

City of Excelsior
Heritage Preservation Commission
Minutes
Tuesday, August 21, 2012

1. CALL TO ORDER/ROLL CALL

Chair Sanders called the meeting to order at 7:00 p.m.

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

Absent: Advisor Caron, Macpherson, joined meeting at 7:25

Also Present: City Planner Braaten, Planning Consultant Richards,

2. APPROVAL OF MINUTES

a. Heritage Preservation Commission Meeting of July 17, 2012

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

3. CITIZEN REPORTS or COMMENTS

None.

4. MISCELLANEOUS/COMMISSIONER'S COMMENTS

It was moved by Finch, seconded by Bolles, to move this item to the beginning of Item 8, COMMUNICATIONS and REPORT. Approved unanimously.

5. NEW BUSINESS

a. Site Alteration Permit for Exterior Alterations at 21 Water Street –
Jon Monson

Mike Monson, 140 Maple Street, Excelsior, presented plans for minor changes to the appearance of the Water Street and south west façades at 21 Water Street. The changes include an extension of the building sign header so as to give a front signage position to the rear tenant space. The extension of the roof would be supported by two columns. The exact signage is yet to be determined, based on the needs/desires of the tenants.

There was discussion about consideration for a roof on the addition to shelter the entrance to Dunn Brothers, the need for bollards to

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protect the two columns from being struck by vehicle parking adjacent to them and approval of the signage. Planner Braaten recommended the signs be approved administratively.

It was moved by Roden, seconded by Bolles, to approve the Site Alteration Permit and sign approval process recommended by Staff. Approved unanimously.

b. Site Alteration Permit for Exterior Alterations at 216 Water Street – Sign Source/Colleen Johnson

Colleen Johnson, owner of 216 Water Street, is proposing to fabricate and install a non-illuminated aluminum sign on the front façade of the building.

There was discussion about the proposed sign fitting inside the opening framed by the brickwork on the center front of the building so that the sign would not cover the brick detailing, the aluminum coloring of the sign border, and mounting the sign into the mortar rather than the brick as well as putting the sign on the awning rather than the building. Putting the sign on the awning was too expensive, especially for the newly installed awning.

The conditions discussed and agreed to by the applicant were:

- The sign will be mounted into the mortar
- The sign will be reconfigured to remain within the brickwork frame detail
- The background color will be changed to be consistent with the building color.

It was moved by Mueller, seconded by Meyer, to approve the Site Alteration Permit with the three conditions listed above. Approved unanimously.

6. UNFINISHED BUSINESS

a) Site Alteration Permit for New Library signage at 337 Water Street – Hennepin County

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A plan for the Library sign was submitted to the City that shows a monument sign with base that is 4 feet, 2 inches tall and 6 feet, 6 inches wide. The sign would be 14 square feet and would be set on a two foot high stone base.

Lee Anderson, Hennepin County Property Services Manager, briefed that the sign is similar to all standard Hennepin County Library signs with all material backlight. The Open/Closed portion of the sign was changed from LED to backlight signage to meet Excelsior's requirements. The bottom portion of the sign is the same cast stone as is used on the Library Building; it can be either smooth or textured since both are used in the building.

The size of the top portion of the sign is dictated by the need for 5" tall letters. There was discussion about lowering the base to 18" tall versus the planned 24", whether to have textured or smooth base, consideration of using brick versus cast stone on the base, having the sign background color match the color of the brick on the building, and adding a band of material to break the material between the base and the sign.

Mr. Anderson indicated that the sign is simple so that it does not compete with the building design, the base will be surrounded by a flower bed, so the height of the base is appropriate, the color of the sign background is within the color scheme of the building although it is not the same color as the brick, the line of sight for the sign will be OK because there will be no parking on 50' either side of the sign. With the base being surrounded by flowers using brick for the base would cause more maintenance issues.

