

HERITAGE PRESERVATION COMMISSION REPORT
Certificate of Appropriateness- Downtown Commercial Historic District.
Section 115-320(d)(2)

TO: Heritage Preservation Commission
FROM: Planning Staff
MEETING DATE: June 23, 2022

PROPOSAL: The applicant is proposing an awning on the exterior façade of the property located at 221 Pearl Street.

PROPERTY OWNER:

JVP Properties
265 N River St #110
Deland, MN 55328

APPLICANT:

Same as Above

BACKGROUND: The Downtown Commercial Historic District was established by Ordinance in April 2016 along with design standards that are specific to the styles of architecture found within. The local district designation of the Downtown Commercial Historic District was created to encourage preservation of the historic resources of the district, which was named to the National Register of Historic Places in 1994. The design standards and review procedures are used to guide preservation, rehabilitation, new construction, relocation and demolitions. Plans or requests must be approved by the Heritage Preservation Commission prior to any building/demolition permit being issued. In determining whether to issue a Certificate of Appropriateness for Demolition, the HPC shall:

1. Consider factors such as whether the structure is of historical significance, the state of repair of the building, and whether denial of a permit would create a significant economic hardship for the owner.
2. Issue the certificate only if the owner can demonstrate that the building is structurally unsound and/or that denial of a demolition permit would create a significant economic hardship for the owner.

PROJECT DESCRIPTION: The applicant is proposing to install a 238” wide x 64” high projection awning on the street facing facade of 221 Pearl Street for the business located on the ground floor. (Outrageous! Boutique)

The awning will be attached to an aluminum frame that will be attached to the building with metal clips that will be drilled into the façade every 3-4ft. Due to the size of the awning staff estimates that this will consist of approximately 9-10 clips. It will extend 5ft away from the building out over the sidewalk. The bottom of the awning will be 9ft above the sidewalk. There will be no sign on the awning. The pattern on the awning may differ from what was submitted but the awning will consist of some pattern of vertical stripes that will likely be black and white to match the color scheme of the business. The awning will be made of fabric.



SEE ATTACHED PLANS FOR MORE INFORMATION

ANALYSIS:

Design standards for awnings are:

Awnings.

- a. When used, awnings shall be installed without damaging the building or visually impairing distinctive architectural features.
- b. Canvas or fabric awnings shall be used, rather than wood or metal. Vinyl awnings are prohibited unless approved by the HPC.
- c. Awnings shall be flat rather than curved in profile unless approved by the HPC.
- d. Internally illuminated awnings are prohibited.
- e. Exterior mechanical equipment such as ductwork shall not be located on primary building facades.

The proposed awning does appear to be installed without physically impairing any significant architectural features. It will visually impair a portion of the storefront. It will be a fabric awning. The proposed awning will be flat. It will not be internally illuminated. No exterior mechanical equipment is proposed.

FINDING: The proposed sign is in conformance with the Downtown Historic District Design Standards.

RECOMMENDED ACTION BY STAFF: This Certificate of Appropriateness is recommended for approval with the condition that it is approved by the Community Risk Management Department.