

PROCEEDINGS OF THE ST. CLOUD HERITAGE PRESERVATION COMMISSION

A meeting of the St. Cloud Heritage Preservation Commission was held on Tuesday, July 28, 2015 at 3:30 p.m. in the City Hall Council Chambers.

ROLL CALL: Members present were Fandel, Lenaghan, Radaich, Rakotz and Smith. Staff present were Jim Flaaen and Ashley Skaggs.

APPROVAL OF MINUTES FROM THE JUNE 23, 2015 HERITAGE PRESERVATION COMMISSION MEETING
ACTION TAKEN: Rakotz/Smith/Approved (5-0)

HAP-2015-08 / 7 WEST TAPHOUSE / 28 5TH AVE S

ACTION TAKEN: Sign: Smith/Radaich/Approved (5-0)
Storefront: Lenaghan/Smith/Approved (5-0)

Flaaen explained a request to renovate the storefront, install a new canopy and install new signage on an existing downtown building. The applicant is proposing to renovate the storefront to bring the existing storefront in line with the adjacent buildings while maintaining the recessed entry door. In addition, the applicant has proposed to construct a metal frame canopy with a glass ceiling and install a new projecting sign utilizing internally illuminated channel cabinets.

As a result of the Alteration Permit Subcommittee meeting, three alternatives were submitted for consideration: Sign A is a blade sign with marquee bulbs; Sign B is a blade sign with LED lighting around the perimeter and backlit channel letters; and, Sign C is a wall mount interior lit sign with a protruding '7' blade sign above. Sign A would not be appropriate as the design manual states that the light source should not be visible from the public right-of-way. Staff is supportive of either Sign B or Sign C without the blade sign.

The applicant, Glen Farb, stated that after the subcommittee meeting, the original design was modified to reflect more traditional signage. Fandel asked about the applicant's preference. Farb stated that the preference is for Sign B, but he could also work with Sign C if necessary. Commissioners discussed lighting and size details. Radaich and Rakotz expressed concern for the size of Sign B. Flaaen noted that the size of the sign meets the Land Development Code requirement. Fandel stated that he would be willing to approve either Sign B or Sign C, but he prefers Sign B. Lenaghan asked about the materials used. Flaaen noted that the new design materials reflect the staff recommendation.

Lenaghan made a motion to approve Sign B as submitted. The motion was seconded by Radaich. Lenaghan agreed with concern for the size of the sign and noted his inclination to vote against the motion. Fandel called for a vote and the motion failed (1-4, Lenaghan, Radaich, Rakotz and Smith opposed).

Smith made a motion to approve Sign C without the '7' blade sign. The motion was seconded by Radaich and carried unanimously. Lenaghan made a motion to approve the storefront, façade and canopy as submitted. The motion was seconded by Smith and carried unanimously.

HAP-2015-12 / BOSER CONSTRUCTION / 501 ST. GERMAIN ST W

ACTION TAKEN: Lenaghan/Radaich/Approved (5-0)

Flaaen explained a request to install exterior accent lighting features to the building located at 501 St. Germain St W. The applicant is proposing to install exterior accent lighting on the south and east facades of the building. In particular, the applicant has proposed three LED light bars on the

east elevation to wash the building's chimneys, two rows of flexible ribbon lighting around the parapet of the east and south elevations, two small flood lights reflecting the '1st National Bank' signage on top of the southeast corner of the building and lights reflecting upwards on the granite columns of the south façade.

Staff and the Alteration Permit Subcommittee recommend in favor of the request as submitted. Fandel asked how the lighting will be mounted. Flaaen noted that light fixture mounting brackets and hardware should be anchored into mortar and not masonry.

Lenaghan made a motion to approve the request as submitted. The motion was seconded by Radaich and carried unanimously.

NON-CONTRIBUTING STRUCTURES WITHIN HISTORIC DISTRICTS

ACTION TAKEN: None

Flaaen noted that the Planning Commission discussed the matter of protection of non-contributing structures at its July 2015 meeting. The Planning Commission requested clarification regarding the intent of the proposed changes prior to initiating a code amendment. Fandel stated that there has been a decline in the core neighborhoods, especially the Southside's historic district. Many garages have been removed and surface parking installed to accommodate the conversion of single family homes to rentals. The decline is due to a combination of lack of protection of non-conforming structures and lack of enforcement.

Radaich stated that he understands the passion, but does not agree with the opinion regarding non-conforming structures. Lenaghan noted that from a real estate perspective, he does not want to take away a homeowner's right to their property; however, there are valid points with regard to enforcement. Radaich suggested that Fandel speak in front of the Planning Commission to explain his position.

CENTURY HOMES / HERITAGE PRESERVATION AWARDS

ACTION TAKEN: None

In 2015, six homes will be accepted into the Century Homes Recognition Program. The HPC has selected the following individuals/groups as recipients of the Heritage Preservation Award:

- Dr. Louis & Barbara Foote – Restoration/Preservation of the Majerus House – 404 9th Ave S
- Family of George Friedrich – George Friedrich Park

The Century Homes certificates and plaques and the Heritage Preservation Awards will be presented at the Monday, August 10th City Council Meeting.

STATEWIDE HISTORIC PRESERVATION CONFERENCE

ACTION: None

Flaaen reminded Commissioners 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

The Annual History Hunt will be held on Wednesday, August 12, 2015 as a part of Summertime by George! This year's History Hunt will feature the history of St. Cloud's downtown as well as the history of Lake George and Eastman Park.

ADJOURNMENT: There being no further business, the meeting was adjourned at 4:55 p.m.