

City of Excelsior
Heritage Preservation Commission
Minutes
Tuesday, December 18, 2012

1. CALL TO ORDER/ROLL CALL

Chair Sanders called the meeting to order at 7:01 p.m.

Present: Bolles, Finch, Macpherson, Roden, Sanders

Absent: Meyer, Mueller

Also Present: City Planner Braaten, Advisor Caron

2. APPROVAL OF MINUTES

a. Heritage Preservation Commission Meeting of November 20, 2012

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

3. CITIZEN REPORTS or COMMENTS

None.

4. MISCELLANEOUS/COMMISSIONER'S COMMENTS

a. Recent City Council Actions

Braaten reported that the Council had discussed the upcoming force main project, the emergency water interconnection to Shorewood via Greenwood and related pending assessment issue, the consideration of a liquor license for Lagos Tacos and expansion of the liquor service area for Excelsior Brewing, which staff is investigating.

The Commission discussed the pending hotel project and it was reported that the Council had made no decision on the general plan approval or on the appeal of the HPC's decision to deny the Site Alteration Permit. Due to continuing concerns about the design of the building, the Council discussed forming a design subcommittee, consisting of Councilmembers Caron and Ruehl and a representative of the HPC, to work with the applicant on improving the design. The Planning Commission will not be represented on the subcommittee, although they voted 3/3 initially to disapprove the Design Standards review, but later voted 4/2 on approving the PUD and, upon a re-vote, the Design Standards review was approved 4/2.

4. MISCELLANEOUS/COMMISSIONER'S COMMENTS

a. Recent City Council Actions (continued)

The Commission continued to express concern that the application is not supported by proper architectural drawings, and that the hand-drawn renderings and lack of clear identification of materials and colors being submitted do not present a clear basis for what will be built should the City give a final approval to the project. City staff is preparing a resolution for general plan approval with conditions following the design review process. The Commission discussed adoption of future ordinance standards for large site projects like those adopted by Aspen, CO to govern future PUD applications in the Downtown Historic District, now that the Council has amended the PUD ordinance to allow such projects in the downtown.

The Commission discussed the key hotel project issues for the design subcommittee discussion:

- Eliminate balconies on Water Street, no pergola
- Mitigate height--bring out top floor to conceal penthouse level
- Minimize horizontal features, eliminate stepbacks (esp. on Water Street)
- Break up lower floors into more vertical bays, mimic different buildings on Water Street façade
- Look at varying the 3rd floor height and using false parapets for breaks
- Simplify disparate design elements, and avoid carrying design elements the entire length of the building
- Consider alternatives to turret size and diameter and style—plan for snow and ice on cupola
- Mimic traditional sidewalk style/width and streetscape elements
- Plans should clearly describe materials and colors including brick size/color, show retail entry door on Water Street
- Get rid of extraneous design elements—simplify

It was moved by Bolles, seconded by Roden, to approve Macpherson as the HPC's representative to the design subcommittee with the direction to pursue addressing the issues identified above. Approved unanimously.

5. NEW BUSINESS

a. None

6. UNFINISHED BUSINESS

a. Exploring Funds for Oak Hill Cemetery

It was moved by Macpherson, seconded by Finch, to continue items 6.a. to 6.c. to the next meeting. Approved unanimously.

b. Excelsior Downtown Historic District Boundaries

c. Possibility of Designating Portions of Excelsior Elementary School

7. COMMUNICATIONS AND REPORTS

a. Designate Liaison to Planning Commission Meeting – January 8, 2013

Bolles agreed to attend as liaison to the meeting.

b. Site Alteration Permits Administratively Approved

Macpherson reported that a meeting has been scheduled for January 9 to meet on site with representatives of Capers and discuss potential resolution of the awning issue.

Braaten reported that Trader Joe's is no longer interested in pursuing a grocery store in the Oppidan project. There was brief discussion of a possible alternate site plan, but this option was not pursued.

c. Next Meeting – Tuesday, January 29, 2013

8. ADJOURNMENT

It was moved by Macpherson, seconded by Finch, to adjourn. Approved unanimously. Adjourned at 9:25 p.m.

Tim Caron
Recording Secretary