

PROCEEDINGS OF THE ST. CLOUD HERITAGE PRESERVATION COMMISSION

A meeting of the St. Cloud Heritage Preservation Commission was held on August 23, 2011, at 3:30 p.m. in the City Hall Council Chambers. Members present were Bartlow, Berg, Fischer, Lenaghan, and SCSU representative Ludwig. Chirhart and Morgan were absent.

Approval of Minutes: Lenaghan moved to approve the minutes of July 26, 2011. The motion was seconded by Berg and carried by a vote of 3-0-1 (Fischer abstaining).

HAP-2011-15/506 and 510 St. Germain St. W.: Carla Chapman, Senior Planner, stated that applicant is requesting the alteration permit to renovate the front façade of two buildings, 506 and 510 St. Germain St. W. The 506 building (formerly Rox Bar) is a contributing property in the St. Cloud Commercial Historic District with turn of the century commercial architecture. The building at 510 (formerly Tavern on Germain) is also contributing and is one of the most intact examples of commercial design dating from the first decades of the 20th century. The basis of review for the two properties is the Downtown Preservation Design Manual. The HPC met informally last month and made recommendations to the applicant; some of those recommendations were incorporated into the revised drawing. At the Subcommittee meeting, additional recommendations were made, and applicant has agreed to the following five conditions: 1) Maintain the transom windows on the building located at 506 St. Germain St. W. resizing the beltcourse sign to fit over the storefront cornice. Reclaimed lumber may cover the storefront frame to increase the perceived sign face while maintaining the transparency of transom windows; 2) The bulkheads are retained. Reclaimed lumber may cover the bulkhead; 3) Additional exterior lighting will be gooseneck in black color; 4) Strip the paint to restore the original brick of the upper façade at 506 St. Germain St. W. If not feasible, then

paint a historically appropriate color (prefer a warm brown tone); and, 5) The elevation drawing, approved by HPC, will be the only approved elevation drawing for the project. Fischer moved to approve the request subject to the stated conditions, and Berg seconded the motion. Fischer asked the Cowboy Jack's representative if the upper brick has been tested to determine if the paint could be removed. The representative responded that he is not aware if it has been tested, but they will make every effort to restore the original brick. The motion carried unanimously.

HAP-2011-18/378 3rd Ave. So.: Carla Chapman, Senior Planner, stated that applicant is requesting to replace the existing asphalt shingles on the apartment building at 378 3rd Ave. So. with steel roofing in Ash Gray color. The apartment building was constructed in 1999 and is considered a non-contributing property. However, the property is in the Southside Historic District and is surrounded by a number of contributing properties, including the Foley-Brower-Bohmer house across the street (385 3rd Ave. So.). Chapman stated that steel roofing is not addressed in the design manual. She stated that the HPC has only reviewed one other request for steel roofing which was for Hope Covenant Church at 336 4th Ave. So. In that case, the request was to replace the asphalt shingles with Metro Shake brand metal/stone composite shingles; the HPC approved that request. Chapman stated that staff is recommending in favor of applicant's request because the building is non-contributing, the visual appearance of the flat roof is limited from the right-of-way, and the Ash Gray color is complementary to the historic buildings in the neighborhood. Chapman noted that the Subcommittee did not have an opportunity to review this request because of the application submittal date. Lenaghan stated that he is a proponent of metal roofing because it is non-petroleum based, and it is a green product that will have a long life span and would be historic in nature. He suggested that it be given some consideration in a future design manual. Lenaghan moved to approve the request, and the motion was seconded by Fischer. Bartlow stated that she would support the request in this case because with the low sloped roof, applicant may have problem with drainage with asphalt shingles. In addition, the metal roofing will have a long life span. Fischer concurred, and the motion carried unanimously. Richard Nistler, applicant, thanked the Commission for their support. He stated

that a large amount of residue washes off an asphalt shingle. He added that the metal roofing won't be highly visible due to the roof pitch, and he will use non-exposed screws.

Administrative HAP Approvals: Chapman stated that the administrative approvals since the last meeting were all for reroofing. She stated that she had informed the Subcommittee that the owner of the property at 521 7th Ave. So. may remove the chimney. Since that Subcommittee meeting, the owners have decided they will reroof around the chimney and consider its removal at a later date.

2011 St. Cloud's Historic Downtown "History Hunt": Chapman stated that the 2011 history hunt was a success. It was brought to the community by the HPC and the Downtown Council. The history hunt was done in conjunction with the Sizzling Summer Art Crawl. She noted that over 140 people checked in at the Downtown Council Office to participate in the hunt. Volunteers also handed out booklets and hats to another 30 people that were already Downtown participating in the art crawl. Chapman stated that the history hunt booklet will continue to be updated and made available online. She commented that the Sherlock Holmes caps and magnifying glasses that were given to the kids were popular. A grant will be submitted for the 2012 history hunt.

Adjournment: There being no further business, Fischer moved that the meeting be adjourned. The motion was seconded by Berg. The meeting adjourned at 3:49 p.m.

Bill Morgan, Secretary