

CITY OF ALBERT LEA
HERITAGE PRESERVATION COMMISSION

4/9/2019, 5:30 p.m.

AGENDA

- A. CALL TO ORDER AND APPROVAL OF THE AGENDA
- B. APPROVAL OF MINUTES
 - HPC Minutes from December 10th 2018
- C. SELECTION OF CHAIR AND VICE CHAIR
- D. PUBLIC HEARING - None
- E. NEW BUSINESS – Recent grant application
- F. OLD BUSINESS
 - 200 North Broadway – modifications from April 2018 approvals
 - State Fishing Opener – Historic Tours
- G. COMMISSIONER COMMUNICATIONS
- H. STAFF COMMUNICATIONS
 - Update on Small Cities Project Grant Clearances
- I. ADJOURNMENT

Current Priority Projects

- Downtown District – Local Designation
- Historic Churches – Park & Fountain Neighborhood

April 10, 2017

**Heritage Preservation Commission
City of Albert Lea**

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

MEMBERS PRESENT:

Brad Kirchner
Robert Hoffman
Tami Staker
Chuck Newell
Becky Johnson Jennifer Levisen
Larry Baker- Ex-Officio (Arrived at 5:35 p.m.)

MEMBERS ABSENT:

Brad Kramer

STAFF PRESENT:

Molly Patterson-Lundgren, City Planner
Wyeth Anderson- City Intern

OTHERS PRESENT:

Bruce Hagen, contractor for the property at 200 N. Broadway Ave
John & Jackie Abrego- applicants from Expressions Salon, 123 S Broadway
Carter Rosenthal- sign maker from Innovative Sign, Inc. (Austin, MN)
Amber _____ - applicant for Heartwaves 105 N Broadway
Rich Murray- owner of 200 N. Broadway Ave. building

APPROVAL OF AGENDA:

It was agreed upon by the commission to dispense of agenda until a later time in the meeting as there was a full agenda with public hearings with limited time.

APPROVAL OF MINUTES:

It was agreed upon by the commission to be postpone approval of the Minutes until later in the meeting.¹

PUBLIC HEARING:

123 South Broadway for the replacement of awning fabric as well as modifications to an existing sign-- for Expressions Salon. The public hearing was officially opened at 5:33 p.m.

Patterson-Lundgren stated that the owners submitted an application stating that they would like to replace the face of a back lit wall sign with an updated logo. Paterson-Lundgren explained that while the locally adopted design guidelines do not support back lit signs. This one is an "existing legal non-

¹ The agenda and minutes were not brought back up for approval. The Minutes will need to be approved at the next meeting.

conformity” which are allowed to remain in place. They are allowed to be improved, based upon state law, but not expand.

The applicant was in attendance and stated that she is aware the awning is historic and that it must stay intact as much as possible. She indicated the awning framing will stay intact, and that only the awning fabric/material will be changed.

A motion was made by Jennifer Levisen to approve the COA and was seconded by Chuck Newell. The motion was approved on a 6-0 voice vote as follows:

Whereas the existing back-lit box sign is a legal non-conforming sign which the applicant proposes to modify with a new sign face and it will not be enlarged upon, expanded or extended and it meets City sign code requirements. The Heritage Preservation Commission approves the COA for the sign as was presented.

Further, whereas the applicant proposes to replace the awning fabric on the existing retractable awning frame and this meets the locally adopted design guidelines and the 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 COA of the awning fabric replacement as shown in the staff report.

The public hearing for 123 S. Broadway was officially closed at 5:39 p.m.

PUBLIC HEARING:

105 N. Broadway, (Heart Waves) for a new projecting sign. The public hearing was officially opened at 5:41 p.m.

Patterson-Lundgren stated that the location of the newly proposed sign will hang where a previous one was located and the drilled anchor holes are still visible from that previous sign.

Patterson-Lundgren stated that the proposed sign meets location, size and design criteria; the only issue is how the sign will be lit. Chairman Kirchner had asked Rosenthal about the lighting inside of the sign.

Kirchner indicated that he was unsure of approving this as it may be considered a back lit sign. He asked if there was any consideration of lighting the sign with say a “goose neck” light, such as the 112 on Broadway. Rosenthal stated that the logo for Heart Waves will be cut out into the aluminum with LED lights illuminating from behind the sign face, making note that only the logo & words for the business will be lit, with everything else being black.

The business owner who was present with Rosenthal explained that the tree being lit internally relates to the concept and branding of her business.

Levisen asked if they could word the conditions in a way that is specific to the proposed Heart Waves sign for approval as this is smaller and designed differently than what they have reviewed for past back lit box signs.

Staker noted that the guidelines are exactly what it sounds like...a guide, not a requirement. She was in agreement with Levisen regarding the wording within the conditions of the sign, as well as making future revisions to the guidelines that allow for this type of sign. The fact that the lighting shows through only the cut-out letters and tree image makes it different than back lit signs they have reviewed in the past which are larger plexiglass covered wall signs.

Hoffman stated that the proposed signs the commission has denied in the past were nothing like the one that was being reviewed here.

Patterson-Lundgren indicated that it would be possible to distinguish between the type of sign they were reviewing now and other back lit signs of a different design that are not appropriate in the historic district.

Kirchner again asked the commission if they had any further comments and there were none.

