

City of Excelsior
Hennepin County, Minnesota

Minutes
Heritage Preservation Commission Meeting

Tuesday, October 5, 2021

1. CALL TO ORDER/ROLL CALL

Interim Chair Salita called the meeting to order at 6:30 p.m. Peter Hartwich took Oath of Office and was seated as a HPC Commissioner.

Commissioners Present: Salita, Bolles, Caron, Brabec

Commissioners Absent: Tyler, Finch

Also Present: Community Development Director Mullin

Interim Chair Salita administered the Oath of Office to new HPC Commissioner Peter Hartwich and Commissioner Hartwich was seated as a Commissioner.

2. AGENDA APPROVAL

Items were added to the agenda: a presentation of Little Free Library proposal for an Eagle Scout project by Bryce Alexander was added as Item 4.a.; Continuation of 31 Water Street SAP was added as item 5.d.; continuation of 366 Water Street SAP Amendment was added as item 5.e.; HPC Goals Discussion was added as item 5.f.; and Macpherson Plaque Discussion was added as item 5.g. Motion made to approve the agenda with amendments. Seconded. Motion carried 5/0.

3. APPROVAL OF MINUTES

a) August 24, 2021

Caron had a correction to Item 5(g) and 5(h): "tabled" changed to "continued".

Motion made to approve the minutes as corrected; seconded. Motion carried 5/0.

4. CITIZEN REPORTS OR COMMENTS

Bryce Alexander, Excelsior resident and high school student, presented a proposal to build and install in Excelsior a Little Free Library with an historic theme. He presented two possible designs and locations and asked for feedback from the HPC. He is working with the ELMHS to install the Library next to the museum or next to the information kiosk; ELMHS will own and maintain the library. The Commissioners stated their support for the project and asked staff to investigate the process that was used for review of the prior Scout walking tour brochure enclosures; the HPC will follow the same process with this Little Free Library proposal.

5. DISCUSSION ITEMS

a) **234 Water Street Site Alteration Permit (HPC No. 21-29)**

Mullin presented the report. The Applicant, Tyler Nelson, answered questions.

The Commissioners stated their support for the installation of the two windows and door, in original openings, on the rear elevation of the property.

Bolles made a motion to approve. Seconded. Motion carried 5/0.

b) **301 Water Street Site Alteration Permit (HPC. No. 21-28)**

Mullin presented the report and distributed a corrected version of The Secretary of the Interior Standards that was in the packet. The Applicant, Dan Johnson, answered questions.

Staff raised question of windows being added to the addition; Applicant said use of addition as kitchen not amenable to windows, and addition will be screened with landscaping.

Question raised about timing of zoning review. The proposal will receive zoning review; Applicant wants to know if the proposed concept is acceptable to the HPC.

A question was raised about the 3-season seating roof obscuring the distinctive doors of the existing building. The Applicant discussed the importance of covered seating.

The Applicant was asked if he had considered other uses for the building; he responded that the restaurant concept was all he had considered.

Commissioner Bolles asked about the lease the Applicant has with Hennepin County because part of the building is on County-owned land; concerned that County could remove building with very short notice.

HPC stated their support of the proposed project and stated that the restaurant is an excellent use for that property.

The following Motion was made: The HPC gives Concept Approval for the scope and scale and general materials for the proposed adaptive re-use of 301 Water Street, and the Applicant will come before the HPC again for Final Approval, which will include a separate SAP for signage. Bolles amended the motion to add: at Final Approval the Applicant will provide proof of lease with Hennepin County because the building is partly on county-owned land. Motion seconded by Caron. Motion carried 5-0.

c) **371 Water Street Site Alteration Permit (HPC No. 21-27)**

Mullin presented the staff report. The Applicant, Kelly Olsen, answered questions. The proposal is for renovation of The Birdhouse principal structure and carriage house so that it can be repurposed as a short term rental property, newly named The Guest House.

The Commissioners indicated that zoning review is critical because it will answer the question of whether the proposed use is permitted. Mullin indicated that zoning review is happening and to keep the application moving forward, HPC review is happening concurrently.

