Application from Senior Resources and Blue Zone Project for wall signs for front and rear of the building. The general concept agreed to was a larger wall sign that would be placed in the area above the storefront underneath the existing lighting on the front (Broadway Ave) façade. Additional smaller signs indicating each of the tenants occupying the building will be located on the front façade potentially to the right of the doorway.

Public Hearing open: 5:32 p.m.

Barb Rognes went over the sign proposal for the Vitality Center. The new color concept for the sign plan includes burgundy, tan and teal. Barb presented two different options which included the upper four windows with and without awnings. The awnings would add an extra expense although the group as a whole preferred the plan including the awnings. The large sign on the front of the building would have individually raised letters with a flat border. The address would be at the top of the sign on a raised panel and the border would be flat.

If the tenants opt to go without the awnings the colors will include burgundy and tan only.

The interchangeable name plates will be letters only without logos to keep the look of the sign neat and clean. The group decided to place the interchangeable sign to the north of the doors as the lighting is located above.

The size of the front wall sign that will read "Vitality Center" will be 20' long and 40", width will be a little longer including the oval section with the street number (314). The Vitality Center lettering would be raised in a cream color along with the 314 oval is offset which will pop out to give a more three dimensional look.

Harold Kamrath asked if the building was City owned. He was advised the City owns the building and the tenants are paying for the cost of the sign. Brad Kirchner explained they would also be able to apply for the same funding as he would. This meeting is for the design review only, not to decide if the project receives grant money. The next step would be to go through the City Managers Office to apply for the grant after being granted a certificate of appropriateness from the HPC which is required to apply for the grant.

The wall sign in back will have the same appearance of the front wall sign only without the street number above.

Tom Larson noted the guidelines state the storefront sign may only be used to display the primary name of the business and to use only one line of lettering, leaving out secondary information. Larson advised it reads "Helping People...Changing Lives "on the second line. Patterson-Lundgren advised this is a guideline and are guidance for the HPC and code is required. This can be taken into consideration. Larson believes the lettering looks appropriate. Kirchner brought up they could move this portion and place elsewhere although this would be additional cost to add another sign. Larson feels the larger portion of the sign provides the name of the building and the lettering on the second line is smaller, more of an accent to the sign. The name plates are 12" x 38" and interchangeable with 3" lettering which can be read from 50 feet plus advised Nick Rognes.

The public hearing was closed at 5:49 p.m.

Tom Larson made a motion and Lester Anderson seconded whereas the signs proposed for 314 South Broadway Avenue as presented at the August 23rd, 2016 meeting meet the requirement of the zoning code, are consistent with Local Historic District Guidelines and Secretary of Interior Standards, and do not adversely affect the historic nature or downtown historic district, The Heritage Preservation Commission approves the Certificate of Appropriateness for the proposed wall signs with a large sign on both the front (Broadway Avenue) side of the building as well as awnings on the second floor windows if

chosen and similar sign for the rear (facing the alley). Additionally, smaller wall signs indicating tenants of the building are hereby approved. They are approved with the understanding such "placards" may be changed in the future to allow for new of different tenants without additional review by the HPC upon the condition that the coloring, size, shape and placement of the signs shall continue to be the same as what is approved herein. **Motion was approved unanimously on a 5-0 toll call vote.**

HP2016-011- 143 West Clark Street- Application from Home Federal Bank for wall signs to be located on either side of the door facing Clark Street

Public Hearing open: 5:50 p.m.

Laurie Keith submitted a sign permit application after being advised a certificate of appropriateness and a sign permit would be required for the two wall signs located on each side of the bank entrance door.

Laurie advised this is not a long term permanent sign, it is very easy to change out by taking off the knobs and pop sign off. She stated the sign could be easily replaced if they get weathered. They would maybe be changed out yearly.

Molly advised the signs meet the 20% requirement.

Kirchner advised historically businesses used signs to market their products.

Charles Newell made a motion and Tami Staker seconded whereas the new signs indicated in the application dated August 19th for Home Federal Bank at 143 W Clark Street

1. Meet the signage requirement of the zoning code, are consistent with Local Historic District Guidelines and Secretary of Interior Standards, and
2. Do not adversely affect the historic nature of the site or downtown historic district,
3. Allow the signs to be changed out in the future as long as they fit within the current size,
4. Assure the signs are well maintained and in good condition at all times,

The Heritage Preservation Commission approves the Certificate of Appropriateness for the proposed wall signs on either side of the doorway facing Clark Street as shown in the application. **Motion was approved unanimously on a 5-0 toll call vote.**

Keith apologized as was not aware a permit was necessary for these signs. She submitted the sign permit and will work with the Inspection Department to obtain the required permit.

