

**CITY OF ALBERT LEA  
HERITAGE PRESERVATION COMMISSION**

*11/8/2016, 5:30 p.m.  
City Council Chambers*

**AGENDA**

- A. CALL TO ORDER AND APPROVAL OF THE AGENDA
- B. APPROVAL OF MINUTES  
HPC Minutes from October 11<sup>th</sup>, 2016
- C. PUBLIC HEARINGS
  - 130/138 North Broadway
- D. NEW BUSINESS
  - National Trust Conference – Virtual Attendance
- E. OLD BUSINESS
  - 2017 State Preservation Conference – Albert Lea
  - Updating the Historic District
- F. COMMISSIONER COMMUNICATIONS
- G. STAFF COMMUNICATIONS
- H. ADJOURNMENT

## Memorandum

**To:** Albert Lea HPC

**From:** Molly Patterson-Lundgren

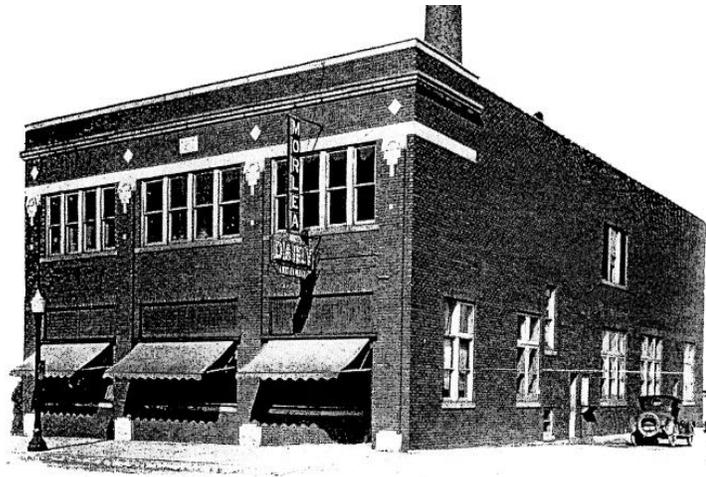
**Date:** November 8, 2016

**Re:** Request for Certificate of Appropriateness 130-138 N Broadway

### Background and Proposal

Scott Thompson, owner of 130-138 N Broadway, submitted an application for a certificate of appropriateness for modifications he would like to make at his property which is the old Morelea Dairy Building. The date block at the top of the building shows it was constructed in 1918.

Scott was notified that his application was deemed incomplete, however he requested to come to the commission to discuss his project and get feedback on his proposed ideas. Based on discussions, staff and HPC chair determined that this is appropriate, however more information will likely be needed as Scott considers different phases of his building rehab project into the future.



idway

ALBERT LEA MILK COMPANY



Many of the original details of the façade are still present and represent both the original use of the building and the style of the time of its construction. The geometric ice cream cone shaped detail (below) along with the squares and bands of stone and the wire cut brick are all typical of the arts and crafts era of the buildings construction.



The proposed project (in phases) includes tuck-pointing, a new entry with exterior stairway on south side of the building, new roof, new windows and potential additional rehabilitation of the storefront and building rear. One of the first items the applicant would like to address is a new doorway leading to the second story. He proposes to install this doorway in the location of an existing opening where a window had originally been located approximately halfway between the first and second story on the south side of the structure. A new exterior metal stairway would provide access to this door. Attached e-mails from the applicant show the concept of the type of stairs proposed.



Location of the proposed new door

The following images show the current condition of the building where window may eventually be replaced and where some tuckpointing of brick has occurred in the past.



**Analysis**

While limited details have been provided in writing (of with images showing what the building would look like after the project completion), staff believes that the concepts provided in discussion and via e-mail thus far would be appropriate for the building. The applicant has indicated he would like to create apartments on the second story which would be considered an adaptive re-use of the building originally intended for a commercial production facility. The Secretary of Interior Standards for Rehabilitation allows for modifications for such adaptive reuse as long as the historically significant features are preserved. The proposal to utilize an existing opening changing it from a window to a doorway is one way this can be achieved.

