

**CITY OF ALBERT LEA**  
**HERITAGE PRESERVATION COMMISSION**

*8/23/2016, 5:30 p.m.*  
*City Council Chambers*

**AGENDA**

- A. CALL TO ORDER AND APPROVAL OF THE AGENDA
- B. APPROVAL OF MINUTES  
HPC Minutes from August 23<sup>rd</sup>, 2016
- C. PUBLIC HEARINGS
  - 200/202 N Broadway – Application from Rich Murray of Galway Bay Inc. for façade restoration/rehabilitation
- D. NEW BUSINESS
- E. OLD BUSINESS
  - Updating the Historic District
  - 2016 State Preservation Conference – Hastings, September 8&9
  - 2017 State Preservation Conference – Albert Lea
- F. COMMISSIONER COMMUNICATIONS
- G. STAFF COMMUNICATIONS
- H. ADJOURNMENT

## Memorandum

**To:** Albert Lea HPC

**From:** Molly Patterson-Lundgren

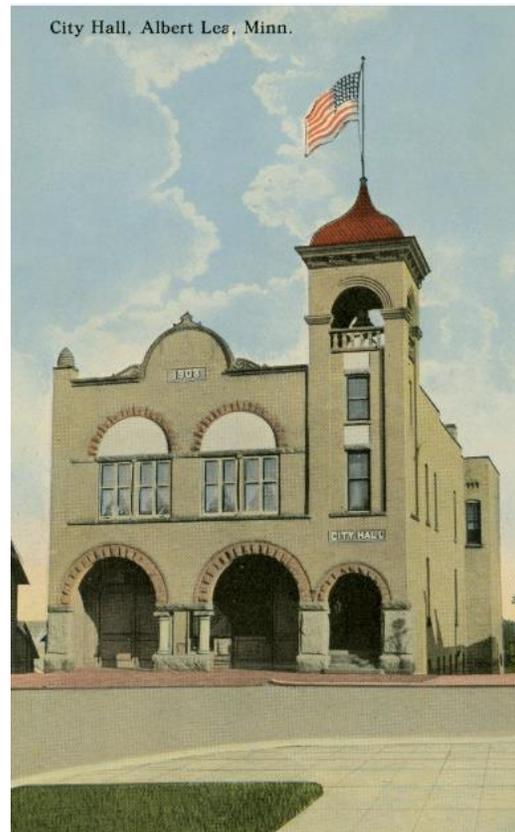
**Date:** September 13<sup>th</sup> 2016

**Re:** Request for Certificate of Appropriateness 200-202 N Broadway

### Background and Proposal

Rich Murray of Galway Bay Inc. has submitted an application for a certificate of appropriateness for rehabilitation work at 200/202 Broadway Avenue North. He has provided an illustration of final concept with complete façade restoration; however, the project is proposed to be done in phases over a several year process. Initial proposal is for window refurbishment, repointing of brick and replacement of front doors and windows over the next year or two.

The building was constructed in 1903 to house the Albert Lea City Hall and Fire Department. Designed in the Richardsonian-Romanesque style, the heavy stone window and door arches prevalent in that style remain in place to this day. The corner tower, cornice, date stone and parapet which had a Middle Eastern design influence are no longer extant.



Old City Hall today (left) and c. 1900's (right)

Somewhat unusual is the filled in window arches above the second story windows which appears to be original to the building.

The proposal concept is shown in the attached "ISC building work plan". The sketch superimposed over the current building photo illustrates that the applicant is proposing eventual complete rehabilitation of the front façade with reconstruction of the parapet and tower. Following is the schedule proposed:

2016-17	Window rehabilitation
2016-17	Tuck-pointing throughout exterior
2016-17	Entry door replacement
2017	New Carriage-style doors/windows
2017-18	Cornice & plinth reconstruction
2020-22 *	Bell tower and spire reconstruction

\* depending on costs

This application for Certificate of Appropriateness is more specifically looking for approval for projects to occur through 2017 including the window rehab, tuck-pointing, and front doors and main floor window replacement. Some additional detail is anticipated from the applicant's architect on the first floor carriage doors/windows at the meeting on the 13<sup>th</sup>. The commission may also want to consider approval of the cornice and tower as it is currently presented in the application drawing.

### **Analysis**

The application presented indicates that the proposal is to preserve existing features including the original windows on the second floor and the façade brick. Further, the plan is to replace/replicate missing features, in particular the carriage doors, as close as possible to what originally in place while still using modern concepts to allow for the office use which is currently in the building. This meets the definition and intent of historic rehabilitation as stated in the Department of Interior Standards. The submitted sketch does not go into great detail on the main floor doors and windows and the commission may want some confirmation as to proposed materials being used for these (wood, metal, glass, etc.). More detail is anticipated to be provided at the meeting on the 13<sup>th</sup>.

### **Staff Recommendation:**

Staff recommends approval of the second floor window rehabilitation, tuck-pointing of the exterior, entry door replacement, and new carriage-style doors/windows as illustrated in the sketch. The commission may want to approve the additional items as explained and illustrated on the application (the cornice and tower) or, might determine to wait until closer to the time the project is anticipated to start. All of the items shown on the illustration are provided for in the following motion and some may be removed if the commission decides to wait and give final approval on some items.

