

City of Excelsior
Hennepin County, Minnesota

Minutes
Heritage Preservation Commission

Thursday, November 12, 2015

1. CALL TO ORDER

Chair Schmidt called the meeting to order at 6:00 p.m.

2. ROLL CALL

Commissioners Present: Anderson, Brabec, Finch, MacPherson, Salita, and Chair Schmidt

Commissioners Absent: Nelson

Also Present: City Planner Smith

2. Site Alteration Permit – 444 Second Street (HPC No. 15-14)

City Planner Smith introduced the staff report. Brabec asked if the applicant looked to see if there is brick underneath the existing wood siding. Andy Gansmoe, Xpand, stated that they have not looked underneath the existing siding. Bill Foundray, the property owner, addressed the Commission. Mr. Foundray stated that the rear of the building is an addition. Brabec's concern is that it is a 1950's building, and the applicant is trying to make it look like it is 1900s. Macpherson suggested that when repairing the mortar in the future may cause the thin brick to come off. Schmidt and Macpherson would like to know what the building material is behind the existing wood siding. Mr. Foundray stated that they are finishing the top level and not the lower level because the upper level is drafty.

Brabec asked if any other material has been looked into. Mr. Foundray has stated that he has not explored any other exterior material. Mr. Foundray stated that he will leave the façade the way it is if the Commission does not approve the brick veneer.

Finch moved to deny the SAP. Macpherson seconded. Motioned failed 2/4.

Salita motioned that applicant removes portion of siding, and as long as material beneath the wood siding isn't significant, the SAP is approved. Salita, Schmidt and Smith will meet on site to determine what is under the wood siding. Anderson seconded. Motion approved 4/2. Subcommittee will present their findings in writing.

The Commission's decision is based on the following findings: **A. The existing façade is deteriorated. B. The proposed alteration is on a secondary façade to the rear of the building. C. The proposed alteration will use thin brick as the term is generally defined in the industry. D. Full brick is not an economically viable alternative as declared by the applicant and approved by the Commission. E. The applicant asserts that he has been advised by an engineer that the current structure will support the use of thin brick.**

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3. Recommendation for the Preservation Consultant for the Residential Portion of the Preservation Design Manual
Finch moved to recommend the hiring of Tom Zahn. Machpherson seconded.
Motion approved 6/0.

4. Adjournment

Commissioner Finch moved, Commissioner Brabec seconded, to adjourn the meeting at 7:10 p.m. Motion carried 6/0.

Respectfully submitted,

Pat Smith
City Planner