

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

Call to order 5:34 p.m. by Chairman Brad Kirchner

MEMBERS PRESENT

Brad Kirchner (Chair)
Tom Larson (Vice Chair)
Tami Staker
Lester Anderson (arrived at 6:40 p.m.)
Charles Newell
Robert Hoffman

MEMBERS ABSENT

Larry Fisher
Larry Baker

STAFF PRESENT:

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

OTHERS PRESENT:

Richard Murray, 124 Ridge Rd, (owner) 200 Broadway Ave N

APPROVAL OF AGENDA AND MINUTES:

A motion was made by Charles Newell to approve the agenda and minutes from August 23, 2016, and seconded by Tom Larson. The agenda and minutes were approved unanimously on a roll call 5-0 vote call vote.

PUBLIC HEARINGS:

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

PUBLIC HEARING:

HP2016-013 – 200 Broadway Ave N- Application from Richard Murray, President of Galway Bay Inc. to restore the façade of the building in phases over the next several years. Proposed initial work includes window refurbishment, repointing of brick and replacement of front doors and windows. Initial proposal is for window refurbishment, repointing of brick and replacement of front doors and windows over the next year or two.

Public Hearing open: 5:37 p.m.

Molly Patterson-Lundgren gave overview of this project.

Patterson-Lundgren had spoken to the architect who did the rendering. Mr. Murray would like to reconstruct the cornice, parapet (center area that comes up as an arch) as well as the tower. The drawing shows the proposed timeline. They are looking for approval of what they would like to complete for 2016 and 2017 which includes the carriage style doors. Patterson-Lundgren asked if it's appropriate to approve that far out and what the HPC feel comfortable with. Certainly what they show in the illustration and intent with the labels could be approved at this point although once you get a couple years out you may want to make sure everything is still on target.

The architect for the project showed her some more detailed images of the carriage doors. Patterson-Lundgren asked Mr. Murray if they were inoperable, with the upper parts being glass and the lower a solid wood panel. There would be reconstructed elements that would have the general feel of the old door. They would fit within the space where the carriage doors were historically located. Historic rehab allows for modifications for adaptive reuse. They would not be removing existing historic elements and replacing them with new, they are reconstructing elements that have the general feel of the old doors at least within the outline where those boundaries are.

Patterson-Lundgren also noticed the upper story window panes of glass are shorter than the lower panes. This is sometimes found in historic residential homes in this era.

Brad Kirchner asked Mr. Murray if the carriage doors would be wood framed and if they would be painted or stained. Mr. Murray advised he hasn't decided yet. He wants them to have the appearance of the old fire hall doors. Brad is has concerns of the overuse of aluminum clad and a lot of people downtown are using bronze. Brad Kirchner advised historically they would have maybe been wooden and painted white or some color that highlights the caramel limestone. Murray advised he thought the top of the windows on the upper story windows had been infilled, he can see from the interior it was not filled, originally it was glazed brick.

Murray advised he purchased this property with the intention to restore, after several years this project will be a fun show case.

Charles Newell asked if he knew when the tower was removed. Brad Kirchner advised in an historic photo he can see the tower was still standing in 1922. He is thinking it came down in the 1930's possibly or sometime during or shortly after the depression.

Kirchner asked if Mr. Murray if his plan was to restore the upper story windows, this is his intention which Kirchner commended him on. Kirchner also asked if his would be to install the window below the proposed tower which is in line with the building during this time. Murray advised the building needs a tremendous amount of tuck pointing.

Historically the two carriage doors were openable and used to park the horses.

Brad Kirchner suggested approving the COA for everything with the exclusion of the bell tower and spire. It can be done although plans for those two items would require approval of the final draft by the HPC.

Tom Larson asked clarification on the upper windows if he would restore to exposed finished wood or if he would possibly use aluminum clad. Patterson-Lundgren advised the architect stated the window refurbishment would be restored to the secretary of interior standards which is the highest caliber to

reach would mean repair and restore rather than replace the windows. Kirchner mentioned the carriage doors are inset and this would help to protect the exposed wood.