None of the original windows are present at the site and therefore there is some leeway to the type of windows (and door) that could be installed as replacements. The historic photo shows double hung windows of a 1 over 1 light pattern (there are no muntins separating either the upper or lower window panes). A similar style to these would be appropriate and should be encouraged especially on the front facade. The applicant has mentioned the idea of creating exterior balconies (similar in style to a fire escape type element) on the back of the building. In concept this too could be done to meet standards and allow for a more activated use of this space and the block as a whole. The rear of this building looks out to Fountain Lake and this type of redevelopment could further encourage the continued revitalization in the downtown. The continued preservation of the historic design detail on the front of the building will be important to meeting the Secretary of Interior Standards for this multi-phase project.



The applicant has indicated a possibility of attaching balcony's to the rear of his building at the window openings similar in style to the fire escape visible on the neighboring building.

**Staff Recommendation:**

Staff recommends the commission discuss the details of the plan with Mr. Thompson. Additional images of the proposed door to be inserted on south side for upper level access may be needed in order to approve this first phase of the project. Roof and brick tuck pointing are less likely to change the appearance of the building although best practices for repointing are recommended, including appropriate color and mortar composition and the use of the appropriate sized saw for removal of old mortar.

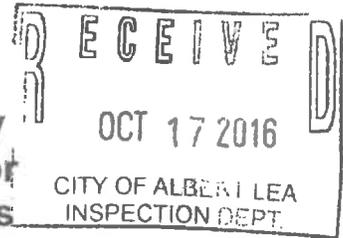
**Requested Motion:**

*A motion to approve roof repair or replacement and tuckpointing with the condition that these be completed utilizing best practices for historic rehabilitation creating no impact on the historic appearance of the structure might be made at the meeting based on assurances of the applicant that this condition will be met.*

If additional images and a description of the proposed door to be inserted is provided to the commission at the meeting, *a motion to approve the door as presented at the meeting on November 8<sup>th</sup> can also be made citing that the commission finds the details presented show the door to be compatible with the historic style and the proposed adaptive reuse of the building and that the proposed work meets the Secretary of Interior Standards for Rehabilitation.*

Staff suggests that the commission discusses the proposed project timeline with the applicant and considers continuing the public hearing, rather than closing it, if the applicant proposes to provide additional details of rehabilitation proposed for the building at next months meeting. If no additional details are proposed for review prior to the end of 2016, staff suggests closing the public hearing before making any motions on the project and a new public hearing can be advertised when after the applicant provides additional materials as necessary.

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 130-138 N Broadway

2. APPLICANT INFORMATION

Applicant is  Property Owner  Contractor  Architect  Other \_\_\_\_\_

Applicant Name Scott L Thompson

Address 523 Park Ave City, State, Zip Albert Lea MS 36607

Telephone Number 507-383-7878 Fax Number 507-379-0156

E-mail Address genos@deskmedia.com

3. PROPERTY OWNER INFORMATION (if different from applicant)

Property Owner Name \_\_\_\_\_

Address \_\_\_\_\_ City, State, Zip \_\_\_\_\_

Telephone Number \_\_\_\_\_ Fax Number \_\_\_\_\_

E-mail Address \_\_\_\_\_

genos@deskmedia.com

#### 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).

*Building needs new Roof, Truck pointing, Windows  
The inside will be divided into Apartments  
on second floor.*

##### Renovations/Changes in Signage

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

Number of signs proposed 1

Type(s) of signage proposed

- Historic building identification signs
- Storefront signs
- Window signs
- Awnings
- Projecting signs
- Marquee signs
- Restoration of historic wall signs
- Banners

**5. SIGNATURES**

I HEREBY CERTIFY that I have read, examined, and understand this application and that the information submitted herein and attached hereto is true and accurate and correctly states my intentions. I also understand this application will not be accepted and reviewed until all required supporting documentation has been supplied.

