



Heritage Preservation Commission

Regular Meeting

Tuesday, August 25, 2026, 6:30 PM
106 Center Street

Members of the public may attend the Heritage Preservation Commission meeting either in person or by joining via Zoom either online or by telephone at:

<https://us02web.zoom.us/j/84824288767?pwd=1jNJxak2wHD2rr1jbsvaezwwkSAD0Ds.1>

Meeting ID: 848 2428 8767

Passcode: 442539

One tap mobile

+19292056099,,84824288767#,,,,*442539# US (New York)

+13017158592,,84824288767#,,,,*442539# US (Washington DC)

AGENDA

1. Call to Order/Roll Call
2. Agenda Approval
3. Consent Agenda
 - A. June 29, 2026 HPC Special Meeting Minutes
 - B. July 28, 2026 HPC Minutes
4. Citizen Reports or Comments
5. New Business
 - A. 440 Second Street Site Alteration Permit - Alterations to Rear Elevation
 - B. 300 Water Street Site Alteration Permit - New Construction of Commercial Building
6. Unfinished Business
7. Communications and Reports
 - A. Next Regular City Council Meeting - September 8, 2026
 - B. Next Regular HPC Meeting - September 22, 2026
 - C. Updates
 - i. Administrative Approval of Replacement Roof Top Units - Buildings 440 Second Street and 348 Second Street

- ii. Administrative Approval of Facade Work to be Completed within Federal Historic Preservation Tax Incentives Program - 240 Water Street Site Alteration Permit
- iii. National Alliance of Preservation Commissions Conference Update
- iv. Administrative Approval of Change to First Story Projecting Roof - 211 Water Street Site Alteration Permit
- v. 262 Lake Street - Site Alteration Permit for Railing

8. Future Agenda Items

9. Adjournment

City of Excelsior
Heritage Preservation Commission Special Meeting
Minutes
Monday, June 29, 2026

106 Center Street, Excelsior, MN 55331 – Entrance located on Center Street

1. CALL TO ORDER/ROLL CALL

Commissioners Present: Andersen, Caron, Condon, Dahlstrom, Gephart, Macpherson

Commissioners Absent: None

Others present: Jess Long, City Planner; Siobhan Tolar, City Attorney; Amy Lucas, Preservation Consultant; Julia Mullin, Community Development Director

2. AGENDA APPROVAL

Gephart moved to approve the agenda. Macpherson seconded. Approved 6-0.

3. CONSENT AGENDA (including review and approval of minutes from previous meetings)

(a) June 29, 2026 HPC Special Meeting Minutes

Macpherson moved to approve meeting minutes with edits. Andersen seconded. Approved 6-0.

4. CITIZEN REPORTS OR COMMENTS

5. NEW BUSINESS

(a) 254 Water Street SAP - Extension Request

Chair Caron recused himself from this item because he is the owner of the property in question.

Macpherson assumed the role of chair. Commission considered extension request. Andersen moved to approve the request. Gephart seconded. Approved 6-0.

(b) 26 Water Street SAP - Partial Demolition of Tonka Theatre building

Commissioner Caron resumed his role as chair. Preservation Consultant Lucas provided the staff report. The applicant spoke. The public hearing was opened: Laura Ivey, 135 First Street, spoke in support of the item. Public hearing was closed. Gephart moved to deny the Site Alteration Permit and adopt HPC Resolution 2026-07. Macpherson seconded. Approved 4-2.

Commissioners Andersen and Dahlstrom voted against the motion.

7. COMMUNICATIONS AND REPORTS

(a) Next regular City Council Meeting – July 20, 2026

(b) Next regular HPC Meeting – July 28, 2026

(c) Updates

8. FUTURE AGENDA ITEMS

9. ADJOURNMENT

Gephart moved to adjourn the meeting. Macpherson seconded. Approved 6-0.

Meeting adjourned 9:00 pm.

City of Excelsior
Heritage Preservation Commission Meeting
Minutes

Monday, July 28, 2026

106 Center Street, Excelsior, MN 55331 – Entrance located on Center Street

1. CALL TO ORDER

Meeting called to order at 6:30 pm.

No quorum. Meeting adjourned.

2. ROLL CALL

Commissioners Present: Macpherson, Anderson, Dahlstrom

Commissioners Absent: Caron, Condon, Gephart

Also Present: Community Development Director Julia Mullin, City Planner Jess Long

3. MINUTES OF THE PRECEDING MEETING(S)

4. DISCUSSION ITEMS

5. COMMUNICATIONS AND REPORTS

6. MISCELLANEOUS

7. ADJOURNMENT

ITEM REPORT

To: Heritage Preservation Commission

From: Jess Long, City Planner

Meeting Date: August 25, 2026

Department/Office: Community Development

Item Name: 440 Second Street Site Alteration Permit - Alterations to Rear Elevation

Summary:

APPLICATION/ BACKGROUND

The applicant, Scott Johnson of Addilay Homes & Remodeling, has submitted a Site Alteration Permit application for proposed improvements to the rear elevation of 440 Second Street. The structure was constructed in 1959 and is identified as a noncontributing building within the Historic Downtown District. The building entrance is located at the rear of the property, behind Second Street, and faces the City's public parking lot, the East Lot.

The proposed remodel includes the installation of board and batten siding, shutters around the windows, and a new awning. The applicant is also proposing to install new gooseneck light fixtures on the façade above the awning. Staff has discussed the proposed design with the applicant. The proposed shutters will be constructed on site using cedar. Staff also discussed the placement of the sign on the awning with the applicant, who is aware that the sign should be relocated to the awning valance.



Figure 1_440 Second Street - Existing



Figure 2 Pattern of surrounding properties

HERITAGE PRESERVATION COMMISSION REVIEW

440 Second Street is a noncontributing property, and the new tenant's primary entrance will be accessed from the East Parking Lot. Staff has reviewed the proposal under the design guidelines applicable to back entries and additions. The existing rear entrance differs from the building's front brick façade. The City's design guidelines for rear elevations and entrances recognize that rear walls are typically of lesser significance and generally contain fewer character-defining elements; therefore, alterations to these areas may often be accommodated with fewer adverse impacts to the historic significance of the property. Because the proposed improvements are located entirely at the rear of the structure, the applicant should provide additional information about how the proposed façade will connect to the building's side elevation.

Back Entries and Additions Guidelines

BEA.1 Improvements to a back entry should reflect the elements and detailing of the main building. Depending upon the scope of the project, these may include signage, light fixtures, awnings and color selection.

The design elements are different from the front façade but do share design elements with neighboring properties along the East Lot.

BEA.2 The height/width ratio of rear windows should reflect the height/width ratio of street front windows.

The applicant is not proposing any changes to the existing windows.

BEA.4 For rear elevations to become inviting for customers and tenants, the ground floor needs to have attractive entrances, or storefronts for retail display. Loading dock

doors can be converted to storefronts and entrances.

The proposed design is consistent with neighboring properties and will provide an inviting entrance to customers and those using the East Parking Lot.

BEA.5 The addition of decorative elements, such as trim and cornices, depends upon the date and style of the building. Rear elevations in the historic area should retain their simple design quality in most cases. However, the use of awnings and attractive signage will make the elevation more appealing for pedestrian traffic.

The proposed design is simple and will make the property more attractive to pedestrians.

BEA.6 Install adequate lighting for customer and store security. Ensure that the design of the lighting relates to the historic character of the building.

The applicant proposes to add three new goose neck lights to the building. The applicant should confirm that the placement will not change if they move the sign to the valance. The applicant could provide further information about the proposed lights and staff should review the design of the proposed light fixtures before they are installed.

BEA.8 Rear entrances on existing buildings shall clearly be secondary entrances and avoid the appearance of a primary façade.

The design will give the appearance of a primary entrance; however, the design is consistent with the adjacent properties. The unique placement of this building, between Second Street and the East Lot, means it functions practically with two main entrances – one facing Second Street and one facing the East Lot.

W.12. Shutters should not be used on buildings not originally designed for them.

The design includes shutters on the second story windows. The HPC should discuss if the removal of the shutters from the façade would be more appropriate.

Recommended Action:

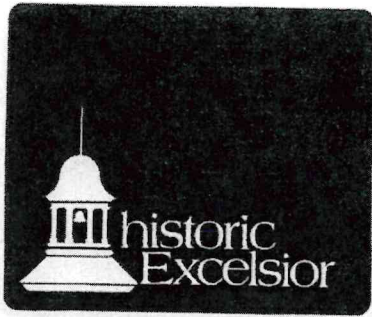
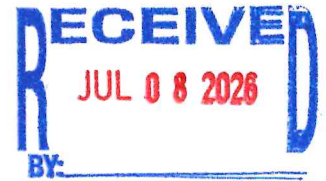
Staff recommends that the HPC approve the Site Alteration Permit with conditions and direct staff to draft a resolution for approval at the September 22, 2026 meeting.

Proposed Conditions

1. The plans shall be consistent with the plans included in the August 25, 2026, Heritage Preservation Commission Packet.
2. The proposed second story shutters shall not be included in the final design.
3. The Site Alteration Permit shall expire one year from the date of adoption of the resolution if not acted upon.
4. All signage proposed for the awning shall be located on the valance.
5. Staff shall review and approve the design of lighting fixtures prior to installation.

Budget:**Attachments:**

1. 440 Second Street Application Materials



City of Excelsior

339 Third Street, Excelsior, MN 55331

Telephone: 952-474-5233 Email:

APPLICATION FOR A SITE ALTERATION PERMIT

Applicant's Name: Scott Johnson
Address: 4130 St. Marks Drive, Minnetonka, MN 55305
Telephone: 612-386-4165

Authority to file application:

☐ Ownership
☐ Tenant
☒ Other Contractor

If not Owner, Owner's Name: Bill Foudray
Address: 440 2nd St, Excelsior, MN 55331
Telephone: 612-237-5455
Project Address: 440 2nd St. Excelsior, MN 55331

Do you have an architect/engineer or other designer for this project?

☒ Yes
☐ No

Name: Addilay Homes & Remodeling
Address: 4130 St. Marks Drive, Minnetonka, MN 55305

Attach the following materials for all applications:

- ☒ A current photograph of the exterior sides of the building (or site) where work will take place.
- ☒ A scaled elevation drawing of the sides of the building illustrating the work to be performed.
- ☐ A scaled site plan (for any site changes).

- ☒ A short narrative of the work to be done and how the work relates to the building's architecture.
- ☐ Identification of all exterior building materials and colors, including materials samples and paint chips of proposed colors.

Note: An application will not be deemed complete until all of the items above have been submitted to the City.

Narrative Description of Proposed Site Alterations: (Include any changes to masonry walls or foundations, siding or paint, roofs or chimneys, doors or windows, porches or steps, awnings or shutters, fences or retaining walls, landscaping or lighting).

Enforcement Acknowledgement: By signing below, the applicant acknowledges that in case any building or structure subject to the regulation of this ordinance is to be erected or constructed, reconstructed, altered, repaired, maintained, moved, or subjected to demolition in violation of the city's heritage preservation ordinance (chapter 20 of the Excelsior City Code), the zoning administrator or building official, in addition to any other remedies, may (as is outlined in Excelsior City Code § 20-17):

- (1) Institute civil action for injunctive relief to stop, prevent, or abate a violation of this chapter.
- (2) Issue a stop work order to prevent a continuing violation of this chapter.
- (3) Issue a one-year moratorium on all building permits for the subject property for alterations to a historic resource without an approved site alteration permit.
- (4) For removal or total or partial demolition of a historic resource without an approved site alteration permit, the zoning administrator may also:
 - a. Issue a five-year moratorium on all building permits for the structure and for the property, other than as may be required to comply with applicable health and safety requirements and regulations, and in no event shall any permit authorize the new construction to exceed the building square footage, height and lot coverage of the original structure; or
 - b. Issue a fee of 50 percent of the assessed value of the land and structure prior to demolition and replacement structure is not to exceed the footprint of the building that was demolished.

The applicant further acknowledges that any work which proceeds in violation of this chapter, in contravention of a stop work order, or in disregard of a court ordered injunction shall be a public nuisance and enforced pursuant to section 16-37 of the City Code and that a person, individual, partnership, firm, corporation, organization, institution or agency of government that violates this chapter may be ordered by the court to pay the cost to restore or replicate a resource unlawfully constructed, altered, repaired, converted, moved, or subjected to demolition.

If you need additional space, please include additional sheets.

Our plan is to side the south west side of the building with board and baton LP siding.

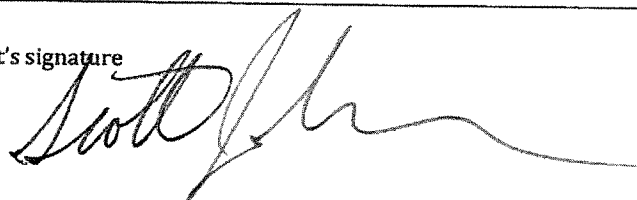
Add an awning the length of that side of the building. See the elevation plan for details.

I hereby certify that the above information, the checklist below and all accompanying documents and information are true and accurate to the best of my knowledge.

Scott Johnson

7/8/26

Applicant's signature

A handwritten signature in black ink, appearing to read "Scott Johnson", written over a horizontal line.

Date

Site Alteration Permit Checklist Overview

The Excelsior Heritage Preservation Commission (HPC) reviews land use activities that may affect Excelsior's historical and architectural attributes and has prepared a checklist to assist you in applying for a Site Alteration Permit. In addition to the general materials listed on page 1, applicants should refer to the checklist below for additional requirements applicable to particular types of projects. A summary of HPC Guidelines are also available at Excelsior City Hall.

Please be thorough in completing the checklist. The decision of the HPC will be based on the completed checklist and other materials you submit. Any unidentified alterations not shown on the checklist or application materials will need to be discussed with staff and possibly returned to the HPC for further review. Work completed without the HPC's approval is in violation of the City Code and may be subject to fines or penalties. The Excelsior City Staff is available to answer questions regarding the application and checklist. You may contact them at 952-474-5233.

HERITAGE PRESERVATION COMMISSION

Site Alteration Permit Checklist

NATURE OF SITE ALTERATION (check all that apply):

- ☐ SIGNAGE (Complete Section 1 below)
- ☐ CHANGES IN MATERIAL OR ADDITIONS (Complete Section 2 below)
- ☐ NEW CONSTRUCTION (Complete Section 3 below)
- ☐ DEMOLITION (Complete Section 4 below)
- ☐ RELOCATION OF STRUCTURE (Complete Section 5 below)
- ☐ LANDSCAPE OR PARKING ALTERATIONS (Complete Section 6 below)

1. SIGNS AND AWNINGS:

- ☒ Dimensional elevation drawn to scale identifying materials, colors, and lettering style. Include height, width and depth.
- ☒ Description of any proposed lighting.
- ☒ Description of location.

For a wall sign, show how and where it will be attached. For free-standing sign, show height measured from the existing and proposed grade and site plan with sign location and dimensions from property lines and dimensions from structures on lot.

2. CHANGES IN MATERIAL AND ADDITIONS:

- ☒ Scaled elevation drawing indicating proposed alterations. Minimum scale $1/4" = 1'0"$.
Color scale rendering is required for major alterations (those requiring City Design Standards approval). Include door and window design when proposed to be altered. Manufacturer's catalog data must be used, if applicable.
- ☒ Description of all exterior materials and colors.
Include all proposed materials samples and paint chips of proposed colors.
- ☐ Site plan showing dimensions of lot and location and dimensions of existing structures on lot.
Include location and dimensions of all proposed additions.
- ☒ Photographs of existing conditions from all elevations.
Historic photographs should accompany any request to return a structure to an earlier historic appearance.

3. NEW CONSTRUCTION:

- ☐ Scaled elevation drawing showing all sides and dimensions. Minimum scale $1/4" = 1'0"$.
Color scale rendering is required for all new construction. Include door and window design and description of all exterior design elements. Manufacturer's catalog data must be used, if applicable.

- ☐ Elevation drawings to scale showing relationship to height and massing of adjacent structures.
- ☐ Photographs of proposed site and adjoining properties.
- ☐ Site plan including building footprint and all landscape and parking features.
- ☐ Elevation drawings and material and color details for exterior features.
Include roofs, steps, doors, windows, siding, porches, foundations, walls, etc.
- ☐ Scale model may be required for major construction, as determined by the HPC.

4. DEMOLITION:

- ☐ Justification for proposed demolition.
Provide documentation that a building classified as historic is incapable of earning any economic return on its value as appraised by a qualified real estate appraiser. Provide proof that all reasonable alternatives for re- use and restoration have been exhausted.
- ☐ Proposed use of site after demolition.
Include plans and construction schedule for proposed structures and evidence of compatibility with all zoning and comprehensive plan requirements. Plans must demonstrate compatibility with adjacent historic structures or sites.
- ☐ Photographs of all structures to be demolished.

5. RELOCATION OF STRUCTURE:

- ☐ Photograph of existing structure on existing site.
- ☐ Photograph of proposed site and map of location.
- ☐ Reasons for request to move structure.
Information for relocations shall be the same as demolition (for the removal of a structure from a historic site or district) and new construction (for the relocation of a structure to a site within a historic site or district).

6. LANDSCAPE AND PARKING ALTERATIONS:

- ☐ Site plan showing location and layout.
- ☐ Description or depiction of materials, dimensions and design.
Include location and type of vegetation.
- ☐ Photograph of affected areas of site.

Procedure for Review of Site Alteration Permits

The application for a Site Alteration Permit, completed checklist and all supporting information must be received **no later than 21 calendar days** prior to the Heritage Preservation Commission meeting. Incomplete applications will not be reviewed by the Commission. The Heritage Preservation Commission normally meets the fourth Tuesday after the fourth Monday each month. Applicants are strongly encouraged to attend the meeting.

Decisions of the Heritage Preservation Commission may be appealed by filing notice with the City Clerk within 10 business days following the meeting.

The Site Alteration Permit does not relieve the property owner from the responsibility of obtaining any other required permits. Building permits and other permits may be required even if a Site Alteration Permit is not required. For more information, please contact Excelsior City Hall.

NOTICE TO PERSONS COMPLETING THIS FORM

Please be advised that the information requested in this application is sought for the purpose of evaluating your request.

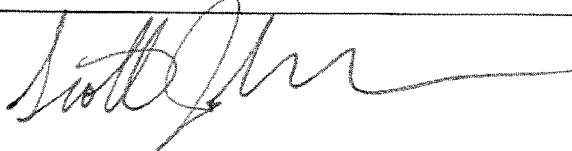
Any information you submit with this application may be made available to various City employees, City officials, members of City boards or commissions, and the public.

You may refuse to provide any of the information requested but that refusal may limit the City's ability to act on your request or result in the denial of that request. If you believe that any information you are providing constitutes private or confidential data under the Minnesota Government Data Practice Act and you want to limit the dissemination of that data, please contact the City Manager prior to submitting that information to discuss whether dissemination of that data may be limited.

