

City of Excelsior
Heritage Preservation Commission
Minutes
Tuesday, July 22, 2014

1. CALL TO ORDER/ROLL CALL

Chair Schmidt called the meeting to order at 7:05 p.m.

Present: Bipes, Bolles, Finch (joined at 7:13), Macpherson, Nelson (joined at 7:13), Schmidt

Absent: Brabec

Also Present: City Planner Smith, City Attorney Staunton, Advisor Caron

2. AGENDA APPROVAL

3. APPROVAL OF MINUTES

a. Meeting Minutes of June 17, 2014

As the meeting minutes were not yet available, it was moved by Bolles, seconded by Bipes, to continue this item to the next meeting. Approved unanimously.

4. CITIZEN REPORTS or COMMENTS

Jon Klick of Excelsior Brewing provided an update on the status of the exterior alterations to their building on Third Street. He stated that they have looked into the integrity of the exterior brick and have decided that they are not interested in making the investment in the building that would be necessary to expose and restore the brick facade. He presented a set of concept illustrations to instead repaint the stucco exterior in a color on the Benjamin Moore Heritage Collection palette, with trim in a bronze color, with brown doors rather than the blue illustrated, and he intends to present the final painting plans at an upcoming meeting. He has also ordered additional fence sections to match the old Biella wrought iron fencing for the brewery seating area. Proposed signage will be similar to the Brightwater sign with cut raised letters and a swan-neck light fixture, both to be presented at an upcoming meeting. The approved awnings will also be changed. The original storefront windows will be exposed. They will be repouring the asphalt in the rear area.

He stated that they will make a formal presentation of all of these plans for consideration at the next HPC meeting. Schmidt asked about whether the interior wall that meets the side window will be masked from view on the outside. Klick said that something would be done to improve the exterior view. Bipes stated that he was disappointed that the brick is in bad shape and will not be exposed. Klick invited anyone from the Commission to come and inspect the condition of the brick if they have questions. Finch asked whether the work being done comports with the current Site

Alteration Permit. Smith stated that he would review the existing permit in advance of the next meeting. Schmidt commented that a brick tone paint color would be more consistent with the historic district.

5. NEW BUSINESS

a. Planned Unit Development Concept Plan, Site Alteration Permit for Construction of a Building at 400 Water Street and for Demolition of 368 and 374 George Street -- Former Mason Motors Site

Smith presented the staff report. Oppidan, the applicant, is proposing the demolition of two designated historic buildings at 368 and 374 George Street. This new proposal calls for construction of a larger new building at 400 Water, which will include the designated George Street sites. The previous proposal called for a single story building situated along George Street, and this proposal calls for a mostly two story building in the same location. Smith stated that this is only a concept review, and that the general plan review and any issuance of a Site Alteration Permit would occur at the Commission's August 19 meeting. The setback of the second story along Water Street is intended to provide for better signage view for the proposed Kowalski's grocery store in the Mason Motors building. The new construction standards in the HPC ordinance are summarized in the staff memo. Smith reviewed each of the standards to be applied to this proposal. He noted that additional detailed information would be submitted for the formal permit review at the Commission's next meeting. He noted that the applicant is requesting demolition approval at this meeting. Finch asked why the request for demolition would be considered prior to the Site Alteration Permit approval, as this has not been the normal practice. Staunton explained that the applicant is seeking a variance from the normal requirements to proceed with the demolition before the application has been approved.

Joe Ryan stated that it is critical for him to move forward on site preparation given the tight construction schedule. He stated that he would need to make site improvements by September 3, in order to have the grocery store constructed by March, as requested by Kowalski's. He hopes to have the necessary site work in place soon to begin vertical construction.

He stated that the new building is proposed to be 10,000 square feet on the first level and 8,000 square feet on the second level. Kowalski's had insisted on the second story setback for visibility from Water Street, and that request has been agreed to by Oppidan. The economics of the sale of the middle parcel to Kowalski's requires the construction of additional leasable space on this parcel and Oppidan plans to relocate its corporate offices to the second level of the building.

Finch expressed concern about the reduction of store doorway openings onto George Street that were required in the previous plan and the lack of window openings on the rear elevation facing the adjacent George Street home with no landscape plantings shown. He also had a concern about the Water Street setback, but that seems to be a

requirement of the grocery store. He has no concern about adding a second level. The garbage enclosure placement is also a concern because of its proximity to the adjacent home. Ryan stated that it would be a common dumpster for tenants of the 400 Water Street building.

