

City of Excelsior  
Hennepin County, Minnesota

Minutes  
Heritage Preservation Commission

Tuesday, June 20, 2017

1. CALL TO ORDER/ROLL CALL

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

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

Commissioners Absent: Finch

Also Present: Planning Director Smith

2. AGENDA APPROVAL

Commissioner Anderson moved, Commissioner Brabec seconded, to approve agenda. Motion carried 7/0.

3. APPROVAL OF MINUTES

a) Heritage Preservation Commission Meeting of May 16, 2017

Commissioner Anderson moved, Commissioner Brabec seconded, to approve the Heritage Preservation Commission Minutes of May 16, 2017. Motion carried 6/0.

4. CITIZEN REPORTS or COMMENTS

a) Commons Report – Chair Macpherson updated the Commission. The planning consultants met with the Commons committee. A public meeting is scheduled for July 19<sup>th</sup>. Site not selected yet.

5. NEW BUSINESS

a) Site Alteration Permit – 219 Water Street (HPC No. 17-11)

Smith presented the staff report. Caron is concerned that the back of the building is being cluttered with an awning, signage, and lights. Brabec stated that if the awning is black, the painted bike sign would not be an issue.

If a sign is affixed above the awning, the awning should be black. Commissioner Salita moved, Commissioner Brabec seconded, to approve the Site Alteration Permit for an awning at 219 Water Street. Motion carried 5/0.

b) Site Alteration Permit – 170 Lake Street (HPC No. 17-07)

Smith presented the staff report. The Commission had concerns about the applicant starting work without a site alteration permit and not attending the Commission meeting.

Smith will verify the material of the window. Commissioner Caron moved, Commissioner Salita seconded, to approve the Site Alteration Permit for 170 Lake Street based on findings in staff report and the door be a steel panel door, the window be an aluminum clad, reveal of siding match the reveal on the house, the reason the features are not character-defining is that they post date the period of significance, and any further work shall require a Site Alteration permit. Motion carried 5/0.

c) PVN – Preservation Consultants Reviewing The Commons

Smith presented the staff report. Michael Bjornberg and Laurel Fritz addressed the Commission and asked the Commission what they thought were the historic character-defining features of The Commons and the Port.

Chair Macpherson stated that the Character defining features include the trees, ballfield seats that were completed by the WPA, the ticket booth at the Port, and that The Commons is not owned by the City. Caron stated that the buildings that are located there are not historic. The bathhouse and the concession stand were completed in the 60's – 80's. Anderson stated that The Commons has historically been an open space used by the public. Caron stated that the topography is important and the historic views of Lake Minnetonka. Macpherson stated that the public use of The Commons is of most important. Caron stated that any items that are over 50 years old would be good to know. Bolles wanted to make sure the Port is part of this study, which the consultants affirmed. Bolles also wants to make sure that there's a property line on the plan that distinguishes between The Commons and the Port. Bolles stated that the steamboat and trolley helped define the history of Excelsior, and that he hopes the City would help maintain steamboat's existence. Depending on the architecture and location, a storage facility could work in a right-of-way.

Mr. Bjornberg asked how The Commons is owned or not owned by the City impacts the City and the Commission. Macpherson stated that if a private entity is brought in, it has to be approved by the community. Brabec cherishes the use of the park being used by everyone: kids, parents, grandparents, used for weddings, class reunions, grade school picnics, and everything else.

6. UNFINISHED BUSINESS

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

Smith presented the staff report. In May, the Commission continued the request for new awnings to the June 20<sup>th</sup> HPC meeting in order for the staff to determine the location of the awning hardware and draft findings for the denial of the Site Alteration Permit.

Commissioner Caron moved, Commissioner Anderson seconded, to deny the Site Alteration Permit for an awning at 50 Water Street based on the findings listed in HPC Resolution No. 2017-02. Motion carried 5/0.

#### 7. COMMUNICATIONS and REPORT

- a) Next City Council Meeting – July 17, 2017
- b) Next HPC Meeting – Tuesday, July 18, 2017
- c) Administrative SAP Approvals – 420 Second St – Re-roof (HPC No 17-12)
- d) Recent City Council Actions
- e) 429 Second Street and 262 Lake Street

Caron motioned, Anderson seconded, to recommend that the City Council take action to acquire by eminent domain the property at 262 Lake Street unless staff hears from the property owner that steps will be taken to preserve the building. Motion carried 5/0.

Smith will email the owner of 429 Second Street to determine the plans for repairing the furnace.

- f) Planning Commission and HPC Concurrent Review

#### 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 Salita moved, Commissioner Caron seconded, to adjourn the meeting at 8:50 p.m. Motion carried 5/0.

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Patrick Smith  
Planning Director