Please sign and date below and return with your application as confirmation that you were provided with this Notice.

Scott Johnson **7/8/26**

Signature



Date

City Staff Use Only:

Downtown Historic District:

- ☐ Contributing
☐ Non-contributing

Designated Historic Site No. _____

Type of Alteration:

- ☐ Major change in materials/addition (subject to Design Standards review)
☐ Minor change in materials/addition (not subject to Design Standards review)
☐ New construction/relocation
☐ Landscape/parking alterations
☐ Demolition/relocation
☐ Signage/awning (Sign permit must also be filed)

Current Zoning: R-1 R-2 R-3 R-4 B-1 B-2 B-3 B-4 B-5 P Other: _____

Application deemed complete on _____ by _____

Heritage Preservation Commission Action:

On _____, the action requested in the foregoing application was:

☐ Approved

Conditions:

☐ Disapproved

Reasons:

City Council Determination on Appeal of HPC Action:

On _____, the City Council took the following action on the appeal:

- ☐ Sustained HPC Action
☐ Overturned HPC Action



RECEIVED
JUL 08 2026
BY: _____

RECEIVED
JUL 08 2026
BY: _____



BUILDER:
Addilay
Homes &
Remodeling

PROJECT:
Rear
Elevation
Plans
440 2nd St
Excelsior MN

REVISIONS:

FINISHED
SQ FT:

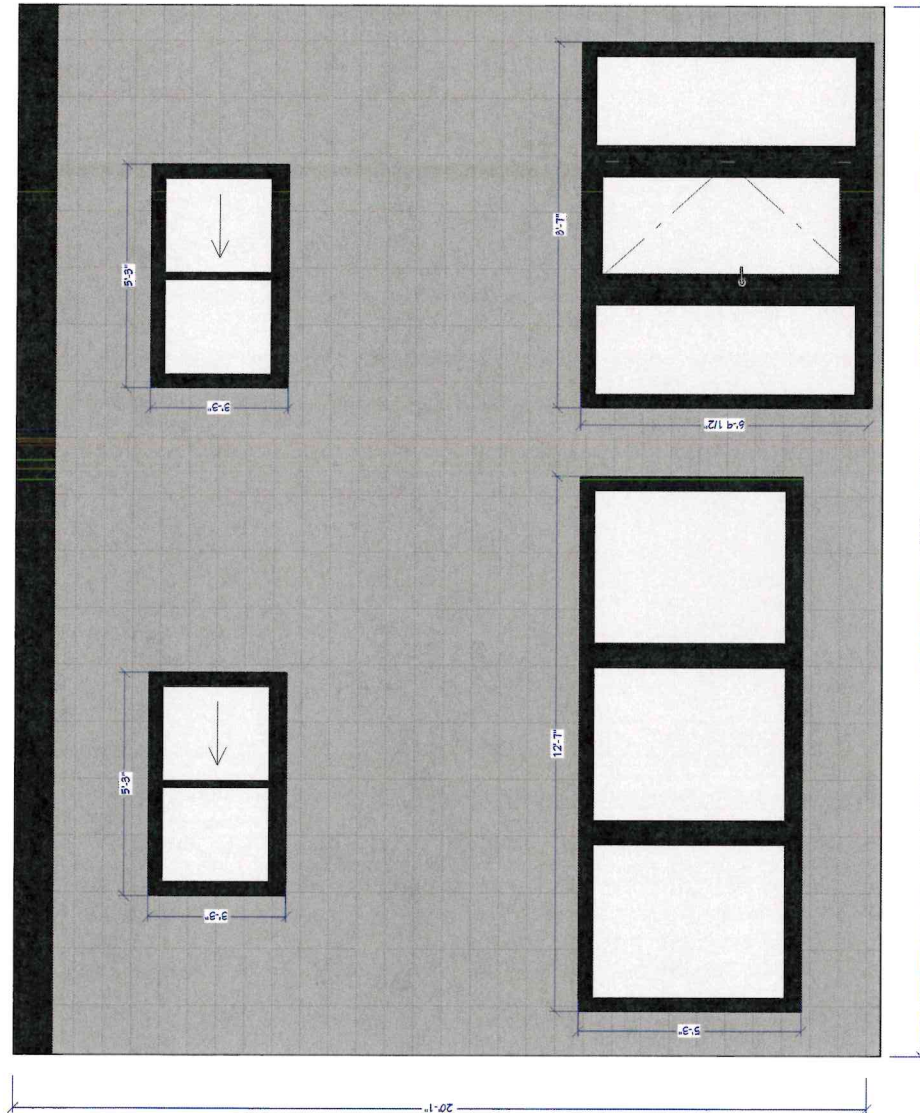
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6/23/2026

SCALE:

SHEET:
1 of 2

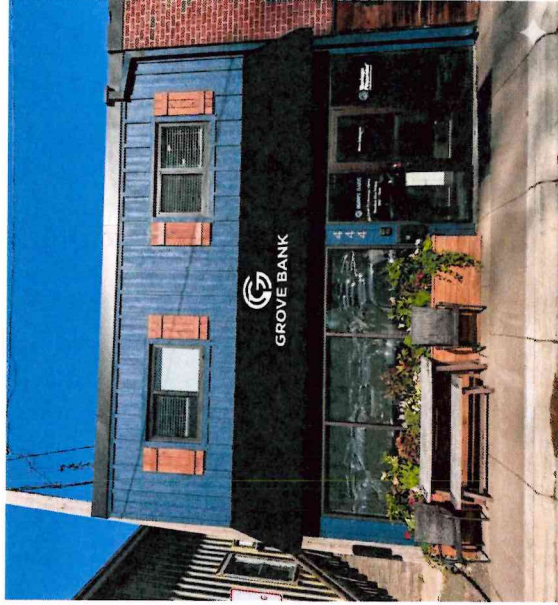


Existing Elevation

Install 1 1/2" furring strips and board and Batten LP siding
Add 1 1/2" ridged foam insulation between the furring strips

Install new stained cedar shutters

Install new flashing over the
top edge of the new siding



Install new awning. Powder coated
aluminum frame with fabric cover.

Install 3 new sconce
lights over the awning

New Siding / Exterior Finish Plan

ITEM REPORT

To: Heritage Preservation Commission

From: Amy Lucas, Historic Consultant, Julia Mullin, Community Development Director, Jess Long, City Planner

Meeting Date: August 25, 2026

Department/Office: Community Development

Item Name: 300 Water Street Site Alteration Permit - New Construction of Commercial Building

Summary:

60/120 Day Deadlines: 9/25/2026 and 11/24/2026

Background and Application

Don Cheech, LLC, owner of 300 Water Street, has submitted a Site Alteration Permit application, to demolish the non-contributing building at 300 Water Street and construct a new, two-story brick commercial building on the parcel. A signage design is also proposed for two elevations of the building.

Background:

The site at 300 Water Street is within the Excelsior Commercial Historic District. The period of significance for the historic district is 1886-1955.

At the hearing of March 3, 2026, the HPC approved the demolition of the non-contributing building in the district conditioned on approval of final plans for the construction of a new building. At that hearing, the HPC reviewed preliminary designs for the construction of a new two-story commercial building on the site and provided feedback. Commissioners discussed building materials and the proposed primary entrance from Third Street. Staff also discussed new signage and zoning requirements for new signs in the Downtown District.

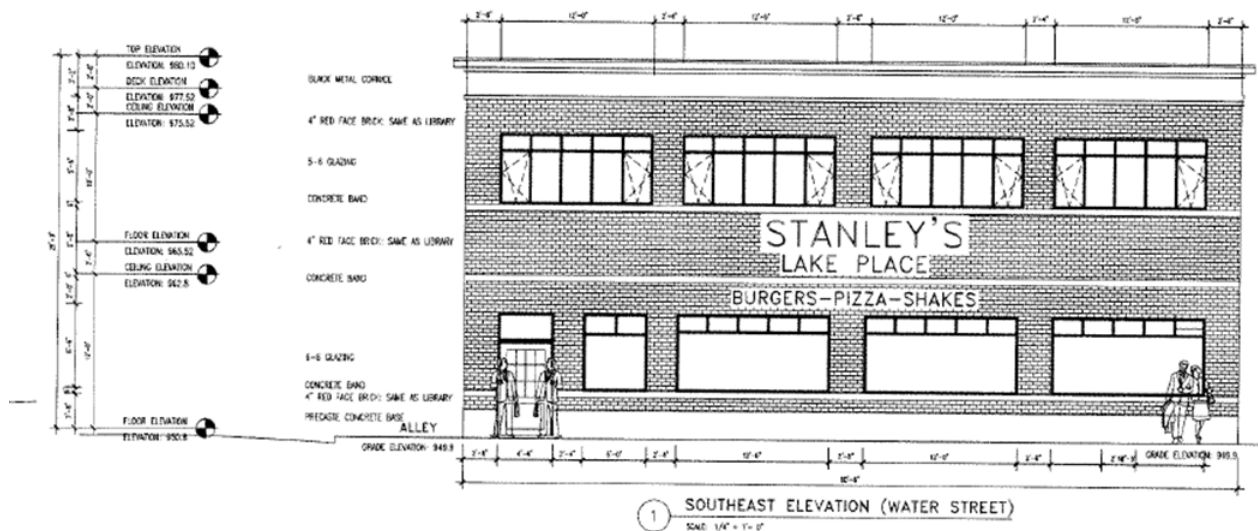
Proposed Alterations

New Construction: The applicant proposes to construct a two-story, commercial building near the corner of Third and Water Street. The proposed building will measure 61' by 61' and will be 30' tall with a flat roof. At the previous HPC hearing the building measured 26'6" at the parapet. The height variance will be reviewed by the Planning Commission on August 24, 2026. A switchback exterior stair is proposed at the rear (northwest); stair materials and design details are unknown. The roof plans and HVAC placement are unclear because roof plans were not submitted. There is a 10' by 10' trash enclosure proposed near rear

stair; the survey shows that the enclosure will have a 6' black chain-link fence. Staff has clarified that the enclosure must be compatible with the principal building. The applicant's narrative indicates that the brick used in the principal structure will also be used for the trash enclosures. There are 14 surface parking spaces proposed at the rear of the building.

The building will be clad in red brick at all elevations and will have a cast concrete foundation (height unknown) and a cornice. The plans note that the cornice is black metal and the written narrative says the cornice is cement board. Three cast concrete bands (width unknown) are proposed at all four elevations; two bands will serve as the first and second floor sills. Entrances are proposed at all four elevations (door details unknown). Black aluminum windows are proposed at all four elevations. Window openings at the street-facing elevations (Water and Third Street) and parking lot (northwest) are arranged in bands and separated by brick spacers. All openings have a fixed, 12" tall transom.

The Water Street (southeast) elevation will have four "automatic fold up garage door tilting single panel" windows at the first floor. The narrative says the windows will have divided lights, but the plans do not show this type of window. Specifications of the windows with exact measurements of sill, muntins, header were not provided. A specification for the hydraulic jack for the garage door windows was provided, but the visibility of this system from the exterior of the building is unknown. Openings at the second floor will have five sashes with coordinating fixed transoms; the end units will pivot open at each bay.



The Third Street (northeast) elevation openings are similar to Water Street, but only one garage door (overhead door) is proposed at the first floor. All other windows openings will have fixed sash with tilt windows at the ends.

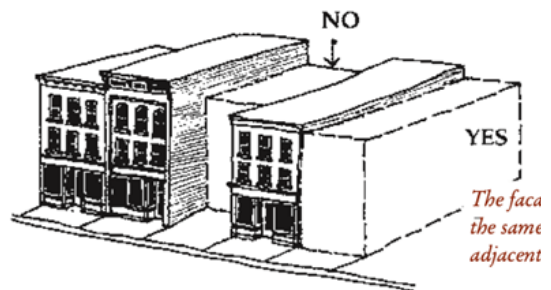
Applicable Standards and Analysis

Chapter 20-Historic Preservation of the Excelsior Code of Ordinances and the City of Excelsior Preservation Design Manual-Guidelines and The Secretary of the Interior's Standards apply:

1. New Construction

New Construction Guidelines

- NC.1 **Height** – A new building's height should relate to the average height of existing adjacent structures.
- NC.2 **Proportion of a building's front façade** - Façade proportion of new construction should be compatible in height and width to its adjacent buildings. If the site is large, the mass of the facade can be broken into a number of smaller bays, to maintain a rhythm similar to existing buildings.
- NC.3 **Setbacks** - New construction setback shall be consistent with the adjacent older buildings. In areas of zero setback from the right-of-way, the setback shall be the same. In areas on side streets where the setbacks are less formal and more residential in design, variation in setback is permitted.
- NC.4 **Orientation** – New construction should be oriented to the primary street and not inward or to the side. Corner commercial or office buildings should be designed so that the entrance faces a primary street. The secondary elevation should be well designed and contain windows, storefronts, or other features so that it visually enhances the secondary street. Blank walls should be no longer than ten feet where the building is not set back from the lot line.
- NC.5 **Building spacing** - New construction should fill the entire lot width opening, unless coordinated with pedestrian walkways from back to front.
- NC.6 **Roof shapes** - Roof styles in the downtown area should be predominately flat, with parapets and/or cornices.
- NC.7 **Proportion of openings within the façade** - The size and proportion of window and door openings should be similar to those on surrounding buildings.
- NC.8 **Relationship of solids to voids** - The ratio of window area to solid wall should be similar to neighboring buildings.
- NC.9 **Materials** - New construction facade should be composed of materials similar to surrounding facades.
- NC.10 **Architectural character and details** - New construction should be a balance of new and old in overall design and architectural detail. A building that draws upon the fundamental similarities among older buildings in the area without copying them is preferred. This will allow the building to be a project of its own time and yet be compatible with its historic neighbors. Architectural details should reflect some of the detailing of surrounding buildings in window shapes, cornice lines, and brickwork, while at the same time display contemporary details that harmonize with its neighbors.
- NC.11 **Colors** - Material and paint colors should relate to each other in a coherent and consistent design, and also be selected in response to the existing materials and colors of surrounding buildings.



2. Signage

The guidelines state that "inappropriate signs" are "large project signs, rooftop signs, and internally illuminated awnings and signs."

Commercial Sign Guidelines

All signage should be in compliance with the requirements of the Zoning Code.

Orientation & Placement

- CS.1 A projecting sign should be suspended from a decorative support structure.
- CS.2 Horizontal sign orientation is the preferred arrangement. Vertical signs should only be displayed where the building supports a vertical line, not interfering with building detailing or architectural design.
- CS.3 Signage should be placed at traditional sign locations including the storefront beltcourse, hanging or mounted inside windows, or projecting perpendicular from the face of the building.
- CS.4 For residential type buildings used for commercial purposes, a flat sign attached to the wall at the first floor or between porch columns is acceptable.
- CS.5 Freestanding signs, in general, are not an appropriate sign type in a traditional downtown, except for use in the front yard of a residence converted to commercial or office use. In this case, freestanding signs should be no higher than 6 feet.
- CS.6 For multi-tenant buildings, placement of individual tenant signs should be coordinated to achieve a unified signage appearance.
- CS.7 Placement of signs on buildings should not cause visual clutter.
- CS.8 Signs should not conceal any architectural features.
- CS.9 Signs should be sized in proportion of the building and facade.
- CS.10 Sign attachment parts should be reused in their original location (holes in the façade or fixing positions) to protect the original building.
- CS.11 Signage mounting brackets and hardware should be anchored into mortar, not masonry.
- CS.12 Printed store signage is acceptable on the awning valance.
- CS.13 Movable sandwich boards are also allowable downtown and provide additional signage for businesses.

Design

- CS.14 Signs should be made of traditional materials such as wood or metal, with painted or ornamental metal lettering.
 - CS.15 Modern materials, such as acrylic, vinyl, and plastic, may be appropriate if they are able to simulate traditional materials.
 - CS.16 Glossy and highly reflective materials are often difficult to read and are inappropriate.
 - CS.17 Signs should have no more than four colors and should be coordinated with the accent colors on the building or awnings; competition with many colors often results in decreased legibility.
 - CS.18 Overly-ornate and trendy typefaces that are hard-to-read should be avoided.
 - CS.19 Three-dimensional letters/symbols, with at least one-half inch depth or reveal, are preferable.
 - CS.20 The quality of the visual environment in the District should not be eroded by inappropriate franchise designs and signage. Where business to utilize a franchise image and/or color, the franchise image may be acceptable by utilizing other mitigating historic sign design features: sign border, dimensional letters, small lettering size and scale.
-

Ghost Signs

- CS.21 Ghost signs should be preserved as a significant and enduring feature of Excelsior's Downtown Historic District.

Lighting for Signs

- CS.22 Commercial sign lighting fixtures should be simple in design or concealed.
- CS.23 Spot or up-lit lighting for signs is recommended.
- CS.24 Neon signage is not appropriate on the building exterior unless it was integral to a building style such as Art Deco or Art Moderne.
- CS.25 Use lighting that provides a warm light, similar to daylight.
- CS.26 Internally-lit or flashing signs are not allowed in the historic commercial district.

Commercial Lighting Guidelines

General

- CL.1 All lighting shall conform to the provisions of the Zoning Ordinance

Exterior Building Lighting

- CL.2 Light fixtures shall be appropriate to the building's architectural period.
- CL.3 Light fixtures should be low profile and have minimal projection from building face.
- CL.4 Lighting should not conceal any architectural features.
- CL.5 The light source should not be visible from the public right-of-way.
- CL.6 "Historic" theme light fixtures such as Colonial style coach lanterns are not appropriate to the Excelsior Downtown Historic District.
- CL.7 Flashing lights are not appropriate for historic commercial districts.
- CL.8 Light fixture mounting brackets and hardware should be anchored into mortar, not masonry.

Free-Standing Lights

- CL.9 Street lights on the public right-of-way and site lighting shall be replaced at the time of redevelopment so as to match or complement the fixtures in conformance with City standards, which may be found in the Design Standards.