The public hearing was closed at 5:59 p.m.

HP2016-008- 125-127 Clark Street St E- Application from Harold Kamrath to modify the storefront cornice by either repairing the existing plaster stucco above the storefront or removing this and repointing existing brick underneath.

Public Hearing opened at 6:00 p.m.

Molly reviewed the request and possible challenges to making the necessary repairs to meet the Secretary of Interior Standards. Mr. Kamrath is considering different options to repair the upper façade of his building. Mr. Kamrath has indicated he would like to apply for Broadway Ridge funds to assist in financing his project would like a certificate of appropriateness.

Kirchner advised he would like to see the loose pieces repaired and be able to leave the brick exposed if possible. Molly advised choices are to remove the stucco/cement and repoint which could be costly. Another option would be to resurface once again. Molly advised some of the bricks may be compromised which would mean replacing instead of repairing which could mean a more costly fix. This option may cost more than the value of the building. Jennifer Nelson had reached out to Mr. Kamrath's contractor Josh Cornelious and he recommended to clean the area to a solid and recoat with a broom finish with mortar and bonding agent. The mortar could be tinted a tan color to make for a nice polished finish. This could cost up to \$3,000.

Tom Larson made the point Mr. Kamrath is being forced into making these repairs. Molly advised sometimes the best thing to do would be to preserve the building and not let it go into disrepair. It would be best to restore the exposed brick, although cost is a factor and refinishing would preserve the building for a possible future owner.

Charles Newell made a motion and Brad Kirchner seconded whereas, the property owner at 125-127 E Clark Street was notified by the City Building Official that repairs were required at the building due to concrete falling from the upper façade to the sidewalk, and

Whereas, the precise condition of the brick underneath the remaining concrete is not known at this time, and

Whereas, the building is considered to be non-contributing to the historic district due to the extent of modifications done to the façade, NOW THEREFORE

The Heritage Preservation Commission approves a Certificate of Appropriateness fo

- A. The removal of the remaining concrete and replacement of it with a similar product/material recovering the brick OR
- B. The removal of the remaining concrete and repair of the brick upper façade including repointing of mortar and replacement of bricks where needed due to deterioration leaving the area of exposed brick at the end of the project.

The following conditions apply to this approval:

1. If resurfacing with concrete is done, color of the final surface shall be neutral or tan.
2. If bricks are to remain exposed at the end of the project, best management practices as outlined in the "Preservation Briefs" available from the Secretary of Interior shall be utilized. Mortar used for repairs shall be matched in color to any remaining existing mortar in the area. Any replacement bricks shall be matched to the best of contractor/owners ability with final approval of any new bricks to be made by a committee of the following individuals: staff member and HPC member Tom Larson.
3. The property owner or City staff shall contact the owners of the barbershop to determine if they would like to participate in the project (assuming a cost share on their part) so that the entire upper façade of the property might be consistent at the end of the project
4. All necessary approvals or building permits as required shall be required per the City Building Official with final approval of the project.

Motion was approved unanimously on a 4-0 roll call vote. (Tami Staker had left the meeting prior to vote)

The public hearing was closed at 6:30 p.m.

After discussion among the HPC members also if the building owner of the barbershop located at 129 Clark St East would like to follow the same conditions of the above motion their certificate of appropriateness is also approved.

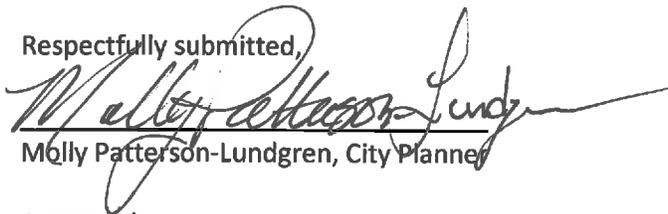
Charles Newell made a motion and Brad Kirchner seconded the whereas if the building owner of the barbershop located at 129 Clark St East would like to follow the same conditions of the above motion their certificate of appropriateness is also approved. **Motion was approved unanimously on a 4-0 roll call vote.**

ADJOURNMENT

A motion was made by Tom Larson and seconded by Lester Anderson to adjourn the meeting at 6:32 p.m. Motion approved unanimously on a voice vote.

Next meeting is scheduled for September 13, 2016 at 5:30 p.m. in the City Council Chambers.

Respectfully submitted,



Molly Patterson-Lundgren, City Planner

Approved:



Heritage Preservation Vice Chair
Brad Kirchner