Robert Hoffman inquired what year does the rehab reflect, Kirchner advised 1903, the original period of the building. The date is no longer on the building.

Brad Kirchner made a motion the Albert Lea HPC finds the application for work proposed at 200/202 North Broadway (the Old City Hall and Fire Hall) meets both Secretary of Interior Standards and the locally adopted Design Guidelines and hereby approves a certificate of appropriateness to include the following items as illustrated in the application dated August 29th 2016 and further detail presented at the meeting on September 13, 2016 but to leave leeway of time to allow for the project phases to extend from 2016-2023.:

1. 2nd story window rehabilitation
2. Tuck-pointing of brick exterior
3. Entry door replacement
4. New carriage-style doors/windows
5. Cornice & plinth reconstruction

The Bell tower and spire reconstruction is further approved in concept, however the final draft/presentation of this portion of the project will require final approval by the HPC before the applicant getting started on that phase of the project .

The motion was seconded by Robert Hoffman and approved unanimously on a roll call 5-0 vote call vote.

Public Hearing closed: 5:55 p.m.

New Business- None

Old Business:

Updating the historic district- HPC Commissioners divvied up properties within the historic district to document if there has been any changes to the building since the last time the inventory was evaluated in 1987 and 1990's. The goal of this is to gain local designation for the district. This designation can follow the national nomination, this project will allow the HPC to update the properties within the district and make sure they are consistent with what is on the national nomination forms and if it's not to make notation on any changes to the property. Molly Patterson-Lundgren will work through this list and determine if the property is contributing or non-contributing. Kirchner would like to have this completed by the end of October. The next step of this process would be to hold a public hearing and open up for comments. This would include a notice being sent out to all property owners within the historic district.

2016 State Preservation Conference- Hasting September 8th – 9th. Brad Kirchner, Tami Staker, Lester Anderson, Jerry Gabrielatos, Molly Patterson-Lundgren and Jennifer Nelson attended the conference. This conference was very informative, Tami Staker shared some information regarding what she learned at one of the conference sessions titled The Downtown Red Wing Retail Challenge: How One Winner Turned into Multiple New Retail Businesses. The session covered a business recruitment initiative that built on previous successes to attract more businesses downtown which included collaboration of Red

Wing's historic downtown business district, business professionals, city leaders and entrepreneurs to create new retail stores and establish businesses alike. Albert Lea ALEAP group has been doing some similar incentives. People are learning from the process and this is spurring other businesses to open. Another session was a partnership including the City of Stillwater, Mankato and Eden Prairie. These communities worked together and were awarded a legacy grant to develop training materials for HPC members statewide.

Molly was at a session to learn about fostering partnerships around historic preservation. Example was given for cities and local historical museums working together. Molly advised a grant could be written to get financial assistance for a concerted effort to pull together with ALEDA for example and talk about strategies to focus on the downtown and the possibility of a Main Street Program. Tami Staker mentioned it was talked about a while back about putting together a downtown plan that never came to fruition. This may include a market study for example.

2017 State Preservation Conference- Albert Lea – Mike Koop will be joining us at our upcoming HPC meetings to include the HPC in the conference planning process.

Brian storming has begun. Lots of ideas are forming including, poster share concept, oral histories, building tours, entrepreneurial panel discussions, serving local foods, special downtown event Thursday evening, mini Wind Down Wednesday event, existing building code session, public engagement, social media , strong wi-fi access, cell-fi tours, classroom experiences, Col. Albert Miller Lea being a member of the confederate army along with the confederate flag topic, diversity and culture. Other ideas included reaching out to history high school classroom teachers, marching band and music.

Another committee will be meeting which will include Susie Peterson (ALCVB) and Randy Kehr (Chamber). This discussion will continue as we find out who is interested to becoming more involved with the in depth planning for the conference.

Presentation to the City Council may help get people primed for this event. It will be important to spread the word and put together a media plan. Conference planning will continue.

ADJOURNMENT

A motion was made by Tami Staker and seconded by Tom Larson to adjourn the meeting at 7:33 p.m. Motion approved unanimously on a voice vote.

Next meeting is scheduled for October 11, 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