

City of Excelsior  
Hennepin County, Minnesota

Minutes  
Heritage Preservation Commission

Tuesday, January 28, 2020

1. CALL TO ORDER/ROLL CALL

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

Commissioners Present: Macpherson, Brabec, Bolles, Reece, Salita

Commissioners Absent: Caron, Finch

Also Present: City Planner Becker

2. AGENDA APPROVAL

Macpherson asked that the work session with the City Council on February 18<sup>th</sup> be added to the agenda. Bolles asked that the Blue Line Ticket Booth be added to the agenda. Motion by Salita, seconded by Brabec to approve the agenda as amended. Motion carried 5/0.

3. APPROVAL OF MINUTES

a) December 17, 2019

Commissioner Bolles moved, Commissioner Brabec seconded, to approve the minutes for the December 17, 2019 meeting as amended. Motion carried 5/0.

4. CITIZEN COMMENTS OR REPORTS

None.

5. DISCUSSION ITEMS

a) 234 Water Street Window Replacement

Becker presented the report. Tyler Nelson, 234 Water Street, explained that the upper windows were in very bad repair and that the main level windows were previously replaced. Macpherson relayed comments from Commissioner Caron, stating that the Heritage Preservation Commission (HPC) did not have an opportunity to meet with the window restoration specialist and that there was not a full assessment. Additionally, the proposed windows should be as close as possible to the original windows and should not have muntins. Nelson stated that the window company suggested these and that he was not a fan of them. Bolles wanted to know if there would be insulated glass and then storm windows on top. Nelson clarified that that is what the window restoration specialist wanted to do. He also said that the existing glass was thin and would prefer tempered glass for safety. Additionally, the proposed windows would only be able to be opened approximately four inches and would be safer for families that would be staying at the short-term rental. Macpherson and Reece were also concerned with the safety of the existing windows. Salita commended the applicant on the work that has been proposed in restoring the property.

Macpherson wanted to clarify if the windows were also being replaced on the sides of the buildings. He states that the only reason that he would be willing to allow replacement windows was because of safety. Bolles pointed out that the glass in the existing windows could be replaced with tempered glass. Brabec wanted to know the color of the cladding on the outside, and Nelson stated that medium bronze would be used. Salita asked why the placement of the doors was changing, and Nelson clarified that this was because of the placement of the hallway. Brabec felt that the design was too modern. Caron felt that there should be two separate bays on the lower front and the window configuration should be more like the historic photo.

Macpherson wanted another opinion on the window restoration and wanted the storefront to be more like the historic configuration. Bolles believes that there needs to be two doors, as the building will likely have two tenants. Brabec wanted the doors to be wood rather than aluminum. Nelson was amenable to this. The Commission wanted one horizontal muntin in the panes on the upper floor windows and a vertical muntin in the transom windows. Motion by Salita to continue the item to the next meeting to obtain a second opinion by a window restoration specialist, reconfigure the storefront to match the historic

storefront provide samples of the proposed brick to be replaced as well as the proposed aluminum, seconded by Reece. Motion carried 5/0.

b) 464 Second Street Window Replacement

Becker reported that the applicant has withdrawn the application. No action by the HPC is needed.

c) Dock Signage

Brabec wanted the signs to be designed by a professional and be designed with a common theme. Macpherson felt that the signage could be temporary and be replaced with the redesign of The Commons. He also wanted a sign that says "No Motorized Traffic." They wanted to know how the signs would be mounted and what they were made of and what the exact location of the signs would be. They do not feel that the colors, shape, design, proportionality, font, and wording was appropriate. Brabec felt that the signs should be black and that some kind of graphic standard should be followed. Reece recommended that a professional designer be employed to design the signs, and she specifically suggested Bethany Way. Bolles wanted the signs to be historically sensitive.

d) Downtown National Register Eligibility Study Update

Macpherson relayed that Caron felt that we should obtain a revised estimate from Hess Roise on what it would cost to execute a revised district boundaries eligibility study with correcting any mistakes at no cost as well as cost estimate to do each of the three designation studies as suggested by the State Historic Preservation Office. Then the Commission could decide if it was necessary to meet with Hess Roise. Bolles felt that it was important to understand what significance SHPO's opinion is on determining the National Register Nomination. He also feels that the 19 questions outlined in SHPO's report should be answered and corrected.

e) Work Session with the City Council

Macpherson believes that it is necessary for the Commission to have an opinion regarding the existing ordinance and what effect changing the ordinance would have on changing the Commission's (Certified Local Government) CLG status. He stated that Caron was willing to do this research and create a report. Becker stated that she has been in contact with Michael Koop in order to determine how the ordinance could be changed without effecting the City's CLG status. Brabec, Reece, and Salita did not want to come to the work session with a report that would communicate that the Commission as a whole feels a certain way and that the work session should be entered into with an open mind.

f) Blue Line Ticket Booth

Macpherson stated that a subcommittee for the Blue Line Ticket Booth should be set up. Bolles felt that Caron should be a part of this committee and this item should be continued to a future meeting and be placed on a future agenda. The posters in the display windows should be discussed. Macpherson wanted the proposed policy for the Blue Line Ticket Booth placed on a future agenda for discussion.

6. ADJOURNMENT

Motion by Brabec, seconded by Salita, to adjourn at 8:17 p.m. Motion carried 5/0.

Respectfully submitted,

Emily Becker  
City Planner