



- _____ The St. Cloud City Council established the HPC in 1990 to recognize, protect, and enhance the City's heritage. The HPC is comprised of seven members, appointed by the Mayor and confirmed by the City Council, with various backgrounds and expertise, all sharing an interest in historic preservation. The HPC's primary goal is to identify and preserve historic and architecturally significant sites and buildings in St. Cloud.
- _____ The HPC's primary goals are: (1) identify significant structures and details required to preserve St. Cloud's historic appearance, (2) provide guidance to property owners on the historical significance of their individual buildings, and (3) work with district property owners to develop design guidelines for appropriate restoration and renovation plans.
- _____ A local historic district is a geographically defined area with a concentration of older buildings, structures, sites, spaces, and/or objects unified by past events, physical development, or design.
- _____ A local historic district is established through an ordinance passed by the City Council. Designating a local historic district is a public process, including public hearings by the HPC and City Council. The Planning Commission has an opportunity to review the recommendation made by the HPC, but does not hold a public hearing. The City Council considers public testimony and recommendations from the HPC and Planning Commission when making a final decision.
- _____ Communities establish local historic districts for a variety of reasons. St. Cloud has designated local historic districts to protect and preserve significant historic properties, encourage development in older areas of the community, stabilize property values, improve the image of the community at large, and foster neighborhood identification and pride.
- _____ St. Cloud has four local historic districts; the Southside Neighborhood Historic District (150 properties in the St. Cloud State University area), Pantown Neighborhood Historic District (27 properties along 8th St. No. and 33rd St. No.), St. Cloud Commercial Historic District (64 properties in Downtown St. Cloud), and Barden Park Historic District (8 properties along 5th Ave. So.).
- _____ If a property is locally designated or located within a local historic district and a property owner is considering altering the outside of a structure visible from a public way, approval of a Heritage Preservation Property Alteration Permit is required.
- _____ A Heritage Preservation Property Alteration Permit is required in the following situations: (1) any remodeling or

repair which will change the exterior appearance of the building, such as windows, signs, doors, and painting, (2) moving a building, (3) demolition of a building, either in whole or in part, and (4) construction of a new building or addition to an existing building.

- _____ Benefits of local historic districts include: (1) investment protection for owners and residents of a local historic district, (2) local historic districts encourage better quality building design, and (3) local historic districts provide numerous social and psychological benefits. The HPC will provide expertise to property owners regarding appropriate character/style of improvements and assurance that similar design standards will be used when approving alterations on other properties within the historic district.
- _____ Yes. The HPC is not involved in interior alterations; therefore, a Heritage Preservation Property Alteration Permit is not required for interior alterations. Property owners will still need to get a building permit if their interior project requires it, regardless of local historic district status.
- _____ A large majority of the requests are approved. The HPC will work with the applicant to ensure the proposal fits in the neighborhood and overall district while meeting the Secretary of the Interior's Standards for Rehabilitation, City of St. Cloud Residential Historic District Preservation Design Manual, and City of St. Cloud Downtown Preservation Design Manual.
- _____ Yes. The HPC has design manuals that help them and property owners understand what changes are appropriate for building within a local historic district(s). Through text and illustrations, guidelines show acceptable alterations, additions, and new construction. The HPC's decisions become less subjective and more objective in following the guidance of examples in the design manuals.
- _____ Designation of an area as a historic district will not directly affect property values. Designation encourages the purchase and rehabilitation of properties because the investment is better protected over a long period of time. This trend may increase the value of all properties in a given district.
- _____ A building may be torn down in a local historic district if reviewed and approved by the HPC. The decision is dependent upon the existing condition and reuse options for the building.
- _____ No. Local historic district designation does not override the use standards established in the City's Zoning Ordinance. For example, if current zoning allowed use of a property for commercial use or apartments, the local historic district designation will not change that. The design review process guides the exterior appearance of that use.
- _____ No. When the district boundary is identified, it often includes non-historic (non-contributing) properties as well. Alterations proposed to non-contributing properties should enhance the integrity of the entire district. Alterations proposed on a non-contributing property require approval of a Heritage Preservation Property Alteration Permit.
- _____ Designation as a local historic district does not prevent owners from making changes to their properties, but ensures that the changes do not detract from the architectural, historical, and/or aesthetic qualities of the district. Alterations to building exteriors must receive approval from the

- _____ Those who want assistance in planning historically appropriate alterations may contact the St. Cloud Planning Office or HPC at (320) 255-7218. Consultations in the early design stages are especially encouraged.
- _____ By establishing a local historic district, you can be assured that new property owners will maintain the historic character of the district. In this era of growth and increased mobility, new owners may move into an area and not respect the character and buildings of the historic district. The local historic district establishes consistent standards for neighborhood appearance and alterations that can be made.
- _____ No, you can maintain the current look of your building as long as you would like. In a local historic district only proposed alterations to exterior architectural features are reviewed. The HPC recommends any new work blend with existing historic buildings and minimize the removal of any historic materials and features. There are no requirements for owners to remove previous additions or replace missing architectural features.
- _____ No. Property owners within a local historic district are not required to make improvements to the property. However, housing and building codes apply to all buildings in the City to ensure buildings are maintained in a safe and livable manner.
- _____ Yes. The design manuals include a section on additions, as well as new building construction. Both are encouraged to be compatible with the existing district, and yet distinct. New buildings do not have to be imitations of historic ones.
- _____ Slightly, depending upon property owner's planning. In a local historic district, property owners must get approval for their project before getting a building permit. The HPC allows City staff to approve minor work; therefore, the waiting period may be quite short. For larger projects, the HPC typically meets once a month, so property owners may want to add an extra month or two to their project timeline. Typically, a property owner considers most significant alteration projects more than one month in advance.
- _____ It all depends on the project. Typically, if a property owner is proposing minor work, an architect is not needed. If a property owner is doing a major project, then the building permit process may require that an architect draw or approve the plans.
- _____ Contact the St. Cloud Planning Office at (320) 255-7218 if you have any questions.