

## Heritage Preservation Commission

Tuesday, July 23, 2019

4:00 p.m.

St. Cloud City Hall Council Chambers

### ROLL CALL

Members Present: Eric Cheever, Sheila DeVine, Peter Fandel, Gavin Henry and Ann Marie Johnson

Members Absent: Mark Muniz and Sam Ross

Staff Present: Jim Flaaen and Ashley Skaggs

### JUNE 25, 2019 MINUTES

ACTION TAKEN: Approved

#### HAP2019-13 / 921 W ST. GERMAIN ST

ACTION TAKEN: DeVine/Johnson/Approved (5-0)

Flaaen explained a request to alter the west elevation of the building to allow for a kitchen renovation for the existing restaurant. The proposed renovations will include removal of two single-pane windows and installation of an intake air louver, removal of glass block and wood panel and replacement with brick to match the existing building, installation of an exhaust fan, and replacement of a wooden service door with a commercial steel door. Staff is supportive of the request.

The applicant, Donella Westphal of Jules' Bistro, was present to answer questions. The windows, glass block and wood paneling are neither functional nor original to the building. She and her husband have worked hard to improve the property, and they are proud to be in the Downtown Commercial Historic District.

DeVine made a motion to approve the request as submitted. The motion was seconded by Johnson and carried unanimously.

#### HAP2019-14 / 201 3<sup>RD</sup> AVE S

ACTION TAKEN: Johnson/Cheever/Approved (5-0)

Flaaen explained a request to construct a 12' x 21' deck on the west side of the house. The proposed deck is located on the rear of the house but is adjacent to Highway 23, making the deck highly visible. The proposed decking will be maintenance-free material in a gray color with brick columns and a black metal railing. Staff is supportive of the request.

The homeowner, Kevin Schmitz, was present to answer questions. The improvements are being phased. He has made several interior improvements, and in the future he will be cleaning up the front steps.

Johnson made a motion to approve the request as submitted. The motion was seconded by Cheever and carried unanimously.

#### HAP2019-11 / 820 31<sup>ST</sup> AVE N

ACTION TAKEN: DeVine/Johnson/Denied (0-5)

Flaaen reminded Commissioners of a tabled request to replace windows on a home in the Pantown Historic Neighborhood. The applicant is requesting approval to replace three windows with one vinyl picture window on the front façade of the house, remove an awning over the windows, and replace three windows with one vinyl picture window on the south façade of the house.

The homeowner, Christopher Mullet, was present to answer questions. When he and his wife purchased the property, they were unaware that the home was in a historic district. The windows were replaced and the awning removed without a permit. The old windows were discarded after replacement. He would like to work with the HPC on a solution. Staff recommended adding mullions to the picture windows to give the appearance of three individual windows, but he would prefer not to do that.

Commissioners discussed the possibility of adding mullions and whether the suggestion would give the intended look without compromising the integrity of the district. DeVine made a motion to approve the request as submitted. The motion was seconded by Johnson and failed unanimously.

#### **SOUTH SIDE STUDY PRESENTATION**

ACTION TAKEN: None

Luis Estevez, Associate Professor at St. Cloud State University, presented a study that was recently completed evaluating the external condition of homes in the South Side University area.

#### **ADMINISTRATIVE HAP APPROVALS / PRESERVATION UPDATE**

ACTION TAKEN: None

Flaen reviewed a list of recent administrative approvals.

#### **ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:26 p.m.