

City of Excelsior  
Hennepin County, Minnesota

MINUTES  
HERITAGE PRESERVATION COMMISSION MEETING

FEBRUARY 24, 2015

7:00 p.m.

1. CALL TO ORDER

Chair Schmidt called the meeting to order at 7:01 p.m.

2. ROLL CALL

Commissioners Present: Bolles, Brabec, Finch, Macpherson, Nelson and Schmidt

Commissioners Absent: None

Also Present: City Planner Smith and Advisor Caron

3. APPROVAL OF MINUTES

a) Heritage Preservation Commission Meeting of January 27, 2015

Commissioner Macpherson moved, Commissioner Brabec seconded, to approve the Minutes as presented. Motion carried 6/0.

4. CITIZEN REPORTS OR COMMENTS

Brady Bunkelman addressed the Commission regarding an Eagle Scout project he is exploring. He stated that he had seen the historic site plaques that corresponded with the sites in the book published by the ELMHS. He stated that he is interested in creating a walking tour brochure with the ELMHS as his sponsor. He is currently a senior at Minnetonka High School. He distributed a draft brochure format and stated that he has selected about 15 potential sites to be featured on the tour and hopes to get to a total of about 20. He would also propose to design several wooden stands that would hold the walking tour brochures and hoped to get other scouts involved in making the stands.

Macpherson asked about the HPC's jurisdiction in approving the potential locations for the stands, and it was clarified that if they are to be installed in the historic district or on designated sites, a formal review will be required. Finch asked what will happen to the brochure after it has been produced and whether it will be recycled or reprinted. Bunkelman stated that the brochure will become the property of the ELMHS. The brochure is intended to have a map and photos to show each historic site on the tour. Nelson asked that City staff share a copy of the City's newsletter to residents, so that the brochure can be designed to have an Excelsior look and feel. Finch suggested that Bunkelman may wish to consider other distribution points throughout town.

Nelson asked about project funding, and Bunkelman stated that he would raise funds to print the first 500 brochures and the ELMHS had agreed to print further copies as needed. Lisa Stevens from the ELMHS confirmed the sponsorship of the project. Bolles noted that one challenge will be to keep the distribution points restocked with brochures as they tend to go quickly and to maintain the appearance of the stands. Smith stated that Bunkelman planned to come back with formal plans for the

distribution box design at the Commission's next meeting.

5. NEW BUSINESS

a) Site Alteration Permit Amendment – Excelsior Brewery, 421 Third Street

Smith stated that in 2013, the HPC had approved plans for the Excelsior Brewery expansion project, which encouraged the removal of the stucco from the Third Street **façade of the building if feasible. The applicant is now** requesting an amendment to the Site Alteration Permit to retain the stucco and not expose the brick.

John Klick appeared on behalf of the Brewery to state that it is unfeasible to expose the brick due to economic considerations. Smith noted that any approval of the Site Alteration Permit amendment would also require Design Standards review by the Planning Commission and approval of the City Council. The Commission discussed the feasibility of exposing the brick with the applicant, considered whether it had the authority to require that the original plan be followed, and reviewed how much discretion had been allotted to the applicant to determine feasibility.

Klick explained that they did not restucco the building, just repainted the existing stucco. He stated that the brick appeared to be deteriorating from moisture, possibly due to the stucco. Since the Brewery does not own the building, it does not want to make a substantial investment in exposing and repairing the brick exterior. The bids that were received are quite expensive and the Brewery has already exceeded its budget for the project. The Brewery used an approved historical palette for the paint color that was selected, and retained and repaired the original windows.

Schmidt stated that he was comfortable that the applicant had done due diligence to explore the condition of the brick. It appeared that the applicant had removed stucco from some areas and observed that the mortar between the bricks was crumbling, along with the bricks themselves. Klick stated that they had treated the inside brick with an epoxy coating to stop crumbling of the bricks and mortar on the interior. The bids were in the range of \$40,000-\$60,000 to remove the stucco, including a budget for potential brick repair, since the cost could run higher. The Brewery has 13 years remaining on its lease, but Klick stated that it would be economically unfeasible to amortize this additional cost over the remaining term of their lease. He believes that there are two layers of brick. A memo from LHB assessing the conditions is contained in the HPC materials, and shows that the brick is significantly deteriorated.

Commissioner Finch moved, Commissioner Brabec seconded, to approve the amendment to retain the existing stucco, based on lack of feasibility as demonstrated by the findings noted. Motion carried 6/0.

Regarding the repainting of the exterior, Klick stated that the color used was Chelsea Gray HC-168 from the Benjamin Moore historic colors series, which was already approved for use in the rear of the building, and was continued from the rear of the building to repaint the stucco in front as well. Everything else remained the same as on the prior plan. Commissioners noted that the paint color had already been approved for use on the building, and it was on the City's approved color palette.

Commissioner Finch moved, Commissioner Nelson seconded, to approve the amendment for repainting as presented. Motion carried 6/0.

b) Work Session with City Council

Smith stated that the City Council is once again scheduling meetings with each advisory commission to discuss annual goals, and two potential dates for the work session have been suggested. The staff memo includes four potential goals for the HPC to focus on in 2015. At its upcoming March regular meeting, the HPC will hold its annual meeting, and can bring back its previous goals statement for review in preparation for the work session with the Council. The Commission selected May 4 as the preferred date of its joint Council work session.

6. UNFINISHED BUSINESS

- a) none

7. COMMUNICATIONS AND REPORTS

- a) Historic Preservation Ordinance Steering Committee

Smith reported that the City had received the requested \$10,000 grant from SHPO for the HPC ordinance project. The Open House is scheduled for Thursday, and the Steering Committee members and Consultant Zahn will be there for the entire two hours. Schmidt stated that the focus of this first public open house is about the ordinance process, not specific policies. Areas of focus for this session include the advantages of listing on the National Register, CLG status, and the reasons for revisiting the existing ordinance. He encouraged everyone who could attend to be there.

- b) Site Alteration Permits Approved Administratively
- c) Next Planning Commission Meeting – March 9, 2015
- d) Next City Council Meeting – March 2, 2015
- e) Next HPC Meeting – Tuesday, March 17, 2015

8. MISCELLANEOUS / COMMISSIONER'S COMMENTS

- a) Recent City Council Actions

Smith reported that the City Council has decided to make renovation of the City Hall a top priority, and may be relocating the Council Chambers by sometime next year. It was determined that the former Hennepin County library space can serve as both a new Council Chambers and the new City Offices. The Council also reviewed the recent revisions to the PUD Ordinance, and a second reading of the ordinance is coming up. A food trucks ordinance will allow such trucks on commercial property or residential property for private parties, but not on public property. Regarding the issue of residential lot combinations, such combinations are discouraged in the City's Comprehensive Plan, but there is no specific provision dealing with this issue in the current zoning ordinance, so the Council has asked the Planning Commission to look into what changes might be appropriate.

9. ADJOURNMENT

Commissioner Nelson moved, Commissioner Finch seconded, to adjourn at 8:10 p.m.  
Motion carried 6/0.

Respectfully submitted,

Tim Caron  
Recording Secretary