

City of Excelsior
Hennepin County, Minnesota

MINUTES
HERTIGAGE PRESERVATION COMMISSION

Tuesday, August 20, 2013

1. CALL TO ORDER/ROLL CALL

Chair Schmidt called the meeting to order at 7:04 p.m.

Present: Bipes, Bolles, Brabec, Macpherson, Nelson, Schmidt
Absent: Finch
Also Present: City Planner Braaten, Advisor Caron

2. AGENDA APPROVAL

It was moved by Macpherson, seconded by Brabec, to approve the agenda.
Approved unanimously.

3. APPROVAL OF MINUTES

a. Heritage Preservation Commission Meeting of July 16, 2013

Bolles proposed to clarify the motion on the top of page 3, to indicate that Nelson would research images of designated historic buildings at the Excelsior Lake Minnetonka Historical Society offices and determine the cost to print a number of historic photos in frames for possible display in the City Council chambers after consultation with other commissions and the Council.

It was moved by Bolles, seconded by Macpherson, to approve the minutes as corrected. Approved unanimously.

4. CITIZEN REPORTS or COMMENTS

None.

5. MISCELLANEOUS/COMMISSIONER'S COMMENTS

a. Recent City Council Actions

Braaten reported that at the Council meeting the prior evening the Council discussed the City's restrictions for on-street parking. The Council discussed the preliminary budget for 2014. The Council is also considering establishing no parking on the north side of Galpin Lake Road.

The Council also discussed the use of galvanized siding under residential design standards. An off-sale license was approved for a

5. MISCELLANEOUS/COMMISSIONER'S COMMENTS

a. Recent City Council Actions – (continued)

new wine and spirits shop. The Council approved a height variance for the former Olds house to add a tower room. The Council approved a roof sign for the existing midcentury building on Water at Oak Street across from the Mason Motors site. It also approved design standards changes for the Seifert development on Third Street. An extension of time was granted for 30 days for the Excelsior Hotel PUD application.

Nelson commented that, although not designated as historic, the Aaron Thompson building at Water and Oak is being restored to more like its original midcentury character based on the project architect's use of historic photos, which should be encouraged.

6. NEW BUSINESS

a. Site Alteration Permit for Exterior Alterations at 35 Water Street - Rachel Livingston/RELATIONshift

Braaten stated that the proposed signage consists of a metal bracket with a suspended sign. The signage meets the City's size standards and features no lighting. The sign ordinance provides that a roof sign requires HPC approval or a CUP, which applies here because it is to be attached to the mansard roof. The applicant, Rachel Livingston, stated that the roof location was chosen because the sign would be too low if placed under the mansard roof. Her office is located upstairs in the building and the sign would be next to the red door which is the entrance to the upstairs. She stated that there is currently no similar signage for other office tenants upstairs.

Macpherson noted that the mansard roof face is sloped, so any shim used to straighten the bracket would need to be unobtrusive. Livingston stated that the back of the bracket would be sloped to match the roof slope. Schmidt asked if the building owner had consented to the signage. He expressed concern about the precedent of allowing other signs for tenants on the mansard roof slope. The Commission discussed whether there should be a directory next to the upstairs door or an opportunity to add additional advertising signs below this proposed sign to anticipate future tenant signage. Commissioners expressed concern that they would not want to see a series of separate signs like this on the mansard roof or the building would begin to look cluttered. There was also concern about the modern look of the business logo. Livingston said that although the business logo is contemporary, the sign will look like pressed wood, so the overall effect is historic in appearance.

6. NEW BUSINESS

- a. Site Alteration Permit for Exterior Alterations at 35 Water Street - Rachel Livingston/RELATIONshift - (continued)

Braaten stated that the building owner has approved this sign application. After discussion, the Commission reviewed its ordinance sign standards and determined that it need not resolve the issue of other potential signs at this time. The current application does not conceal architectural details or clutter the building facade, so the standards in Section 62-3.G have been met. The Commission intends to review any future signage for the building based on whether it clutters the appearance of the building.

It was moved by Brabec, seconded by Bipes, to approve the Site Alteration Permit consistent with the findings above. Approved unanimously.

7. UNFINISHED BUSINESS

- a. Consider Final Revisions to Approved Site Alteration Permit for New Library at 337 Water Street - Hennepin County

Braaten presented the final library plans approved by the Council. The only change from what had been previously approved by the HPC is that the building will be entirely brick, instead of the rear portion having stucco.

It was moved by Bolles, seconded by Macpherson, to approve amendment of the Site Alteration Permit consistent with the new plans. Approved unanimously.

- b. Exploring Grant Funds for Oak Hill Cemetery

It was moved by Macpherson, seconded by Nelson, to move items b and c from Unfinished Business to Communications and Reports on future agendas, and add a similar item for Scenic Byways to such agendas, to provide an opportunity for any future updates as appropriate. Approved unanimously.

It was noted that any progress on Commission Goals may be discussed as well under Communications and Reports.

- c. Possibility of Historically Designating Portions of Excelsior Elementary School

8. ANNUAL MEETING (continued from July 16)

a. Goals and Objectives

It was moved by Nelson, seconded by Bolles, to accept the prepared goals statement and use it to develop action items. Approved unanimously.

9. COMMUNICATIONS AND REPORTS

a. Designate Liaison for Planning Commission Meeting - Wednesday, September 4, 2013

Bipes agreed to attend the meeting.

The Statewide Historic Preservation Conference is September 12-13. Nelson and Brabec plan to attend.

b. Site Alteration Permits Administratively Approved

Braaten reported that the Paris Tailors building will be repainted using existing colors and will also be repairing the existing sign.

Braaten also distributed a list of designated historic sites in the City and a Design Standards and Downtown Historic District map for reference.

The Commission requested and Caron agreed to prepare a list of significant sites that have been determined to be worthy of designation based on the City's existing professional studies, but which have not yet been designated. Nelson agreed to work on potential communication options for promoting designations. Schmidt, Nelson and Caron also agreed to meet and discuss possible benefits and concepts to facilitate additional designations.

9. COMMUNICATIONS AND REPORTS

b. Site Alteration Permits Administratively Approved - (continued)

Schmidt reported that federal funding for the scenic byways initiative has dried up, so Wayzata is looking at other options for funding.

c. Next Meeting - Tuesday, September 17, 2013

10. ADJOURNMENT

It was moved by Nelson, seconded by Bolles, to adjourn at 8:38 p.m.
Approved unanimously.

Respectfully submitted,

Tim Caron
Recording Secretary