Staker made a motion to approve the signage as presented, Levisen seconded the motion, and the proposal passed on a 6-0 voice vote as follows:

Whereas the "Heart Waves" sign proposed for 105 North Broadway meets standards of the zoning code and Secretary of Interior Standards and whereas the sign is atypical of most back lit signs in the following ways and therefore is consistent with the locally adopted Design Guidelines:

1. It is 6.66 square feet in size, smaller than typical backlit wall signs, and
2. It is a projecting sign, not a wall sign, and
3. The lighting on the sign shows through cut out letters and shapes and does not create an overall glowing sign face more typical of back lit signs.

The HPC approves the sign as proposed with internal lighting upon the following condition: The new sign shall hang utilizing the existing anchor holes or new holes only drilled in the mortar and no damage will be done to historic brick.

The public hearing was closed at 5:56 p.m.

PUBLIC HEARING:

200 N. Broadway (Old City Hall/Fire Station) building. The public hearing was officially opened at 6:01 p.m.

The building owner, Rich Murray stated that he had been pursuing a Small Cities Grant application for work on the building. He now looking at changing the project scope, scaling back from what was approved by the HPC in 2016. He wants to start renovations now. He stated that the façade renovation is the biggest task and that he wants to get started on this task within a few weeks.

Mr. Murray indicated that replacement of the second story windows is also now needed as he lost two more windows this past winter to deterioration. There is no other option than to replace them at this point in time as the windows are no longer salvageable.

The last of the major tasks that Murray would like to see complete, are new windows in the carriage entrances of the building.

Bruce Hagen discussed the proposed changes and indicated that the previously proposed double front entrance doors will not meet ADA standards for width.

Commissioner Kirchner indicated he had visited the site and found that the 2nd story front windows were in very poor condition with the window frames rotten and the center column feature being split. Mr. Kirchner further pointed in one of the historic photographs pointing out what appeared to be car siding on the area surrounding the old carriage doors.

Brad Kirchner made a motion to approve the COA and Becky Johnson seconded as follows:

To approve replacement windows and doors on the main floor of the building 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 this modification as proposed in the application image submitted March 29th 2018 and as discussed at the meeting as follows:

- 1. Windows and front door will be made of wood or aluminum in the design as provided in the application.***
- 2. The main door is allowed to be a single open swing door to meet ADA accessibility requirements if a reproduction of the double door will not meet required code.***
- 3. The material for the carriage door surrounds will be based on evidence found in the removal of modern material (if brick, it is assumed to be in place) or car side paneling to match historic images.***

Further, the HPC finds the severity of deterioration of the second story windows warrants their replacement and these new features will match the old in design, color, texture, and materials (as close as possible) with the following conditions:

- 1. The windows will be of a one over one (equal size pane) design***
- 2. The window frames will be comprised of an aluminum material which will have a similar appearance to a painted wood***
- 3. The center columns will be reproduced in the same or similar material as close as possible to the existing feature of an appearance similar to a painted wood.***

Further, The HPC finds that additional work proposed, including replacement of cornice details as indicated in the application meets the design standards and may be installed with the following conditions:

- 1. Four finals will be created based on the photographic evidence and installed at the top of the building as shown in the application***
- 2. The dentil molding along the edge of the cornice will be recreated and installed***
- 3. The 1903 date block will be recreated in stone and installed***

- 4. Several areas of brick are in need of cleaning and repointing which is approved using the gentlest means possible so as to avoid any harm to historic masonry units**
- 5. The modern front exterior planters will be removed from the site**
- 6. New windows and doors on the side and rear of the building of the same design as the second story windows are approved**

The public hearing officially came to a close at 7:15p.m., and the motion was passed on a 6-0 voice vote.

NEW BUSINESS: The commission wanted to make clear that the COA that was granted to Rich Murray in late 2016 is now null and void. The COA that was granted at the April 2018 meeting is the most updated file on record.

Chairman Kirchner had to attend another meeting at City Hall, so Chuck Newell took over the responsibility of Commission chairman.

OLD BUSINESS: Commissioners Newell and Baker indicated they are working on gathering the history of Churches in the downtown area. Patterson-Lundgren stated that she is still working on the draft of designation for the local downtown historic district.

Levisen told Patterson-Lundgren that when she gets the list together, to send it to everyone in the commission—and the commission will take on individual roles within the designation.

COMMISSIONER COMMUNICATIONS: None.

STAFF COMMUNICATIONS: Patterson-Lundgren stated that she will be taking so time off in the month of May to travel in the U.K. so she will be unable to attend May's HPC meeting.

ADJOURNMENT:

A motion was made by Tami Staker and seconded by Robert Hoffman to adjourn the meeting at 7:29pm. Motion to adjourn was approved on a 4-0 voice vote.

Next scheduled HPC meeting will be May 8th, 2018, in the City Council Chambers.

Respectfully submitted,

Jerry Gabrielatos
Heritage Preservation Commission Secretary

Approved:

Heritage Preservation Chairman
Brad Kirchner

200 S. Broadway Ave



REPLACE FINIAL



EXTERIOR CLAY
TILE TO BE
CLEANED

THESE WINDOWS
TO BE
REPLACED

GLASS PANELS

GLASS PANEL

SOLID
WOOD(LOOK)
PANEL



NEW CUSTOM
ENTRY