

CITY OF ST. CLOUD HERITAGE PRESERVATION COMMISSION

Tuesday, April 26, 2016
4:00 p.m.
City Hall Council Chambers

ROLL CALL:

Members Present: Ifaa Bakuto, Peter Fandel, Ann Marie Johnson, Emil Radaich, Betsy Rakotz and Adam Smith

Members Absent: Mark Lenaghan and Mark Muniz

Staff Present: Jim Flaaen and Ashley Skaggs

MARCH 22, 2016 HERITAGE PRESERVATION COMMISSION MEETING MINUTES

ACTION TAKEN: Approved (6-0)

HAP-2016-08 / 401 8TH AVE S

ACTION TAKEN: Reroof - Approved (6-0)
Canopy Removal - Approved (6-0)
Chimney Removal - Denied (6-0)

Flaaen explained a request to reroof the structure using granite-colored asphalt shingles and a membrane material on a low-pitch portion of the roof. The request also includes removing the existing chimney and canopy on the interior side of the structure. Staff recommends approval of the request to reroof the house using granite-colored asphalt shingles. Given that the location of the area to be surfaced with the membrane material is outside of the ordinary public view, finding an acceptable color of the material to match and/or compliment the asphalt shingles may be an acceptable compromise. Staff recommends approval of the canopy removal as it does not appear to be original to the house. Staff feels the chimney is an important feature of the house and should not be removed.

The HAP Subcommittee agreed with staff recommendations regarding removal of the canopy and chimney. The Subcommittee sought additional information related to building code for low-pitched roofs and possible color options for the alternative roofing material. Flaaen noted that asphalt shingles are an appropriate surface for roofs with a 2/12 pitch or greater. The roofing section proposed to use the membrane material is not visible from ordinary public view. While asphalt shingles are preferred, protection of the structure from water/ice damage should be considered.

Dan Borgert, BK Foley, explained that the existing membrane was a repair job from several years ago. Asphalt shingles with a water/ice shield were previously used, but they did not hold up. Commissioners discussed the membrane roofing material options.

Smith made a motion for the following:

1. Approve the request to reroof using asphalt shingles, except using membrane to the non-visible portion as presented in a grey or black color. Hip and ridge cap shingles must be used.
2. Approve the request to remove the canopy on the interior side of the structure. Any siding or other exterior materials that need to be replaced must match the existing siding or other such features.

3. Deny the request to remove the chimney.

The motion was seconded by Radaich and carried unanimously.

HAP-2016-09 / 385 3RD AVE S

ACTION TAKEN: Exterior Door/Windows Removal – Approved (5-0-1)

Carriage House – Approved (5-0-1)

Rear Porch – Approved (5-0-1)

Door Replacement – Approved (5-0-1)

Front Porch – Approved (5-0-1)

Rakotz noted she will abstain from discussion and voting of the item.

Flaaen explained a request to remove the rear two-story porch addition of the house and rebuild a single-story open porch, remove one exterior door and two windows, reconstruct the front porch, replace carriage house windows, and replace exterior doors. Staff is supportive of the request with the condition that the railing used on the rear porch and steps be wood and matching in color to the existing porch features.

The HAP Subcommittee did not object to using either wood or metal railing on the rear porch; however, noted that the approved material should be used on both the front and rear porches.

Commissioners discussed the details of the request. Fandel expressed concern with using the proposed back porch railings also on the front porch. John Mondloch, Mondloch Remodeling, stated that proposed railings are similar to the railings on the perimeter of the yard. The property owner is still considering whether to cover the front porch. Mondloch suggested approving a temporary railing. A new proposal can be submitted in 30-60 days.

Smith made a motion to approve the request to remove one exterior door and two windows subject to staff recommendations. The motion was seconded by Johnson and carried (5-0-1, Rakotz abstained).

Smith made a motion to approve the request to replace carriage house windows. The motion was seconded by Radaich and carried (5-0-1, Rakotz abstained).

Radaich made a motion to approve the request to replace exterior doors. The motion was seconded by Johnson and carried (5-0-1, Rakotz abstained).

Smith made a motion to approve the request to remove the rear two-story porch addition and rebuild a single-story open porch with wood or metal railings. The motion was seconded by Johnson and carried (5-0-1, Rakotz abstained).

Smith made a motion to allow staff to approve the request for the front porch with a temporary railing. The final design is to be submitted to the HPC for review within 120 days. The motion was seconded by Johnson and carried (5-0-1, Rakotz abstained).

HAP-2016-10 / 503 6TH AVE S

ACTION TAKEN: Approved (6-0)

Flaaen explained a request to replace the existing slider window on the third-story north elevation of the house with a double-hung slider window with a mullion. The original window design is most likely a two-window design as seen on the third-story south elevation; however, the original two-window design does not meet egress requirements. The proposal will mimic the original design of the windows while still meeting egress requirements.

Three options were presented at the HAP Subcommittee meeting. The Subcommittee recommended in favor of option three, a casement window that does not meet egress standards.

Shawn Brown, Noble Custom Homes, stated he had since received a revised window plan. The window is a slider but maintains the look of two double-hung windows with a grille on the outside. The revised window plan meets egress standards.

Smith made a motion to approve the most recent window plan in a bronze color. The motion was seconded by Johnson and carried unanimously.

CREATION OF NEW LOCAL HISTORIC DISTRICTS

ACTION TAKEN: None

Johnson introduced the idea of creating a site-based local historic district on the southeast side of St. Cloud. Sites could include Selke Field, Munsinger Gardens, Riverside Park, and Freidrick Park. Commissioners discussed the possibility and process of creating a new local historic district.

HISTORIC WALKING TOURS MAP

ACTION TAKEN: None

Flaaen presented new interactive walking tour maps online.

GUIDELINES FOR PRESERVING, REHABILITATING, RESTORING & RECONSTRUCTING HISTORIC BUILDINGS UPDATE

ACTION TAKEN: None

Flaaen encouraged Commissioners to review the *Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* draft for public comment.

ADMINISTRATIVE HAP APPROVALS / PRESERVATION UPDATE

ACTION TAKEN: None

Flaaen reviewed a list of recent approvals.

OTHER BUSINESS

ACTION TAKEN: None

Flaaen introduced an item submitted for review to install solar panels on the front façade at 2919 Veterans Dr. Commissioners agreed to consider the request at the May HPC meeting.

ADJOURNMENT

ACTION TAKEN: Meeting adjourned at 5:59 p.m.