

City of Excelsior
Heritage Preservation Commission
Minutes
Tuesday, January 25, 2011

1. CALL TO ORDER/ROLL CALL

Chair Sanders called the meeting to order at 7:03 p.m.

Commissioners Present: Bolles, Finch, Meyer, Mueller, Roden, and Chair Sanders

Commissioners Absent: Bipes

Also Present: City Planner Fuchs and Advisor Caron

2. APPROVAL OF MINUTES

a. Heritage Preservation Commission Meeting of December 21, 2010

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

3. CITIZEN REPORTS or COMMENTS

None.

4. MISCELLANEOUS/COMMISSIONER'S COMMENTS

a. Recent City Council Actions

Fuchs reported that the City Council had approved the proposed changes to the Excelsior Congregational Church building, but he was still awaiting further information on the pitch of the new roof. Fuchs also reported that a new MN State Statute allows cities to impose a 180-day time limit for building permits, but the City has the ability to allow certain extensions. The City Council has decided to adopt the 180-day limit in the City's ordinance, but the precise language is still being refined by the City Attorney.

5. NEW BUSINESS

a. Site Alteration Permit for Signage at 436 Second Street -- Sherol Christian

The Applicant could not be present, so it was moved by Commissioner Mueller, seconded by Commissioner Bolles, to table consideration of this item until after the discussion of the Site Alteration Permit for 340 Water Street. Approved unanimously.

5. NEW BUSINESS

- b. Amendment to Site Alteration Permit for 256 Water Street -- Madelena Properties, LLC

Tim Caron presented a proposal to amend the previously approved Site Alteration Permit to eliminate the copper canopy and large light fixture on the rear elevation and to relocate the small copper light fixture to a location above the rear store doorway extending above the transom.

Caron stated that he had a concern about attaching such heavy features to the old masonry. He noted that the canopy and light fixture were not original features of the building, and if installed, would partially conceal the restored historic transom window that was uncovered and repaired as part of the project.

It was moved by Commissioner Mueller, seconded by Commissioner Bolles, to approve the amendment to the Site Alteration Permit as presented. Approved unanimously.

- c. Site Alteration Permit for Signage at 340 Water Street -- Michael Dvoracek

Bolles stated that he wished to recuse himself from consideration of this agenda item as he is the owner of the building.

Tom Peterson appeared on behalf of 318 Café. He stated that the application was to retain the existing dark green color of the Water Street awning to match the awning on the DB & Company side of the facade, but replace the awning fabric and add a business logo using the existing awning frame. The proposal would also remove the window decal signage and replace the awning fabric over the side deck doorway, incorporating a business logo on a red awning for better visibility from the trail side, again to be installed on the existing awning frame.

Fuchs stated that he had reviewed the awning colors and fabrics and that they seemed generally consistent with those of other Water Street historic district buildings.

It was moved by Commissioner Roden, seconded by Commissioner Mueller, to approve the Site Alteration Permit as presented. Approved unanimously.

5. NEW BUSINESS

- a. Site Alteration Permit for Signage at 436 Second Street -- Sherol Christian

It was moved by Commissioner Finch, seconded by Commissioner Mueller, to return agenda item 5.a. to the table. Approved unanimously.

5. NEW BUSINESS

- a. Site Alteration Permit for Signage at 436 Second Street -- Sherol Christian – (Continued)

Sanders and Fuchs stated that the concern with the application was the color and compatibility of the proposed signage. Fuchs stated that the Zoning Code signage size requirement had been met, but the design and color of the sign is quite dissimilar to that of other signs in the historic district, so he thought that the HPC should comment on the compatibility of the proposed sign.

After further discussion, the Commission determined that, since signs tend not to be a permanent feature of buildings in the historic district due to changing businesses, the Commission should not be too restrictive regarding the colors and designs used on business signage logos if all other applicable ordinance requirements have been met.

It was moved by Commissioner Mueller, seconded by Commissioner Meyer, to approve the Site Alteration Permit for signage as presented. Approved unanimously.

It was moved by Commissioner Finch, seconded by Commissioner Mueller, to table items 5(d) and 6(a) until after the 252 Water Street discussion to accommodate Mr. Evans, who was present at the meeting. Approved unanimously.

6. UNFINISHED BUSINESS

- b. 252 Water Street, Minnetonka Music

Dave Evans stated that he had met with the Trustees of the IOOF and that he intends to apply for grant money to defray the cost of appropriate window replacement and repainting of the rear brick facade. He also stated that he plans to pursue removal of the vines on the brick and to remove an inoperable air conditioning unit under the rear lower window. He stated that he will leave the wrought iron planter holders in place, as they have acquired potential historic significance, but may remove the liners when removing the broken shutters near the upper windows, since the shutters are not original or significant features of the building, are in obvious poor repair, and do not compliment the style of the building.

Bolles inquired whether it would be preferable and more cost-effective in the long-term to pursue stripping and removing the paint, in the manner that was done in the front of the building about 10 years ago. Roden commented that he believes, based on a visual inspection, that moisture may be

6. UNFINISHED BUSINESS

b. 252 Water Street, Minnetonka Music – (Continued)

damaging the rear brick facade by getting behind poorly adhering paint. The applicant stated that he would explore whether removing the paint by gentle means would be an option.

Sanders clarified that any repainting, rebricking or mortar work would need to be applied for under a future Site Alteration Permit. The applicant was encouraged to explore alternatives and report back to the Commission.

Fuchs clarified that during staff review of the Site Alteration Permit Application for 252 Water Street that was submitted on October 13, 2010, it was determined that the signage currently on the site exceeded the maximum of three signs allowed per each business. He noted for the Heritage Preservation Commission that the applicant had promised to remove all non-permitted signage per City Code and that has not occurred.

It was moved by Commissioner Finch, seconded by Commissioner Mueller, to return items 5(d) and 6(a) to the table. Approved unanimously.

5. NEW BUSINESS

d. Administrative Review Process for Awning Replacements

Commissioners and Fuchs reviewed the proposed amendment to HPC Policy Number HPC-02, which gives staff the ability to review signs administratively.

Commissioners requested that City Staff be changed to "City Planner" in paragraph 1, line 1. In the third paragraph, City staff should be changed to "City Planner or his designated alternate".

Commissioner Finch moved, Commissioner Mueller seconded, to approve the amendment to HPC Policy Number HPC-02 as amended. Unanimously approved.

6. UNFINISHED BUSINESS

a. Demolition by Neglect Ordinance Provision

It was moved by Commissioner Bolles, seconded by Commissioner Meyer, to continue this item to the February meeting at which City Attorney Staunton would be in attendance. Approved unanimously.

7. COMMUNICATIONS AND REPORTS

a. Site Alteration Permits Administratively Approved

Fuchs reported that he has not administratively approved any Site Alteration Permits since the HPC's last meeting.

b. Update on IOOF Building Permit

See discussion above.

7. COMMUNICATIONS AND REPORTS

c. 2010 Goals and Objectives

It was moved by Commissioner Bolles, seconded by Commissioner Meyer, to continue this item to the February meeting. Unanimously approved.

d. Next Meeting - Wednesday, February 23, 2011

Information only.

8. ADJOURNMENT

It was moved by Commissioner Roden, seconded by Commissioner Mueller, to adjourn. Approved unanimously. Adjourned at 8:25 p.m.

Respectfully submitted,

Steve Finch
Secretary