

CITY OF ST. CLOUD HERITAGE PRESERVATION COMMISSION

Tuesday, May 23, 2017
4:00 p.m.
City Hall Council Chambers

ROLL CALL:

Members Present: Peter Fandel, Ann Marie Johnson, Mark Muniz, Betsy Rakotz and Emil Radaich
Members Absent: Ifaa Bakuto and Mark Lenaghan
Staff Present: Jim Flaaen and Ashley Skaggs

JANUARY 24, 2017 HERITAGE PRESERVATION COMMISSION MEETING MINUTES

ACTION TAKEN: Approved

HAP-2017-10 / 503 6TH AVE S

ACTION TAKEN: Various

Flaaen explained a request to remove seven exterior windows, replace the remaining windows, remove one and replace three doors, and add an accessibility ramp. In March 2017, the property owner approached the HAP Subcommittee to consider the potential demolition of the structure versus renovation. The Subcommittee reviewed the request and offered opinions, insights and suggestions to the property owner. A HAP application was not submitted for formal consideration by the HPC.

The property owner was approved for an interior demolition permit on March 29, 2017 to begin renovations on the interior of the structure. The applicant has indicated that to continue to utilize the property as a three-unit apartment building, a handicap accessible bathroom must be provided. The applicant has proposed to eliminate seven windows on the main floor of the south (interior) façade. The windows are proposed to be eliminated in order to allow for that renovation. The remaining windows on the house are proposed to be replaced with tan Thermotech windows.

The applicant has also proposed to remove one door opening off of the porch on the southeast (interior) façade and to replace three additional doors. Finally, to meet handicap accessibility requirements, the applicant has proposed a ramp to enter the house. Due to maximum slope requirements with an accessible ramp, the ramp would be in excess of 80 feet long with railings on both sides.

Several historic actions have been taken on the property. In November 2013, staff discovered that a new crank-out style window had been installed within an existing half-moon window opening on the third story of the east elevation without HPC approval. As a result, the property owner submitted a HAP to allow the previously installed window on the house. The HPC denied the request, citing that the window was not compatible with the historic character of the house and the window was highly visible from the public right-of-way, and required that the original half-moon window be reinstalled. In April 2016, the HPC approved a request to replace an existing slider window on the third story north elevation of the house with a double-hung slider window with a mullion. The applicant acknowledged the replacement of the half-moon window and indicated that both windows would be addressed following action of the HPC action on the slider window. Prior to installation of either window, the property was sold to the current owner.

Staff is recommending approval of the window and door removal, but would like more information regarding the proposed location, materials and finish of the proposed accessibility ramp, as well as more information regarding the replacement of the existing windows. The accessibility features installed on a historic property that limits the visual impact of the structure will generally meet the Secretary of the Interior's standards, which provides guidance on how to accomplish access in historic areas for people with disabilities.

John Mondloch of John Mondloch Remodeling was present to represent the property owner and provide an overview of the proposed project. Fandel asked about the materials used for the proposed ramp. Mondloch stated that he is proposing to use a low maintenance decking material for the ramp flooring in a red or tan finish and an aluminum railing, which would match the windows. Radaich suggested the possibility of a lift rather than a ramp for accessibility. Mondloch stated a lift is a possibility, but he has not installed one before and would need to do research to see if it is feasible. He is under critical timelines with the homeowner, and if those timelines cannot be met, the homeowner may move on from the property or consider legal action to have the home bulldozed.

Muniz suggested that a cost estimate be completed to enlarge the back porch for an exterior lift. If the ramp does need to run along the south side of the house, he suggested adding landscaping to help it blend into the building. Fandel asked if all rental properties with three units or more are held to the accessibility standard. Flaaen stated that the interior demolition triggered the property coming into compliance with accessibility requirements. Muniz commented that he would like to see alternative options in order to make an informed decision. Fandel asked if the previous order to reinstall the half-moon window can be vacated by the HPC. Flaaen stated that it could be.

Radaich made a motion to approve the removal and replacement of windows as submitted with the condition that the materials and color match the surrounding façade and vacating the previous order to reinstall the half-moon window on the third story of the east side façade. The motion was seconded by Johnson and carried (3-0-1, Rakotz abstained).

Johnson made a motion to approve the replacement of three exterior doors as submitted. The motion was seconded by Radaich and carried (3-0-1, Rakotz abstained).

Radaich made a motion to table the request for an accessibility ramp until further information is provided regarding location, materials, finish, and options regarding a possible lift. The motion was seconded by Johnson and carried (3-0-1, Rakotz abstained). Mondloch stated he will be in contact with the homeowner to decide whether to move forward with the request.

ADMINISTRATIVE HAP APPROVALS / PRESERVATION UPDATE

ACTION TAKEN: None

Flaaen reviewed a list of recent approvals.

OTHER BUSINESS

ACTION TAKEN: None

Muniz stated that St. Cloud State University has announced they are looking to sell several properties in an effort to raise funds by liquidation. Some properties to be potentially sold include Selke Field, the Beaver Islands, and Talahi Woods. Flaaen noted that staff is in discussion with Gemini regarding the study for the Southeast St. Cloud Historic District. If the district is approved, properties located within the district will be subject to HPC regulation.

ADJOURNMENT

ACTION TAKEN: Meeting adjourned at 5:35 p.m.