The Commission stated that the carriage house is much newer than the main building and is not a contributing structure to the Downtown Historic District. Changes to the carriage house are less significant as a result. The Commission is supportive of the proposed changes to the carriage house. They would like to see the windows on the carriage house be consistent across the house.

The Commission stated that they need more information on the proposed repairs to the principal structure because it is critical that they are performed according to the Preservation Design Manual Guidelines.

The Commission requested that the Applicant submit a visual representation of the proposed exterior colors on the house so that they could see what color would be painted where, and could get an overall sense of how the structure will look when painted as proposed.

The HPC established a subcommittee for this SAP: Commissioners Bolles, Caron, and Hartwich.

Caron made the following Motion: The HPC gives Concept Approval for the proposed changes to the carriage house and requests additional information on the exterior paint color scheme, more details on the proposed repairs, and requires an additional SAP for signage. Brabec

seconded. Motion carried 5/0.

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

The Commission determined that the subcommittee for this SAP will respond to the Applicant to see if they are making revisions to the project based on the Commission's comments at the August 24 meeting and if they want to bring the SAP back before the HPC at the next meeting. The subcommittee consists of Commissioners Tyler and Bolles. The Commission directed staff to extend the time for consideration of the application. Caron made a Motion to continue the application to the next meeting and extend the application. Bolles seconded. Salita recused himself. Motion carried 4/0.

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

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

Item 5(3) and 5(f) were continued from the last meeting. Commissioner Caron reported that the subcommittee met with the Applicant's representative Brian McCool and gave feedback on the proposed Site Alteration Permit. Mr. McCool indicated he would discuss the feedback with the Applicant and that they would bring a revised proposal forward. The subcommittee and Mr. McCool tried to meet a second time but did not prior to tonight's meeting.

Commissioner Caron reminded the Commission that the 60-day time limit on the SAP Amendment application was up today. In order to continue consideration of the application an extension would need to be issued by the City and accepted by the Applicant. Given the time constraint, it was proposed that the Site Alteration Permit Amendment be denied and that staff let the Applicant know that they could bring their proposal forward as a new SAP. Caron made a motion to deny the SAP Amendment and Bolles seconded. Motion carried 5/0.

g) HPC Goals and Priorities Discussion

This item was continued from the last meeting. The Commission decided to continue it to the next HPC meeting. A motion was made and seconded. The Motion carried 5/0.

h) Mark McPherson Plaque Discussion

This item was continued from the last meeting. The Commission asked staff to include the information in the next HPC meeting's packet and to continue the item to the next meeting. A Motion was made and seconded. The Motion carried 5/0.

6. COMMUNICATIONS and REPORTS

a) Resolutions approving SAP for 278 Water St. and SAP Amendment for 6 3rd St.

The Commission discussed the draft resolutions provided by staff.

Two changes were made to the 278 Water St. Resolution: add "permitting and procedure" to the end of Finding #3; and add Finding #8: "Under any other circumstance the HPC is reluctant to approve any SAPs after the fact, but this one is passed due to Findings 1-7." The resolution for 278 Water Street was approved as amended.

Regarding the 6 3rd Street, the Commission wanted confirmation that the original configurations on the staircase and railing could not be constructed. If that's the case then the following change is to be made to the 6 3rd Street Resolution: Replace Finding #3 with: "The Applicant has requested a change in plans so that he can move forward with construction. If he cannot replicate the original zig zag pattern of balusters, the Victorian-style balusters presented at the HPC meeting on 8/24/21

are approved. The plexiglass shown on the plans is no longer an approved plan component.” Staff will revise the resolution and bring to the next HPC meeting for review and approval.

- b) Next City Council Meeting – Monday, October 18, 2021
- c) Next HPC Meeting – Tuesday, October 19, 2021
- d) Administrative Site Alteration Approvals
 - 1. 361 George St – exterior painting
- e) Recent City Council Actions
- f) Community for the Commons Updates
- g) Other Updates

7. ADJOURNMENT

Motion made and seconded to adjourn the meeting at 9:15 p.m. Motion carried 5/0.

Respectfully submitted,

Julia Mullin
Community Development Director