

City of Excelsior
Hennepin County, Minnesota

Minutes
Heritage Preservation Commission

Wednesday, August 6, 2014

1. CALL TO ORDER

Chair Schmidt called the meeting to order at 7:00 p.m.

2. ROLL CALL

Commissioners Present: Bipes, Bolles, Brabec, Finch, MacPherson, and Chair Schmidt

Commissioners Absent: Nelson

Also Present: City Planning Consultant Richards, City Planner Smith, City Attorney Staunton

3. New Business

SAP for Demolition of 368 and 374 and SAP for New Construction at 400 Water Street –

City Planning Consultant Richards presented the report. Finch stated that the new building is missing the breakup of the roofline along George Street, and suggested adding a brick coarse along the rear. Joe Ryan, of Oppidan, stated he will study the suggestions with his architect. He can't say right now if it's the right thing to do. Brabec liked the building as is. MacPherson believed it may be problematic to drop the roofline in the middle if the second floor is going to be all one office space. MacPherson is not concerned about approving demolition now and waiting for final SAP on 400 Water Street later this month. He would like to add a condition that nothing obscures the line of sight to Kowalski's. Bolles mentioned that the patio area would need a railing if the parapet is below 42 inches. MacPherson moved, Finch seconded, approval of the SAP for demolition based on findings of fact in the March 27, 2012 Resolution. Motion passed 5-1. Bolles voted nay due to concern of setting precedence that is not needed to be set when future demolition is needed for commercial projects.

MacPherson moved, Finch seconded to adopt the following:

- Applicant will work with architect to explore detail work on NW elevation.
- Nothing will interfere with view of Kowalski's on proposed patio.
- Materials will be reviewed at August 19, 2014 HPC meeting.
- Final SAP will be consistent with plans shown at tonight's meeting, including showing detail of height of parapet around the proposed patio.

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4. COMMUNICATIONS AND REPORT

City Planner Smith updated the Commission on the Martin rooftop addition. The Commission agreed to meet on August 14, 2014 to discuss the Martin rooftop addition, if necessary.

5. ADJOURNMENT

Commissioner Finch moved, Commissioner Brabec seconded, to adjourn the meeting at 8:20 p.m. Motion carried 6/0.

Respectfully submitted,

Pat Smith
City Planner