

HPC

Monday, June 27, 2011

Commission Members:

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| Linda Mann-Chair | Melody Gibson |
| Mary Flicek | Al Wharton |
| Ron Prescher | Bruce Wildes |
| (1) Vacancy | |

City Representatives:

Molly Patterson-Lundgren, City Planner
Phil Rosendale, Zoning Administrator

PROCEEDINGS OF THE HERITAGE PRESERVATION COMMISSION

The regular meeting of the Heritage Preservation Commission was held on Monday, June 27, 2011 at City Hall and was called to order at 9:02 am by Mary Flicek.

Roll found members Flicek, Gibson, Prescher and Wildes present, Mann and Wharton absent.

Changes/Additions – Molly requested to add the following items to New Business:

- A. Possible work on Stacey’s Kitchen
- B. Discussion on possible changes to Dick Schurhammer building on Pembroke Avenue.
- C. Main Street Program
- D. Upcoming SHPO Conference.

Members Wildes and Gibson moved to approve the April 25, 2011 meeting minutes as presented. Adopted unanimously.

No Announcements

Design Review – Buffalo Ridge Emporium, Sign Application

Buffalo Ridge Emporium located at 113 Pembroke Ave is proposing to replace the current signage (Calamity Jane’s Antiques (which is closing) and the previously Kautz Saddle Company) with similar signage which consists of three wall signs and one freestanding sidewalk sign (A-frame or sandwich board type). Commission members received a copy of the application, photos of the signs, and a staff report. The applicant Lori Drier was present.

The total square footage of the 3-wall signs is 152ft, the bldg is allowed up to a maximum of 602ft. The wall signs will be located on the building façade in a similar manner as the current signage with the name of the new store, “Buffalo Ridge Emporium” across the three window bays of the storefront.

It is staff’s opinion that the signs meet the size and location requirements according to the city’s sign ordinance.

Commission members discussed the application and ordinance requirements. Discussion included, color, lettering height, border requirements, and location.

After all discussion, Commissioner Prescher and Wildes offered the following motion and moved for its approval, Adopted unanimously.

WHEREAS, Lori Drier is proposing signage for a new shop to be opened at 113 Pembroke Ave and has submitted application materials indicating her proposal; and

WHEREAS, the proposal is for three wall signs and on sidewalk sign made of painted wood; and

WHEREAS, the three wall signs meet the required maximum sizes and total sign amount allowed; and

WHEREAS, the proposed signs meet the design requirements explicitly allowed in the historic standards of Section 301.15 Subd. 6 for color, letter & logo clarity and edge framing; and
WHEREAS, with appropriate conditions, the freestanding sidewalk sign will meet the maximum size and combined with the wall signs, all signs together will meet the maximum amount of signage allowed for this property. Now Therefore,

**The signs proposed for 113 Pembroke in the application dated June 20th & 24th, 2011 are approved
With the following conditions:**

1. The sign lettering for all signs will amount to more than 60% of the sign area with a height no more than 75% of the sign height
2. The freestanding sidewalk sign shall be no more than 6 feet in height or 3 feet in width and no more than 10²ft in size
3. The approval of the portable sidewalk sign is for display within the historic district and does not constitute approval of placement within and road right of way other than those controlled by the City of Wabasha.

Design Review - T-Bones Grill & Bar Sign Application

T-Bones Grill and Bar located at 260 Main Street West is proposing new signage in their application, two wall signs a suspended sign and a freestanding Sidewalk/Sandwich Board sign. The signs have already been installed. Commission members received a copy of the application, photos of the signs, and a staff report. The applicant was not present.

The total square footage of all signs is 49.5 square feet, the bldg is allowed up to a maximum of 152 square feet. The wall sign is located on the wall on the left side of the front of the bldg and the suspended sign is located on the existing pergola (in the rear) facing the alley. The Sidewalk Sign is placed at the front of the property along Main St. sidewalk.

It is staff's opinion that the signs meet the size and location requirements according to the city's sign ordinance.

Commission members discussed the application and ordinance requirements. Discussion included, color, lettering height, border requirements, and location.

After all discussion, Commissioner Gibson and Prescher offered the following motion and moved for its approval, Adopted unanimously.

Whereas; Up to 152 square feet of signage is allowed for this building and new signs combined with existing signs on site amount to 49.5 square feet; and

Whereas; The proposed locations of all signs meet location requirements of the ordinance in that they will not cause damage to historic materials and features, they do not compete with any historic architectural characteristics of the building or site, and they do not cause obstructions; and

Whereas; The HPC finds that the materials proposed for the proposed signs duplicate the appearance of materials historically used in sign manufacturing, in particular the proposed sign is similar in appearance to painted or enameled metal signs; and

Whereas; The HPC finds the "T" in "T-Bones" is a logo and therefore its height (more than 75% of the height of the sign background) is not an issue in the approval,

Now Therefore: The proposed signs as indicated in the application dated May 16th 2011 are approved

With the following conditions:

1. The approval of the portable sidewalk sign is for display within the historic district and does not constitute approval of placement within any road right of way other than those controlled by the City of Wabasha. All

portable signs must be placed to allow a minimum of 4 foot wide traversable path on any sidewalk or public pedestrian area.

2. That the proposed “white board” freestanding sidewalk sign be replaced with the chalkboard which is in place as of June 27th 2011.

Design Review - T-Bones Grill & Bar, Modifications to Landscaping

T-Bones Grill and Bar located at 260 Main Street West New business, is proposing modifications to their landscaping.

It is staff’s opinion that the new landscaping fits the requirements of the adopted Design Guidelines for landscaping.

Commission members discussed the application and ordinance requirements.

After all discussion, Commissioner Gibson and Wildes offered the following motion and moved for its approval, Adopted unanimously.

