

CITY OF ST. CLOUD HERITAGE PRESERVATION COMMISSION

Tuesday, February 23, 2016
3:30 pm
City Hall Council Chambers

ROLL CALL:

Members Present: Ifaa Bakuto, Peter Fandel, Ann Marie Johnson, Mark Lenaghan, Mark Muniz (non-voting), Emil Radaich, Betsy Rakotz and Adam Smith

Members Absent: -

Staff Present: Jim Flaaen and Ashley Skaggs

ELECTION OF OFFICERS

ACTION TAKEN: Approved (7-0)

The following slate of officers was approved unanimously:

Chair - Peter Fandel

Vice Chair - Mark Lenaghan

Secretary - Adam Smith

HAP-2015-06 / 523 ST. GERMAIN ST W

ACTION TAKEN: Radaich/Lenaghan/Approved (4-3, Lenaghan, Rakotz and Smith opposed)

Flaaen explained a request for a design modification to the proposed building at 523 W St. Germain St. The proposed changes include using an Exterior Insulation Finish System (EIFS) for the exterior walls in lieu of the pre-finished concrete panels previously approved. In addition, the building caps above the balconies are proposed to be removed resulting in a standard parapet wall.

Tim Gillet of HMA Architects explained the proposed changes to the building design. The change in materials is due to economics and the speed of construction. Gillet explained the difference between the previously approved pre-cast concrete panels and the proposed EIFS walls.

Rakotz stated she would prefer the raised parapets be made level with the rest of the parapet. Muniz asked about long term maintenance of the EIFS walls. Gillet explained the need for the homeowners association to set a maintenance plan in place. Flaaen noted that staff does not have a strong position for or against the proposal.

Radaich made a motion to approve the request as presented. The motion was seconded by Lenaghan. Lenaghan stated he agrees with Rakotz's comments regarding the parapet walls. Fandel called for a vote, and the motion carried (4-3, Lenaghan, Rakotz and Smith opposed).

ADMINISTRATIVE HAP APPROVALS / PRESERVATION UPDATE

ACTION TAKEN: None

Flaaen explained the process for administrative HAP approvals and reviewed a list of recent approvals.

OTHER BUSINESS

ACTION TAKEN: None

- > Fandel noted that a required change to the 'Big Apple Bagels' sign has not been made.
- > Flaaen explained the need for an informal subcommittee meeting
- > Flaaen suggested reviewing the time of day for meetings to accommodate all members.

ADJOURNMENT

ACTION TAKEN: Meeting adjourned at 4:12 p.m.