

CITY OF ST. CLOUD HERITAGE PRESERVATION COMMISSION

Tuesday, November 28, 2017
4:00 p.m.
City Hall Council Chambers

ROLL CALL:

Members Present: Peter Fandel, Ann Marie Johnson, Betsy Rakotz and Emil Radaich
Members Absent: Ifaa Bakuto, Mark Lenaghan and Mark Muniz
Staff Present: Jim Flaaen and Ashley Skaggs

SEPTEMBER 26, 2017 HERITAGE PRESERVATION COMMISSION MEETING MINUTES

ACTION TAKEN: Radaich/Johnson/Approved (4-0)

HAP-2017-17 / 3107 8TH ST N

ACTION TAKEN: Johnson/Radaich/Approved (4-0)

HAP-2017-19 / 3107 8TH ST N

ACTION TAKEN: Radaich/Johnson/Approved (4-0)

Flaaen explained a request to construct a new 20' x 20' detached garage in the rear of the property. The proposed garage will be a double-stall garage with a 6/12 roof pitch. The Subcommittee recommended changing the south elevation window to a vertical double-hung rectangular window to match those on the house. The applicant has revised the proposal to reflect this change. An additional request has been made to construct a new 9' x 5' front porch on the south façade of the home. The house currently has a set of concrete steps leading to the front entrance, which were originally proposed to be repaired; however, it has been found that the steps are beyond repair. Staff is recommending approval of both requests.

Johnson made a motion to approve the request to construct a new garage as revised and subject to staff recommendations. The motion was seconded by Radaich and carried unanimously. Radaich made a motion to approve the request to construct a new front porch subject to staff recommendations. The motion was seconded by Johnson and carried unanimously.

HAP-2017-18 / 310 4TH AVE S

ACTION TAKEN: Rakotz/Johnson/Approved (4-0)

Flaaen explained a request to enclose an approximately 9' x 5.5' area beneath an existing canopy to create a new vestibule entrance at the Beverly Apartments. The proposed vestibule will be located on the west façade of the building and will consist of glass sides. A new stoop will also be installed outside of the vestibule. Staff has noted that the proposed vestibule and stoop do not meet the required setback of the R5, General Multi-Family Residential District. The applicant will need to obtain a variance from the Zoning Board of Appeals (ZBA) to proceed with the project as proposed. The applicant has elected to proceed with the HPC design review of the project before seeking the variance with the understanding that denial or other modifications required by the ZBA could substantially alter the design, which would then require additional HPC review.

Johnson asked what will happen if the ZBA denies the request. The applicant, Glen Farb, noted that if the request is denied by the ZBA, the project will not move forward. Rakotz made a motion

to approve the request subject to staff recommendations. The motion was seconded by Johnson and carried unanimously.

Flaen explained the process for the applicant move forward with an administrative variance application.

ANNUAL STATEWIDE HISTORICAL PRESERVATION CONFERENCE / MINNESOTA MAIN STREET

ACTION TAKEN: Radaich/Rakotz/Approved (4-0)

Johnson and Rakotz presented their efforts to bring the annual statewide historic preservation conference back to St. Cloud in 2019. The grant pre-application is due in mid-January. The City would be responsible for covering food and beverage costs and well as locating venue locations. Radaich made a motion to approve moving forward with the grant application. The motion was seconded by Rakotz and carried unanimously. Fandel, Johnson and Rakotz volunteered to sit on a subcommittee for the planning of the conference events. Commissioners then discussed joining the Minnesota Main Street program and agreed to do some research to find if any other local organizations are already members.

ADMINISTRATIVE HAP APPROVALS / PRESERVATION UPDATE

ACTION TAKEN: None

Flaen reviewed a list of recent approvals.

ADJOURNMENT

ACTION TAKEN: Meeting adjourned at 4:43 p.m.