

PROCEEDINGS OF THE ST. CLOUD HERITAGE PRESERVATION COMMISSION

A meeting of the St. Cloud Heritage Preservation Commission was held on March 27, 2012, at 3:30 p.m. in the City Hall Council Chambers. Members present were Bartlow, Berg, Chirhart, Lenaghan, Morgan, and SCSU representative Ludwig. Fischer was absent.

Open Forum: No one was present to speak at the open forum.

Approval of Minutes: Chirhart moved to approve the minutes of February 28, 2012. The motion was seconded by Berg and carried unanimously.

HAP-2012-05/508 6th Ave. So.: Chirhart recused himself on this item. Carla Chapman, Senior Planner, stated that the property at 508 6th Ave. So. is in the Southside Neighborhood Historic District. It is a Queen Anne style home although it has lost all exterior ornamentation including its full front porch. Applicant is requesting that he be allowed to demolish the existing rear porch and rebuild it. Regarding size, scale and massing, Chapman stated that the applicant is proposing to rebuild the rear porch in the same footprint and height as the existing porch, would mirror the existing gable roof, and relocate the door to the center of the east wall. Regarding historical materials, applicant is proposing to eliminate the double hung windows and install lap siding. The Subcommittee was agreeable to the majority of the request, but requested that the door that is being relocated to the east wall be in a casing that matches the existing door. The Subcommittee's recommendation is to match the upper window on the east elevation. Both the Subcommittee and staff recommend installation of a minimum of one window on the south elevation to match the portion and trim of the existing window on the upper window on the east elevation. Chapman stated that the Subcommittee also agreed to vinyl lap siding that it is comparable in height and color to the existing blue slate siding. Berg moved to approve the request subject to Subcommittee recommendations for demolition and rebuild subject

to the following: 1) Reconstruction of the rear entry porch shall be historically appropriate in design, material and detail with the following conditions: a) Maintain the existing footprint, height and massing; b) Match the existing gable roofline of the house; c) Install a double-hung window to match the proportion and trim detail of the existing upper story window on the east elevation; d) Door casing to match the existing upper story window on east elevation; and, e) Install a comparable siding to match the height and color of the existing slate siding on the house; and, 2) The approved elevation plan is the only approved plan for the house. Any changes require St. Cloud Planning and Zoning Department Staff and/or HPC approval. The motion was seconded by Bartlow. Dan Borgert, BK Foley Land & Development, stated that he has no further comments beyond what was covered in the subcommittee meeting. Morgan asked applicant if he has an example of the siding. Chapman said applicant can bring samples into staff for approval. Ludwig asked what type of roof is intended to be constructed. Bartlow said it will be a shed roof or half the gable. Borgert said the purpose of that type of roof is to prevent the significant ice buildup that occurs on the upper roof and the lower porch roof which is over the main entrance door. The motion carried by a vote of 4-0-1 (Chirhart abstaining).

Dale Gruber/Mexican Village: Carla Chapman, Senior Planner, noted that this is a late submittal for the agenda. Applicant is requesting to remove an existing window on the south elevation of the Mexican Village restaurant at 509 St. Germain St. West and install a service door which would lead to a temporary outdoor patio enclosure that would be erected in the spring and removed in the fall. Because the building has already been significantly altered, the door will be transparent, and the existing windows are thematic in design, Staff recommends approval. Bartlow said it appears that the ramp and the temporary structure will be encroaching into the public right-of-way. Matt Glaesman, Planning Director, informed the Commission that last fall, the City Council approved an amendment to the City Code of Ordinances to allow further use of public right-of-way in the C3 zoning district. Prior to that amendment, this request would have required City staff review and approval. The amendment no longer requires that approval if the minimum standards for access, flow through, etc. are met. He reiterated that this will be a temporary structure. Bartlow asked for confirmation that the ramp is acceptable, and Glaesman said it is. Greg Warnert of Mexican Village and Dale Gruber of Dale

Gruber Construction introduced themselves. Bartlow asked how they will avoid interference with the paving stones. Gruber answered that the enclosure will not require any tie downs. It is bolted together and will come apart in pieces. Bartlow inquired if there would be any detrimental impact on the paving stones. Gruber responded that there would not and that he had talked about this request with both the City Building and Engineering Departments who approved the structure. Morgan asked if the enclosure is supported by its own weight. Gruber answered that it is attached to the building on the north side but stands on its own because of its weight and the way it is bolted together. He added that it is designed for a 100 mph wind load. Bartlow asked if the City Building Dept. has seen the table layout because she believes there will be an issue with access on/off the ramp. Gruber noted that the ramp will actually be about a foot shorter. The final table layout will be determined by the Fire Dept. He stated that the Fire Dept. indicated that there needs to be a 3' clearance at the bottom of the ramp. However, the table in that area may need to be relocated. Bartlow suggested that applicant confirm that it will be ADA compliant. She added that based on the drawing, she has no issue with the door and the ramp as long as they meet code. Morgan asked what is gained by putting up the structure rather than just having tables out on the sidewalk. Gruber explained that there is an ordinance requirement that requires the area be enclosed if alcohol is being served. Warnert stated that it is a safety issue and wants to be responsible with alcohol service and make sure that patrons are coming through the restaurant before sitting at the outside patio area. Chirhart moved approval of the alteration permit request for removal of the window and installation of the service door. The motion was seconded by Morgan and carried unanimously.

Other Business: Chapman stated that since the last meeting, there have been three administrative approvals for minor alterations: window replacement in Pantown and two reroofs in the Southside Neighborhood Historic District.

Adjournment: There being no further business, Berg moved that the meeting be adjourned.

The meeting was adjourned at 3:46 p.m.

Bill Morgan, Secretary