

CITY OF ST. CLOUD HERITAGE PRESERVATION COMMISSION

Tuesday, May 24, 2016
4:00 p.m.
City Hall Council Chambers

ROLL CALL:

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

Members Absent: Ifaa Bakuto and Mark Muniz

Staff Present: Jim Flaaen and Ashley Skaggs

APRIL 26, 2016 HERITAGE PRESERVATION COMMISSION MEETING MINUTES

ACTION TAKEN: Approved (6-0)

HAP-2016-15 / 417 8TH AVE S

ACTION TAKEN: Lenaghan/Rakotz/Approved (6-0)

Flaaen explained a request to construct a new single-stall garage at the rear of the property. Staff recommends in favor of the request with the following conditions:

1. The materials used on the garage shall be similar and/or compatible to those used on the existing house in a matching color.
2. The building elevation approved by the HPC shall be the only approved elevation drawing for the project.

Discussions at the HAP Subcommittee meeting included increasing the size of the garage, incorporating a window and including carriage-style doors into the design. The applicant has agreed to use a carriage-style door.

Lenaghan made a motion to approve the request subject to staff recommendations and the use of a carriage-style door. The motion was seconded by Rakotz and carried unanimously.

HAP-2016-13 / 2919 8TH ST N

ACTION TAKEN: Lenaghan/Radaich/Approved (4-2)

Flaaen explained a request to install a solar array on the roof of the structure. The proposed solar panels would be located on the south façade of the house along 8th St N. *The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings* states that "installing a solar device in a prominent location on the building where it will negatively impacts its historic character" and "placing a solar device in a highly-visible location where it will negatively impact the historic building and its site" are "not recommended" modifications which are inconsistent with the Standards. Staff recommends denial of the request.

Discussions at the HAP Subcommittee meeting included the "sawtooth" design of the panel configuration, color, finish, visibility of the panels and precedence setting. The Subcommittee noted that a more pleasing panel configuration may be a possible compromise. A revised plan was submitted by the applicant reflecting a symmetrical panel configuration.

Justin Arneson, All Energy Solar, presented an overview of the project. Kevin Carpenter, property owner, explained the need for the request. The revised plan is symmetrical on the upper

roof of the house. The panels will not be visible from the sidewalk and will not detract from the historical character of the house.

Lenaghan praised the property owners for their continued effort of maintaining the property. He asked about the finish and raise from the roof. Arneson stated the proposed finish is aluminum; however, a black finish is available. The panels will be raised 2-3 inches from the roof. Rakotz asked about the panel thickness and lifespan. Arneson stated the panels are approximately one inch thick and are warranted for 25 years. Commissioners discussed how the panels will be attached and future maintenance concerns.

Lenaghan made a motion to approve the request subject to the following conditions:

1. The framing of the solar panels shall be a matte black finish.
2. The revised site plan approved by the HPC shall be the only approved site plan for the project.

The motion was seconded by Radaich. Rakotz commented that she is not convinced the actual design will look as appealing as the renderings. Fandel called for a vote and the motion carried (4-2, Rakotz and Smith opposed).

CREATION OF A SOUTHEAST ST. CLOUD LOCAL HISTORIC DISTRICT

ACTION TAKEN: Rakotz/Lenaghan/Forward to Planning Commission (6-0)

Johnson provided background information on specific sites to be included in the potential Southeast St. Cloud Local Historic District.

Rakotz made a motion to authorize Johnson to present to the Planning Commission the idea of the potential district creation. The motion was seconded by Lenaghan and carried unanimously.

ADMINISTRATIVE HAP APPROVALS / PRESERVATION UPDATE

ACTION TAKEN: None

Flaen reviewed a list of recent approvals.

ADJOURNMENT

ACTION TAKEN: Meeting adjourned at 5:27 p.m.