### **Requested 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 29<sup>th</sup> 2016 and further detail presented at the meeting on September 13<sup>th</sup> 2016:

1. 2<sup>nd</sup> story window rehabilitation
2. Tuck-pointing of brick exterior
3. Entry door replacement
4. New carriage-style doors/windows
5. Cornice & plinth reconstruction
6. Bell tower and spire reconstruction

# ISC building work plan

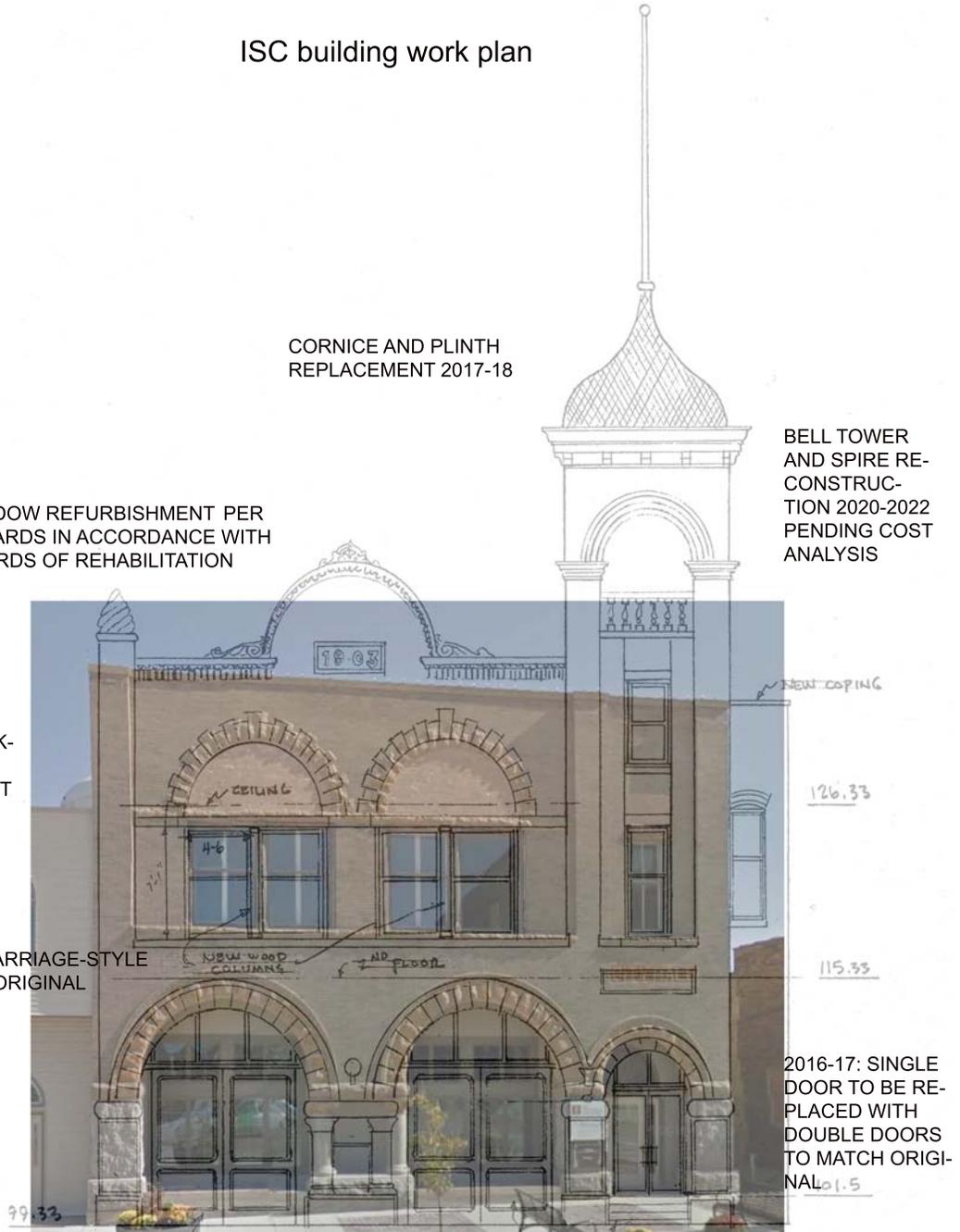
CORNICE AND PLINTH  
REPLACEMENT 2017-18

2016-17: WINDOW REFURBISHMENT PER  
SHPOSTANDARDS IN ACCORDANCE WITH  
NPS STANDARDS OF REHABILITATION

BELL TOWER  
AND SPIRE RE-  
CONSTRUC-  
TION 2020-2022  
PENDING COST  
ANALYSIS

2016-17: TUCK-  
POINTING  
THROUGHOUT  
EXTERIOR

2017: NEW CARRIAGE-STYLE  
REPLICA OF ORIGINAL  
DOORS



2016-17: SINGLE  
DOOR TO BE RE-  
PLACED WITH  
DOUBLE DOORS  
TO MATCH ORIGI-  
NAL 101.5