  
Applicant Signature

10-17-16  
Date

  
Property Owner Signature

10-17-16  
Date

Submit this application and required supplementary information to:

City of Albert Lea  
221 E. Clark Street  
Albert Lea, MN 56007

Contact the Albert Lea Community Development Office at (507) 377-4315 if you have questions regarding this application.

**6. FOR OFFICE USE ONLY**

Date received \_\_\_\_\_

- Approved
- Approved with conditions
- More information required
- Denied

Comments

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Molly Patterson-Lundgren

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**From:** Scott Thompson <genos@deskmedia.com>  
**Sent:** Friday, October 21, 2016 10:54 AM  
**To:** Molly Patterson-Lundgren  
**Cc:** jnelson@ci.albertlea.mn.us; Robert Rice (RRice@ci.albertlea.mn.us); Brad Kirchner (bradley.kirchner@usbank.com)  
**Subject:** Re: certification of appropriateness 130-138 N Broadway

Thank you for your help with this project. I am currently needing to get the side entrance approved first of all. If we can't figure out a stairway that would be approved, I wouldn't be putting any more effort into the second floor because the current stairway does not meet code.

I have been looking for stairways within the timeline the building was built. It looks like there were mostly open rails. Rob and I discussed the 4" spacing between spindles, is going to be the way it will have to be made to meet today's code. I am open to making the stairs look however we can to keep it looking like it goes with the building. I will send some pictures, and we can discuss other looks, or options available.

## Molly Patterson-Lundgren

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**From:** Scott Thompson <genos@deskmedia.com>  
**Sent:** Friday, October 21, 2016 10:59 AM  
**To:** Molly Patterson-Lundgren; RRice@ci.albertlea.mn.us; jnelson@city.albertlea.org; bradley.kirchner@usbank.com  
**Subject:** Fwd: Stair and railing

I would picture something like this, with a different spindle configuration.  
If any of you see any good pics to consider, I would really appreciate it.  
Thanks, Scott.

Sent from my iPad

Begin forwarded message:

**From:** Scott Thompson <[sltgenos@icloud.com](mailto:sltgenos@icloud.com)>  
**Date:** October 21, 2016 at 10:53:56 AM CDT  
**To:** [genos@deskmedia.com](mailto:genos@deskmedia.com)  
**Subject:** Stair and railing





**MINUTES of October 11, 2016  
Heritage Preservation Commission  
City of Albert Lea**

**Call to order 5:38pm**

**MEMBERS PRESENT:**

Robert Hoffman  
Tom Larson (Vice Chair)  
Brad Kirchner (Chair)  
Lester Anderson  
Larry Baker Ex-officio

**MEMBERS ABSENT:**

Larry Fisher  
Tami Staker  
Charles Newell

**STAFF PRESENT:**

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

**OTHERS PRESENT:**

Michael Koop, Heritage Preservation Commissions and Certified Local Government (CLG) Programs and CLG Grants, Heritage Preservation Department.

**APPROVAL OF AGENDA AND MINUTES:**

A motion was made by Tom Larson to approve the agenda and minutes from September 13, 2016, and seconded by Lester Anderson. The agenda and minutes were approved unanimously on a 5-0 roll call vote. *\*Robert Hoffman joined meeting via telephone and arrived at 6:09pm - he was present for the approval of the minutes.*

**PUBLIC HEARING: NONE**

**NEW BUSINESS: NONE**

**OLD BUSINESS:**

**2017 State Preservation Conference – Albert Lea**

The Annual Statewide Historic Preservation Conference has been scheduled for September 13-15, 2017, in Historic Downtown Albert Lea.

Buses will be necessary for the Friday afternoon tours which usually run from 1:00-4:30pm. There may be a need for additional busing for mobile workshops as well.

Michael Koop provided the HPC with the Annual Statewide Preservation Conference Manual and Handbook which was sent via email to all HPC members. He advised this would be helpful to review as the handout covers requirements for the conference including roles and responsibilities.