Applying Chapter 20-Historic Preservation of the Excelsior Code of Ordinances and City of Excelsior Preservation Design Manual-Landmark Guidelines

1. **New Construction**-The SAP application lacks window details, but the design in the plans appears to meet the *Preservation Design Manual* guidelines for new construction. The written narrative does not match the plans. The design appears to meet the guidelines for height, proportion, setbacks, orientation, spacing, roof shape, proportion of openings, and materials. The drawings present full-panel glass with transoms, but the written narrative notes that there will be divided lights. Additionally, the width of the rails, headers and muntins is unknown and it is unclear if the proposed window systems are too thick in appearance. The window details and door types are unknown. The details/materials/design of the rear stair are unknown.
2. **Signage**-The proposed signage should be placed at the traditional sign location. The plans and the written narrative do not align and the signage is difficult to

review. Building plans should always reflect the proposed design and are the only way for the City to complete the review and approval. It is unclear where the sign will be located and how it is attached to the building. The current signage on the plan/elevations covers more than a sign band location and extends the full-width between the first and second floors. The additional wording of the sign causes visual clutter (CS.7) and the signs are not in proportion to the building (CS.9). It is unclear if the sign attachment parts protect the building materials (CS.10) or are anchored in the mortar joints (CS.11). The materials of the signs are unknown. Internally-lit or flashing signs are not allowed in the district (CS.26). The location and design of the gooseneck lighting has not been provided. The quality of the visual environment in the district should not be eroded by inappropriate franchise designs and signage (CS.20). While the signage is not for a franchise there are additional descriptors on the building that are not typical in the historic district. Tenants do not typically advertise beyond the business name and the additional descriptors of “burgers pizza shakes” is visual clutter. Additionally, the entrance to the restaurant appears clear and the “entrance” sign may be removed. Internally lit signs are not allowed in the district.

Recommended Action:

Adopt Resolution No. 2026-08 Approving the Site Alteration Permit for construction of a building at 300 Water Street with conditions as noted in the resolution.

Budget:

Attachments:

1. 0_ HPC Resolution 2026-08
2. 1_ Site Alteration Permit Stanleys
3. 2_ Stanleys Final HPC Summary
4. 3_ Final Proposed Survey
5. 4_ ELEVATIONS 7 22 26
6. 5_ Stanleys Window Package Final Submit Matched Elev
7. 5a_ Stanleys Window Package Final Submit
8. 6_ A3.1 FULL CROSS SECTION
9. 7_ A2.2 MAIN LEVEL FLOOR PLAN
10. 8_ A2.3 UPPER LEVEL FLOOR PLAN
11. 8a_ Roof Plan
12. 9_ Elevator Specs
13. 10_ Trash Enclosure Explained
14. 11_ Redbrick Details
15. 12_ CONCRETE BAND beige RAL7032
16. 13_ Skin Black satin RAL9005 window trim color
17. 14_ Existing Survey

City of Excelsior
Heritage Preservation Commission
Resolution No. 2026-08

A Resolution Approving a Site Alteration Permit for the
construction of a building at 300 Water Street.

WHEREAS, Don Cheech LLC, the owner at 300 Water Street, Excelsior, MN 55331, (“Applicant”) has applied for a Site Alteration Permit for the construction of a new building;

WHEREAS, the Planning Commission (“PC”) considered and recommended approval of the Applicant’s application for a height variance at its meeting on August 24, 2026 (*verify at HPC meeting time*).

WHEREAS, the Heritage Preservation Commission (“HPC”) considered Applicant’s application at its meeting on August 25, 2026.

NOW, THEREFORE, IT IS RESOLVED, that the Applicant is hereby approved a Site Alteration Permit to construct a two-story building at 300 Water Street is approved with Conditions; and

NOW, THEREFORE, IT IS RESOLVED, that the Applicant is hereby approved a Site Alteration Permit with Conditions; based on the following:

FINDINGS OF FACT

1. Don Cheech LLC, owner of 300 Water Street, Excelsior, MN 55331 (“Applicant”) has applied for a site alteration permit new construction and signage at 300 Water Street.
2. The site at 300 Water Street is located in the Downtown Historic District.
3. The HPC reviewed a “schematic review” on March 3, 2026 and their recommendations and feedback are included in HPC Resolution 2026-02.
4. The site alteration permit for the demolition of the current building was approved by HPC on March 3, 2026, with the condition that the demolition permit will not be issued until the City has issued a building permit for the proposed new construction.
5. HPC Resolution 2026-02 also states that the proposed signage does not meet the zoning code standards and would require a variance request.
6. In making a determination whether to approve or deny an application for a site alteration permit, the commission shall be guided by *Chapter 20-Historic Preservation of the Excelsior Code of Ordinances* and *The Secretary of the Interior’s Standards and Guidelines for Rehabilitation* and the *Preservation Design Manual*.

CONCLUSIONS OF LAW

1. Building permit for the demolition of the existing structure will not be approved until the final design for new construction has been approved by the HPC.
2. The design appears to meet the *Preservation Design Manual* guidelines for new construction and generally meets the guidelines for height, proportion, setbacks, orientation, spacing, roof shape, proportion of openings, and materials.
3. The applicant's height variance request shall be approved by the City Council.
4. The submitted plans do not correctly detail the windows, doors, lighting, rear stairs and signage.
5. HPC cannot approve the new construction without specifications/details for windows, doors, cornice, materials, lighting, and paint color.
6. The HPC cannot approve a signage plan without measured drawings of the signs on measured elevations. Signage must allow follow the *Excelsior Code of Ordinances* for signs and allowances and the guidelines in the *Preservation Design Manual*.

CONDITIONS

1. The HPC must review a final set of plans and elevations that aligns with the written narrative. The plans and elevations must provide measurements, details and materials of the cornice and the rear stair. The plans must include the rooftop HVAC units with dimensions; placement is recommended near the center of the roof for low visibility.
2. Dumpster enclosure shall be brick and identified as such in narrative and on plans.
3. The applicant must submit cut sheets and building elevations of the proposed windows. One building elevation per page will allow for greater detail and ability to review the proposed designs and measurements. The window details must have the correct proposed width of the rails, headers, and muntins. It is unclear if the hydraulic lifts will be visible. Lifts must be included on cut sheets and visible parts must be shown on building elevations. Thick window separations are not historically accurate because they do not mimic the historic wood and/or steel window designs and can read as heavy in the openings. The glass must be clear; tinted glass is not appropriate in historic districts.
4. The plans must indicate placement of signage and exact measurements. The plans must indicate the installation method and shall not damage the brick. The signage plan shall be

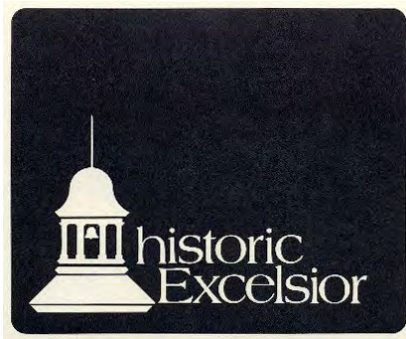
submitted as a separate Site Alteration Permit application to the HPC for final review. Signage shall follow the design guidelines.

5. Gooseneck lights must be installed through the brick and electrical conduit cannot run along the building. All proposed exterior lighting shall be submitted to the HPC for final review.

Adopted by the Heritage Preservation Commission of the City of Excelsior, Minnesota, this 25th day of August, 2026.

HERITAGE PRESERVATION COMMISSION

Tim Caron, Chair



City of Excelsior

339 Third Street, Excelsior, MN 55331

Telephone: 952-474-5233 Email:

APPLICATION FOR A SITE ALTERATION PERMIT

Applicant's Name: _____

Address: _____

Telephone: _____

Authority to file application:

☐ Ownership

☐ Tenant

☐ Other _____

If not Owner, Owner's Name: _____

Address: _____

Telephone: _____

Project Address: _____

Do you have an architect/engineer or other designer for this project?

☐ Yes

☐ No

Name: _____

Address: _____

Attach the following materials for all applications:

☐ A current photograph of the exterior sides of the building (or site) where work will take place.

☐ A scaled elevation drawing of the sides of the building illustrating the work to be performed.

☐ A scaled site plan (for any site changes).

- ☐ A short narrative of the work to be done and how the work relates to the building's architecture.
- ☐ Identification of all exterior building materials and colors, including materials samples and paint chips of proposed colors.

Note: An application will not be deemed complete until all of the items above have been submitted to the City.

Narrative Description of Proposed Site Alterations: (Include any changes to masonry walls or foundations, siding or paint, roofs or chimneys, doors or windows, porches or steps, awnings or shutters, fences or retaining walls, landscaping or lighting).

Enforcement Acknowledgement: By signing below, the applicant acknowledges that in case any building or structure subject to the regulation of this ordinance is to be erected or constructed, reconstructed, altered, repaired, maintained, moved, or subjected to demolition in violation of the city's heritage preservation ordinance (chapter 20 of the Excelsior City Code), the zoning administrator or building official, in addition to any other remedies, may (as is outlined in Excelsior City Code § 20-17):

- (1) Institute civil action for injunctive relief to stop, prevent, or abate a violation of this chapter.
- (2) Issue a stop work order to prevent a continuing violation of this chapter.
- (3) Issue a one-year moratorium on all building permits for the subject property for alterations to a historic resource without an approved site alteration permit.
- (4) For removal or total or partial demolition of a historic resource without an approved site alteration permit, the zoning administrator may also:
 - a. Issue a five-year moratorium on all building permits for the structure and for the property, other than as may be required to comply with applicable health and safety requirements and regulations, and in no event shall any permit authorize the new construction to exceed the building square footage, height and lot coverage of the original structure; or
 - b. Issue a fee of 50 percent of the assessed value of the land and structure prior to demolition and replacement structure is not to exceed the footprint of the building that was demolished.

The applicant further acknowledges that any work which proceeds in violation of this chapter, in contravention of a stop work order, or in disregard of a court ordered injunction shall be a public nuisance and enforced pursuant to section 16-37 of the City Code and that a person, individual, partnership, firm, corporation, organization, institution or agency of government that violates this chapter may be ordered by the court to pay the cost to restore or replicate a resource unlawfully constructed, altered, repaired, converted, moved, or subjected to demolition.

If you need additional space, please include additional sheets.

I hereby certify that the above information, the checklist below and all accompanying documents and information are true and accurate to the best of my knowledge.

Applicant's signature

Date

Site Alteration Permit Checklist Overview

The Excelsior Heritage Preservation Commission (HPC) reviews land use activities that may affect Excelsior's historical and architectural attributes and has prepared a checklist to assist you in applying for a Site Alteration Permit. In addition to the general materials listed on page 1, applicants should refer to the checklist below for additional requirements applicable to particular types of projects. A summary of HPC Guidelines are also available at Excelsior City Hall.

Please be thorough in completing the checklist. The decision of the HPC will be based on the completed checklist and other materials you submit. Any unidentified alterations not shown on the checklist or application materials will need to be discussed with staff and possibly returned to the HPC for further review. Work completed without the HPC's approval is in violation of the City Code and may be subject to fines or penalties. The Excelsior City Staff is available to answer questions regarding the application and checklist. You may contact them at 952-474-5233.

HERITAGE PRESERVATION COMMISSION

Site Alteration Permit Checklist

NATURE OF SITE ALTERATION (check all that apply):

- ☐ SIGNAGE (Complete Section 1 below)
- ☐ CHANGES IN MATERIAL OR ADDITIONS (Complete Section 2 below)
- ☐ NEW CONSTRUCTION (Complete Section 3 below)
- ☐ DEMOLITION (Complete Section 4 below)
- ☐ RELOCATION OF STRUCTURE (Complete Section 5 below)
- ☐ LANDSCAPE OR PARKING ALTERATIONS (Complete Section 6 below)

1. SIGNS AND AWNINGS:

- ☐ Dimensional elevation drawn to scale identifying materials, colors, and lettering style. Include height, width and depth.
- ☐ Description of any proposed lighting.
- ☐ Description of location.

For a wall sign, show how and where it will be attached. For free-standing sign, show height measured from the existing and proposed grade and site plan with sign location and dimensions from property lines and dimensions from structures on lot.

2. CHANGES IN MATERIAL AND ADDITIONS:

- ☐ Scaled elevation drawing indicating proposed alterations. Minimum scale 1/4" = 1'0".
Color scale rendering is required for major alterations (those requiring City Design Standards approval). Include door and window design when proposed to be altered. Manufacturer's catalog data must be used, if applicable.
- ☐ Description of all exterior materials and colors.
Include all proposed materials samples and paint chips of proposed colors.
- ☐ Site plan showing dimensions of lot and location and dimensions of existing structures on lot.
Include location and dimensions of all proposed additions.
- ☐ Photographs of existing conditions from all elevations.
Historic photographs should accompany any request to return a structure to an earlier historic appearance.

3. NEW CONSTRUCTION:

- ☐ Scaled elevation drawing showing all sides and dimensions. Minimum scale 1/4" = 1'0".
Color scale rendering is required for all new construction. Include door and window design and description of all exterior design elements. Manufacturer's catalog data must be used, if applicable.

- ☐ Elevation drawings to scale showing relationship to height and massing of adjacent structures.
- ☐ Photographs of proposed site and adjoining properties.
- ☐ Site plan including building footprint and all landscape and parking features.
- ☐ Elevation drawings and material and color details for exterior features.
Include roofs, steps, doors, windows, siding, porches, foundations, walls, etc.
- ☐ Scale model may be required for major construction, as determined by the HPC.

4. DEMOLITION:

- ☐ Justification for proposed demolition.
Provide documentation that a building classified as historic is incapable of earning any economic return on its value as appraised by a qualified real estate appraiser. Provide proof that all reasonable alternatives for re- use and restoration have been exhausted.
- ☐ Proposed use of site after demolition.
Include plans and construction schedule for proposed structures and evidence of compatibility with all zoning and comprehensive plan requirements. Plans must demonstrate compatibility with adjacent historic structures or sites.
- ☐ Photographs of all structures to be demolished.

5. RELOCATION OF STRUCTURE:

- ☐ Photograph of existing structure on existing site.
- ☐ Photograph of proposed site and map of location.
- ☐ Reasons for request to move structure.
Information for relocations shall be the same as demolition (for the removal of a structure from a historic site or district) and new construction (for the relocation of a structure to a site within a historic site or district).

6. LANDSCAPE AND PARKING ALTERATIONS:

- ☐ Site plan showing location and layout.
- ☐ Description or depiction of materials, dimensions and design.
Include location and type of vegetation.
- ☐ Photograph of affected areas of site.

Procedure for Review of Site Alteration Permits

The application for a Site Alteration Permit, completed checklist and all supporting information must be received **no later than 21 calendar days** prior to the Heritage Preservation Commission meeting. Incomplete applications will not be reviewed by the Commission. The Heritage Preservation Commission normally meets the fourth Tuesday after the fourth Monday each month. Applicants are strongly encouraged to attend the meeting.

Decisions of the Heritage Preservation Commission may be appealed by filing notice with the City Clerk within 10 business days following the meeting.

The Site Alteration Permit does not relieve the property owner from the responsibility of obtaining any other required permits. Building permits and other permits may be required even if a Site Alteration Permit is not required. For more information, please contact Excelsior City Hall.

NOTICE TO PERSONS COMPLETING THIS FORM

Please be advised that the information requested in this application is sought for the purpose of evaluating your request.

Any information you submit with this application may be made available to various City employees, City officials, members of City boards or commissions, and the public.

You may refuse to provide any of the information requested but that refusal may limit the City's ability to act on your request or result in the denial of that request. If you believe that any information you are providing constitutes private or confidential data under the Minnesota Government Data Practice Act and you want to limit the dissemination of that data, please contact the City Manager prior to submitting that information to discuss whether dissemination of that data may be limited.

Please sign and date below and return with your application as confirmation that you were provided with this Notice.

Signature

Date

City Staff Use Only:

Downtown Historic District:

- ☐ Contributing
☐ Non-contributing

Designated Historic Site No. _____

Type of Alteration:

- ☐ Major change in materials/addition (subject to Design Standards review)
☐ Minor change in materials/addition (not subject to Design Standards review)
☐ New construction/relocation
☐ Landscape/parking alterations
☐ Demolition/relocation
☐ Signage/awning (Sign permit must also be filed)

Current Zoning: R-1 R-2 R-3 R-4 B-1 B-2 B-3 B-4 B-5 P Other : _____

Application deemed complete on _____ by _____

Heritage Preservation Commission Action:

On _____, the action requested in the foregoing application was:

☐ Approved

Conditions:

☐ Disapproved

Reasons:

City Council Determination on Appeal of HPC Action:

On _____, the City Council took the following action on the appeal:

- ☐ Sustained HPC Action
☐ Overturned HPC Action



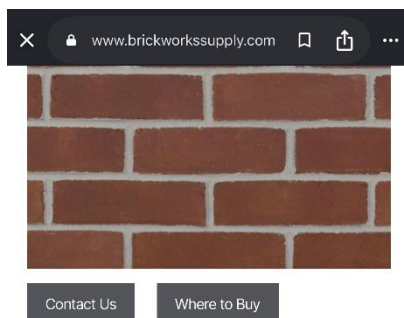
Massing, Materials, and Signage Description - summary

Stanley's Lake Place – 60' x 60' Two-Story Commercial Building

Overall Height: 29' (2 ft above standard due to need for supporting infrastructure of second level, and elevation change of site.

Materials:

Red Brick: Glen-Gery Facebrick 52dd



52-DD

Brand	Glen-Gery
Material	Brick
Color	Red
Type	Facebrick
Style	Molded
Plant	Mid-Atlantic
Series/Collection	Cushwa Calvert Series
Texture/Finish	Sand

Window Trim and cornice: Skin Black satin RAL9005



Concrete Band and Sign lettering: Beige RAL7032

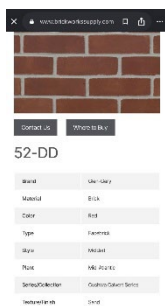


RAL 7032

Signage Format:



Trash Enclosure: 10' x 10' enclosed by matched color Red Brick to the main building, which will meet all requirements for setbacks.



The proposed building maintains a **pedestrian-scaled, two-story massing** that is consistent with the historic commercial character of downtown Excelsior. The primary volume is a **simple rectilinear form** measuring 60 feet in both width and depth. The overall height of **29' to the top of the parapet** aligns proportionally with adjacent historic two-story structures along Water Street. We have requested previous illustrations of surrounding properties for reference if it may be helpful.

The façade is organized into a **clearly defined base, middle, and top**, reflecting traditional Main Street commercial architecture. The **first-floor brick knee wall** (42" height) establishes a durable masonry base and visually anchors the storefront system. Above this, a continuous horizontal sign band provides architectural separation before transitioning to the second-floor wall plane. The **second story features more red brick to match the lower level styling, following** patterns seen elsewhere in the district (see excelsior library photo for reference below). The **upper façade is capped with a modest parapet and cornice**, painted to match the existing trim, providing a clean and historically appropriate termination to the building's mass.

Fenestration patterns have been designed to reflect traditional storefront rhythm and upper-story window groupings common to Excelsior's commercial core. The lower level along Water Street incorporates **overhead operable window panels** configured within a divided-light framework, allowing seasonal indoor–outdoor activation while preserving the proportional geometry of historic storefront bays. The second story features a **consistent rhythm of**

vertically proportioned windows along both Water Street and 3rd Avenue, providing balanced symmetry and reinforcing traditional façade hierarchy.

