

CITY OF ST. CLOUD HERITAGE PRESERVATION COMMISSION

Tuesday, April 24, 2018
4:00 p.m.
City Hall Council Chambers

ROLL CALL:

- Members Present: Eric Cheever, Peter Fandel, Ann Marie Johnson, Mark Muniz, Betsy Rakotz and Sam Ross (@ 4:12 p.m.)
- Members Absent: Mark Lenaghan and Emil Radaich
- Staff Present: Jim Flaaen and Ashley Skaggs

APPROVAL OF MINUTES FROM THE MARCH 27, 2018 & APRIL 3, 2018 HPC MEETINGS

ACTION TAKEN: Approved (4-0)

HAP-2018-09 / 340 5TH AVE S

ACTION TAKEN: Rakotz/Cheever/Approved (5-0)

Flaaen explained a request to construct a 45' x 64' entrance addition to the west façade of the church. The proposed addition will include a roof overhang supported by columns to allow for drop-offs and pick-ups. Much of the addition will be composed of brick and EFIS (External Finish Insulation System) panels. Galvanized steel flashing and metal wall panels will complete the exterior. The proposed addition will include signage consisting of 14" x 16" aluminum channel letters, which will be internally illuminated with LED lighting. Additional signage will include 7.5" x 5" cross made of dark bronze anodized aluminum and an 8" x 24' Bible verse about the entry doors. Flaaen noted that for the sake of simplicity, signage should not be considered at this time as the applicant has indicated the signage in the design is tentative.

The HAP Subcommittee had a lengthy discussion regarding the overall design, materials and colors of the new addition. Overall, the Subcommittee was supportive of the project, but asked for changes that would incorporate elements of the original structure into the new addition in an effort to maintain the historic character of the site.

The applicants provided a revised design rendering including toothed dentil details at the parapet cap to emulate bell towers, cast stone caps to match the existing chimney detail and beveled panels at column mid-height similar to the existing pilasters. Adam Barnett and Jay Espelien were present to discuss the proposed changes. Barnett stated that brown colors will be chosen with subtle variations to complement the historic portion of the church.

Rakotz made a motion to approve the revised addition project including color selection as noted. The motion was seconded by Cheever and carried unanimously.

HAP-2018-07 / 425 7TH AVE S

ACTION TAKEN: Johnson/Ross/Denied (0-5)

Following a walkthrough of the home located at 425 7th Ave S, staff reached out to the applicant's representative to determine if the applicant still had an interest in purchasing the property and proceeding with the HAP application. Staff did not receive a response. Additionally, the HAP Subcommittee was approached by another party who claimed to be under contract to purchase the property. That party discussed options for restoring the home with the Subcommittee at their regular

meeting on April 17, 2018. As such, staff recommended denial of the demolition application due to the impending 40-day review timeline. If the original applicant wishes to further pursue demolition of the house, a new alteration permit application can be made. Should the new party be interested in altering the structure in any way, a new alteration permit would be required.

Johnson made a motion to approve the demolition request. The motion was seconded by Ross and failed unanimously.

ST. CLOUD NEW DEAL-BUILT LANDSCAPES HISTORIC DISTRICT DESIGNATION STUDY

ACTION TAKEN: None

Sue Grainger of Gemini Research presented a draft of the St. Cloud New Deal-Built Landscapes Historic District Designation Study. Flaaen asked that change recommendations be forwarded to him. A final draft will be presented to the HPC at the May meeting.

ADMINISTRATIVE HAP APPROVALS / PRESERVATION UPDATE

ACTION TAKEN: None

Flaaen reviewed a list of recent approvals.

ADJOURNMENT

ACTION TAKEN: Meeting adjourned at 6:06 p.m.