

**Heritage Preservation Commission**

Tuesday, July 10, 2018

4:00 p.m.

St. Cloud City Hall Council Chambers

**ROLL CALL**

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

Members Absent: Mark Muniz

Staff Present: Jim Flaaen and Ashley Skaggs

**HAP2018-14 / 425 7<sup>TH</sup> AVE S**

ACTION TAKEN: Rakotz/Johnson/Approved (3-2, Cheever and Johnson opposed)

Flaaen explained a request to demolish the existing house and detached garage citing that the house has shifted on the foundation making renovation of the house impractical. Staff requested that a certified engineer provide information confirming that the house is unable to be renovated. A letter was submitted prior to the start of the meeting from Kevin Schneiderman of Basement Water Controlled in Rockville, MN. The letter recommended the demolition of the structures.

Rakotz asked about Schneiderman's background. The applicant, Jason Hoeschen, stated that Schneiderman deals with foundation assessments. What was thought to be cinder blocks around the apron of the house is actually stucco stamped to look like cinder blocks. The whole foundation is being bent. Hoeschen presented pictures of the foundation and load-bearing interior walls. Cheever asked about the possibility of repair. Hoeschen stated that the cost of stabilizing the structure would range from \$150,000 - \$200,000. He contacted house movers, but a two-story house is much more expensive to move.

Johnson asked if information was sought from an actual structural engineer. Hoeschen had not sought that information. Johnson stated she cannot support the application without significant documentation regarding the integrity of the structure.

Rakotz made a motion to approve the demolition with the condition that the replacement be of an identifiable residential design with 15% glazing on the front façade and 10% on the sides and rear. The motion was seconded by Johnson and carried (3-2, Cheever and Johnson opposed).

**ADJOURNMENT**

There being no further business, the meeting was adjourned at 4:34 p.m.