All exterior materials—including traditional **Red brick, painted fiber cement parapet, and Black powder coated aluminum window and door trim**—were selected to align with the city’s historic palette while ensuring durability and compatibility with neighboring structures. No modern reflective materials, metal panels, or incompatible cladding types are proposed.

Signage has been designed to integrate into the building architecture without overwhelming the façade. The primary “Stanley’s” sign consists of **24” letters** placed directly on the sign band, accompanied by a **24” circular sailboat emblem**, both scaled to maintain appropriate proportionality within the main Water Street elevation. Secondary signage includes **14” “Lake Place” lettering, 10” unlit historical aesthetic band text (“BURGERS • PIZZA • SHAKES”)**. All signage remains within allowable size limits and is arranged to maintain horizontal alignment with established architectural features. No additional exterior lighting devices or sconces are proposed, ensuring the building presents a historically respectful and uncluttered nighttime appearance.

Overall, the project preserves downtown Excelsior’s historic design principles by incorporating **appropriate massing, compatible materials, traditional storefront patterns, and proportionally scaled signage**, while delivering a refreshed, vibrant commercial presence at the Water Street and 3rd Avenue intersection.



1. Exterior Materials Description

The proposed exterior materials have been selected to reflect the long-established character, texture, and durability of traditional downtown Excelsior commercial buildings. The ground-level façade is composed of **full-depth brick veneer** with a **42-inch masonry base**, providing both visual stability and a historically appropriate storefront foundation. Mortar color is intentionally muted to maintain a traditional appearance and avoid visual contrast inconsistent with the district.

Above the brick base, the rooftop parapet carries a traditional 2.5 ft cement board parapet material color matched in black to compliment window trim and mullion of the building. This material emulates traditional wood clapboard siding while offering increased longevity and reduced maintenance needs in Minnesota's climate. All exterior trim—including window casings, parapet trim, mullions, and door frames—in a powdercoated Black **color** that

complements the brick and siding and aligns with historically compatible accent tones approved in prior HPC applications.

Windows are configured with **traditional divided-light patterns**, with transom style window panels on the top of each window proportioned to maintain a visually historic rhythm. Storefront glazing at the ground floor incorporates **overhead-style operable panels** designed to function seasonally while retaining a historic divided-light configuration. Doors are solid wood or high-quality composite designed to replicate traditional recessed-panel commercial entries.

No reflective glass, metal paneling, synthetic stone, or contemporary cladding systems are proposed. All materials reinforce the historic scale, character, and visual continuity of Excelsior's commercial district.

2. Signage Compliance Explanation

All signage has been designed to respect the architectural proportions of the building and comply with size and placement expectations within the Historic District.

Code Requirement (24-9(3)):

"Two or more signs shall not be arranged and integrated so as to create a sign area over 40 square feet."

Proposed Condition - WATER ST side:

- "STANLEY'S" = **22" height × 14.7' width = 27.0 sq ft**
- "LAKE PLACE" = **14" height × 11.4' width = 13.0 sq ft**

$$27.0 + 13.0 = 40.0 \text{ sq ft}$$

The primary "Stanley's" sign features **22-inch-tall letters** situated within the horizontal sign band, ensuring clear legibility while maintaining proportional appropriateness relative to the building's height and storefront scale. The adjacent **24-inch circular sailboat logo** reinforces brand identity while remaining anchored within the same horizontal datum.

Below the main sign, the secondary "Lake Place" lettering, set at **14 inches tall**, fits neatly within the sign band without exceeding recommended vertical limits. The descriptive band text "BURGERS • PIZZA • SHAKES" utilizes **10-inch letters**, maintaining a hierarchy consistent with historic storefront signage patterns and avoiding visual clutter.

without overwhelming the architectural composition, flanked by a tasteful 24 inch round

sailboat adding more flavor to the classic historic style, but also allowing us to call attention to the entry. All lighted signage is externally visible only through new low voltage LED Gooseneck style lighting. No additional raceways or surface-mounted lighting fixtures are proposed, maintaining a clean and historically sympathetic appearance.

Proposed Condition – 3rd St side:

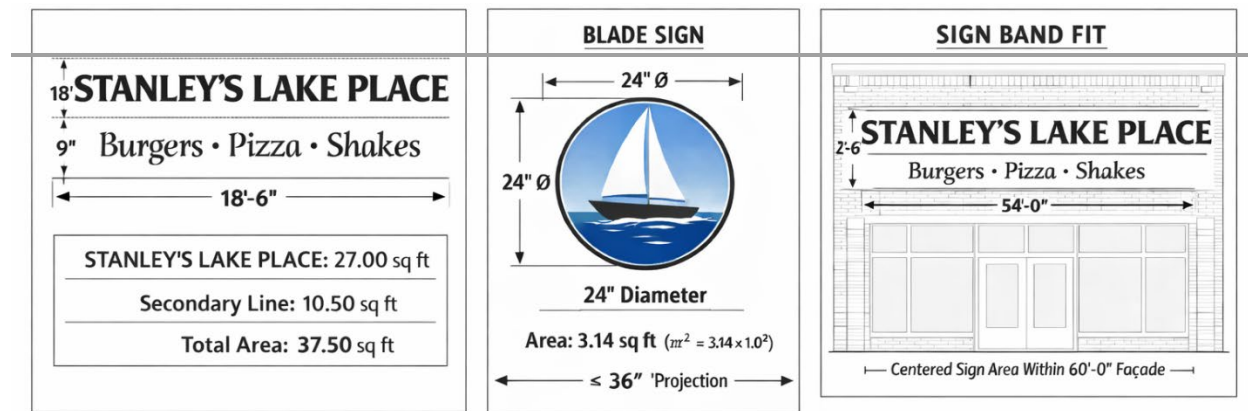
- Blade / Cantilever Sailboat sign: 24 inches round (**2.0 Ft**)
- “ENTRANCE” = **48” × 14” = (4.67 Ft)**

$$2.0 + 4.67 = 6.67 \text{ sq ft}$$

Building aesthetics for historic aesthetic: aside from signage, we added unlit banners on each side of the building (Burgers Pizza Shakes on the water street side to create a look that appears to have been there several years, purposely designed to look like a repurposed use of a historic building, also providing a utility for Stanley’s classic.

“Burgers Pizza Shakes” unlit Banner: 10” height × 14.4’ width = **12 sq ft**

Collectively, the signage system respects Excelsior’s guidance for **proportionality, simplicity, pedestrian orientation, and compatibility with building form.**



(photo above to provide reference to signage sizing, not necessarily the actual sign).



(Photo rendering only to provide reference to signage and colors)

3. Historic Design Compatibility Statement

The proposed building has been intentionally designed to uphold the architectural traditions and visual character of downtown Excelsior. The massing, façade articulation, materials, and signage all draw from historic commercial precedents and local preservation guidelines.

The building's **two-story height**, simple square footprint, **parapet-capped roofline**, and **horizontal storefront proportions** are consistent with legacy commercial structures along Water Street. The use of traditional Red brick throughout with natural banding and parapet reinforces the traditional base–middle–top façade hierarchy present in many of Excelsior's historic buildings.

Window proportions, Transom style paneling in the windows, and symmetrical upper-story fenestration contribute to a rhythm familiar to Excelsior's late-nineteenth and early-twentieth-century architecture. The incorporation of operable overhead-style windows on Water Street reflects contemporary dining needs while maintaining historic geometry and avoiding incompatible modern storefront systems.

Signage has been carefully sized and placed to maintain pedestrian scale and avoid overwhelming the façade, while updated in technology, mirrors mid-century commercial aesthetics found historically throughout small-town main streets.

Overall, the design successfully blends **historic compatibility with modern functionality**, ensuring the building enhances the architectural continuity of the Historic District while supporting contemporary commercial activity at the Water Street and 3rd Avenue intersection.

Exterior Materials Legend

A. Red Brick– 1st and 2nd Level

- Application: Upper and Lower façade wrapping entire building footprint
- Finish: Traditional red brick with muted mortar banding (similar to what we see with the public library nearby).
- HPC Compatibility: Matches early 20th century Excelsior storefront masonry

B. 42" Brick Knee Wall

- Height: 3'-6" from sidewalk grade
- Purpose: Visual base, durability, winter protection
- Seen On: Water Street + 3rd Ave elevations

C. Trim, Mullions, Parapet, and Accent Elements

- Materials/Color: Windows/trim: Black powder coated aluminum, high grade to provide durability and sustainability.
- Parapet Material: Black Painted exterior-grade Cement Board (styled similar to the Excelsior library building as well). Purpose: Reinforces historic color and style palette of downtown Excelsior

D. Storefront Glazing – Water Street (Operable Overhead Window panels)

- Type: Divided light transom window with fixed operable single panel windows
- Frame: Black powder coated aluminum with double pane argon gas.

- Mullion Pattern: Traditionally designed to maintain historic geometry as shown in elevations

E. Second Floor Windows – Water Street + 3rd Ave

- Type: Divided light, Mullion Pattern: Traditional grid to maintain historic geometry as shown in elevations
- Color: Black
- Spacing: Continuous historic rhythm across full second-floor façade

F. Signage:

- Color: Gooseneck illuminated signage, Beige (**RAL7032**) in color to maintain a neutral and approachable aesthetic.
- HPC Compatibility: Matches mid century commercial typology

G. Entry Doors

- Type/Color: Black Triple pane glass with argon gas filled powder coated black commercial entry doors with divided lights.

H. Roofing / Parapet

- Parapet Height: 2'-6" above second-floor roofline
 - Trim: Color match Black colored Cement Board coping / cornice detail
-

CERTIFICATE OF SURVEY
SHOWING PROPOSED BUILDING
LOCATION

LEGAL DESCRIPTION:

Lot Two Hundred Thirty-two (232) of Auditors Subdivision Number 135, Hennepin County, Minnesota, and the Southeasterly one hundred fifty (SELY 150) feet of that part of Lot Fifty (50) Excelsior, lying Northerly of the Minneapolis and St. Louis Railway Company's right of way; all of which is more particularly described as follows:

PREPARED FOR:

DON CHEECH, LLC
300 WATER STREET
EXCELSIOR, MN 55331

LEGEND:

- FOUND 1/2" IRON PIPE
- ⊗ FOUND MAG NAIL
- ⚡ POWER POLE (WITH GUY ANCHOR)
- ♣ SIGN
- ☀ LIGHT POLE
- ☑ COMMUNICATIONS PEDESTAL
- Ⓜ CATCH BASIN
- Ⓜ MANHOLE
- Ⓜ SANITARY SEWER MANHOLE
- Ⓜ COMMUNICATIONS MANHOLE

- OH — OVERHEAD UTILITY LINE
- W — WATERMAIN
- S — SANITARY SEWER LINE

- CONCRETE SURFACE
- BITUMINOUS SURFACE

NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT.
- ADDRESS OF THE SUBJECT PROPERTY:
300 WATER STREET
EXCELSIOR, MN 55331
P.I.D.: 34-117-23-11-0087
- PARCEL AREA: 9,681 SQ. FT.
- BEARINGS ARE BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM.
- DATE OF FIELDWORK: 2-26-2026

SIGNED :

Travis W. Van Neste

Travis W. Van Neste, Minnesota Professional Surveyor #44109
Michigan Professional Surveyor #46695

JOB # 2026005	03-03-2026
DRAWN BY: TWVN	REV: 7-24-2026
SCALE: 1"=20 FEET	

VAN NESTE SURVEYING
PROFESSIONAL SURVEYING SERVICES

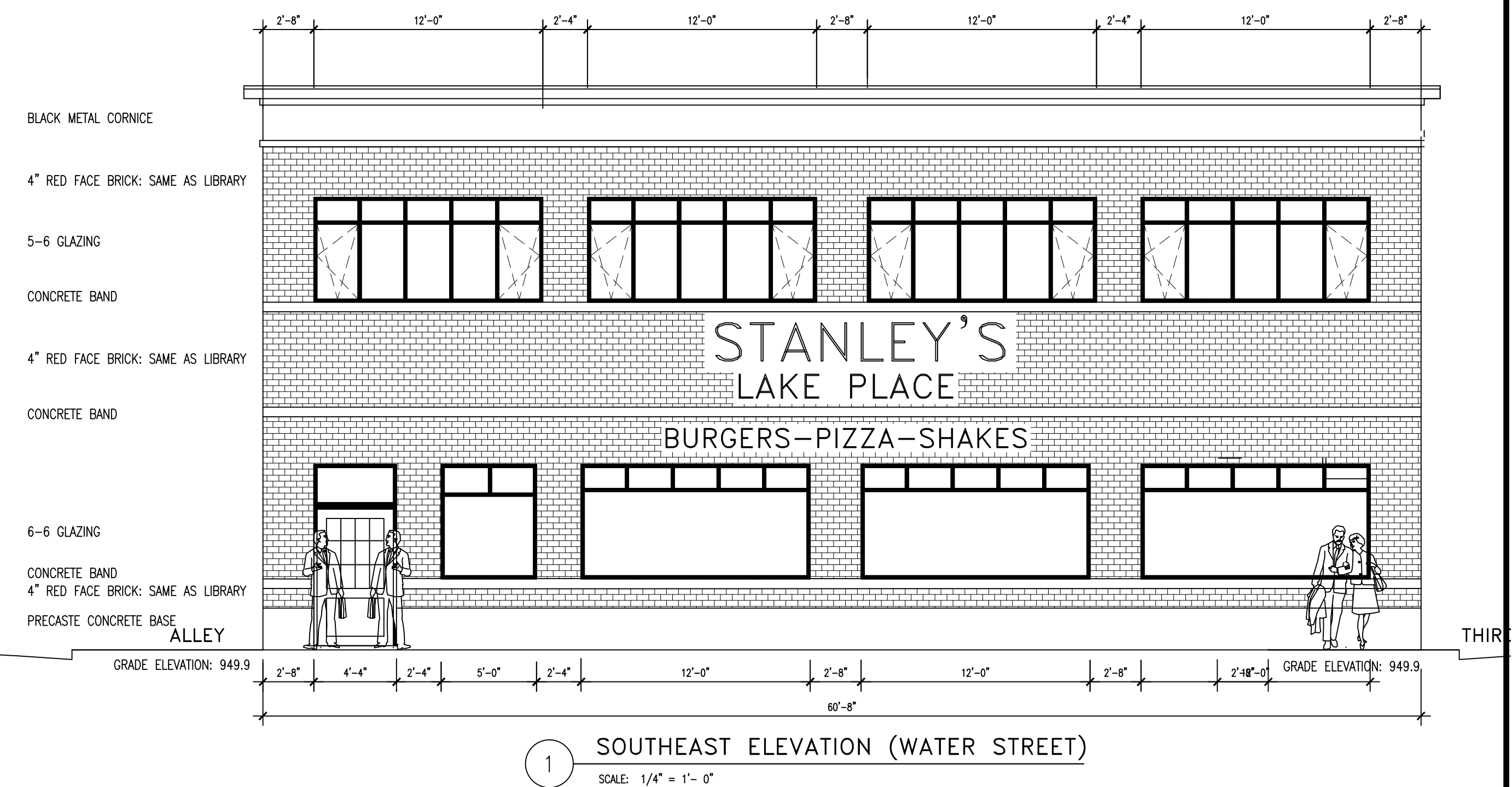
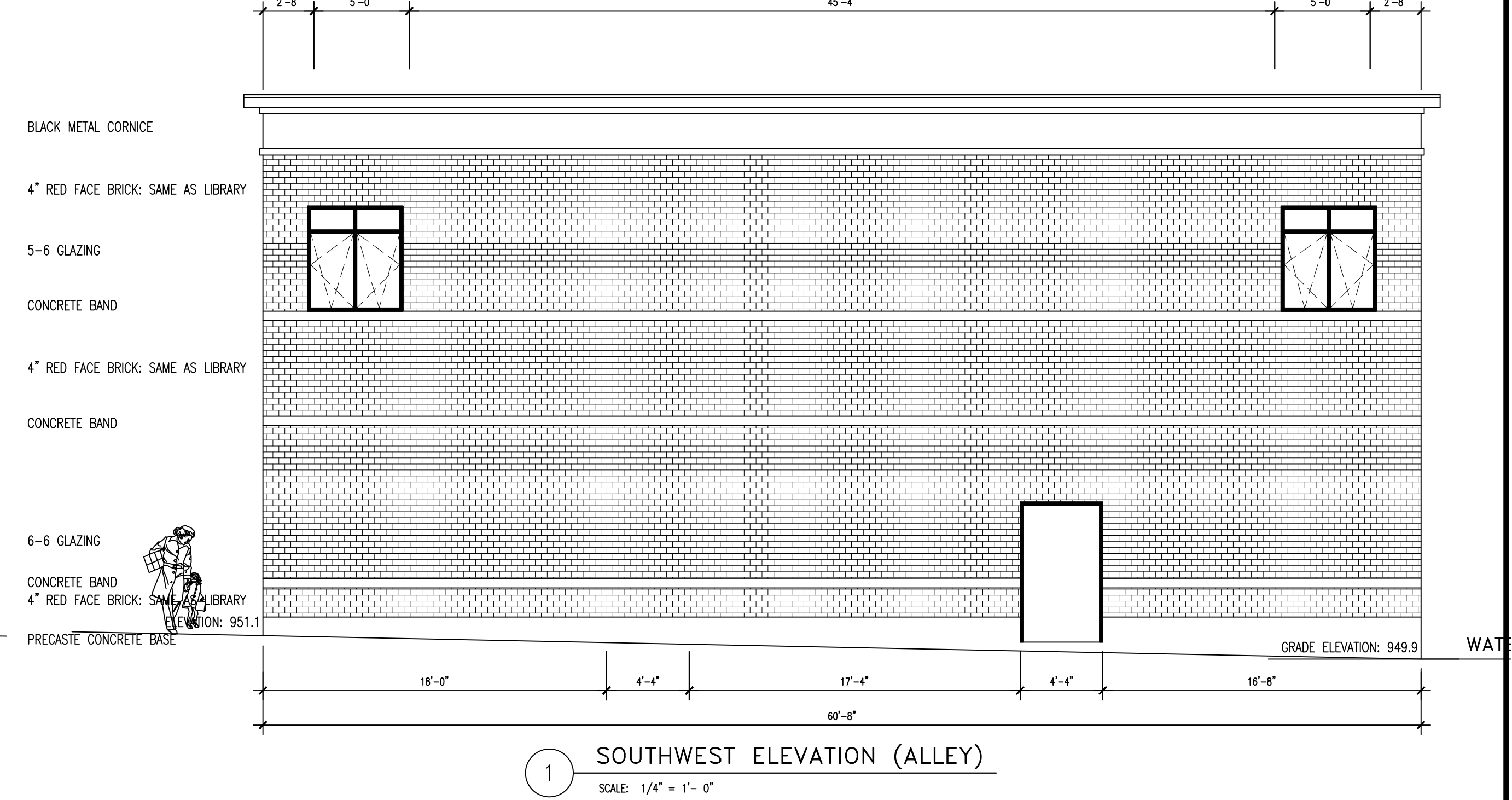
3845 40TH AVE. SOUTH, MINNEAPOLIS MN 55406
(952) 686-3055 VANNESTESURVEYING.COM



SHEET 1 OF 1

CERTIFICATION :

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.



