

Heritage Preservation Commission

Tuesday, May 22, 2018

4:00 p.m.

St. Cloud City Hall Council Chambers

ROLL CALL

Members Present: Peter Fandel, Ann Marie Johnson, Betsy Rakotz and Sam Ross

Members Absent: Eric Cheever and Mark Muniz

Staff Present: Jim Flaaen and Ashley Skaggs

APRIL 24, 2018 HERITAGE PRESERVATION COMMISSION MINUTES

ACTION TAKEN: Approved (4-0)

HAP2018-11 / 905 ST. GERMAIN ST W

ACTION TAKEN: Johnson/Rakotz/Approved (4-0)

Flaaen explained a request to install metal flashing and a metal cap over the concrete coping located on the top of the building. The concrete has deteriorated to the extent that water is intruding furthering the damage and causing leaking inside of the building. A similar treatment has been given to the rear of the building. Staff feels that the visual impact on the building from street level should be minimal and that the metal flashing and cap is a relatively minor alteration to protect the integrity of the structure.

Johnson made a motion to approve the request subject to staff recommendations. The motion was seconded by Rakotz and carried unanimously.

HAP2018-10 / 425 7TH AVE S

ACTION TAKEN: Stucco Repair: Rakotz/Johnson/Approved (4-0)

Garage Removal: Rakotz/Ross/Denied (1-1-2, Fandel opposed; Johnson and Ross abstained)

Flaaen explained a request to renovate the existing house. The original request included removal of two chimneys, replacement of asphalt shingles, repair or replacement of the front porch, removal of stucco finish and installation of vinyl or composite siding, replacement of windows, addition and removal of window openings, new door openings and demolition of the detached garage. Since meeting with the HAP Subcommittee, the applicant has scaled back the request significantly. The applicant has submitted a statement indicating that he is withdrawing all aspects of the project except for stucco repair, roof repair and removal of the garage. Staff is supportive of the stucco and roof repair, but is not supportive of the garage removal.

The applicant, Jason Hoeschen, stated that while the garage is listed as being built in 1920, he believes it was actually built in the 50s or 60s. Commissioners discussed the removal of the garage, as well as removal of a tree between the house and garage and repair of the concrete walk.

Rakotz made a motion to approve the stucco repair subject to staff recommendations. The motion was seconded by Johnson and carried unanimously. Rakotz made a motion to approve the removal of the detached garage. The motion was seconded by Ross. Fandel stated he feels the garage should remain until the removal is necessary. Fandel called for a vote and the motion to approve failed (1-1-2, Fandel opposed; Johnson and Ross abstained).

HAP2018-12 / 420 6TH AVE S

ACTION TAKEN: Ross/Johnson/Approved (3-1, Fandel opposed)

Flaen explained a request to relocate the existing garage and to install steel siding. Staff recommends denial of both the relocation and residing; however, if the garage is allowed to be relocated, staff feels the wood siding should remain. If the steel siding is approved, staff feels the garage should not be relocated.

The applicant, Michael Noble, explained that the garage is currently located alongside the alley, which makes it difficult to see while entering and exiting the garage and alley. Relocation of the garage will also open up sight lines to the historic garage to the north. Commissioners discussed the garage relocation and residing in detail. Ross made a motion to approve the relocation of the garage subject to staff recommendations, including the continued use of wood siding painted to match the house. The motion was seconded by Johnson and carried (3-1, Fandel opposed).

ADMINISTRATIVE HAP APPROVALS / PRESERVATION UPDATE

ACTION TAKEN: None

Flaen reviewed a list of recent approvals.

ADJOURNMENT

There being no further business, the meeting was adjourned at 5:20 p.m.

John Mathews, Secretary