Whereas; Section 315.09 of City Code requires Heritage Preservation Commission design review and approval or disapproval of construction and demolition activities, including alteration to a property which in any manner will change the exterior appearance including landscape features; and

Whereas; an application for design review has been submitted by the business owner of 260 Main Street west for landscaping at the front of the property; and

Whereas; the Wabasha Heritage Preservation Commission provides the following findings:

1. The building is lacking in architectural detail and landscaping serves to fill that void of design
2. the landscaping adds to the general attraction of the downtown
3. the general improvement of appearance will likely have no impact or potentially add rather than detract from the economic viability of the district
4. While not historic in nature, the project enhances the visual and aesthetic character of the district
5. The renewed landscape features show pride of ownership which reflects positively on the entire district
6. There are no defining features of historical character being altered as part of this project
7. The new restaurant provides for a continued commercial use for this site
8. The proposed project will not remove any distinctive materials or negatively alter any existing spatial relationship
9. The property was deemed non-contributing to the National Register district and has not acquired historic significance
10. There are no distinctive historic materials or features that are being altered repaired or replaced
11. the landscaping provides a design element at the front of the lot helping it to co-exist in a more uniform pattern with the adjacent building in the prominently visual location

NOW THEREFORE, IT IS HEREBY RESOLVED, The Heritage Preservation Commission approves the landscaping for 260 West Main as proposed in the application submitted May 16th 2011

Design Review – Proposed Public Clock Donation

John Doffing has proposed the donation of a street clock by the George and Ruth Doffing Foundation. The location he proposes is underneath the Highway 60 Bridge. The proposed location is within the Main Street right of way. This area is governed by both Minnesota Department of Transportation (Highway bridge right-of-way) and Wabasha County (Main Street/CSAH 58 right-of-way). Under Section 315.09 of City Code (Heritage Preservation Ordinance) requires design review and approval or disapproval of construction and demolition activities, including all street and utility activities, within any Heritage Preservation District.

Mr. Doffing proposes a black metal clock with “Victorian” era design features. The clock is just less than 18 feet tall and would be located under the bridge across Main Street from Heritage Park. A dedication plaque to the George and Ruth Doffing Foundation would be at the base.

STAFF ANALYSIS & RECOMMENDATION:

The proposed clock is very similar to the one pictured in the Streetscape Design Guidelines. From an historic design perspective, it is staffs opinion that the donation of such a clock to a public space in the historic district would enhance the sense of place of the downtown. Some details such as maintenance and operation costs will need to be worked out between Mr. Doffing and the City and/or Port Authority (as the applicant suggests). Additionally, clearance from both State and County road authorities should be received prior to installation at this location.

The Commission discussed the style of the 1988 bridge and putting a replica of an 1888 era clock in front of it and concerns that this is not the best location for this clock.

After all discussion, Commissioner Gibson and Wildes offered the following motion and moved for its approval, Adopted unanimously.

WHEREAS, Section 315.09 of City Code requires Heritage Preservation Commission design review and approval or disapproval of construction and demolition activities, including all street and utility activities, within any Heritage Preservation Landmark or District; and

WHEREAS, an application for design review of a street clock offered for donation has been submitted by John Doffing on behalf of the George and Ruth Doffing Foundation; and

WHEREAS, The Wabasha Heritage Preservation Commission provides the following findings:

1. The proposed clock is of a “Victorian” era design consistent with the era of much of the Wabasha Historic District
2. The clock has a black metal finish with gold detailing similar to the black metal historic features preserved on some of the buildings in the district as well as other streetscape elements already in downtown including signage and street lighting
3. Photos indicate that such street clocks were historically present in downtown Wabasha

NOW THEREFORE, IT IS HEREBY RESOLVED, the Heritage Preservation Commission approves the clock proposed and offered by the Doffing Foundation in the downtown historic district as indicated in the application submitted May 12th 2011 with the following conditions:

1. Approval is received from County and State Highway authorities for placement
2. The City (through Administration, Council, or Port Authority) reaches any necessary agreements for ownership and maintenance for the gift of the clock
3. A final site approval will be granted by a committee of the HPC comprised of Linda Mann, Ron Prescher, Bruce Wildes, and city staff prior to clocks installation

Old Business

- a) Downtown Bike racks are being produced by Baker Welding and Commissioner Flicek will work with the Molly in the locations of these racks in the historic district.
- b) MN Home front Traveling Exhibit – Molly provided updates on the Traveling Exhibit that will be in town July 23rd – Sept 11th, 2011.
- c) Anderson House update - Molly indicated that the group from Northfield (Rebound Corp.) made an offer to the bank, and the bank accepted that offer. Now the group needs to get their financial operations in order to proceed.
- d) Potential Changes to the sign ordinance – wall signs, moved to later this fall.

Announcements

none

Other Business

- A. Stacey's Kitchen has some problems with the front of her building; her plan at this time is to make repairs which would not change the appearance to her building, which would not require any design reviews.
- B. Discussion on possible changes to the awning on the front of the building owned by Dick Schurhammer on Pembroke Avenue. The commission suggested that he submit an application for review
- C. Main Street Program Membership, the City of Wabasha is currently an associate member. The state may offer the associate membership again this year.
- D. Upcoming SHPO (State Historic Preservation Office) Conference is in the fall, usually the 2nd or 3rd week in September. This is a two day conference that provides education to HPC throughout the state. This year it will be in Faribault. Molly will provide Commission Members further information as it becomes available.

The next meeting is scheduled for July 25th, 2011 at 9am.

Commissioner Prescher and Wildes moved to adjourn at 11:37 am. Adopted unanimously.

Phil Rosendale, Zoning Administrator