4	Preliminary Design	4/1/26
3		
2		
1		
No.	Revision/Issue	Date

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Name: Paul D. Jaunich
Signature:
Date: Registration No. 21238

Paul D. Jaunich—Architect
assistance

in
Design &
Development

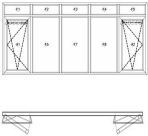
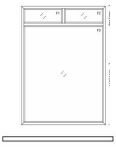
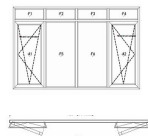
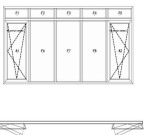
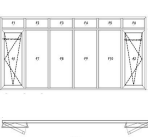
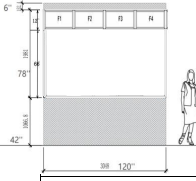
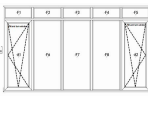
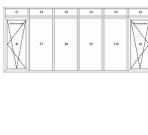
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(763) 972-3822

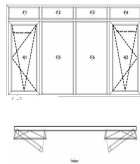
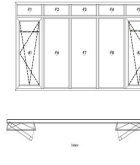
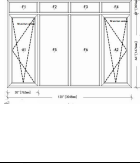
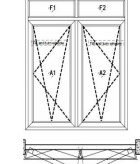
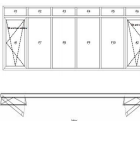
Stanley's Lake Place
300 Water Street
Excelsior, MN 55331
Jon: 952 210-8877

Sheet
A5.2

PI NO: DEJIYP-A2026-3-07
Date: June,3th, 2026
Buyer: Jon
Ph:
Add: Stanleys lake Place

Proforma Invoice

No.	ELEVATION	Floor	Item	Customization color	Drawing/ pics Indoor view	Dimension (W)		Dimension (H)		Dimension (W)	Dimension (H)	Specification	Unit price (\$/pcs)	QTY (pcs)	Amount (\$)
						(')	(")	(')	(")	(')	(")				
1	Water Street	Upper Level	Tilt and turn	Black		12	0	5	6	144	66	1. Fixed Transom style top 12" + 54" lower portion, operable on ends. Thermal break primary aluminum tilt and turn window 2. Thickness: 2.0 mm 3. Hardware: Germany brand-CMECH 4. Double tempered glass 5mm LowE+27 Argon gas+5mm 5. Frame depth: 4.1"		4	
2		Lower Level	Fixed window			5	0	6	6	60	78	1. Fixed Transom style top 12" + 66" lower portion, operable on ends. Thermal break primary aluminum tilt and turn window 2. Thickness: 2.0 mm 3. Hardware: CMECH 4. Double tempered glass 5mm LowE+27 Argon gas +5mm, Frame depth: 4.1"		1	
3			Automatic fold up garage door 1 panel: (78" tilting single panel)			12	0	6	6	144	78	1. Aluminum automatic fold up door (1 panel: 78" Tilting single panel) 2. 6063-T6 3. Hardware: With Double Tempered Glass: 6mm Tempered Low-E glass + 16mm Argon Gas + 6mm Tempered Clear Glass)		3	
4		Upper Level	Tilt and turn	Black		10	0	6	0	120	66	1. Fixed Transom style top 12" + 54" lower portion, operable on ends. Thermal break primary aluminum tilt and turn window 2. Thickness: 2.0 mm, Hardware: Germany brand-CMECH 3. Double tempered glass 5mm LowE+27 Argon gas+5mm 4. Frame depth: 4.1"		2	
5			Tilt and turn			12	0	6	0	144	66	1. Fixed Transom style top 12" + 54" lower portion, operable on ends. Thermal break primary aluminum tilt and turn window 2. Thickness: 2.0 mm 3. Hardware: Germany brand-CMECH 4. Double tempered glass 5mm LowE+27 Argon gas+5mm 5. Frame depth: 4.1"		1	
6			Tilt and turn			14	0	6	0	168	66	1. Fixed Transom style top 12" + 54" lower portion, operable on ends. Thermal break primary aluminum tilt and turn window 2. Thickness: 2.0 mm 3. Hardware: Germany brand-CMECH 4. Double tempered glass 5mm LowE+27 Argon gas+5mm 5. Frame depth: 4.1"		1	
7	3rd Street	Lower Level	Automatic fold up garage door 1 panel (12" Fixed+66" Tilting single panel)	Black		10	0	6	6	120	78	1. Aluminum automatic fold up door (1 panel: 12" Fixed+ 66" Tilting Single Panel) 2. 6063-T6 3. Hardware: With Double Tempered Glass: 6mm Tempered Low-E glass + 16mm Argon Gas + 6mm Tempered Clear Glass)		1	
8			Tilt and turn			12	0	6	6	144	78	1. Fixed Transom style top 12" + 66" lower portion, operable on ends. Thermal break primary aluminum tilt and turn window 2. Thickness: 2.0 mm 3. Hardware: Germany brand-CMECH 4. Double tempered glass 5mm LowE+27 Argon gas+5mm 5. Frame depth: 4.1"		1	
9			Tilt and turn			16	0	6	6	192	78	1. Fixed Transom style top 12" + 66" lower portion, operable on ends. Thermal break primary aluminum tilt and turn window 2. Thickness: 2.0 mm 3. Hardware: Germany brand-CMECH 4. Double tempered glass 5mm LowE+27 Argon gas+5mm 5. Frame depth: 4.1"		1	

10	Parking Lot	Upper Level	Tilt and turn	Black		10	0	6	0	120	66	1. Fixed Transom style top 12" + 54" lower portion, operable on ends. Thermal break primary aluminum tilt and turn window 2. Thickness: 2.0 mm 3. Hardware:Germany brand-CMECH 4. Double tempered glass 5mm LowE+27 Argon gas+5mm 5. Frame depth:4.1"		2	
11			Tilt and turn			12	0	6	0	144	66	1. Fixed Transom style top 12" + 54" lower portion, operable on ends. Thermal break primary aluminum tilt and turn window 2. Thickness: 2.0 mm 3. Hardware:Germany brand-CMECH 4. Double tempered glass 5mm LowE+27 Argon gas+5mm 5. Frame depth:4.1"		2	
12		Lower Level	Tilt and turn	black		10	0	6	6	120	78	1. Fixed Transom style top 12" + 66" lower portion, operable on ends. Thermal break primary aluminum tilt and turn window 2. Thickness: 2.0 mm 3. Hardware:Germany brand-CMECH 4. Double tempered glass 5mm LowE+27 Argon gas+5mm 5. Frame depth:4.1"		1	
13	Ally	Upper Level	Tilt and turn	Black		5	0	6	0	60	66	1. Fixed Transom style top 12" + 54" lower portion, operable on ends. Thermal break primary aluminum tilt and turn window 2. Thickness: 2.0 mm 3. Hardware:Germany brand-CMECH 4. Double tempered glass 5mm LowE+27 Argon gas+5mm 5. Frame depth:4.1"		2	
14			Tilt and turn			16	0	6	0	192	66	1. Fixed Transom style top 12" + 54" lower portion, operable on ends. Thermal break primary aluminum tilt and turn window 2. Thickness: 2.0 mm 3. Hardware:Germany brand-CMECH 4. Double tempered glass 5mm LowE+27 Argon gas+5mm 5. Frame depth:4.1"		1	
														23	



Remark:

2. Regular colors are for free: Powder coating: (Black, Sand Grey, Dark Coffee, Sand Black, White)
Note: If project near seashore, coating must be PVDF coating

4. Payment terms: 50% deposit, 50% before delivery

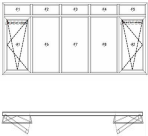
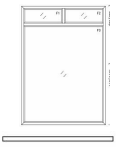
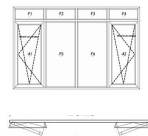
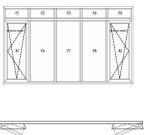
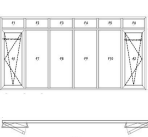
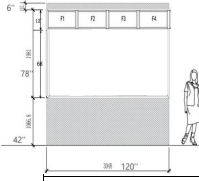
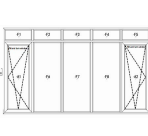
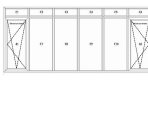
5. Standard Package: Foam inside, wooden package outside

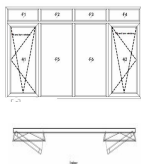
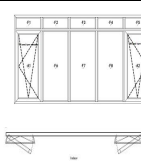
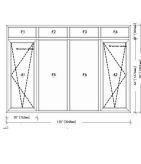
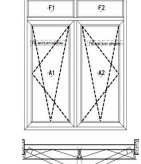
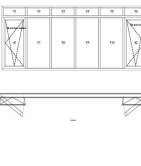
6. Delivery Time: around 50 days after cofirming the production drawing

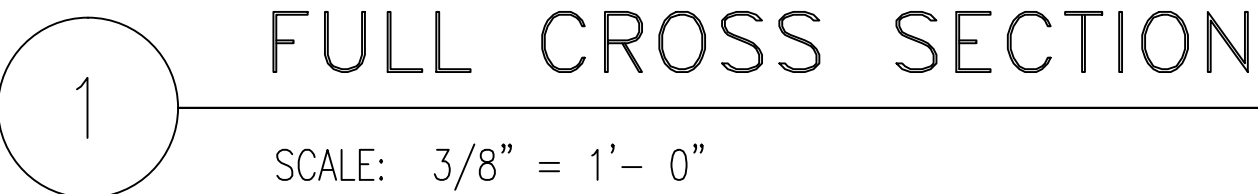
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PI NO: DEJIYP-A2026-3-07
Date: June,3th, 2026
Buyer: Jon
Ph:
Add: Stanleys lake Place

Proforma Invoice

No.	ELEVATION	Floor	Item	Customization color	Drawing/ pics Indoor view	Dimension (W)		Dimension (H)		Dimension (W)	Dimension (H)	Specification	Unit price (\$/pcs)	QTY (pcs)	Amount (\$)
						(')	(")	(')	(")	(')	(")				
1	Water Street	Upper Level	Tilt and turn			12	0	5	6	144	66	1. Fixed Transom style top 12" + 54" lower portion, operable on ends. Thermal break primary aluminum tilt and turn window 2. Thickness: 2.0 mm 3. Hardware: Germany brand-CMECH 4. Double tempered glass 5mm LowE+27 Argon gas+5mm 5. Frame depth:4.1"		4	
2		Lower Level	Fixed window	Black		5	0	6	6	60	78	1. Fixed Transom style top 12" + 66" lower portion, operable on ends. Thermal break primary aluminum tilt and turn window 2. Thickness: 2.0 mm 3. Hardware: CMECH 4. Double tempered glass 5mm LowE+27 Argon gas +5mm, Frame depth:4.1"		1	
3			Automatic fold up garage door 1 panel:(78" tilting single panel)			12	0	6	6	144	78	1. Aluminum automatic fold up door (1 panel: 78" Tilting single panel) 2. 6063-T6 3. Hardware: With Double Tempered Glass: 6mm Tempered Low-E glass + 16mm Argon Gas + 6mm Tempered Clear Glass)		3	
4		Upper Level	Tilt and turn	Black		10	0	6	0	120	66	1. Fixed Transom style top 12" + 54" lower portion, operable on ends. Thermal break primary aluminum tilt and turn window 2. Thickness: 2.0 m, Hardware: Germany brand-CMECH 3. Double tempered glass 5mm LowE+27 Argon gas+5mm 4. Frame depth:4.1"		2	
5			Tilt and turn			12	0	6	0	144	66	1. Fixed Transom style top 12" + 54" lower portion, operable on ends. Thermal break primary aluminum tilt and turn window 2. Thickness: 2.0 mm 3. Hardware: Germany brand-CMECH 4. Double tempered glass 5mm LowE+27 Argon gas+5mm 5. Frame depth:4.1"		1	
6			Tilt and turn			14	0	6	0	168	66	1. Fixed Transom style top 12" + 54" lower portion, operable on ends. Thermal break primary aluminum tilt and turn window 2. Thickness: 2.0 mm 3. Hardware: Germany brand-CMECH 4. Double tempered glass 5mm LowE+27 Argon gas+5mm 5. Frame depth:4.1"		1	
7	3rd Street	Lower Level	Automatic fold up garage door 1 panel(12" Fixed+66" Tilting single panel)		 	10	0	6	6	120	78	1. Aluminum automatic fold up door (1 panel: 12" Fixed+ 66" Tilting Single Panel) 2. 6063-T6 3. Hardware: With Double Tempered Glass: 6mm Tempered Low-E glass + 16mm Argon Gas + 6mm Tempered Clear Glass)		1	
8			Tilt and turn	Black		12	0	6	6	144	78	1. Fixed Transom style top 12" + 66" lower portion, operable on ends. Thermal break primary aluminum tilt and turn window 2. Thickness: 2.0 mm 3. Hardware: Germany brand-CMECH 4. Double tempered glass 5mm LowE+27 Argon gas+5mm 5. Frame depth:4.1"		1	
9			Tilt and turn			16	0	6	6	192	78	1. Fixed Transom style top 12" + 66" lower portion, operable on ends. Thermal break primary aluminum tilt and turn window 2. Thickness: 2.0 mm 3. Hardware: Germany brand-CMECH 4. Double tempered glass 5mm LowE+27 Argon gas+5mm 5. Frame depth:4.1"		1	

10	Parking Lot	Upper Level	Tilt and turn	Black		10	0	6	0	120	66	1. Fixed Transom style top 12" + 54" lower portion, operable on ends. Thermal break primary aluminum tilt and turn window 2. Thickness: 2.0 mm 3. Hardware:Germany brand-CMECH 4. Double tempered glass 5mm LowE+27 Argon gas+5mm 5. Frame depth:4.1"	2	
11			Tilt and turn			12	0	6	0	144	66	1. Fixed Transom style top 12" + 54" lower portion, operable on ends. Thermal break primary aluminum tilt and turn window 2. Thickness: 2.0 mm 3. Hardware:Germany brand-CMECH 4. Double tempered glass 5mm LowE+27 Argon gas+5mm 5. Frame depth:4.1"	2	
12		Lower Level	Tilt and turn	black		10	0	6	6	120	78	1. Fixed Transom style top 12" + 66" lower portion, operable on ends. Thermal break primary aluminum tilt and turn window 2. Thickness: 2.0 mm 3. Hardware:Germany brand-CMECH 4. Double tempered glass 5mm LowE+27 Argon gas+5mm 5. Frame depth:4.1"	1	
13	Ally	Upper Level	Tilt and turn	Black		5	0	6	0	60	66	1. Fixed Transom style top 12" + 54" lower portion, operable on ends. Thermal break primary aluminum tilt and turn window 2. Thickness: 2.0 mm 3. Hardware:Germany brand-CMECH 4. Double tempered glass 5mm LowE+27 Argon gas+5mm 5. Frame depth:4.1"	2	
14			Tilt and turn			16	0	6	0	192	66	1. Fixed Transom style top 12" + 54" lower portion, operable on ends. Thermal break primary aluminum tilt and turn window 2. Thickness: 2.0 mm 3. Hardware:Germany brand-CMECH 4. Double tempered glass 5mm LowE+27 Argon gas+5mm 5. Frame depth:4.1"	1	
													23	
Color customization fee														
(Elected)Warm edge(Except garage door)														
(Elected)Nail fin(Except garage door														
Upgrade triple glass(1 Hollow and pvb Laminated)(Except garage door)														
Limited(Upper Level)														
Wooden package fee														
(1 Hollow and Laminated) Total cost														
Deposit														
Banlance														
 Estimated volume: 35 CBM Estimated weight: triple glass: 10000KG														
Remark:														
1. Price Term: EXW.														
2. Regular colors are for free: Powder coating: (Black, Sand Grey, Dark Coffee, Sand Black, White) Note: If project near seashore, coating must be PVDF coating														
3. The quotation is valid in 30 days														
4. Payment terms: 50% deposit, 50% before delivery														
5. Standard Package: Foam inside, wooden package outside														
6. Delivery Time: around 50 days after cofirming the production drawing														
7. Product HS CODE: 7610100000														

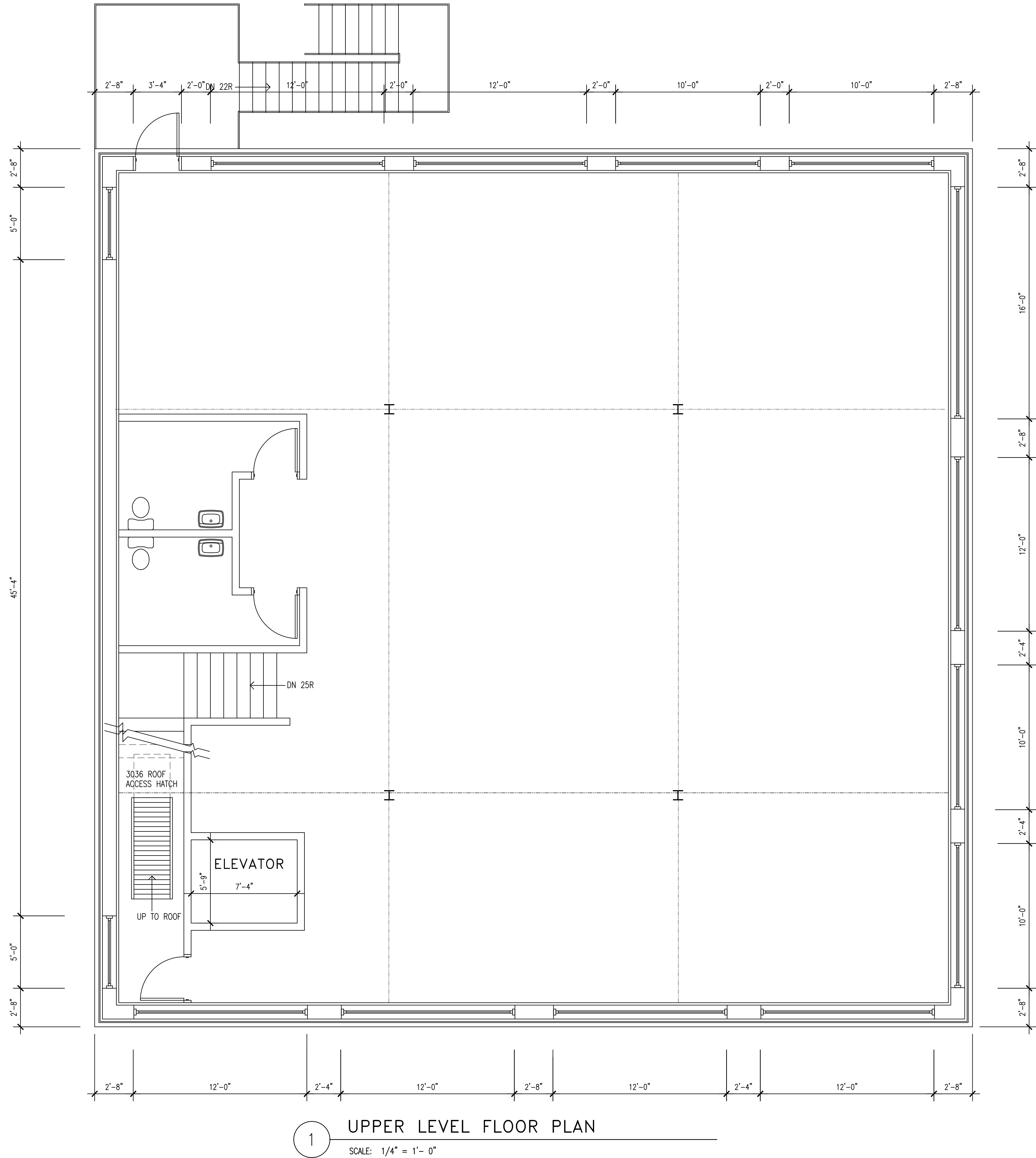


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A3.1



SCALE: 1/4" = 1'-0"

Sheet
A2.2



1 UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'- 0"

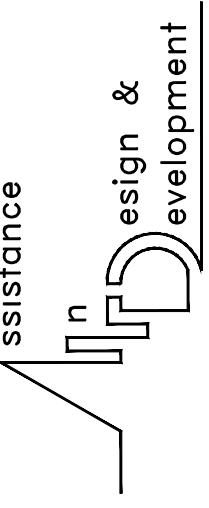
4	Preliminary Design	4/1/26
3		
2		
1		
No.	Revision/Issue	Date

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota.

