

PROCEEDINGS OF THE ST. CLOUD HERITAGE PRESERVATION COMMISSION

A meeting of the St. Cloud Heritage Preservation Commission was held on July 24, 2012, at 3:30 p.m. in City Hall Conference Room 1. Members present were Bartlow, Berg, Fischer, and Pack. Chirhart and Lenaghan were absent. In the absence of Chair Lenaghan, Vice-Chair Berg chaired the meeting.

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

Approval of Minutes: Fischer moved to approve the minutes of May 22, 2012. The motion was seconded by Bartlow and carried unanimously.

HAP-2012-16/520 8th Ave. So.: Tammy Campion, Senior Planner, explained the request from David Gaida to demolish the approximate 620 sq. ft. attached garage in the rear yard of 520 8th Ave. So. The HPC approved an alteration permit in 2011 to demolish the storage shed that was also located in the rear yard to the west of the attached garage. The reason for the demolition request is to provide more parking surface; a new garage will not be constructed. Campion stated that Bartlow was the only HPC member in attendance at last week's Subcommittee meeting. She recommended in favor of the request subject to staff's recommended conditions as follows: 1) The off-street parking surface area in the rear yard cannot exceed the required minimum parking stall dimensions and excess parking surface is not allowed; 2) Applicant will have to work with Planning & Zoning Dept. staff to ensure compliance with minimum open space and other requirements of the Land Development Code; 3) Enhanced landscaping, subject to staff approval, is to be planted in the rear yard within six months from the demolition of the garage; 4) The HPC's approval does not constitute approval to alter the rear façade of the house or construct a new accessory structure. A separate Heritage Preservation Property Alteration Permit, subject to review and approval by the HPC, will be

required for future alterations; and, 5) HPC approval does not constitute approval of a variance from the off-street parking, open space and other requirements in the St. Cloud Land Development Code.

David Gaida, applicant, pointed out that if the landscaping condition is included, it will be the only landscaping in the rear yard on the entire block. He assumes that students will run over the landscaping. Fischer asked how much green space would be required. Campion explained that it would be from the rear of the house and back. The landscaping would not necessarily have to be in the area of the garage that is proposed for demolition. However, there could possibly be some enhanced landscaping in the area of the existing tree in the rear yard. Gaida said he would be agreeable to that; his concern was being required to place it in the area of the existing garage because it would be run over by students. Bartlow suggested that the required landscaping be at the discretion of staff.

Fischer moved to approve the request for demolition of the attached 620 sq. ft. garage at 520 8th Ave. So. subject to the conditions as recommended by staff and the Subcommittee as noted above. Pack seconded the motion, and it carried unanimously.

St. Cloud's Historic Preservation Month: Tammy Campion, Senior Planner, stated that August is St. Cloud's Historic Preservation Month. At the August 6 City Council meeting, staff will make a presentation on HPC initiatives; present the 2012 Historic Preservation Awards to Dr. Bill Morgan, John Decker (Stearns History Museum), the 100 and 200 Block West Redevelopment Project (Brothers, Chipotle, etc.) and Vance Ressler from the Hester Park neighborhood; and present the Century Homes plaques. The Real Estate Seminar will be held on August 15, and the Historic Downtown History Hunt will be held on August 18. Campion noted that the History Hunt will start at the former Dan Marsh site downtown on 5th Ave. which has become World Heritage Corner. Landscaping was removed and replaced with new mulch and light standards. Monumental Sales donated a 4' x 6' granite marker with the first 18 countries/tribes that started the City of St. Cloud. Another stop on the History Hunt is Heritage Hall on the second floor of the River's Edge Convention Center. Interior tours will be available at GeoComm and D. B. Searle's and the Elk's Club. Campion

pointed out that the History Hunt is being held in conjunction with the Art Crawl. The History Hunt posters have been posted at all of the Boys and Girls Club locations; Kelly Bartlow will distribute to the St. Cloud Neighborhood Coalition members; it will be included in the weekly Big Brothers/Big Sisters e-mail; and the Downtown Council will deliver it to day cares. She added that staff is working with Lamar Advertising on a History Hunt billboard as well as local radio spots. The Mayor will talk about it on his weekly radio show, and information will be given out on the Mayor's trolley tours. Berg suggested advertising it at Summertime By George.

2012 Century Homes Recognition Program: Tammy Campion, Senior Planner, informed the Commission that the City received three century homes applications – 315 3rd Ave. So. built in 1910 (Tom and Mary Mathews), 107 15th Ave. No. (Patrick and April Mastey), and 321 8th Ave. So. (Patrick and April Mastey). Staff's memo indicates the house at 107 15th Ave. No. was built circa 1890; since the memo was written, Patrick Mastey discovered through the Stearns History Center that circa 1895 would be more accurate. Campion stated that Patrick Mastey informed her that when he and his wife were remodeling their house on 15th Ave. No., they found in the walls many St. Cloud promo envelopes customized with the owner's business on the front.

Bartlow moved to accept 315 3rd Ave. So., 107 15th Ave. No., and 321 8th Ave. So. into the Century Homes Recognition Program. Fischer seconded the motion, and it carried unanimously. Berg then inquired if the City was able to get the plaques at a cheaper price; Campion answered that they could not get them cheaper as they are rather unique. She pointed out that SCH&NPA is willing to contribute toward the cost of the plaques and will ask if they would be willing to increase their contribution since there will only be three plaques this year.

Administrative Approvals: Tammy Campion, Senior Planner, stated there have been three administrative HAP approvals since the last HPC meeting – one for reroofing at 412 7th Ave. So.; an awning on the rear deck of the Red Carpet Martini Lounge; and, window replacement at 315 3rd Ave. So. She noted that she has another one to process for new windows and siding for a house on 9th

Ave. So. She informed the Commission that there will be a meeting in August for an alteration permit request for a garage demolition.

Adjournment: Barkalow moved that the meeting be adjourned. Pack seconded the motion, and it carried unanimously. The meeting was adjourned at 4:02 p.m.

Tom Fischer, Secretary