

City of Excelsior  
Hennepin County, Minnesota

Minutes  
Heritage Preservation Commission

Thursday, December 1, 2020

1. CALL TO ORDER/ROLL CALL

Chair Macpherson called the meeting to order at 4:00 p.m.

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

Commissioners Absent: Finch

Also Present: None

2. AGENDA APPROVAL

Motion by Salita, seconded by Brabec to approve the agenda as amended. Motion carried 5/0.

3. DISCUSSION ITEMS

a) 6 Third St Conditions

Caron reported that it had been discovered during demolition that the two-story tall 5-foot-wide gabled section shown on the right elevation was a later addition as it was not on a foundation but on loose concrete blocks. The floor level of the addition did not align with the foundation or adjacent original flooring. Caron concluded that this addition was not a part of the original structure as it was not on the limestone foundation and used different materials. Bolles and Brabec, as the rest of the subcommittee, were asked to look at and confirm this, which they did.

The applicant (Brattland) has asked for permission to demolish and rebuild this "later"

addition as shown on the approved plan. The subcommittee is unanimously recommending to the HPC that the Site Alteration Permit be amended, as removal of this addition will not harm any character-defining features of the original structure and will be rebuilt to have the same appearance as shown in the approved plan.

It was also discovered during demolition that the original structure had 4-inch exposure horizontal wood lap siding. This was confirmed on both the turret and the adjacent sections of the home, and it was covered with cedar shake siding at a later point. Bolles asked that it to be suggested to Mr. Brattland that even though the original Site Alteration Permit did not approve lap siding, in light of the discovery of this original siding, the HPC would offer the option to reuse and supplement the wood lap siding as an alternative to cedar shake siding if Mr. Brattland agreed.

Commissioner Caron moved to amend the existing Site Alteration Permit to allow the applicant to demolish and reconstruct the 5-foot wide by 2 story addition shown on the right elevation of the approved plan. To be specific, this is the addition with the two small windows in the gable at the top, which shall be rebuilt in accordance with the SAP already approved. In addition, retention and use of 4-inch exposure wood lap siding would be acceptable as a substitute for cedar shakes on the exterior of the structure if the applicant wishes to pursue this option. If so, retaining and reusing as much of the original lap siding as the petitioner is able to would also be recommended by the HPC, especially the bent wood siding covering the turret.

Brabec seconded the motion. It was passed unanimously.

4. ADJOURNMENT

Salita brought a motion to adjourn at 4:15 p.m. Bolles seconded. Approved unanimously.

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Respectfully submitted,

Dean Salita and Tim Caron  
Commissioners