

City of Excelsior  
Hennepin County, Minnesota

Minutes  
Heritage Preservation Commission

Tuesday, April 17, 2018

1. CALL TO ORDER/ROLL CALL

Acting-Chair Finch called the meeting to order at 7:00 p.m.

Commissioners Present: Bolles, Brabec, Caron, Finch, Reece and Salita

Commissioners Absent: Chair Macpherson

Also Present: Planning Director Smith

2. AGENDA APPROVAL

Commissioner Caron moved, Commissioner Brabec seconded, to approve agenda. Motion carried 6/0.

3. APPROVAL OF MINUTES

a) Heritage Preservation Commission Meeting of March 20, 2018

With one correction, Commissioner Caron moved, Commissioner Brabec seconded, to approve the Heritage Preservation Commission Minutes of March 20, 2018. Motion carried 6/0.

4. CITIZEN REPORTS or COMMENTS

No one spoke

5. DISCUSSION ITEMS

a) Site Alteration Permit – 6 Third Street

Smith presented the staff report. Dan Brattland, the applicant, has a purchase agreement for 6 Third Street. Prior to closing on the house, the applicant would like to get the Commission's input on the concept plan.

Salita would like to see an option with an attached garage and detached garage. Caron suggests retaining the chimney. Any new brick needs to match the existing brick. Smith suggests that the roof wooden shakes are a character defining feature that should be preserved. The Commission is okay with using shakes for siding for the addition.

Finch believes the attached garage is more appropriate than the detached garage. Andy Johnson, Lecy Brothers Homes, recommends using shed dormers on the attached garage. Reece asked about a two-car attached garage. Caron would not rule out an attached garage but would like to see a

plan that the garage does not overshadow the historic house. Salita and Reece agreed. The Commission is not ruling either option out: a detached garage or attached garage. Smith recommends keeping any variance to a minimum. Andy Johnson stated that the applicant plans to change the flat roofs to a pitched roof. Caron recommends that any addition to the rear not obscure the chimney. Commission recommends a cedar shake roof for all additions. Applicant is planning all new shingles siding. The stain-glass windows should be preserved. New windows should be double hung. Caron suggested a stain glass repair company in Minneapolis. Finch suggested original windows should be repaired rather than replaced. Caron suggests double-hung, anodize aluminum clad, keeping the same openings, and restoring the trim to the historic width. Salita suggests keeping the stone retaining around the turret if possible. The Commission asked if the stones could be footings for the historic wrap-around porch. Andy Johnson suggested they may have to remove the stones and then replace them once the porch is added.

The Commission is encouraged with the project, saving the property, and directed Smith to provide the applicant a list of items that were discussed.

b) Goals and Objectives 2018

Caron suggests discussing the Commons review process with the HPC before a joint meeting with the Park and Rec Commission.

Salita moved, Bolles seconded, to approve the four goals for 2018 as recommended by staff with minor changes. Motion carried 6/0.

6. COMMUNICATIONS and REPORTS

- a) Next City Council Meeting – May 7, 2018
- b) Next HPC Meeting – Tuesday, May 22, 2018
- c) Administrative SAP Approvals – None
- d) Recent City Council Actions
- e) Project Updates – Smith updated the Commission on Antiquity Rose and the Pump.

7. FUTURE AGENDA ITEMS

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

8. ADJOURNMENT

Commissioner Brabec moved, Commissioner Salita seconded, to adjourn the meeting at 9:05 p.m. Motion carried 6/0.

Respectfully submitted,

Patrick Smith  
Planning Director