

City of Excelsior  
Hennepin County, Minnesota

Minutes  
Heritage Preservation Commission  
(special meeting)

Thursday, January 11, 2018

1. CALL TO ORDER/ROLL CALL

Chair Macpherson called the meeting to order at 8:05 a.m.

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

Commissioners Absent: Salita

Also Present: Planning Director Smith

2. AGENDA APPROVAL

Commissioner Caron moved, Commissioner Anderson seconded, to approve agenda. Finch asked why the need for a special meeting. Caron stated the HPC offered a special meeting at the last regular meeting. Motion carried 6/0.

3. DISCUSSION ITEMS

a) Site Alteration Permit – 264 Water Street (HPC No. 17-19)

Smith presented the staff report. Caron asked if the pillar is structural. Jim Mackey, the architect stated that it appears the column is not needed. Finch asked about the color of the window framing. Chloe Lappin, the owner, stated that the color of the window and door framing will be dark bronze to match the adjacent building.

Bolles complemented the design. Bolles stated his concerns for matching the color and size of the existing bricks, and matching the metal trim details. Bolles stated an option is a small pilaster separating the two buildings may help matching the brick and trim. Jay Prueter, applicant, stated the all the original brick on the pilaster is gone. There is some original brick under the mansard roof.

Macpherson stated that the applicant may have difficulty to find the size of the existing brick. Bolles stated that the existing mortar is colored, and is hoping the applicant matches the color of the existing mortar. Macpherson said the important dimension is the height of the brick, not the length. Macpherson said that they may need to paint the neighbor's trim when finished to make sure the color is matches.

Finch moved, Caron seconded, to approved the Site Alteration Permit for 264 Water Street, based on the findings in the staff report, and the conditions listed in the staff report adding that the intent is to match the adjacent building (including color, composition), the height of the new brick matches the existing brick or a subcommittee of the HPC (Chair, vice-chair and Caron) approves an alternative design if the height of the new brick does not match

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the height of the existing brick and that the color of the mortar matches the color of the existing mortar, the work retains as much of the existing brick and metal trim as possible, and the work be enclosed during inclement weather. The Commission prefers a canned light above the entrance. Motion carried 6/0.

4. Finch asked about the residential moratorium, and asked if someone from the HPC should be on the task force. Finch moved, Caron seconded that the City Council appoints at least two HPC members asking for three to be on the task force because of the work the HPC has already completed on surveys, identifying the structures of merit and design standards. Brabec and Finch volunteered. Motion carried 6/0.

The Commission discussed appropriate ways to notify new building owners of the Site Alteration Permit process. Brabec volunteered to get addresses, and Caron volunteered to draft the cover letter. Smith stated that a draft objective of the Comp Plan is to install Historic District signs at the boundaries of Excelsior's Downtown Historic District to educate the community and building owners of where the boundaries are.

5. ADJOURNMENT

Commissioner Anderson moved, Commissioner Caron seconded, to adjourn the meeting at 9:26 a.m. Motion carried 6/0.

Respectfully submitted,

Patrick Smith  
Planning Director