

## PROCEEDINGS OF THE ST. CLOUD HERITAGE PRESERVATION COMMISSION

A meeting of the St. Cloud Heritage Preservation Commission was held on Tuesday, August 25, 2015 at 3:30 p.m. in the City Hall Council Chambers.

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

### **APPROVAL OF MINUTES FROM THE JULY 28, 2015 HERITAGE PRESERVATION COMMISSION MEETING**

**ACTION TAKEN:** Radaich/Rakotz/Approved (4-0)

### **HAP-2015-14 / JL BEERS / 801 W ST. GERMAIN ST**

**ACTION TAKEN:** Rakotz/Smith/Approved (4-0)

Flaaen explained a request to renovate the storefront by removing the wood siding and bubble awning. The renovation would open the storefront with new display and transom windows, as well as add a second entry door to the front façade. The proposed renovation would replace four second-story windows on the front façade, seven windows on the east façade, and one second-story window on the rear façade. The applicant has proposed to replace two doors on the east façade and eliminate two windows on the east façade and five windows on the rear façade by using infill brick to match the existing materials. Staff recommends in favor of the request. The Alteration Permit Subcommittee reviewed the request and also recommends in favor.

Rakotz asked about a signage package. Fandel noted that signage design will come at a later date. Rakotz made a motion to approve the request as submitted. The motion was seconded by Smith and carried unanimously.

### **HAP-2015-13 / SSPX CATHOLIC CHURCH / 427 7<sup>TH</sup> AVE S**

**ACTION TAKEN:** Radaich/Smith/Approved (4-0)

Flaaen explained a request to demolish a 288 sq. ft. detached garage in the rear yard of the property located at 427 7<sup>th</sup> Ave S. City records indicate that the home was constructed in 1888. No information is available regarding when the garage was constructed; however, based on building design and architectural features, it would appear that the building was constructed in the 1950's or 1960's. Staff would consider the structure to be a contributing structure to the district.

On July 27, 2015, the City of St. Cloud Building Safety Department issued a stop-work order to the property for the demolition of the garage which had begun without a permit. Staff visited the site on July 28, 2015 and found that the structure had been completely demolished. The site has been cleared due to health and safety concerns. Staff recommends in favor of the request subject to three conditions. The Alteration Permit Subcommittee reviewed the request and also recommends in favor subject to the following revised conditions:

1. A demolition permit shall be obtained from the Building Safety Department for the demolition of the garage.
2. A Heritage Alteration Permit shall be obtained from the HPC for a new detached garage by December 1, 2015. The garage shall be designed to either match the former garage or match the house giving special consideration to include architectural features present on the former garage.
3. Construction of the new garage shall be completed by August 1, 2016.

4. The footprint of the garage may not be an improved surface for additional off-street parking and must be seeded or otherwise landscaped until a new structure is built. Barrier curbing shall be installed to prevent encroachment of vehicle parking onto the site of the garage.

Fandel asked if it would be appropriate to determine design specifics at this time. Flaaen noted that the HAP for the design of the new garage will come before the HPC, and design features can be determined at that time.

James Reichle, representative of the property owner, requested that consideration be given to increasing the size of the new garage. The property owners would like to build a garage large enough to accommodate three vehicles. Flaaen stated that size will be considered during the design process. Fandel asked if the time constraint will be an issue for the applicant. Reichle stated it would not be. Fandel asked about relocation of the demolished structure. Reichle stated that it was believed to be feasible to relocate portions of the structure, but in taking it down, it was determined there was nothing of worth to reuse.

Radaich made a motion to approve the request subject to the four listed conditions. The motion was seconded by Smith and carried unanimously.

#### **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. Fandel and Rakotz have volunteered to attend. Flaaen will also attend the conference.

#### **ADMINISTRATIVE HAP APPROVALS / PRESERVATION UPDATE**

ACTION TAKEN: None

Flaaen presented a summary of administrative actions taken in the last three months.

**ADJOURNMENT:** There being no further business, the meeting was adjourned at 3:46 p.m.