It was moved by Mueller, seconded by Finch, to approve the Library Sign as presented. Approved 5:2 with Bolles and Meyer voting against approval.

b) Site Alteration Permit for Exterior Alterations at 205 Water Street – Tim Brandow, Brandow Properties, LLC

Tim Brandow has made application for a Site Alteration Permit to make changes to the appearance of the front and side façades at 205-207 Water Street. The revised plans use the tile which exists

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below the stucco coating. . Where the retail space is to be added on the Second Street façade, a brick material similar to what was used on the front of the Brandow office building at 404 Second Street is in place and can also be reused. The design of the retail space has been significantly altered from what was last seen by the Heritage Preservation Commission.

- The revised plans reflect the removal of a number of signs. For the restaurant, the wording "Steaks" and "Chops" has been removed from the Water Street and Second Street canopies. The signage on the parapet has also been removed. The retail space will have one sign on the canopy.
- The window graphic has been removed.
- Revised materials graphic has been provided.
- The design of the front entrance to the retail space has been significantly changed from the previous plans. The existing brick will be retained and an 82" canopy will be placed over the entrance door.
- The plans reflect the location of the trash/recycling area under the stairwell in the courtyard area behind the building.

Steven Mullenbach represented Brandow Properties before the Heritage Preservation Commission. He reviewed the revised plans.

There was discussion about the lettering and underlining of the words, "Steak, Seafood, Chops" on the top portion of the building, the location and conditions of the trash enclosure, the part of the wall on the 2nd Street side that is below the lower tile line, the electrical control box on the 2nd Street side of the building, and the awning over the front door.

The lettering will be raised aluminum attached to stand off the wall approximately 1". The lettering and the underlining will be a single piece, attached in the mortar of the building.

The placement of the trash enclosure was discussed and a condition of approval is that the Fire Marshall be consulted and approve of the location and construction of the trash enclosure.

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The area of the 2nd Street wall below the lower tile line should be skim coated with concrete and colored to match the building wall color.

The electrical control box should be dealt with and its resolution should come back to the Heritage Preservation Commission. Suggestions included investigating the possibilities of moving it into the basement of the building and providing an easement to the City to get to it, redesigning it into a lower and longer box to be covered with a park bench, wrapping it with a sign material that replicates the appearance of the building wall.

The plan calls for an 82" canopy extension supported by wire from the parapet over the entrance door. That is what the Heritage Preservation Commission approved. Any changes need to be approved by the Heritage Preservation Commission.

It was moved by Macpherson, seconded by Mueller, to approve the Site Alteration Permit for Exterior Alterations at 205 Water Street with the conditions listed above concerning the electrical control box and the Fire Marshall approval of the trash enclosure. Unanimously approved.

c) Exploring Grant Funds for Oak Hill Cemetery.

It was moved by Macpherson, seconded by Meyer to continue this item to the next Heritage Preservation Commission meeting. Approved unanimously.

d) Excelsior Downtown Historic District Boundaries

It was moved by Mueller, seconded by Meyer to continue this item to the next Heritage Preservation Commission meeting. Approved unanimously.

7. COMMUNICATIONS AND REPORTS

a) Recent City Council Actions

Planner Braaten reported that the City Council had considered alternatives to pay for parking for the proposed building at 3rd

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Street and Water Street. They referred the issue back to the Planning Commission. Mr. Tucci of Oppidan Developers should know within two weeks who the grocery tenant for the former Mason Motors property will be. The former Choice Building's new tenant is Steel Fitness Studio.

- b) Liaison for Planning Commission Meeting – September 5, 2012 will be Commissioner Macpherson
- c) Site Alteration Permits Administratively Approved – None
- d) Other information

City Staff is awaiting a reply from applicant Bart Baker relative to his appeal of the Heritage Preservation Commission decision on his awning, but has not heard from him.

The owner of 201 Mill Street was appreciative of the work done by Commissioners Macpherson and Meyer and Planner Braaten in meeting with them and clarifying their options.

The annual statewide Heritage Preservation Commission conference will be held September 13-14 in Fergus Falls. The City has budgeted funds to pay for attendance for one Commissioner and will seek grants to pay for others. Planner Braaten must know by the end of this week which commissioners wish to attend.

- e) Next Meeting - Tuesday, September 18, 2012

8. ADJOURNMENT

It was moved by Meyer, seconded by Macpherson, to adjourn.
Approved unanimously.

Adjourned at 9:05 p.m.

Steve Finch
Secretary