Name: Paul D. Jaunich
Signature: _____
Date: _____

Registration No. 21238

Paul D. Jaunich—Architect
assistance

esign & Development

328 South 3rd St., Delano, Mn. 55328
(763) 972-3822

Stanley's Lake Place
300 Water Street
Excelsior, MN 55331
Jon: 952 210-8877

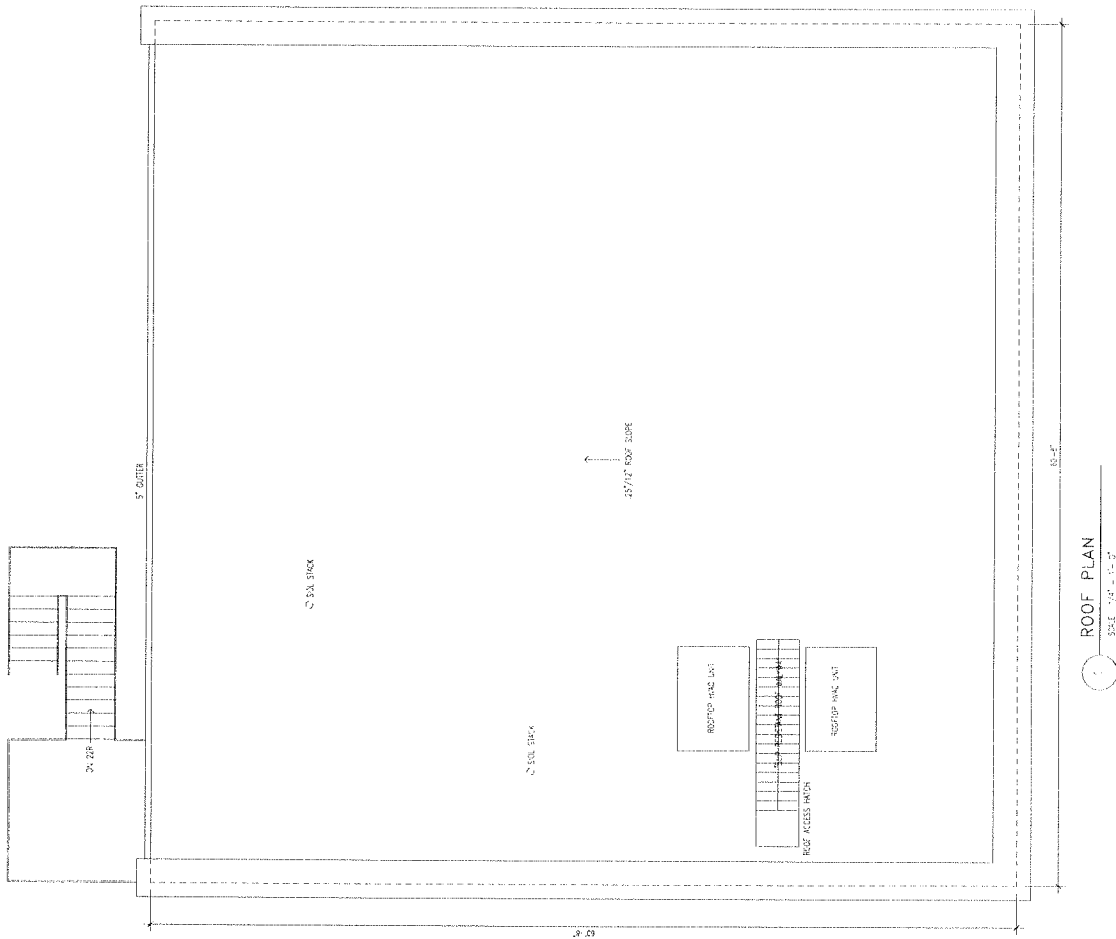
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Stanley's Lake Place
300 Water Street
Excelsior, MN 55331
Jon: 952 210-8877

Paul D. Jounisch-Architect
328 South 3rd St., Duluth, MN 55808
(763) 972-3922
Design & Development

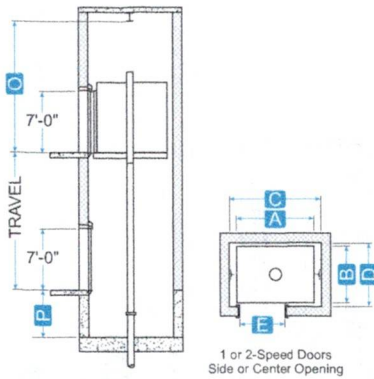
I hereby certify that this perspective
drawing, or report was prepared by me
or under my direct supervision and
under the laws of the State of Minnesota.
Name Paul D. Jounisch
Signature
Registration No. 21238
Date

No	Revision/Issue	Date
1		
2		
3		
4	Excelsior Design	4/1/20

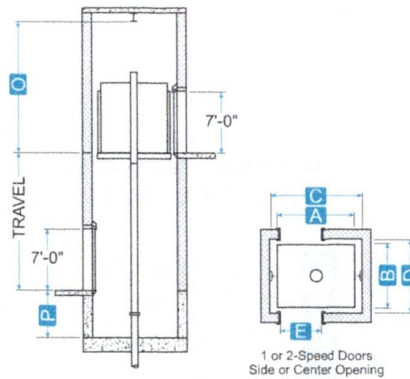


ROOF PLAN
SCALE 1/4" = 1'-0"

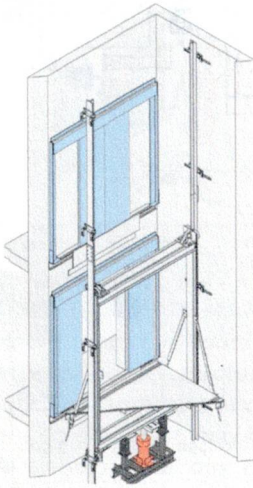
Single Opening (F)



Double Opening (F/R)



- A** = Platform Width
B = Platform Depth
C = Hoistway Width
D = Hoistway Depth
E = Clear Door Opening
O = Overhead
P = Pit Depth

**APPLICATION SUMMARY**

This design uses a single-stage hydraulic jack installed in the ground. The jack is placed directly under the car, near the center of the platform.

ADVANTAGES

- Typically the lowest material cost option
- Supports front and rear openings in any layout
- No need for a deep pit or extended overhead
- Suitable for both low- and high-capacity cars
- Easiest equipment package to install across applications
- Capacities up to 120,000 lbs

Contact MEI for sizes and options not listed.

	Capacity (lbs)	Platform A x B	Hoistway C x D	Front/ Rear	Laminate Clear Inside W x D	Door Type	Door Width E
LOW CAPACITY	2100	6'-0" x 5'-1"	7'-4" x 5'-9"	F	5'-9" x 4'-3 1/2"	1-SP	3'-0"
	2100	6'-0" x 5'-8"	7'-4" x 6'-8 1/2"	F/R	5'-9" x 4'-3 1/2"	1-SP	3'-0"
	2500	7'-0" x 5'-1"	8'-4" x 5'-9"	F	6'-9" x 4'-3 1/2"	1-SP	3'-6"
	2500	7'-0" x 5'-8"	8'-4" x 6'-8 1/2"	F/R	6'-9" x 4'-3 1/2"	1-SP	3'-6"
	3000	7'-0" x 5'-6"	8'-4" x 6'-2"	F	6'-9" x 4'-8 1/2"	1-SP	3'-6"
	3000	7'-0" x 6'-1"	8'-4" x 7'-1 1/2"	F/R	6'-9" x 4'-8 1/2"	1-SP	3'-6"
	3500	7'-0" x 6'-2"	8'-4" x 6'-10"	F	6'-9" x 5'-4 1/2"	1-SP	3'-6"
	3500	7'-0" x 6'-9"	8'-4" x 7'-9 1/2"	F/R	6'-9" x 5'-4 1/2"	1-SP	3'-6"
	4000	8'-0" x 6'-2"	9'-4" x 7'-0"	F	7'-9" x 5'-3"	2-SP	4'-0"
	4000	8'-0" x 6'-8"	9'-4" x 7'-11 1/2"	F/R	7'-9" x 5'-0 1/2"	2-SP	4'-0"
HOSPITAL	3500H	5'-4" x 8'-4"	6'-8" x 9'-2"	F	5'-1" x 7'-5"	2-SP	3'-6"
	3500H	5'-4" x 9'-0 1/2"	6'-8" x 10'-4"	F/R	5'-1" x 7'-5"	2-SP	3'-6"
	4000H	6'-0" x 8'-5"	7'-4" x 9'-3"	F	5'-9" x 7'-6"	2-SP	4'-0"
	4000H	6'-0" x 9'-1 1/2"	7'-4" x 10'-5"	F/R	5'-9" x 7'-6"	2-SP	4'-0"
	4500H	6'-0" x 9'-2"	7'-4" x 10'-0"	F	5'-9" x 8'-3"	2-SP	4'-0"
	4500H	6'-0" x 9'-10 1/2"	7'-4" x 11'-2"	F/R	5'-9" x 8'-3"	2-SP	4'-0"
	5000H	6'-0" x 9'-7 1/2"	7'-6" x 10'-5 1/2"	F	5'-9" x 8'-8"	2-SP	4'-0"
	5000H	6'-0" x 10'-3 1/2"	7'-6" x 11'-7"	F/R	5'-9" x 8'-8"	2-SP	4'-0"
	6000	7'-0" x 8'-6"	8'-6" x 9'-4"	F	6'-9" x 7'-7"	2-SP	4'-0"
	6000	7'-0" x 9'-2 1/2"	8'-6" x 10'-6"	F/R	6'-9" x 7'-7"	2-SP	4'-0"
HIGH CAPACITY	8000	8'-4" x 10'-0"	9'-10" x 10'-10"	F	8'-1" x 9'-1"	2-SP	4'-0"
	8000	8'-4" x 10'-8 1/2"	9'-10" x 12'-0"	F/R	8'-1" x 9'-1"	2-SP	4'-0"
	10000	8'-4" x 11'-8 1/2"	9'-10" x 12'-6 1/2"	F	8'-1" x 10'-9 1/2"	2-SP	4'-0"
	10000	8'-4" x 12'-5"	9'-10" x 13'-8 1/2"	F/R	8'-1" x 10'-9 1/2"	2-SP	4'-0"
	12000	10'-4" x 11'-6"	11'-10" x 12'-4"	F	10'-1" x 10'-7"	2-SP	4'-0"
	12000	10'-4" x 12'-2 1/2"	11'-10" x 13'-6"	F/R	10'-1" x 10'-7"	2-SP	4'-0"
	15000	12'-0" x 11'-5"	13'-6" x 12'-3"	F	11'-9" x 10'-6"	2-SP	4'-0"
	15000	12'-0" x 12'-1 1/2"	13'-6" x 13'-5"	F/R	11'-9" x 10'-6"	2-SP	4'-0"

P Pit Depth = 4'-0" • **O** Minimum Overhead = 12'-0" • Cab Height = 8'-0"

On Thu, Jul 23, 2026 at 1:04 PM pjaunich@aol.com <pjaunich@aol.com> wrote:

Good afternoon Travis

The trash enclosure is 10-0 x 10-0 on a 10-0 x 16-0 concrete pad. The dimensions were not on the plans.

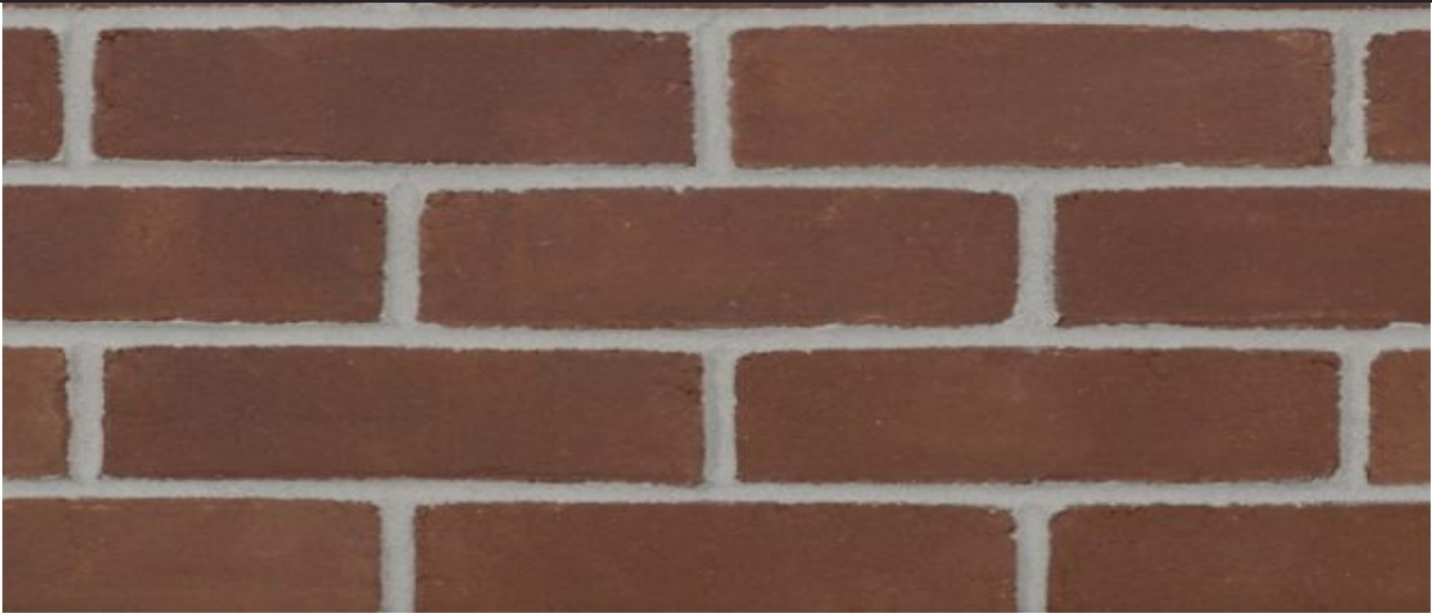
Thanks!

