

PROCEEDINGS OF THE ST. CLOUD HERITAGE PRESERVATION COMMISSION

A meeting of the St. Cloud Heritage Preservation Commission was held on December 18, 2012, at 3:30 p.m. in the City Hall Council Chambers. Members present were Pack, Fischer, Bartlow and Chairman Lenaghan. Berg was absent.

Consent Agenda: Fischer moved to approve the minutes from the October 23, 2012 Heritage Preservation Commission meeting. The motion was seconded by Bartlow and carried unanimously.

Alteration Permit / Long Building: Carla Chapman, Senior Planner, explained a request for an alteration permit for the property located at 512 St. Germain St. W. The St. Cloud Historic Sites Inventory File considers it a contributing building and states it as one of the street's most important examples of commercial styles popular in the 1910's. The applicant is requesting to replace eleven windows: six on the upper façade and five on the rear façade. The existing windows are wood, double-hung with a steel storm. The applicant is proposing to replace those windows with Thermo-Tech, double-hung windows with a fixed upper sash in Sandalwood color. The applicant is also requesting to replace the wood door on the rear façade with a steel door in white color. The St. Cloud Historic Design Review Guidelines state that wood windows are recommended to be repaired, if possible. However, if energy efficient windows are pursued, they should match the original windows in size and style. Staff feels the proposal matches the size and style of the original windows and is consistent with the historic character of the building. Staff is recommending approval with three conditions: 1) Windows will be commercial grade (preferred metal clad) in Sandalwood or similar color, 2) The steel door on the rear elevation will be painted in Sandalwood or similar color, and, 3) The approved window plan is the only approved window installation plan for the building. Any changes require St. Cloud Planning and Zoning Department Staff and/or HPC approval. Due to the timing of the submitted application, the Heritage Preservation Alteration Permit Subcommittee did not meet to discuss this request. Given the 40-day review period requirement, formal action must be taken at the December HPC meeting.

Chairman Lenaghan asked the applicant to address any questions or concerns regarding the request. Rick Leuthmers is the manager of the property in question. He clarified that the address listed on the application is 512 ½ St. Germain St. W.; however, the building has two addresses, the other being 514 St. Germain St. W. Fischer asked if the windows would be vinyl. Leuthmers stated they will be Thermo-Tech vinyl windows. Fischer asked if the frame would be taken out. Leuthmers stated that the frame is rotten and will be replaced with treated wood with a metal panning covering it in Sandalwood color. The arched windows above will remain. Fischer asked if the arched windows will also be metal clad. Leuthmers stated the arched windows have leaded glass so will be repaired and repainted. Bartlow stated the leaded glass was a concern of hers. She asked if a condition could be added to the motion stating the leaded glass must remain. Chapman stated that condition could be included and suggested it be phrased to leave the leaded glass unaltered with this request. Fischer asked if vinyl windows have previously been approved downtown in the Commercial District. Chapman stated there were three examples included in the staff report. The most recent request was across the street at St. Cloud Floral. In that case the applicant already had vinyl windows in place. Repair of wood windows is typically requested; however, staff understands energy efficiency and cost factors. Chairman Lenaghan asked if there were any objections from the Commission regarding the change from wood to vinyl. Bartlow stated if the windows were changed from wood it would be preferred to change to all metal. Fischer stated he believes Thermo-Tech is a good window. Leuthmers stated that Thermo-Tech is a local business with an excellent warranty. Chairman Lenaghan stated the integrity of the window is not being questioned, but for the precedence established in a historical district, the materials that are being used. Chapman added that it is stated in the first condition of approval that metal clad is preferred. Bartlow stated she agrees with that recommendation. She stated if the applicant were intending to replace the main level display windows it may be a different issue. Chairman Lenaghan agreed. Bartlow made a motion to approve the request as presented with one additional condition: that the leaded glass remain unaltered with this request. Fischer seconded and the motion carried unanimously.

Administrative Approvals: Carla Chapman, Senior Planner, stated there have been four administrative HAP approvals since the last HPC meeting. All approvals were for minor alterations in the South Side Neighborhood Historic District. There have been 29 HAP's in 2012, which is a typical number reviewed through the year.

Other Business: Carla Chapman, Senior Planner, informed the Commission members of the Mayor's Annual Appreciation Social and invited members to attend.

Adjournment: Fischer moved to adjourn and was seconded by Pack. There being no further business, the meeting was adjourned at 3:43 p.m.

Tom Fischer, Secretary