

PROCEEDINGS OF THE ST. CLOUD HERITAGE PRESERVATION COMMISSION

A meeting of the St. Cloud Heritage Preservation Commission was held on Tuesday, June 23, 2015 at 3:30 p.m. in the City Hall Conference Room 3.

ROLL CALL: Members present were Fandel, Radaich, Rakotz and Smith. Lenaghan was not present. Staff present were Jim Flaaen and Ashley Skaggs.

APPROVAL OF MINUTES FROM THE JULY 22, 2014 HERITAGE PRESERVATION COMMISSION MEETING
ACTION TAKEN: Radaich/Rakotz/Approved (4-0)

HAP-2015-06 / HMA ARCHITECTS / 523 ST. GERMAIN ST W
ACTION TAKEN: Radaich/Smith/Approved (4-0)

Flaaen explained a request to construct a new six-story multi-family condominium building at 523 St. Germain St W. The property is one of only three undeveloped properties within the St. Cloud Commercial Historic District. The property has been used as a surface parking lot since the early 1990's; therefore, the property was not included in the St. Cloud Historic Sites Inventory. Prior to demolition in 1991, the property was the location of Dan Marsh Drugs, a retail store which had operated on the property since 1931.

Staff's recommendation prior to the Alteration Permit Subcommittee meeting included the following conditions:

1. The decks on the south elevation on St. Germain St W be eliminated from the design or moved to the west-east faces of the building;
2. The color palette be amended to provide a similar color scheme to that utilized on adjacent buildings; and,
3. The proposed building materials be amended to greater utilize historic building materials, or the concrete panels be stamped to include a brick-like pattern.

During the Subcommittee meeting, the Subcommittee, staff and the applicant proposed changes to the building's design, elements, colors and other features. After viewing additional renderings provided by the applicant, staff is reconsidering its recommendation that the decks be removed from the south elevation.

Murray Mack, HMA Architects, presented the design for the building including changes that were made following the Subcommittee meeting. Mack stated he cannot be certain about colors until samples are available from the supplier, which can be shared when received. Commissioners discussed the design and other elements in detail. Mack provided hard copies of the current design as presented.

Radaich made a motion to approve the request as presented with a condition giving staff the authority to make administrative rulings on minor design changes or forward the decision to the board if necessary. The motion was seconded by Smith and carried unanimously.

ELECTION OF OFFICERS

ACTION TAKEN: Chair Fandel/Vice Chair Lenaghan

Flaaen noted that Fandel and Lenaghan were reappointed to their 1st and 2nd full terms, respectively, which will each carry to 2018. It is appropriate to elect new officers at this time.

Radaich nominated Fandel as Chair. Rakotz nominated Lenaghan as Vice Chair. The nominations carried unanimously.

Fandel noted there are currently two vacant seats on the board.

CENTURY HOMES / HERITAGE PRESERVATION AWARDS

ACTION TAKEN: None

In 1998, the City of St. Cloud, in partnership with the St. Cloud Historic & Neighborhood Preservation Association, established the Century Homes Recognition Program to recognize homeowners that have maintained or restored their 100+ year old historic home's original character.

Staff has received eight applicants this year, two of which were denied due to lack of supporting documentation. The remaining six eligible homes will be awarded certificates and plaques at the July 27, 2015 City Council meeting (tentatively).

The City of St. Cloud also recognizes those individuals, businesses and organizations that are committed to improving the community through the preservation of local historic resources. Staff suggested two possible nominees: the late Dr. Louis Foote, 404 9th Ave S and the family of George Friedrich. Flaaen asked that any additional nominations be forwarded to him.

STATEWIDE HISTORIC PRESERVATION CONFERENCE

ACTION: None

Flaaen stated that the 2015 Statewide Historic Preservation Conference will be held in Little Falls on September 17-18. As a CLG community, the city is required to send at least one representative. He asked anyone interested in attending to let him know.

ADMINISTRATIVE HAP APPROVALS / PRESERVATION UPDATE

ACTION TAKEN: None

Flaaen presented a summary of all HAP approvals since the last meeting in July 2014. Flaaen noted that there will be a meeting in July to review a store front renovation in the St. Cloud Commercial Historic District.

OTHER BUSINESS

ACTION TAKEN: Request made to Planning Commission: Rakotz/Radaich/Approved (4-0)

Fandel provided a letter he had written asking for a stricter standard regarding the demolition of non-contributing structures within historic districts. Rakotz made a motion to request the Planning Commission consider amending the ordinance to provide a higher level of protection of all structures within historic districts. The motion was seconded by Radaich and carried unanimously.

ADJOURNMENT: There being no further business, the meeting was adjourned at 4:51 p.m.