Paul D. Jaunich, Architect

325 5th street s

Delano. MN 55328

pjaunich@aol.com



Contact Us

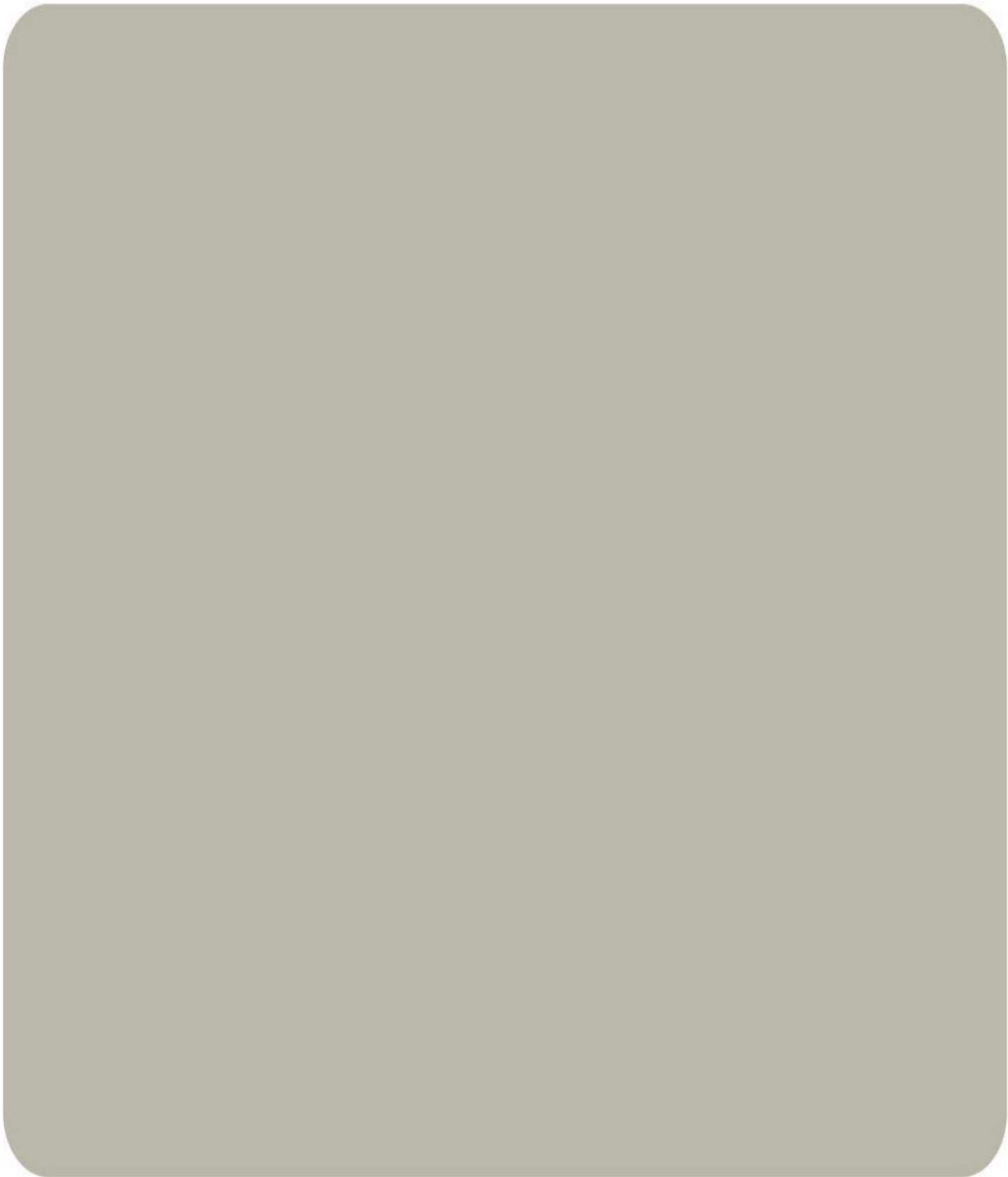
Where to Buy

52-DD

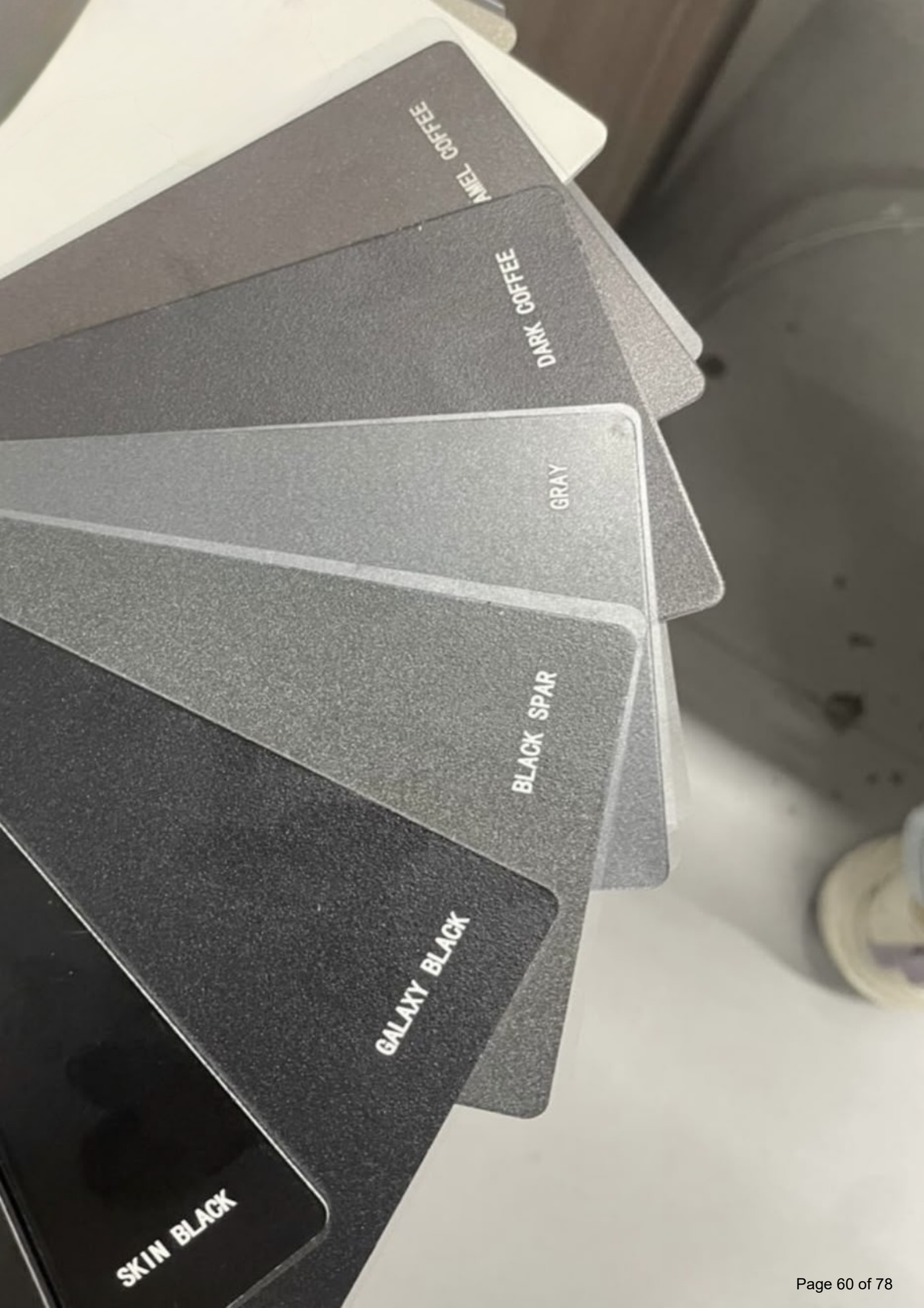
Brand	Glen-Gery
Material	Brick
Color	Red
Type	Facebrick
Style	Molded
Plant	Mid-Atlantic
Series/Collection	Cushwa Calvert Series

Texture/Finish

Sand



RAL 7032



SKIN BLACK

GALAXY BLACK

BLACK SPAR

GRAY

DARK COFFEE

AMEL COFFEE

CERTIFICATE OF SURVEY EXISTING CONDITIONS

LEGAL DESCRIPTION:

Lot Two Hundred Thirty-two (232) of Auditors Subdivision Number 135, Hennepin County, Minnesota, and the Southeastly one hundred fifty (SE 1/4 150) feet of that part of Lot Fifty (50) Excelsior, lying Northerly of the Minneapolis and St. Louis Railway Company's right of way; all of which is more particularly described as follows:

Commencing at the Northeast corner of said Lot Fifty (50), thence running Westerly along the Southerly line of Third Street one hundred fifty (150) feet, thence running Southerly on a line parallel with Water Street, sixty-six (66) feet more or less to the Northerly right-of-way line of the Minneapolis and St. Louis Railroad, thence along said Northerly right-of-way line one hundred fifty (150) feet more or less to the West line of Water Street, thence Northerly along the said Westerly line of Water Street sixty four (64) feet more or less to the point or place of beginning;

PREPARED FOR:
DON CHEECH, LLC
300 WATER STREET
EXCELSIOR, MN 55331

LEGEND:

- FOUND 1/2" IRON PIPE
- ⊗ FOUND MAG NAIL
- ⚡ POWER POLE (WITH GUY ANCHOR)
- P SIGN
- ✳ LIGHT POLE
- ☐ COMMUNICATIONS PEDESTAL
- ⊙ CATCH BASIN
- ⊙ MANHOLE
- ⊙ SANITARY SEWER MANHOLE
- ⊙ COMMUNICATIONS MANHOLE
- OH — OVERHEAD UTILITY LINE
- W — WATERMAIN
- S — SANITARY SEWER LINE
- CON — CONCRETE SURFACE
- BT — BITUMINOUS SURFACE

NOTES:

- 1) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE INSURANCE COMMITMENT
- 2) ADDRESS OF THE SUBJECT PROPERTY: 300 WATER STREET EXCELSIOR, MN 55331
P.L.D.: 34-117-23-11-0087
- 3) PARCEL AREA: 9,581 SQ. FT.
- 4) BEARINGS ARE BASED ON THE HENNEPIN COUNTY COORDINATE SYSTEM
- 5) DATE OF FIELDWORK: 2-26-2026

SIGNED :

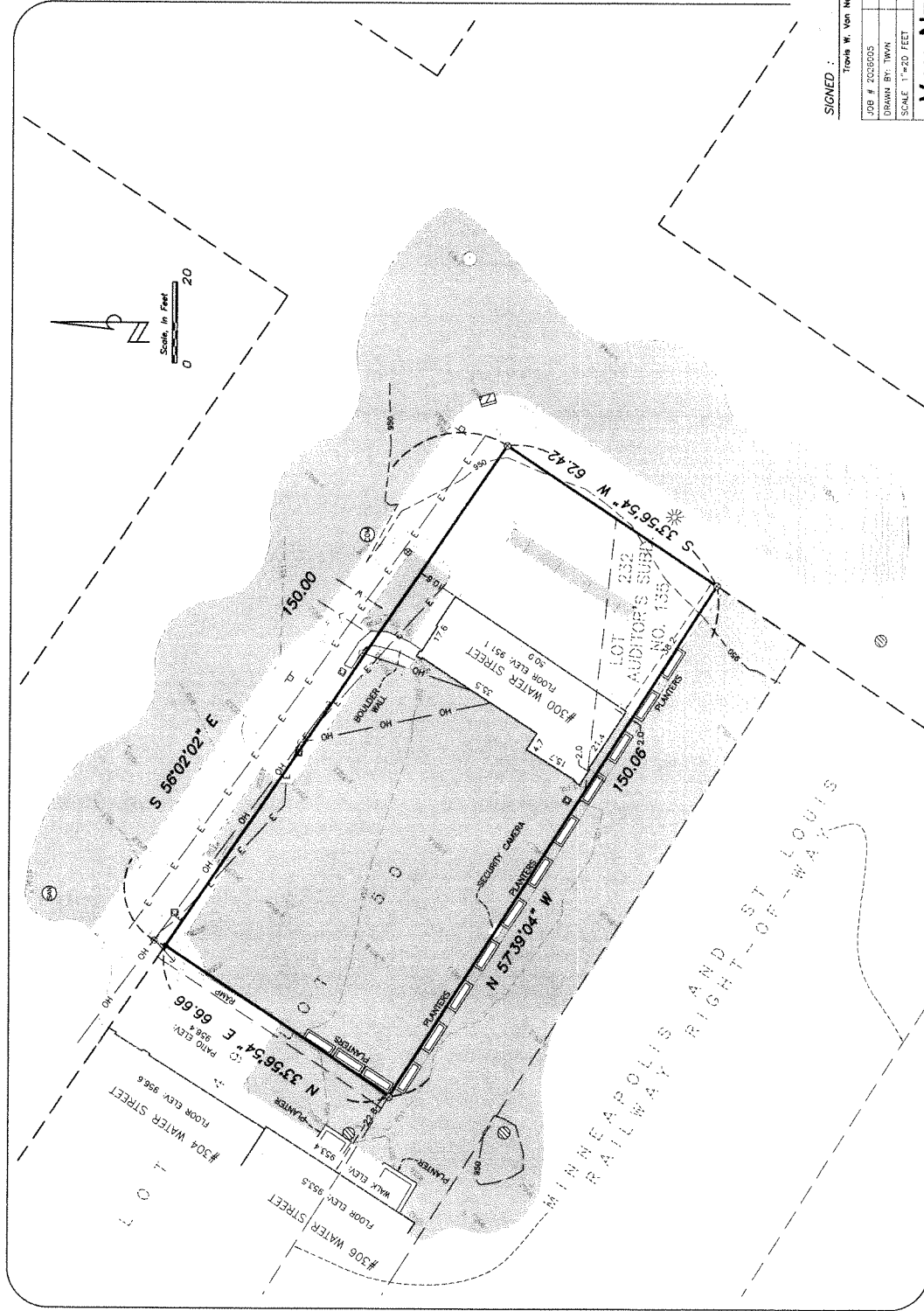
Trevia W. Van Neste, Minnesota Professional Surveyor #44109
Michael J. Peterson, Minnesota Professional Surveyor #44025

JOB # 2026005
DRAWN BY: TWIN
RE:
SCALE: 1"=20 FEET

VAN NESTE SURVEYING
PROFESSIONAL SURVEYING SERVICES
3845 40TH AVE. SOUTH, MINNEAPOLIS MN 55406
(952) 686-3055 VANNESTESURVEYING.COM



SHEET 1 OF 1



CERTIFICATION :

I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the state of Minnesota.

ITEM REPORT

To: Heritage Preservation Commission

From: Jess Long, City Planner

Meeting Date: August 25, 2026

Department/Office: Community Development

Item Name: Administrative Approval of Facade Work to be Completed within Federal Historic Preservation Tax Incentives Program - 240 Water Street Site Alteration Permit

Summary:

Background

Applicant and owner, Scott McGinnis, has submitted a Site Alteration Permit for masonry repairs at 240 Water Street. The project is a part of the applicant's Federal Historic Preservation Tax Incentives program project. The City's Historic Consultant, Amy Lucas, has been assisting in the process outside of her work with the City. The applicant's Part 1 and Part 2 applications have been approved by the State Historic Preservation Office (SHPO) and the National Park Service (NPS) which oversees the Tax Credit program. Staff is providing the HPC with an update on this masonry repair project as well as an update on the proposed phased repair work to be done to repair the front façade of the building which is also being approved administratively by staff together with our historic consultant.

The HPC will need to review and approve future SAP applications for the replacement and installation of doors and windows on the façade and rear elevation of the structure.

The applicant has proposed:

1. Masonry be cleaned and repointed with identical color mortar to match existing masonry on the front and back of the building.
2. The installation of custom-made brick to replace brick that has been damaged.
3. The restoration and replacement of metal grates on the front of the building, located below the windows.
4. The removal and replacement of the roof with a new epdm membrane and insulation.

Requirements for Federal Historic Preservation Tax Incentives

The Standards for Rehabilitation, applied by the National Park Service, are the criteria used to determine if a rehabilitation project qualifies as a certified rehabilitation. The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards

pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified, a rehabilitation project must be determined by the Secretary of the Interior to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

Proposed Administrative Approval Process

The applicant's work has been approved by SHPO and NPS and staff is proposing that the implementation of the work to repair the front façade's masonry be approved by staff and the City's Historic Consultant prior to work beginning. Review will occur in phases across the project to ensure that work meets City and National requirements. The contractor shall set a time to speak with the City's historic consultant and staff prior to work. Custom bricks will be reviewed by staff prior to the removal of damaged bricks. The applicant is available to answer additional questions about the project and future work to be completed.

Recommended Action:

Budget:

Attachments:

None

ITEM REPORT

To: Heritage Preservation Commission

From: Jess Long, City Planner

Meeting Date: August 25, 2026

Department/Office: Community Development

Item Name: Administrative Approval of Change to First Story Projecting Roof - 211 Water Street Site Alteration Permit

Summary:

Background

Eric Lindquist has submitted an application for a Site Alteration Permit to reroof the first-story roof overhang at 211 Water Street. The Smith and Co. Store, constructed in 1920, is a contributing building within the Historic Downtown District. The property owner, Mark Duggan, has undertaken a series of improvements to the building, including window replacement and shutter removal. The proposed change to the first story roof overhang is the next step in a series of future changes that the owner is considering for the building. There are no changes proposed to the sign mounted to the roof. The applicant will be submitting a future application for the repainting of the front façade. Repainting the building will be an additional administrative approval that will require color selection from a historic color pallet.

Proposed Work

The current front facade has a first story roof overhang that acts as protection over the storefront windows and front door. The structure is made of wood supports and has wood shingles. The wood shingles have deteriorated, and the applicant has proposed that they be removed and replaced with a metal roofing material.

The applicant proposes using Integral Standing Rib Metal Roofing System. The applicant has chosen black metal for the new roof. There are no additional changes proposed to the store front or the roof structure.

Administrative Approval

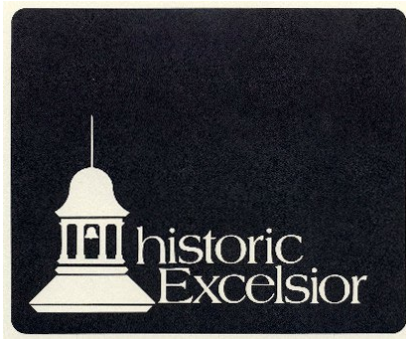
Staff and the City's Historical Consultant, have reviewed the application and approved the work administratively per work exempted from HPC review in the City of Excelsior's Preservation Design Manual. Staff included the materials and application in the packet to keep the HPC informed of renovation at the property.

Recommended Action:

Budget:

Attachments:

1. Permit Application
2. 211 Water Additional Materials



City of Excelsior

339 Third Street, Excelsior, MN 55331

Telephone: 952-474-5233 Email:

APPLICATION FOR A SITE ALTERATION PERMIT

Applicant's Name: _____

Address: _____

Telephone: _____

Authority to file application:

☐ Ownership

☐ Tenant

☐ Other _____

If not Owner, Owner's Name: _____

Address: _____

Telephone: _____

Project Address: _____

Do you have an architect/engineer or other designer for this project?

☐ Yes

☐ No

Name: _____

Address: _____

Attach the following materials for all applications:

☐ A current photograph of the exterior sides of the building (or site) where work will take place.

☐ A scaled elevation drawing of the sides of the building illustrating the work to be performed.

☐ A scaled site plan (for any site changes).

Narrative Description of Proposed Site Alterations: (Include any changes to masonry walls or foundations, siding or paint, roofs or chimneys, doors or windows, porches or steps, awnings or shutters, fences or retaining walls, landscaping or lighting).

Enforcement Acknowledgement: By signing below, the applicant acknowledges that in case any building or structure subject to the regulation of this ordinance is to be erected or constructed, reconstructed, altered, repaired, maintained, moved, or subjected to demolition in violation of the city's heritage preservation ordinance (chapter 20 of the Excelsior City Code), the zoning administrator or building official, in addition to any other remedies, may (as is outlined in Excelsior City Code § 20-17):

- (1) Institute civil action for injunctive relief to stop, prevent, or abate a violation of this chapter.
- (2) Issue a stop work order to prevent a continuing violation of this chapter.
- (3) Issue a one-year moratorium on all building permits for the subject property for alterations to a historic resource without an approved site alteration permit.
- (4) For removal or total or partial demolition of a historic resource without an approved site alteration permit, the zoning administrator may also:
 - a. Issue a five-year moratorium on all building permits for the structure and for the property, other than as may be required to comply with applicable health and safety requirements and regulations, and in no event shall any permit authorize the new construction to exceed the building square footage, height and lot coverage of the original structure; or
 - b. Issue a fee of 50 percent of the assessed value of the land and structure prior to demolition and replacement structure is not to exceed the footprint of the building that was demolished.

The applicant further acknowledges that any work which proceeds in violation of this chapter, in contravention of a stop work order, or in disregard of a court ordered injunction shall be a public nuisance and enforced pursuant to section 16-37 of the City Code and that a person, individual, partnership, firm, corporation, organization, institution or agency of government that violates this chapter may be ordered by the court to pay the cost to restore or replicate a resource unlawfully constructed, altered, repaired, converted, moved, or subjected to demolition.

If you need additional space, please include additional sheets.

[illegible]

I hereby certify that the above information, the checklist below and all accompanying documents and information are true and accurate to the best of my knowledge.

