

City of Excelsior
Heritage Preservation Commission
Minutes
Tuesday, May 18, 2010

1. CALL TO ORDER/ROLL CALL

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

Commissioners Present: Barnard, Howell, Meyer, Roden, Sanders

Commissioners Absent: Mueller, Reid

Also Present: City Planner Fuchs and Advisor Caron

2. APPROVAL OF MINUTES

a. Heritage Preservation Commission Meeting of April 20, 2010

First Preservation Goal, Strategy 4, should add the word "demolition," and delete the sentence fragment in the lead-in, to read as follows: "Prepare a draft demolition by neglect ordinance"

It was moved by Commissioner Howell, seconded by Commissioner Meyer, to approve the minutes of the April 20, 2010 meeting as corrected. Approved unanimously.

3. CITIZEN REPORTS or COMMENTS

None.

4. MISCELLANEOUS/COMMISSIONER'S COMMENTS

a. Recent City Council Actions

Council Member Caron was in attendance and stated that the Council was discussing a pavement management program and exploring related feasibility and financing options. She noted that no conclusions have been made yet. She also stated that there were new Art on the Lake banners for the downtown area, and that the Minnetonka School District all-school reunion would be held in Excelsior again this summer. The Council was also reviewing the possibility of a stop sign at Third and West Lake Streets.

Fuchs added that Tommy's Tonka Trolley was now offering kayak rentals at the Port, and that the Lake Minnetonka Museum was looking for a site for a year-round museum structure and had raised the possibility of placing it on The Commons. The Council was also looking at various management and funding options for The Commons.

5. NEW BUSINESS

a. Site Alteration Permit for New Building at 289 Water Street -- Brian H. Burdick

Brian Burdick described the changes that had been made since the concept plan had been reviewed by the Commission. Most notably, the new plan eliminated the radius on the front of the building. The building address would now be incorporated in stone. The proposed exterior building materials are still intended to be predominantly natural stone and brick. A wood cornice has been extended around the parapet of the building and some additional windows have been added on various second story elevations, including added windows over the existing 287 Water Street rooftop.

Mr. Burdick presented the proposed light fixtures, which are identified as Windamere style. The Commission suggested that the 26" version of the fixture would be too large and therefore incompatible with the district, but that the 21" or smaller version would present an acceptable scale. Burdick stated that he is not proposing gaslights on this building. All lights will have incandescent-type warm yellow lighting. All natural stone will be Minnesota limestone.

The Commission questioned why the cornice panel appeared different between the drawing and the illustration. Burdick clarified that the cornice would follow the detail on the drawing, rather than the illustration. Roden stated that the cornice band directly along the tops of the second story windows didn't look right, and that there should be a soldier course in between to separate the cornice from the windows for compatibility.

The Commission also discussed the dimension of the egress windows on the second level, which are shown on the elevation drawings as 3'x5' casement windows, but are shown as double hung windows on the illustration. Burdick clarified that these would be double hung operating windows, not casement windows. The Commission noted that installing higher and narrower upper story windows and doors (adding approximately 6" in height) and raising the cornice approximately 8" above the tops of the window openings would improve the appearance and compatibility of the building. Burdick felt this could be accomplished by raising the height of the building slightly, which would still meet City height limits. He noted that filling in the street corner would add to the fabric of the downtown streetscape.

Burdick reviewed some of the proposed materials and details of the plan. The window frames would be made of bronze colored clad metal. The canvas awnings will be in either solid burgundy or black with a gold vertical stripe. He stated that he would like to differentiate each building, and make 289 Water Street relate to but look distinct from 287 Water.

5. NEW BUSINESS

- a. Site Alteration Permit for New Building at 289 Water Street -- Brian H. Burdick —
(Continued)

Burdick stated that the modular brick color would be similar to that of the City entrance monument signs and the upper level windows may be finished in a lighter color such as a limestone color to differentiate the upper story. Yellowish mortar joints will be used between the bricks to make the color contrast more subtle. The Commission felt that the proposed juxtaposition of brick and natural stone on the facade was generally compatible with the character of the historic district. Street tree replacement would be done within the sidewalks along the street front and side to help provide continuity of the streetscape. The plan also eliminated the existing curb cut for the current parking area, which adds an additional street parking space on Third Street.

The Commission commented that the French railings and use of wrought iron makes the building very ornamental and less compatible with the downtown. Burdick stated that the final plan would make the building less ornate by removing some of these elements. While design elements should generally have a function, the Commission was comfortable with the proposed second level balconies, which are primarily decorative.

The Commission discussed whether to require that the revised plan come back to the Commission for review, given the number of changes that would be required. Burdick stated that he would be able to submit a set of revised plans to the City that would meet the required conditions by Friday, May 28. The Commission determined that the revised plan could be reviewed for compatibility with the set conditions by several HPC members, and if the plans did not conform to the conditions, a special meeting would be held on June 1, 2010.

It was moved by Commissioner Barnard, seconded by Commissioner Roden, to approve the Site Alteration Permit for 289 Water Street (the current parking lot adjacent to 287 Water Street) with the following conditions:

1. Change the proposed second story windows to Victorian scale double-hung windows with a height approximately twice the width for compatibility;
2. raise the wood cornice by one soldier course or add a similar decorative brick band element above the second floor windows;
3. install a wood flat panel cornice without the proposed vertical elements;

5. NEW BUSINESS

a. Site Alteration Permit for New Building at 289 Water Street -- Brian H. Burdick —
(Continued)

4. install the exact light fixture proposed in an appropriately scaled size no greater than 21”;
5. install the exact wrought iron pattern and awning colors presented;
6. identify the different limestone color to be used in the upper level windows;
7. brick to be as shown (Old Oxford standard modular sized brick), with insets of Minnesota limestone and yellowish mortar joints; and

with the plan identifying and reflecting these conditions to be reviewed by Commissioners Roden and Barnard for conformity with all conditions. Approved unanimously.

It was moved by Commissioner Barnard, seconded by Commissioner Roden, to schedule a special meeting for June 1, 2010 at 7:00 p.m. for consideration of any proposed changes to the plans for 289 Water Street only, with the meeting to be cancelled if not needed. Approved unanimously.

6. UNFINISHED BUSINESS

a. Review By-Laws

Howell proposed changes to page 3, Section VII, second paragraph, second line, to strike “not” and insert “no” before “official capacity,” and in the seventh line, to strike “having” and insert “have” before “professional or academic.”

It was moved by Commissioner Barnard, seconded by Commissioner Meyer, to adopt the By-Laws as amended. Approved unanimously.

b. Finalize Commission Goals and Objectives for 2010

In light of the imminent threat to the Sickler-Seifert-Newman House as discussed with the Council, the Commission decided to proceed with its First Preservation Goal, Strategy 4, as soon as possible and prepare a draft demolition by neglect ordinance.

6. UNFINISHED BUSINESS

b. Finalize Commission Goals and Objectives for 2010 — (Continued)

The Commission requested that an item be added to its next regular meeting agenda for reviewing a draft demolition by neglect ordinance proposed by Commissioner Barnard from sample provisions provided by Advisor Caron.

Sanders agreed to contact the Preservation Alliance of Minnesota to see what professional assistance the organization might be able to provide, and Meyer agreed to look further into Pathfinders for any potential adaptive reuse assistance.

7. COMMUNICATIONS AND REPORTS

a. None

8. ADJOURNMENT

It was moved by Commissioner Roden, seconded by Commissioner Meyer, to adjourn. Approved unanimously. Adjourned at 8:47 p.m.

Respectfully submitted,

Betsy Barnard
Secretary