Larry Baker stated including the Industrial Park and its historical importance within the community would be a worthy topic to cover along with a possible tour.

A tour on the Pelican Breeze may also be an opportunity to highlight the natural history of Albert Lea Lake and Helmer Myre State Park. Al Batt has been contacted and is willing to help out during the conference and has narrated tours on the Pelican Breeze. The park has a known collection of Indian artifacts. This may be a good option for Thursday evening and tickets would need to be sold in advance.  
*\* Pelican Breeze has a 55 person capacity.*

Koop also mentioned an impressive collection of artifacts could be found in Grand Meadow which could possibly be a tour location. Also located in Grand Meadow is Prairie School style architecture building which is a Historical Site.

Brad Kirchner also brought up the idea of having the Bayside Skiers perform Thursday evening on the lake in the Fountain Lake Park area.

Michael Koop also brought up the idea for Thursday to allow attendees to choose their own restaurant/café for lunch. This would take some additional work up front to have a map/menu of places to eat. Eateries could be contacted to see if they would be willing to participate and run a food special for this event. Susie Peterson (Albert Lea Convention & Visitors Bureau) may be able to assist. Koop mentioned on the surveys attendees mention having options available such as vegetarian and gluten free food choices. Molly Patterson-Lundgren stated this could be included in the booklet that will be printed.

The idea of an entrepreneurial panel was brought up. The Marketing Plant has been involved with the Albert Lea Economic Development Agency and creating the Albert Lea Entrepreneur Advancement Program (ALEAP). ALEAP was created by ALDEDA and local leaders to encourage growth of entrepreneurs and small business owners in Freeborn County. Patterson-Lundgren brought up the idea of a panel of business owners who decided to locate in the Downtown Historic District and ask them why and what where/are their challenges and rewards of choosing this location.

Building Official Roger Axel would also be a good addition to the conference to discuss the existing building code and how this can be beneficial to repairs and restoration of historic buildings. This could include a mobile workshop to see real life examples of projects.

Koop brought up the idea of a session which highlights some of the tools Albert Lea has used such as the Broadway Ridge Renewal Grants, street scape project and the small cities grants that has been used to improve the downtown to attract businesses and investment in residential and commercial properties.

Patterson-Lundgren and Koop also discussed the "Upstairs Downtown" session which talks about the residential aspect of downtowns.

Jerry Gabrielatos advised he will take care of mapping out parking for the conference.

Patterson-Lundgren brought up the idea of asking surrounding college students and maybe even high school students involved with preservation to participate in the conference. Brad Kirchner also mentioned a group from Waldorf College will be coming to Albert Lea for a tour of downtown buildings in November. Kirchner will ask if they may be interested in attending the conference.

Discussions and planning will continue until up to the conference dates next year. This may include a separate group that meets during the week to continue conference planning. Koop advised he will be attending future meetings regarding conference planning. Patterson-Lundgren will work out a meeting schedule and send out to the HPC when the dates and times are figured out.

#### **Updating the Historic District**

Brad Kirchner and Tom Larson turned in their updates and Molly will review and put the information together. These updates will continue.

*The HPC would like to acknowledge Doug Johnson and his work in Preservation. His presence will be sorely missed. Doug Johnson, Building Official for the City of Albert Lea passed away Wednesday October 5<sup>th</sup>, 2017. Doug was always willing to take on new challenges which included taking on the duty of the Heritage Preservation Commission. He is remembered for his passion in preservation and treating people kind and his willingness to listen and work with people. He stated in a presentation "being in a historic building always had a special feeling and made the experience seem better."*

#### **ADJOURNMENT**

A motion was made by Robert Hoffman and seconded by Tom Larson to adjourn the meeting at 8:02 p.m. Motion approved unanimously 5-0 roll call vote.

Next meeting is scheduled for November 15, 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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Brad Kirchner, Heritage Preservation Chair