Applicant's signature

Date

Site Alteration Permit Checklist Overview

The Excelsior Heritage Preservation Commission (HPC) reviews land use activities that may affect Excelsior's historical and architectural attributes and has prepared a checklist to assist you in applying for a Site Alteration Permit. In addition to the general materials listed on page 1, applicants should refer to the checklist below for additional requirements applicable to particular types of projects. A summary of HPC Guidelines are also available at Excelsior City Hall.

Please be thorough in completing the checklist. The decision of the HPC will be based on the completed checklist and other materials you submit. Any unidentified alterations not shown on the checklist or application materials will need to be discussed with staff and possibly returned to the HPC for further review. Work completed without the HPC's approval is in violation of the City Code and may be subject to fines or penalties. The Excelsior City Staff is available to answer questions regarding the application and checklist. You may contact them at 952-474-5233.

HERITAGE PRESERVATION COMMISSION

Site Alteration Permit Checklist

NATURE OF SITE ALTERATION (check all that apply):

- ☐ SIGNAGE (Complete Section 1 below)
- ☐ CHANGES IN MATERIAL OR ADDITIONS (Complete Section 2 below)
- ☐ NEW CONSTRUCTION (Complete Section 3 below)
- ☐ DEMOLITION (Complete Section 4 below)
- ☐ RELOCATION OF STRUCTURE (Complete Section 5 below)
- ☐ LANDSCAPE OR PARKING ALTERATIONS (Complete Section 6 below)

1. SIGNS AND AWNINGS:

- ☐ Dimensional elevation drawn to scale identifying materials, colors, and lettering style. Include height, width and depth.
- ☐ Description of any proposed lighting.
- ☐ Description of location.

For a wall sign, show how and where it will be attached. For free-standing sign, show height measured from the existing and proposed grade and site plan with sign location and dimensions from property lines and dimensions from structures on lot.

2. CHANGES IN MATERIAL AND ADDITIONS:

- ☐ Scaled elevation drawing indicating proposed alterations. Minimum scale $1/4" = 1'0"$.
Color scale rendering is required for major alterations (those requiring City Design Standards approval). Include door and window design when proposed to be altered. Manufacturer's catalog data must be used, if applicable.
- ☐ Description of all exterior materials and colors.
Include all proposed materials samples and paint chips of proposed colors.
- ☐ Site plan showing dimensions of lot and location and dimensions of existing structures on lot.
Include location and dimensions of all proposed additions.
- ☐ Photographs of existing conditions from all elevations.
Historic photographs should accompany any request to return a structure to an earlier historic appearance.

3. NEW CONSTRUCTION:

- ☐ Scaled elevation drawing showing all sides and dimensions. Minimum scale $1/4" = 1'0"$.
Color scale rendering is required for all new construction. Include door and window design and description of all exterior design elements. Manufacturer's catalog data must be used, if applicable.

- ☐ Elevation drawings to scale showing relationship to height and massing of adjacent structures.
- ☐ Photographs of proposed site and adjoining properties.
- ☐ Site plan including building footprint and all landscape and parking features.
- ☐ Elevation drawings and material and color details for exterior features.
Include roofs, steps, doors, windows, siding, porches, foundations, walls, etc.
- ☐ Scale model may be required for major construction, as determined by the HPC.

4. DEMOLITION:

- ☐ Justification for proposed demolition.
Provide documentation that a building classified as historic is incapable of earning any economic return on its value as appraised by a qualified real estate appraiser. Provide proof that all reasonable alternatives for re- use and restoration have been exhausted.
- ☐ Proposed use of site after demolition.
Include plans and construction schedule for proposed structures and evidence of compatibility with all zoning and comprehensive plan requirements. Plans must demonstrate compatibility with adjacent historic structures or sites.
- ☐ Photographs of all structures to be demolished.

5. RELOCATION OF STRUCTURE:

- ☐ Photograph of existing structure on existing site.
- ☐ Photograph of proposed site and map of location.
- ☐ Reasons for request to move structure.
Information for relocations shall be the same as demolition (for the removal of a structure from a historic site or district) and new construction (for the relocation of a structure to a site within a historic site or district).

6. LANDSCAPE AND PARKING ALTERATIONS:

- ☐ Site plan showing location and layout.
- ☐ Description or depiction of materials, dimensions and design.
Include location and type of vegetation.
- ☐ Photograph of affected areas of site.

Procedure for Review of Site Alteration Permits

The application for a Site Alteration Permit, completed checklist and all supporting information must be received **no later than 21 calendar days** prior to the Heritage Preservation Commission meeting. Incomplete applications will not be reviewed by the Commission. The Heritage Preservation Commission normally meets the fourth Tuesday after the fourth Monday each month. Applicants are strongly encouraged to attend the meeting.

Decisions of the Heritage Preservation Commission may be appealed by filing notice with the City Clerk within 10 business days following the meeting.

The Site Alteration Permit does not relieve the property owner from the responsibility of obtaining any other required permits. Building permits and other permits may be required even if a Site Alteration Permit is not required. For more information, please contact Excelsior City Hall.

NOTICE TO PERSONS COMPLETING THIS FORM

Please be advised that the information requested in this application is sought for the purpose of evaluating your request.

Any information you submit with this application may be made available to various City employees, City officials, members of City boards or commissions, and the public.

You may refuse to provide any of the information requested but that refusal may limit the City's ability to act on your request or result in the denial of that request. If you believe that any information you are providing constitutes private or confidential data under the Minnesota Government Data Practice Act and you want to limit the dissemination of that data, please contact the City Manager prior to submitting that information to discuss whether dissemination of that data may be limited.

Please sign and date below and return with your application as confirmation that you were provided with this Notice.

Signature

Date

City Staff Use Only:

Downtown Historic District:

- ☐ Contributing
☐ Non-contributing

Designated Historic Site No. _____

Type of Alteration:

- ☐ Major change in materials/addition (subject to Design Standards review)
☐ Minor change in materials/addition (not subject to Design Standards review)
☐ New construction/relocation
☐ Landscape/parking alterations
☐ Demolition/relocation
☐ Signage/awning (Sign permit must also be filed)

Current Zoning: R-1 R-2 R-3 R-4 B-1 B-2 B-3 B-4 B-5 P Other : _____

Application deemed complete on _____ by _____

Heritage Preservation Commission Action:

On _____, the action requested in the foregoing application was:

☐ Approved

Conditions:

☐ Disapproved

Reasons:

City Council Determination on Appeal of HPC Action:

On _____, the City Council took the following action on the appeal:

- ☐ Sustained HPC Action
☐ Overturned HPC Action



29 Gauge Colors

Alamo White	Arctic White	Ivory	Light Stone
Tan	Brown	Burnished Slate	Taupe
Ash Gray	Pewter Gray	Charcoal	Dark Gray
Black	Gallery Blue	Ocean Blue	Brick Red
Dark Red	Rural Red	Brite Red	Burgundy
Evergreen	Ivy Green	Copper Metallic	

29 Gauge Crinkle Colors

White Crinkle	Brown Crinkle	Burnished Slate Crinkle	Taupe Crinkle
Ash Gray Crinkle	Charcoal Crinkle	Dark Gray Crinkle	Black Crinkle
Red Crinkle	Burgundy Crinkle	Green Crinkle	

True Steel-HD
Printed

26 Gauge Antique Barnwood	26 Gauge Cedar Gray	26 Gauge Cedar Natural	26 Gauge Chippy White
29 Gauge Real Tree Camo			

**Representation of colors will vary due to printing limitations.
Color chips and larger samples are available upon request.*

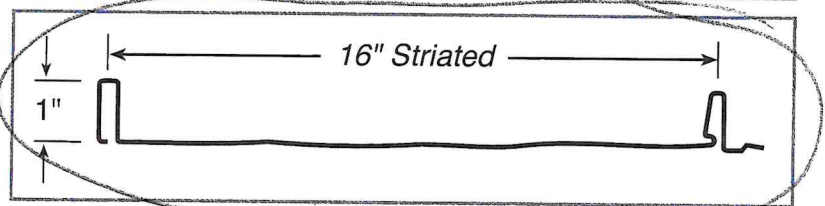
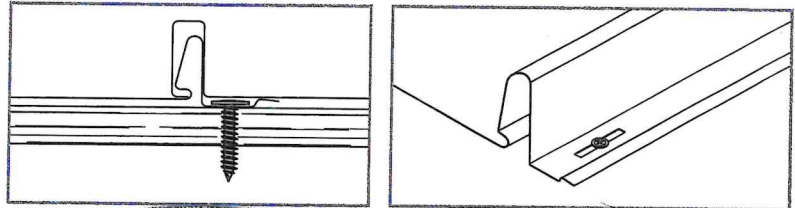
Features and Benefits

- Concealed, direct fastened, no clips for ease of installation
- Highly resistant to damage from wind, hail, snow and rain.
- Will not rot or absorb water and is mildew-resistant.
- Finishes: MS Colorfast45® or Acrylic Coated Galvalume
- 45 year paint finish warranty for MS Colorfast45®
- 26 gauge with a minimum slope of 3:12



Testing and Approvals

- UL 580, Class 90 Wind Uplift Construction #529
- UL 790, Class A Fire Resistance Rating
- UL 2218, Class 4 Impact Resistance
- ASTM E-1592
- Texas Windstorm Evaluation RC-162
- 2010 FBC Approved (11560.3, 11560.4, 14645.10)
- Miami-Dade County approved (NOA 08-0229.12)



Available Colors



metalsales.us.com



★ All Colors Meet or Exceed ENERGY STAR
Steep Slope Requirements
Non-Painted Finish

Color selections are close representations but are limited by printing and viewing conditions. Actual samples are available upon request. For all specific warranty, application, installation, and technical information regarding these products contact your local sales representative.

metal sales
manufacturing corporation



1435 Egret Avenue
Detroit Lakes, MN 56501
218.847.2988 Phone
888.594.1394 Toll Free
218.847.4835 Fax
888.594.1454 Toll Free Fax

1019 ©MS 9/13

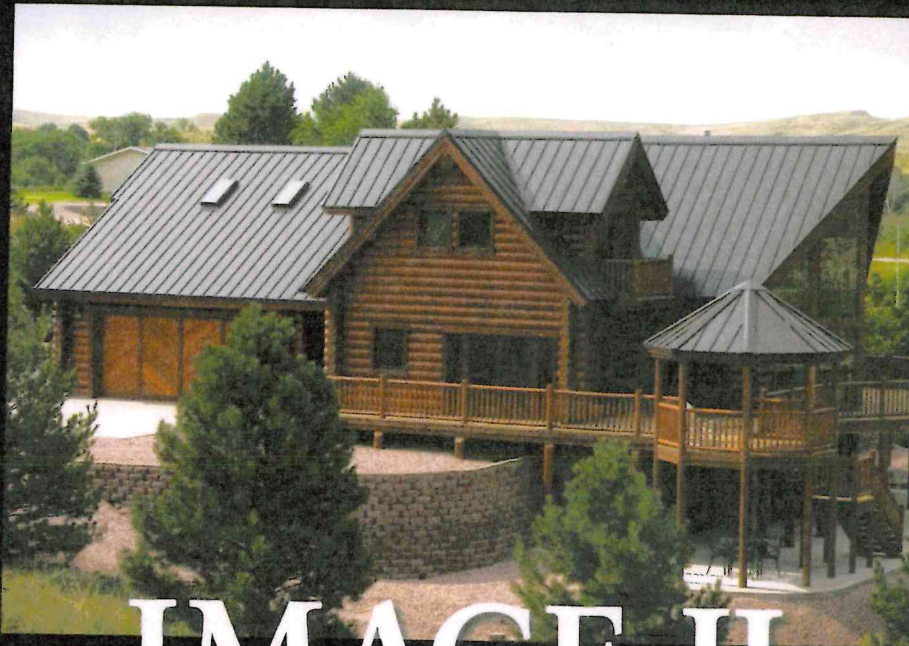


IMAGE II

INTEGRAL STANDING RIB METAL ROOFING SYSTEM

It's no wonder standing rib roof systems are popular with the roofing industry. They are attractive and require minimal maintenance, yet provide excellent protection against the elements. In addition, Image II's unique concealed fastening system requires no clips, so installation is quick and easy.

An attractive, yet affordable metal roofing system – its design creates a warm, eye-pleasing look that's strikingly different than conventional roofing products. Call today for more information.

Low maintenance and easy installation

45 Year paint warranty

ENERGY STAR® Listed colors

Direct fastened – no clips necessary

Installation over solid decking is a snap!

New construction or re-roofing projects

Pre-fabricated trims and accessories

Factory-cut to the nearest inch

metal sales
manufacturing corporation

ms

FABRAL®

METAL WALL AND ROOF SYSTEMS

ENDURACOTE®

COLOR CHART - SMP PAINT SYSTEM

Brite White 824 IR=.60

White 899 IR=.54

Ivory 883 IR=.62

Light Stone 887 IR=.51

Tan 855 IR=.38

Hickory Moss 870 IR=.36

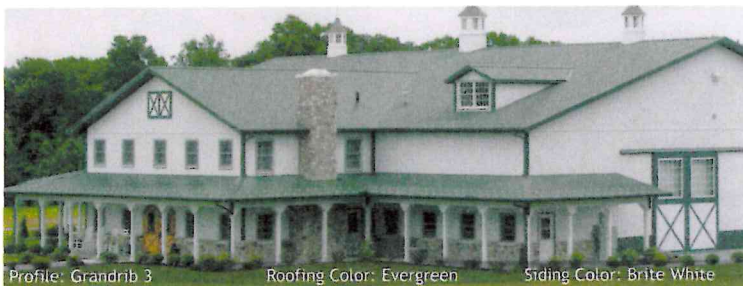
Cocoa Brown 856 IR=.35

Dark Brown 859 IR=.30

Antique Bronze 854 IR=.29

Patina Green 893 IR=.38

Evergreen 875 IR=.27



Hartford Green 821 IR=.29

Caribbean Blue 881 IR=.27

Gallery Blue 826 IR=.29

Brick Red 898 IR=.31

Brite Red 845 IR=.32

Classic Burgundy 853 IR=.26

Ash Gray 848 IR=.38

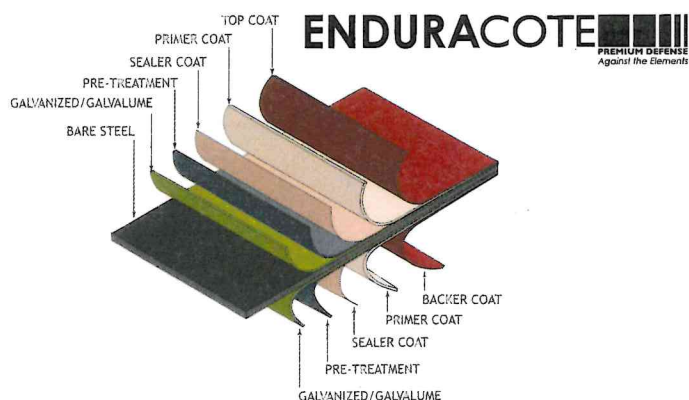
Light Gray 889 IR=.31

Charcoal Gray 851 IR=.35

True Black 882 IR=.30

Copper Penny 939 ** IR=.48

** Subject to premium pricing



Colors shown are as close to actual colors as allowed by the printing process. Actual metal samples are available. Colors may appear different when viewed at different angles & under different lighting conditions.

Due to product improvements, changes & other factors, we reserve the right to change or delete information herein without prior notice.

IR = Initial Reflectivity

- Available in 29 gauge
- Available in 26 gauge
- ▲ Available in 24 gauge
- * not painted

		Grandrib 3® Plus	Grandrib 3®	GR®	Mighti-Rib®	Prime Rib®	ProClad®	StrongClad®	7/8" Corrugated	2 1/2" Corrugated	Ultra-Loc 16	Delta Rib	1 1/2" SSR	1 1/2" SSR-150	Horizon S®	Horizon S-100	Horizon® 16
Availability																	
Northeast / Mid-Atlantic		X	X	X	X								X		X		
Midwest		X	X	X	X	X	X	X		X				X	X	X	
Western		X	X	X	X				X	X	X	X					X
Color																	
Brite White	824	●	■	724 ●	■	●	●	●		●		●					
White	899	●	■	799 ●	■	●	●	●	■	■	■		▲	▲	■	■	■
Ivory	883	●	■	783 ●	■	●	●	●		●		●					
Light Stone	887	●	■	787 ●	■	●	●	●	■	■							
Tan	855	●	●	755 ●	■	●	●	●									
Hickory Moss	870	●	■	770 ●	■	●	●	●		●		●	▲	▲	■	■	■
Cocoa Brown	856	●	●	756 ●	■	●	●	●		●		●					
Dark Brown	859	●	●	759 ●			●			●		●					
Antique Bronze	854	●	■	754 ●	■	●	●	●	■	■	■		▲	▲	■	■	■
Patina Green	893	●	●	793 ●			●										
Evergreen	875	●	■	775 ●	■	●	●	●		●	■	●	▲	▲	■	■	■
Hartford Green	821	●	●	721 ●	■		●			●	■	●					
Caribbean Blue	881	●	■	781 ●	■	●	●	●		■	■		▲	▲	■	■	■
Gallery Blue	826	●	●	726 ●	■		●										
Brick Red	898	●	■	798 ●	■	●	●	●	■	●	■	●	▲	▲	■	■	■
Brite Red	845	●	●	745 ●			●										
Classic Burgundy	853	●	●	753 ●		●	●	●			■		▲	▲	■	■	■
Ash Gray	848	●	●														
Light Gray	889	●	■	789 ●	■	●	●	●		●	■	●		▲	■	■	■
Charcoal Gray	851	●	■	751 ●	■	●	●	●		■	■		▲	▲	■	■	■
True Black	882	●	●	782 ●		●	●	●					▲	▲	■	■	■
Copper Penny	939		●								■		▲	▲	■	■	■

Not all colors are available at all locations. Offering subject to change without notice.

Enduracote Warranty

- Lifetime film integrity warranty for walls & roofs
- 30-year warranty against fade & chalk for walls & roofs
- 10-year edge rust warranty against acid rain (Galvanized only)

Grandrib 3 PLUS Warranty

- Lifetime film integrity warranty for walls & roofs
- 30-year warranty against fade & chalk for walls & roofs
- 15-year edge rust warranty against acid rain (Galvanized only)
- 25-year non-perforation warranty against acid rain for walls;
- 20-year warranty for roofs

GR® Warranty

- 40-year film integrity warranty for walls & roofs
- 30-year prorated fade & chalk for walls & roofs

Grandrib 3® Plus, Grandrib 3®, GR®

Mighti-Rib®

Prime Rib®

ProClad®

StrongClad®

7/8" Corrugated

2 1/2" Corrugated

Ultra-Loc 16

Delta Rib

1 1/2" SSR, 1 1/2" SSR-150

Horizon S®, Horizon S-100

Horizon 16