

## PROCEEDINGS OF THE ST. CLOUD HERITAGE PRESERVATION COMMISSION

A meeting of the St. Cloud Heritage Preservation Commission was held on September 27, 2011, at 3:30 p.m. in the City Hall Council Chambers. Members present were Berg, Bartlow, Lenaghan, Fischer, Chirhart, and Morgan. SCSU representative Ludwig was also present.

**Approval of Minutes:** Fischer moved to approve the minutes of August 23, 2011. The motion was seconded by Morgan and carried unanimously.

**HAP-2011-21/201 4<sup>th</sup> St. So.:** Carla Chapman, Senior Planner, stated that the property at 201 4<sup>th</sup> St. So. is located in the Southside Neighborhood Historic District. The 1999 Southside Neighborhood Historic District Study states it is one of the few prairie style houses in St. Cloud. It was built in 1926 and is considered a contributing property. The front elevation windows are symmetrical with groups of three double hung 4/1 windows on the second story and a large square window flanked by two double hung windows on either side of the entry. On August 23, 2011, staff discovered new windows were being installed, and a stop work order was issued to the property owner. Applicant then requested an alteration permit to allow for the windows that have recently been installed as well as the windows installed in 2008 without an alteration permit and a number of additional proposed replacement windows on the front facade. Staff feels the proposed window sizes are appropriate because they do not alter existing openings; however, the applicant is proposing to go from a light brown color 4/1 configuration to a wineberry color 1/1 configuration which is not historically consistent with a prairie style dwelling. Staff recommended that in addition to installation of mullions on all windows to give the appearance of a 4/1 configuration, the window structures should be changed to a historically appropriate color. The Alteration Permit Subcommittee recommended that the windows can remain but that mullions be installed and that any future exterior alteration will require an alteration permit. Chapman stated that a "Whereas" clause was added to the approval explaining permits were not issued for the installation of the existing windows and the color of wineberry is not

historically appropriate but may remain. Fischer moved to approve the alteration permit request subject to the recommendations of the Subcommittee and the “Whereas” clause as follows: “Whereas, the record shows that an Heritage Preservation Alteration Permit and Building Permit were not issued for the installation of the existing windows on the house. As such, the existing window structure color of Wineberry is not historically appropriate; however, may remain and is reasonable for the proposed windows on the front elevation with the following conditions: 1) Install mullions on all the windows to give the appearance of a 4/1 configuration; and, 2) Any future exterior alteration requires a new alteration permit. The motion was seconded by Berg and carried unanimously.

**HPC Seminar on Core Neighborhoods in St. Cloud:** Chapman stated that the HPC held its real estate seminar on August 25. Working with St. Cloud Area Association of Realtor to hold this seminar encourages greater participation by offering real estate continuing educating credits. This year’s topic was the architectural history and livability of the core neighborhoods. It was the best attended seminar to date with over 50 participants. The day began with Chairperson Bartlow welcoming the participants followed by a guided bus tour with Matt Glaesman, Community Development Director, and Scott Zlotnik, Parks Director. The tour stopped in four core neighborhoods including Lake George, Seberger/Roosevelt, Hester Park, and Southside University with a neighborhood leader speaking at each stop. Participants came back to City Hall for a presentation by the St. Cloud HRA on financing options for homebuyers and homeowners followed by a closing by the Mayor. The seminar was a good opportunity for the HPC, real estate professionals, and neighborhood leaders to work together. The seminars will continue with the three-year rotating curriculum but in future years more emphasis will be on the HPC as a resource. Just as neighborhood leaders were involved in this seminar, staff hopes to continue involving other community stakeholders in future seminars. Lenaghan thanked the neighborhood leaders for a job well done and felt the information packets were valuable. Berg concurred. Chairperson Bartlow was impressed with the seminar, and realtors commented that they feel some of these neighborhoods have turned themselves around compared to a number of years ago when the realtors probably would

not have recommended buying a house in those neighborhoods. She asked if the bus drivers were given a specific route to drive because it seemed the bus traveled through the worst part of the St. John Cantius neighborhood. Chapman responded that the route could have been slightly modified, but the drivers needed to stay on certain routes to stay on schedule. She explained that a significant number of people registered the day before the seminar requiring staff to secure another Metro bus and an additional bus driver.

**Administrative HAP Approvals:** Chapman stated that since the last meeting, there have been two staff approvals for alteration permits. One approval was for Acacia Housing Corp. for exterior security lighting on the rear entrance of the building at 398 3<sup>rd</sup> Ave. So. The other permit approval was for replacement of a freestanding sign in front of the apartment building at 512 8<sup>th</sup> Ave. So. that was non-contributing.

**Adjournment:** Fischer moved that the meeting be adjourned, and it was seconded by Chirhart. The meeting was adjourned at 3:41 p.m.

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Bill Morgan, Secretary