

City of Excelsior  
Heritage Preservation Commission  
Minutes  
Wednesday, October 16, 2013

1. CALL TO ORDER/ROLL CALL

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

Present: Bipes, Bolles, Brabec, Finch, Nelson, Schmidt, Macpherson  
Also Present: City Planner Richards, City Planner Braaten

2. ROLL CALL

3. AGENDA APPROVAL

It was moved by Finch, seconded by Bolles, to approve the agenda.  
Approved unanimously.

4. APPROVAL OF MINUTES

a) Heritage Preservation Commission Meeting of September 17, 2013

It was moved by Finch, seconded by Bipes, to approve the minutes as written. Approved unanimously.

5. CITIZEN REPORTS or COMMENTS

None.

6. MISCELLANEOUS/COMMISSIONER'S COMMENTS

a) Recent City Council Actions

Braaten and Richards informed the Commission of recent City Council actions.

7. NEW BUSINESS

None.

8. UNFINISHED BUSINESS

a) Site Alteration Permit for Exterior Alterations at 421 Third Street--Excelsior Brewing Company

Richards introduced the topic explaining that Excelsior Brewing was requesting approval of a Site Alteration Permit to make exterior

8. UNFINISHED BUSINESS

- a) Site Alteration Permit for Exterior Alterations at 421 Third Street--Excelsior Brewing Company – (continued)

changes to the property at 421 Third Street. He reminded the Commission that the brewery would be expanding into the spaces formerly occupied by East Lake Auto and Petunias. At the previous meeting the HPC was favorable to the plan, but continued this agenda item to allow a site visit and for the applicant to supply additional information. Richards explained the proposed exterior changes and the new information supplied by the applicants.

John Klick, Jon Lewin and Patrick Foss appeared on behalf of Excelsior Brewing.

The Commission briefly discussed the alley/easement issue and was informed that this issue had been resolved between the neighboring property owners and therefore the screening within the alley can be installed/constructed as originally proposed.

Exterior paint colors were reviewed along with exterior light fixture options. The Commission was satisfied with either choice provided by the applicant as long as the proper amount of lighting and direction of lighting met requirements.

The roof top mechanical screens were determined to meet visual requirements. The proposed materials would be a smooth cedar painted the color of the building. Finch clarified that the screen will run all of the way down to the rooftop.

The HPC Subcommittee met on Friday, October 14 on site to review the restoration plans and determine the condition of the existing underlying brick façade and the windows. It was determined that existing windows will be restored rather than replaced. It has been revealed that one window located on the west (parking lot) side has been substantially damage during a previous renovation and it will not likely be restored nor uncovered.

Macpherson inquired about the building cap and stressed the historic importance of retaining the feature. Philip Waugh of LHB Architects agreed that the cap is an important feature and stated that it would remain.

The overall plan and intention is to pull large portions of the stucco off

8. UNFINISHED BUSINESS

- a) Site Alteration Permit for Exterior Alterations at 421 Third Street--Excelsior Brewing Company – (continued)

to determine how much, if any, damage was done to the original brick facade. Once that process is underway they will determine which direction is feasible both economically and historically. If there is no damage (the metal lathing for the stucco was attached at the brick mortar joints), they will proceed with a brick facade as the building plan elevations show by tuck point repair and cleaning of brick. If there is a minimal amount of damage (Some of the lathing was attached to the brick face), they will proceed with a brick facade and replace the damaged bricks with the closest match, tuck point repair and cleaning. If there is extensive damage, the stucco will be repaired and resurfaced to a more updated finish (less texture). The Commissions stressed the desire to try and restore the front or street facade to the original brick if possible.

After much discussion, Finch clarified that the applicants have already been given approval to proceed with the initial plan. If the original plan no longer fits the budget, the applicant needs to readdress the HPC with the contractor's findings to discuss a new direction. The Commission stated that a special meeting could be called to address the immediate needs of the applicant if necessary.

Richards suggested placing a time limit on the applicant for investigation and then finishing exterior restoration. A nine month timeline was suggested for the restoration project which was based on the 180 day building permit timeline.

The exterior light fixture issue was discussed at length regarding full cut-off fixtures verses adjusting bulb wattage so as not to affect the residential neighborhood across the street from the brewery.

Current paint color on the cinder block exterior is the original color and will be the color that runs on all three sides of the building.

Macpherson stated that the recessed panels near the top of the front building façade were most likely originally constructed of wood and attached to the recessed area of the brick work. He stated that it would be the Commission's preference to restore them with wood or leave them the exposed recessed brick panel. The Commission did not want to see the recessed panels painted.

8. UNFINISHED BUSINESS

- a) Site Alteration Permit for Exterior Alterations at 421 Third Street--Excelsior Brewing Company – (continued)

Discussion followed regarding signage, awnings, patio fencing and outdoor furniture. It was determined that the subcommittee could review the outdoor furniture to ensure it's compliance with HPC requirements.

It was moved by Macpherson, seconded by Bolles, to approve the Site Alteration Permit with the following conditions: 1) Same items as in #3 must be met, 2) Building colors approved with white panels, 3) Clay caps preserved as is or replaced with same, 4) Light Fixtures approved with lower wattage bulb use, 5) Signage is good as long as mounted in mortar joints, 6) Alley fence will be painted Galveston Gray, 7) Biella's movable fence approved, 8) Street furniture needs approval, 9) Preference of restoration Plans - a) Brick Restored to original - b) Stucco, final appearance needs to be presented to HPC, 10) Restoration (exterior only) timeline must be met One year to finish, within 8 months final plan must be made. Exterior must be finished by October 31, 2014, 11) White wood panels only - not painted brick Approved unanimously.

9. COMMUNICATIONS and REPORT

- a) Exploring Grant Funds for Oak Hill Cemetery

None.

- b) Possibility of Historically Designating Portions of Excelsior Elementary School

Commissioner Macpherson commented that the Commission should acknowledge the new Excelsior Elementary school addition because of its design which is complimentary to the historic section of the school. Discussion followed regarding the possibility of sending a letter to recognize their efforts and to begin a more open dialogue regarding historic designation of Excelsior elementary. It was determined that Schmidt and Macpherson would work together to draft a letter.

- c) Scenic Byway

None.

9. COMMUNICATIONS and REPORT – (continued)

- d) Designate Liaison for Planning Commission Meeting – November 6, 2013

The Commission decided not to send a representative to the Planning Commission meeting.

- e) Site Alteration Permits Administratively Approved

Braaten informed the Commission that he had issued on Administrative Site Alteration Permit for a wall mounted sign at 35 Water Street. Braaten also informed the Commission that the property at 284 Water Street had been reroofed and that none of the historic blue tile roof had been removed during the process.

- f) Next Meeting – Tuesday, November 19, 2013

10. ADJOURNMENT

It was moved by Finch, seconded by Bipes, to adjourn. Approved unanimously. Adjourned at 8:42 p.m.

Respectfully submitted,

Connie Brabec  
Secretary