

City of Excelsior
Heritage Preservation Commission
Minutes
Tuesday, December 21, 2010

1. CALL TO ORDER/ROLL CALL

Chair Sanders called the meeting to order at 7:06 p.m.

Commissioners Present: Bolles, Meyer, Mueller, Roden, Sanders

Commissioners Absent: Bipes, Finch

Also Present: City Planner Fuchs and Advisor Caron

2. APPROVAL OF MINUTES

a. Heritage Preservation Commission Meeting of November 16, 2010

It was moved by Commissioner Mueller, seconded by Commissioner Meyer, to approve the minutes as written. Approved unanimously.

3. CITIZEN REPORTS or COMMENTS

None.

4. MISCELLANEOUS/COMMISSIONER'S COMMENTS

a. Recent City Council Actions

None.

5. NEW BUSINESS

a. Site Alteration Permit for Exterior Alterations at 471 Third Street --
Congregational Church of Excelsior

Brad Bollmann, the contractor for the project, and Phil Leffel, the Board of Trustees representative for the Excelsior Congregational Church, presented the application.

Fuchs stated that the Planning Commission had asked the Commission to particularly review the proposed materials, roof, and windows for compatibility. The proposed alterations consist of converting the flat roof over the connecting passageway between the church and the school building and making it a pitched roof. The project would also remove the single paned windows along the East side of the breezeway and replace them with double paned windows. The proposal will not use custom windows, so the existing height will change by approximately three inches. The vinyl grid windows will match the age of the structure, which was built in the 1960s.

5. NEW BUSINESS

- a. Site Alteration Permit for Exterior Alterations at 471 Third Street --
Congregational Church of Excelsior – (Continued)

The change in the roof shape is intended to make the passageway entrance look like the front entrance of the church. The overall materials will match the church entrance, except the new columns will not be steel, but the overall existing church detailing will be replicated.

Commissioners questioned whether the new columns are carrying any load. The applicant clarified that the new columns will appear to be carrying the roof, although this was not apparent from the elevation drawings. It was also confirmed that all fascia will be located on the same plane, similar to the original church portico. The applicant also confirmed that smooth siding will appear in the pediment above the columns, rather than lap siding as depicted, to match the church.

Roden pointed out that the roof pitch will not match as they are 6/12 vs. 5/12. The contractor stated that he believes the difference will not be visible from the street. Roden suggested shrinking the soffit by 4" on each side and raising the ridge by 6", which would resolve the pitch issue. The applicant agreed to review this, but he was concerned that the adjustment in pitch may raise other practical issues.

The Commission asked whether any changes are being made to the siding materials. The applicant stated that the clapboard siding is existing and would be retained, but the white wood fascia would be added as a design element.

It was moved by Commissioner Roden, seconded by Commissioner Mueller, to approve the Site Alteration Permit as presented with smooth siding in the new gable, rather than clapboard as shown, and consistent with the other representations made to the Commission. Approved unanimously.

- b. Site Alteration Permit for Awning Replacement at 207 Water Street - Capers

Bolles recused himself.

Fuchs presented the application, as no one was present at the meeting to represent Capers. Fuchs stated that the previous royal blue awning had been damaged in a storm and was removed. The structure had been repainted, and the new color clashes with the color of the previous awning. The application requests approval for black lettering on a gray awning. The Commission discussed their previous precedent for approving multiple

5. NEW BUSINESS

- b. Site Alteration Permit for Awning Replacement at 207 Water Street – Capers – (Continued)

elements of a site alteration concurrently, so that paint colors and awning can be considered together.

It was moved by Commissioner Roden, seconded by Commissioner Meyer, to approve the Site Alteration Permit for awning. Approved unanimously.

At the next meeting, the Commission stated that they would like to review the administrative approval policy regarding the possible inclusion of routine awning changes.

6. UNFINISHED BUSINESS

- a. Demolition by Neglect Ordinance

Sanders stated that since the Commission had just received the draft ordinance, they had not had an adequate opportunity for review. The Commission also expressed their preference to have the City Attorney present to respond to any questions.

It was moved by Commissioner Roden, seconded by Commissioner Meyer, to continue this item to the next meeting. Approved unanimously.

7. COMMUNICATIONS AND REPORTS

- a. Site Alteration Permits Administratively Approved

Fuchs described the administrative approval of new signage at 244 Water Street for Spirit of the Lake Yoga, which was installed in the existing projecting sign brackets. The alteration resulted in resizing both the new and existing sign surfaces, but within the existing limits of the brackets.

- b. 2010 Commission Goals and Objectives

It was reported that the century home information being collated by Sanders was still being corrected. This item will be discussed further at the upcoming 2011 goal-setting session at the next meeting.

- c. Meeting Schedule for 2011

Included for review.

7. COMMUNICATIONS AND REPORTS

d. Update on IOOF Building Permit

Sanders provided follow-up on the IOOF building permit. She stated that she had learned that grant money was currently available for Certified Local Governments. Sanders stated that she was staying in touch with Dave Evans and will get an update for the January meeting.

8. ADJOURNMENT

It was moved by Commissioner Roden, seconded by Commissioner Meyer, to adjourn. Approved unanimously. Adjourned at 8:05 p.m.

Respectfully submitted,

Tim Caron
Recording Secretary