

City of Excelsior
Hennepin County, Minnesota

Minutes
Heritage Preservation Commission Meeting

Tuesday, August 24, 2021

1. CALL TO ORDER/ROLL CALL

Interim Chair Caron called the meeting to order at 6:30 p.m.

Commissioners Present: Finch, Bolles, Caron, Tyler, Salita

Commissioners Absent: Brabec

Also Present: Interim Planning Director Mullin, City Attorney Staunton

2. AGENDA APPROVAL

Salita made the motion to approve the agenda as presented. Tyler seconded the motion. Motion carried 5/0.

3. APPROVAL OF MINUTES

a) July 20, 2021

Mullin had a correction on Item 5(d) of 'applicant' to 'application.' Caron clarified in Item 5(c) "the work" to "remove the rear staircase."

Finch clarified he did not resign as vice chair in Item 5(a).

Tyler moved to approve the minutes as corrected; Bolles seconded. Motion carried 5/0.

4. CITIZEN REPORTS OR COMMENTS

Mayor Carlson presented a flag to Commissioner Finch. The flag was flown at the US Capitol on April

8, 2021, in honor of Steve Finch Day.

Peter Hartwich, 186 George, is pleased with the nomination of national designation of the Minnehaha and the Downtown District. Hartwich asked for clarification about the HPC's role in the Historic Downtown. The HPC clarified they will continue the same role in the Downtown District.

Dan Brattland, 6 3rd Street and 7 George Street, gave an update on those two projects. Brattland requested that an SAP Amendment to 6 3rd Street be added to the agenda.

The HPC added a 6 3rd Street SAP Amendment as Item 5(f)

5. DISCUSSION ITEMS

a) **106 Center Street Landmark Designation (HPC No. 21-16)**

Mullin presented the report. Salita would like to add that the parish had been in the community since 1908.

Caron opened the public hearing. Anne Obermeyer, 233 1st Street, questioned how the process works if the church does not want to keep the property and does not want the landmark designation to happen. The HPC responded that the City has purchased the property. Obermeyer wondered if the designation affects the parking lot as well.

Crystal O'Hanlon, 227 Center Street, agrees with the designation.

Peter Hartwich, 186 George Street, supports the designation and supports the use as a new city hall. Hartwich also supports using the parking lot area as housing.

Dan Brattland, 6 3rd Street, supports the designation and questions if there is a plan for the building yet. The HPC answered no, they are unaware of any plan yet; the role of the HPC is just to recommend the designation or not.

Mullin read an email comment from Anne and Jeff Mark that is in support of designating the church.

Caron closed the public hearing. With the addition of the Christian Science congregation being in the community since 1908 as an additional finding of fact, Salita made a motion to recommend the building be designated as a landmark property and direct staff to prepare a resolution for City Council regarding this. Finch seconded.

Motion carried 5/0.

b) **31 Water Street Site Alteration Permit (HPC. No. 21-22)**

Mullin presented the report and gave a few corrections to the staff report. Salita recused himself from the conversation as he owns a business in town that is similar to the applicant's.

The HPC questioned whether the proposed painting of the wall would be considered an advertising sign. The applicant spoke about the application.

The HPC had concerns about the pattern being proposed. There was also discussion about the mural standards, however this is a commercial building which has different standards for murals. The HPC discussed creating a subcommittee to work with the Applicant on the Site Alteration Permit. The subcommittee will consist of Tyler and Bolles.

The HPC directed staff to calculate allowed square footage of signage for the building.

Finch made a motion to form a subcommittee to work with the applicant and continue this item. Bolles seconded. Motioned carried 5/0.

c) **278 Water Street Site Alteration Permit Continuation (HPC No. 21-21)**

This item is continued from the July HPC meeting. Mullin presented the report. City Attorney Staunton discussed enforcement options when a Site Alteration Permit application comes through when the work has already been completed.

The applicants spoke about the application.

The HPC and applicant discussed all the circumstances surrounding the application. The HPC weighed the options of denying the permit.

Finch made a motion to reluctantly approve the site alteration permit after the fact; given the circumstances surrounding the application; in accordance with the findings of fact in the resolution. Tyler seconded. Motion carried 5/0.

Staff is directed to draft a resolution and bring it to the September HPC meeting.

d) **366 Water Street Site Alteration Permit Extension (HPC No. 20-10)**

e) **366 Water Street Site Alteration Permit Amendment (HPC No. 21-22)**

Item 5(d) and 5(e) were presented and discussed together. Mullin presented the report. Mullin handed out a report that was done by the subcommittee on the property in January of 2021.

The HPC had questions about the plans submitted with the application. The HPC discussed the prior issues with this property. The HPC would like to see City Staff verify the footings for the denied addition have been removed. Mullin stated the City Building Inspector will be verifying that shortly.

Brian McCool, the attorney representing the applicant, spoke about the application. The HPC and McCool had discussion about the windows and window openings on the building. The HPC discussed the importance of a clear and consistent set of plans. The HPC also discussed the importance of going over the subcommittee report from January, which is a “compliance roadmap” for the applicant.

Finch made a motion to continue both items, the extension and amendment, to the September meeting; to request the applicant review the compliance roadmap provided by the subcommittee; the subcommittee consists of Commissioner Finch, Caron, and Tyler; request the applicant come back to the September meeting with plans that respond to the subcommittee memos and staff reports; to provide plans that show only what’s proposed (no earlier iterations). Tyler seconded. Motion carried 5/0.

f) **6 3rd Street Update and Site Alteration Amendment**

Mullin requested Caron formally adopt the amended agenda with this item added. Finch made a motion to adopt the amended agenda. Bolles seconded. Motion carried 5/0.

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Caron briefly described the project. The applicant, Dan Brattland, described the project and request. The request is to change the design and material of the upper-level deck railing and staircase to the upper-level deck because Brattland is unable to find a builder who is able to build the original design.

Salita made a motion to approve the amendment to the Site Alteration Permit to permit the substitution to the wood railing shown on a photograph provided by the applicant along the entire upper-level deck including around the turret; to allow a staircase on the Left (South) Elevation as depicted on the plan provided by the applicant. Finch seconded. Motion carried 5/0.

g) **Goals Prioritization Activity**

The HPC continued this item until the September meeting.

h) **Mark Macpherson Plaque Discussion**

The HPC continued this item until the September meeting.

i) **Establish Interim Chair for September-October**

Tyler made a motion to appoint Salita as the interim chair for the September and October meetings. Finch seconded the motion. Motion carried 5/0.

6. COMMUNICATIONS and REPORTS

a) Next City Council Meeting – Monday, September 7, 2021

b) Next HPC Meeting – Tuesday, September 21, 2021

c) Administrative Site Alteration Approvals

1. 276 Water Street sign

d) Recent City Council Actions

1. 511 Second Street Update

2. Excelsior Flats Concept Plan Update

e) Community for the Commons Updates

f) Other Updates

7. ADJOURNMENT

Salita moved, Tyler seconded, to adjourn the meeting at 9:30 p.m. Motion carried 5/0.

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Respectfully submitted,

Julia Mullin
Interim Planning Director