

City of Excelsior
Hennepin County, Minnesota

Minutes
Heritage Preservation Commission Meeting

Tuesday, July 26, 2022

1. CALL TO ORDER/ROLL CALL

Chair Tyler called the meeting to order at 6:31 p.m.

Commissioners Present: Bolles, Brattland, Caron, Noll, O'Hanlon, Salita, Tyler

Commissioners Absent: None

Also Present: City Attorney/Assistant City Manager Staunton

2. AGENDA APPROVAL

Caron moved to approve the agenda as drafted. Brattland seconded. Motion passed 7/0.

3. CONSENT AGENDA

Chair Tyler noted that he had sent some suggested edits of the minutes to staff before the meeting. Staunton indicated that he had not received them and suggested that the item be continued and that he would bring the revised minutes back to the next meeting. Caron moved to continue approval of the minutes for the June 28 meeting to the August 23 meeting. Salita seconded. Motion passed 7/0.

4. CITIZEN REPORTS OR COMMENTS

Resident Peter Hartwich, 186 George Street, made comments on the positive and iconic nature of the Knapp Building sign that has recently been added to the Water Street property. He also commented that he liked the addition of the excerpts from the Design Manual being included in the HPC staff reports.

5. NEW BUSINESS

- a) Site Alteration Permit Application – 409 Second Street (HPC No. 22-20). Staunton provided the staff report. Caron inquired as to whether there had been any investigation to ascertain whether the sashes of the windows were original. Staunton replied that there had not been any investigation of whether the windows being removed were original. After

further discussion, Chair Tyler moved to approve HPC Resolution No. 2022-13 – A Resolution Approving a Site Alteration Permit to Replace Double Hung Windows on the Second Floor at 409 2nd Street with the additional conditions that, prior to the windows being installed (1) a subcommittee consisting of Commissioners Bolles and O’Hanlon visit the site and confirm that the windows being replaced are not the originals and, if they cannot determine whether the existing windows are original, they work with the applicant to hire an outside window restoration expert to make that determination, (2) staff receive a depiction of what will be installed and that the subcommittee confirm it is consistent with what is intended, and (3) staff confirm with the building official that the replacement windows will satisfy any building code egress requirements. Brattland seconded. The motion passed 7/0.

- b) Site Alteration Permit Application – 201 Second Street (HPC No. 22-21). Staunton provided the staff report. After discussing the report and the application, Caron suggested two minor edits (adding reference to the photographic evidence supporting the original use of a gutter on that portion of the roofline and correcting the chair’s title) to the draft resolution and moved to approve HPC Resolution 2022-12 – A Resolution Approving a Site Alteration Permit to Install a 6-Inch Half Round Gutter at 201 2nd Street. Noll seconded. Motion passed 7/0.
- c) Site Alteration Permit Sketch Plan Application – 10 Water Street (HPC No. 22-22). Staunton provided the staff report, highlighting the focus of the HPC on Guidelines on pages 46-48 of the Design Manual. Dale Kurschner of Excelsior Hospitality Group and Vince Micha of The Kubala Washatko Architects, Inc. presented their concept for a hotel at the corner of Water Street and Lake Street. At the conclusion of the presentation, the commission members provided informal feedback on the concept presented.
- d) Site Alteration Permit Application – 262 Lake Street (HPC No. 22-23). Staunton provided the staff report. Peter Escuche and Troy Mathwig appeared on behalf of the Applicants and provided a brief overview of what they are hoping to do with the structure. Scott McGinnis (of the Excelsior Lake Minnetonka Historical Society) also appeared as an interested party providing information to the Applicants. The Commission provided informal feedback on the plans presented by the Applicant. The Commission appointed Member Caron and Chair Tyler as a subcommittee to meet with the Applicants as they work toward submission of a site alteration permit.

6. UNFINISHED BUSINESS

- a) Final Report on Evaluation of City-Owned Resources. Tamara Halvorson from Pigeon Consulting appeared to provide her Final Report on behalf of the City pursuant to the FY2021 Certified Local Government Grant from SHPO to evaluating certain public resources for potential landmark designation. After discussion with the Commission

regarding both the Steamboat Bell and the Blue Line Ticket Booth, Commissioner Brattland moved to accept the Designation forms with amendments discussed in the meeting (and in consultation with commissioner Bolles after the meeting) as will be forwarded to Ms. Halvorson by the Commission. Member Caron seconded. The Motion passed 7/0.

7. COMMUNICATIONS and REPORTS

- a) Next City Council Meeting – August 1, 2022
- b) Next HPC Meeting – August 23, 2022
- c) Administrative Permits Issued – Staunton reported on two administrative permits that were issued – for painting at 193 Second Street and a sign permit for 200 Water Street.
- d) Recent City Council Actions. Staunton reported briefly on recent City Council actions.
- e) Other Updates – Staunton shared his recommendation that the HPC amend their bylaws to remove their *ex parte* communication prohibition so that there can be continued use of subcommittees. Staunton said that he would bring an amendment to the bylaws to the commission at their August meeting. Brattland shared an update on the work by the events committee sharing some of the discussions that he and other members of the committee (members Noll and O’Hanlon) have had.

8. FUTURE AGENDA ITEMS – Staunton provide a brief overview of expected future agenda items.

9. ADJOURNMENT – Caron moved to adjourn. Brattland seconded. Motion passed 7/0.

The meeting was concluded at 10:11 PM.

Respectfully submitted,

Kevin Staunton
City Attorney/Assistant City Manager