

City of Excelsior
Hennepin County, Minnesota

Minutes
Heritage Preservation Commission

Tuesday, April 21, 2020

1. CALL TO ORDER/ROLL CALL

Chair Macpherson called the meeting to order at 6:31 p.m.

Commissioners Present: Macpherson, Bolles, Salita, Caron, Finch, Brabec

Commissioners Absent: Reece

Also Present: City Planner Becker

2. AGENDA APPROVAL

Motion by Bolles, seconded by Caron to approve the agenda. Motion carried 6/0.

3. APPROVAL OF MINUTES

a) April 13, 2020

Commissioner Salita moved, Commissioner Brabec seconded, to approve the minutes for the April 13, 2020 meeting as amended. Motion carried 6/0.

4. CITIZEN COMMENTS OR REPORTS

None.

5. DISCUSSION ITEMS

a) 234 Water Street Window Replacement (HPC No. 20-1)

Becker presented the report. The applicant stated that he was unable to provide updated renderings due to the pandemic and due to the short time frame in between meetings. Macpherson had understood that there would be wood paneling on the bottom of the lower level windows and that a subcommittee would be approving the brick within the columns. Finch wasn't sure what all was involved in this request. Macpherson wanted an updated sketch of where all the other windows are being replaced. Nelson felt that it may be beneficial for there to be a subcommittee to work with the applicant to ensure that all the proper requests are being made. Macpherson wanted the Commission to specify which material they would like to see under the lower level windows. Bolles felt that brick or glass would be less maintenance. Brabec was unsure about the brick, as it can be difficult to match the brick exactly. Caron was fine either way because both are present on Water Street.

Finch had suggested again that there be a three-person subcommittee. Macpherson again asked what the preference of Commission was for the material. Bolles preferred brick; Brabec preferred panel; Caron, Salita, Finch and Macpherson preferred either.

Motion by Finch to continue the three-person subcommittee to put together a complete Site Alteration Permit (SAP) with the applicant as soon as possible. Seconded by Caron. Bolles wanted a definitive list of what we're approving, including the aluminum storefront (sidewalk level) windows, second floor restoration of the original double hung and arched wood windows on the front elevation (including storm windows), replacement to all windows on side and rear of buildings, and replacement of doors. Additionally, if the applicant wishes to include the rear elevations of the building, he may do so if he is ready. Motion carried 6/0.

b) 7 George Street Structure (HPC No. 20-6)

Becker presented the report. Brattland wanted to first address the meeting minutes from the April 13, 2020 meeting regarding 6 Third Street. He wanted to ensure that the comments that were made during previous sketch plan review would carry over to the future approval of a Site Alteration Permit. He then went on to discuss the 7 George Street Site Alteration

Permit. He explained a rendering that was sent via email showing an alteration permit to the structure with the garage facing the Street.

Caron addressed the 6 Third Street meeting minutes and wanted to clarify that we will need documentation for the Site Alteration Permit clearly showing what is being kept and what is being replaced. He suggested the following, that the:

- HPC agrees:
 - To grant a Site Alteration Permit to move the 200 Lake Street house to the 7 George Street lot
 - To support any required variances and other city permits to accomplish the relocation of the 200 Lake Street house to the subdivided lot at 7 George Street
 - To set up an HPC subcommittee to promptly review and comment on any proposed alterations (foundation, porch, etc.) to ensure that the 200 Lake Street house, once moved, meets the requirements for historic designation
- Owner agrees:
 - To use best efforts to accomplish the relocation of the 200 Lake Street house to the subdivided lot at 7 George Street, including diligently pursuing all required city approvals
 - To provide owner consent and apply for designation of the 200 Lake Street house at 7 George Street as a new historic site concurrent with pursuing other required city variances and permits for the relocation, to be effective only after completion of the relocation of the 200 Lake Street house and related site work
 - To consult with an HPC subcommittee on proposed alterations to the 200 Lake Street structure in connection with the relocation of the house to ensure that the house continues to meet historic designation standards

Brabec, Salita, Finch, and Macpherson agreed with Caron and thanked him for his proposal. Macpherson would like to add that a subcommittee cannot in and of itself issue a Site Alteration Permit and that the HPC as a whole needs to give approval. Brattland questioned if the two properties would still be separated regardless if the structure was moved or not. Caron clarified that the parcels would be separated regardless.

Motion by Finch to accept the language proposed by Commissioner Caron, seconded by Brabec. Motion carried 6/0.

Motion by Finch to approve the Site Alteration Permit to move the structure currently located at 200 Lake Street to 7 George Street in accordance with the language that Commissioner Caron has prepared with the conditions as recommended by staff. Motion carried 6/0.

c) Annual Meeting

Motion by Finch to re-elect Chair Macpherson, Vice-Chair Finch, and Secretary Brabec. Seconded by Caron. Motion carried 6/0.

Motion by Macpherson to continue to enforce the existing by-laws, seconded by Bolles. Motion carried 6/0.

Caron suggested that the Commission think about goals for 2020 and send to Planner Becker the Thursday prior to the next meeting. Motion by Caron to move the item to the next meeting, seconded by Finch. Motion carried 6/0.

d) Excelsior Award

Salita questioned what the past awards that were granted were. Caron clarified that those awards were given for historic preservation projects. Salita, Caron, and Brabec did not see relevance in the Heritage Preservation Commission reviewing the proposed guidelines. Macpherson felt that the nomination process should be open to anyone.

The Commission asked that their award be put on the agenda for the next meeting.

e) Eligibility Study or National Register of Historic Places

Caron pointed out that there are some discrepancies between the table and map regarding contributing structures as well as some required edits on page 3. Salita wanted the 2002 report at least referenced. Macpherson suggested that we add "is available upon request."

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6. ADJOURNMENT

Motion by Salita, seconded by Bolles, to adjourn at 8:31 p.m. Motion carried 6/0.

Respectfully submitted,

Emily Becker
City Planner