

City of Excelsior
Hennepin County, Minnesota

Minutes
Heritage Preservation Commission

Tuesday, November 22, 2016

1. CALL TO ORDER/ROLL CALL

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

Commissioners Present: Anderson, Bolles, Brabec, Caron, Chair Macpherson, Salita,

Commissioners Absent: None

Also Present: Planning Director Smith and Planning Consultant Richards

2. AGENDA APPROVAL

Commissioner Caron moved, Commissioner Salita seconded, to approve agenda adding the Site Alteration Permit for 36 Water Street. Motion carried 6/0.

3. APPROVAL OF MINUTES

a) Heritage Preservation Commission Meeting of October 18, 2016

Commissioner Anderson moved, Commissioner Brabec seconded, to approve the Heritage Preservation Commission Minutes of October 18, 2016. Motion carried 5/0 with one abstention.

4. CITIZEN REPORTS or COMMENTS

a) None

5. NEW BUSINESS

a) Concept Plan – 289 Water Street

Planning consultant Richards presented the staff report.

Anderson was pleased with the new design.

Brian Burdick, the applicant, was unable to attend the meeting. Mr. Burdick's architect, Scott Nelson, DJR Architecture, addressed the Heritage Preservation Commission. Nelson stated that there are no plans for a patio for Olives Fresh at this time.

Brabec question having windows going to the sidewalk. Salita stated that that design is one of the more modern elements of the design, setting it up different than the historic buildings. Base is proposed to be a cast stone. Awnings are made of glass. Caron had concerns about the decks, and the balconies do not have precedent in the downtown, and the corner entrance

doesn't meet NC.4. Caron is not as concerned with the corner entrance if there is an entrance on Water Street, which there is.

Bolles is comfortable with the diagonal corner. Bolles would like to have the street lights be added to the plans. Some street lights are hooked up to adjacent buildings and the City has no control over those lights. Anderson agrees with Caron on the balconies. Commission is recommending no balconies.

Brabec stated that once balconies are approved, it is difficult to deny in the future. Bolles would prefer just down lighting, not the up and down lighting. Base is a minimum 10" above the sidewalk. Bolles recommended a minimum of 18" between the sidewalk and window sills.

Salita stated that naming the building Burdick is not needed and is not used in the downtown. Bolles agreed. There were no issue with the proposed building materials.

b) Site Alteration Permit – 36 Water St

Smith presented the request. The bookstore owner did not realize that a Site Alteration Permit was needed for changing an awning.

Brabec motion, Caron seconded, to approve a Site Alteration Permit for replacement of the fabric awning as it meets the Preservation Manual standards and guidelines.

c) Discussing Next Preservation Project - Meeting with Owners of Structures of Merit

Staff to draft an invitation to the owners of the Structures of Merit for the December HPC meeting. Staff would also call owners to remind them of the meeting. HPC will discuss again in December.

6. UNFINISHED BUSINESS

- a) None

7. COMMUNICATIONS and REPORT

- a) Excelsior History Festival
- b) Next City Council Meeting – December 5, 2016
- c) Next HPC Meeting – Tuesday, December 20, 2016
- d) Administrative SAP Approvals – Smith informed the Commission of administrative approved SAPs.

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- e) Recent City Council Actions - Smith informed the Commission of recent City Council actions.

8. FUTURE AGENDA ITEMS

- a) Structures of Merit
- b) Downtown Historic District Boundaries – including 426 Lake Street
- c) Report from staff regarding the list of properties on local register that have been recorded
- d) Conservation Districts
- e) Start comprehensive catalog of historic Single Family homes
- f) Murals
- g) Historic Preservation Plan

9. ADJOURNMENT

Commissioner Caron moved, Commissioner Brabec seconded, to adjourn the meeting at 8:40 p.m. Motion carried 6/0.

Respectfully submitted,

Patrick Smith
Planning Director