Bolles stated that he believes that the added second level enhances the building. He would like to see some plantings on the blank rear of the building. Macpherson asked about the absence of second story windows on the rear. Ryan said that he would consider adding them. Bolles expressed concern about the footcandle measurement for site lighting, and particularly about the high intensity of the lights. Ryan stated that the site lighting is designed for safety and that the light will be contained on the property. He also stated that the City had specified the type of light fixture to be used. Bolles stated that the use of acorn-style lights with high intensity would create a lot of glare, and that a change to a historic fixture with shielded reflectors would provide more downlighting. Finch suggested adding more fixtures and lowering their height like at the Mt. Calvary Church parking lot, which does a good job of containing the site lighting on the property. Ryan said he would address it.

Bolles noted that Planner Richards said he could not calculate the parking needed for the project. Schmidt stated that parking is not pertinent to HPC review. Bolles stated that he is reluctant to approve demolition of the historic resources until the necessary permits for construction have been approved.

The Commission indicated that it would be willing to consider holding a special meeting to approve demolition when the general plans are presented. Ryan indicated that the revised plans for the PUD general plan review and Site Alteration Permit application would be completed on August 13, so Finch moved to schedule a special meeting on August 14 at 7:00 p.m., in case it is needed to review the final plans and take action on the demolition request, seconded by Bolles. Approved unanimously. Ryan stated that due to this timing, he might withdraw the application.

Nelson expressed concern about the proposed signage, and particularly the requirement to allow pylon signage and that signage would be visible from Highway 7. Staunton stated that this proposed signage is not on the designated sites and therefore is not subject to HPC jurisdiction.

The Commission explored the necessity for early approval of the demolition and discussed the HPC ordinance standards specifying the timing and criteria for demolition approvals. Ryan asked about approval of the setback. Finch said the proposal really doesn't really meet the City's standards for buildout within the downtown, since it should be oriented along Water Street rather than George Street, but the City has already signaled that it would overlook this to accommodate a long-desired grocery store. He noted that the design could be seen as a separate single story building on the corner, adjacent to several two story buildings.

It was moved by Finch, in order to accommodate a Kowalski's grocery store, to conceptually allow a second story setback without a rooftop patio element to provide sightlines to the grocery store, seconded by Bolles. Motion carried 4-1, with Schmidt opposed due to the patio restriction, and Nelson abstaining. The Commission also requested window changes and plantings on the rear side and relocation of the dumpster enclosure on the revised plan.

Ryan stated that he would be withdrawing the application.

b. Recap of Martin's Appeal

Staunton reported that the Council continued consideration of the appeal to its August 18 meeting. The applicant agreed to the Council's request to allow an extension of 30 days to meet with staff and the HPC to seek a compromise proposal. He discussed the matter with staff this morning and they decided that a representative of the HPC minority and HPC majority should meet with the applicant on one or more occasions over the next several weeks and discuss the outcome at an HPC special meeting on August 6. Staunton requested that the HPC appoint representatives and schedule a special meeting.

It was moved by Finch, seconded by Macpherson, for the HPC majority and minority to each appoint a representative, and for the HPC Advisor to also attend the meetings, if available, with the respective HPC representatives to be selected by July 23. Approved unanimously.

Finch moved to schedule a special meeting for August 6 at 7:00 p.m., for potential consideration of the Martin matter and also the Oppidan proposal, if needed. Approved unanimously.

6. UNFINISHED BUSINESS

a. Heritage Preservation Commission Review of Planned Unit Development Applications

7. COMMUNICATIONS AND REPORTS

a. Site Alteration Permits Administratively Approved

b. Code Enforcement

c. Design Guidelines

Smith stated that he would propose to change the staff's 2015 budget request to apply any funds toward a grant to develop revised HPC ordinance design guidelines. It was moved by Finch, seconded by Bolles, to approve the change. Approved unanimously.

d. Designate Liaison to Planning Commission Meeting - August 5, 2014

Macpherson agreed to attend.

e. Next Meeting - Tuesday, August 19, 2014

Finch moved to continue all remaining items to the next meeting, seconded by Macpherson. Approved unanimously.

8. ADJOURNMENT

It was moved by Macpherson, seconded by Finch, to adjourn. Approved unanimously.
Adjourned at 9:18 p.m.

Tim Caron
Recording Secretary