

City of Excelsior
Hennepin County, Minnesota

Minutes
Heritage Preservation Commission

Tuesday, May 16, 2017

1. CALL TO ORDER/ROLL CALL

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

Commissioners Present: Anderson, Bolles, Brabec, Caron, Finch, 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 with two additions. Motion carried 6/0.

3. APPROVAL OF MINUTES

a) Heritage Preservation Commission Meeting of April 18, 2017

Commissioner Caron moved, Commissioner Brabec seconded, to approve the Heritage Preservation Commission Minutes of April 18, 2017. Motion carried 7/0.

4. CITIZEN REPORTS or COMMENTS

a) Commons Report

b) Excelsior History Festival – Smith will give Finch the Design Manual for his presentation.

5. NEW BUSINESS

a) Site Alteration Permit – 289 Water Street (HPC No. 15-15)

Richards presented the staff report. Project also includes a CUP for parking impact fee and two buildings on one lot. Last time the HPC reviewed the project was November 22, 2016 as a concept review. Bolles stated concern that the entrance on Water Street remain operable regardless of the number of tenants.

Scott Nelson, DJR Architecture, addressed the Commission. Nelson explained the snow load structure. Nelson stated that the structure could be moved back four feet from the parapet of the existing building. Color of the structure would be the same as the color of the 287 Water Street building. Nelson stated he could do a 16"-18" recess on the corner entrance easily. Finch asked about the overhead door. Nelson is recommending the garage door to be glass similar to

the glass storefront. Commission was fine with the glass garage door. Caron mentioned that there is not any names on buildings in the historic district. The Commission did not prefer the name Burdick on the building. Salita stated that clear glass is safer than tinting the glass garage door. Finch stated he would vote no for the project unless the garage door was tinted or glazed to keep it clean. Macpherson asked what happens if the four parking spaces does not work. Nelson stated that the owner would have to pay a parking impact fee for any additional parking spaces required. Salita complimented the architect on the design of the building. Anderson also echoed the comment.

Caron recommended the corner doorway be recessed as much as possible.

Commissioner Salita moved, Commissioner Brabec seconded, to approve the Site Alteration Permit subject to the following conditions:

1. The building shall maintain two entrances, one on Water Street and one on the corner.
2. The Burdick name removed from the building, and replaced with a brick panel.
3. Corner entry be recessed 16"-18" from the outside face.
4. Glass Snow structure be setback as far as possible and colored the same as the color of the 287 Water Street Building.
5. New planters shall be the same as the City's standard planter.
6. The garage door shall be lightly tinted.
7. If the parking underneath is not used, then the garage door shall be the same design as the storefront windows.
8. Lighting shall not be uplit, only downlit.
9. The sill shall be a minimum of 10 inches high.

Motion carried 7/0.

b) Site Alteration Permit – 50 Water Street (HPC No. 17-09)

The Commission agreed that the historic hardware shall be used for any new awning. Finch moved, Anderson seconded, to deny the Site Alteration Permit based on the findings listed in the staff report and staff drafting findings for Commission review at their June meeting. Finch withdrew his motion.

Finch moved to continue to the next meeting with staff drafting findings of fact for denial and staff ascertaining the location of the historic awning hardware, Caron seconded. Motion carried 7/0.

6. UNFINISHED BUSINESS

a) Site Alteration Permit – 170 Lake Street

Caron moved to deny the SAP, Finch seconded, based on failure to submit required information. Motion carried 7/0.

7. COMMUNICATIONS and REPORT

a) Next City Council Meeting – June 5, 2017

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- b) Next HPC Meeting – Tuesday, June 20, 2017
- c) Administrative SAP Approvals – 337 Water St (concrete pad)
- d) Recent City Council Actions - Smith and Richards informed the Commission of recent City Council actions
- d) 429 Second Street and 262 Lake Street - Macpherson moved, Finch seconded, that staff would contact the property owners and state that once the applicant produced plans that are consistent with the desires of the HPC, then the Commission would be open to a worksession including visiting the site as a group. Motion carried 7/0.
- e) Planning Commission and HPC Concurrent Review
- f) Preservation and a Pint
- g) HPC review of approved projects

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 Anderson seconded, to adjourn the meeting at 9:09 p.m. Motion carried 7/0.

Respectfully submitted,

Patrick Smith
Planning Director