



Heritage Preservation Commission

Regular Meeting

Tuesday, October 7, 2025, 5:30 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/82654464152?pwd=GLFa6EHKPaWepIjQbVqsvo5X61GHZV.1>

Meeting ID: 826 5446 4152

Passcode: 466354

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Some items on this agenda are important enough to City Councilmembers that a quorum of the Council may be present to receive information leading to their future deliberations and eventual decision.

AGENDA

1. Call to Order/Roll Call
2. Agenda Approval
3. Consent Agenda
 - A. September 23, 2025, Heritage Preservation Commission Meeting Minutes
4. Citizen Reports or Comments
5. New Business
 - A. 262 Lake Street, HPC 2025-15, Approval of Site Alteration Permit Amendment
 - B. CLG Annual Report Final Draft
6. Unfinished Business
7. Communications and Reports
 - A. Next City Council Meeting - October 20, 2025
 - B. Next HPC Meeting - November 18, 2025
 - C. Updates
8. Future Agenda Items
9. Adjournment

**City of Excelsior
Hennepin County, Minnesota**

**Heritage Preservation Commission Meeting
Minutes**

Tuesday, September 23, 2025

1. CALL TO ORDER

Chair Caron called the September 23 Heritage Preservation Commission meeting to order at 6:30pm.

Present: Caron, Gephart, Macpherson, Dahlstrom, and Anderson.

Absent: Mark

Also Present: Ali Cameron (Senior Planner), Chrystal O'Hanlon (City Council Quarterly Liaison)

2. AGENDA APPROVAL

Commissioner Gephart motioned to approve the agenda. Commissioner Dahlstrom seconded. Motion passed 5/0.

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

a. May 27, 2025, Heritage Preservation Commission Meeting Minutes

Commissioner Caron requested two edits: first, to clarify the Findings of Fact language in Item 5A, paragraph 2, sentence 1 regarding the history of blade signs on the building; and secondly, to revise Item 6A under Unfinished Business, paragraph 2, sentence 1 by changing "their" to "his."

Commissioner Gephart motioned to approve the May 27, 2025 meeting minutes with the noted corrections. Commissioner Macpherson seconded. Motion passed 5/0.

b. July 9, 2025, Heritage Preservation Commission Special Meeting Minutes

Commissioner Anderson motioned to approve the July 9, 2025 special meeting minutes. Commissioner Dahlstrom seconded. Motion passed 5/0.

c. July 22, 2025, Heritage Preservation Commission Meeting Minutes

Commissioner Caron noted that Commissioner Mark should be removed from the attendance list due to her absence. He also requested edits to Item 5A of New Business, paragraph 4, sentence 3 to clarify language about the replacement windows on the house, and a correction to an incomplete sentence in Item 5C of New Business, paragraph 3, sentence 2.

Commissioner Macpherson motioned to approve the July 22, 2025 meeting

minutes with the noted correction. Commissioner Gephart seconded. Motion passed 5/0.

4. CITIZEN REPORTS OR COMMENTS

a. Quarterly Council Liaison O'Hanlon

Council Liaison O'Hanlon reported that the City Council filled a vacant seat and Councilmember Tyler resigned effective August, pausing the HPC work group he led. The Commons baseball field is nearly complete with cleaned seating. A Site Alteration Permit for the Dock Cinema tied to the 10 Water Street PUD will soon come before the HPC. The 10 Water Street group is also working on a TIF request. This is O'Hanlon's final month as Council Liaison for the quarter. She also praised the HPC's Sign Ordinance Subcommittee for their detailed work on the sign ordinance recommendations.

5. NEW BUSINESS

a. 366 Water Street, HPC 2025-13, Approval of Site Alteration Permit

City staff introduced the item, and both staff and commissioners noted that two extra pages that weren't relevant to the proposal had been mistakenly scanned in at the end of the Site Alteration Permit. Staff recommended omitting them from the record.

Commissioner Dahlstrom questioned the need for the SAP, noting that there's history of freestanding signs at the location. Staff explained that no such signs have existed for four years, so the proposal qualifies as a new sign. Commissioner Macpherson emphasized the need for the HPC to review the sign's gloss finish and print. Commissioner Anderson asked about the origin of the preference for raised print. Staff shared that while not required, the Preservation Design Manual prefers raised print for its historic appearance. Commissioners observed that the sign appears to be painted onto the sign panel and requested that staff include any additional sign sample photos in future packets to aid visualization.

Kelly Harrington, applicant and owner of Serafina retail shop, clarified that the glossy finish on the sign is not a shiny finish or reflective, and she would not want that either. She also noted that the sign had already been fabricated, though not installed, due to a miscommunication with the sign company.

Commissioners Macpherson and Caron requested to add a Condition #6 to the Resolution stating that the sign finish shall not be high gloss.

Commissioner Macpherson moved to approve the Site Alteration Permit as amended and Resolution 2025-13 with the added condition. Commissioner Dahlstrom seconded. Motion approved 5/0.

- b. 634 Third Avenue, Approval as Resolution 2025-07 – Corrections to the findings of fact.

Staff introduced the item as a correction to a Resolution that was signed by the HPC on May 27, 2025, following updated information from applicant Todd Carlson and his contractor about the materials of the current windows and their proposed replacements.

Chair Caron requested that the corrective language on the final page of the resolution be revised to clearly reference the three sections where information was conflated: Finding of Fact #6, Conclusion of Law #1, and Condition #2. Commissioner Macpherson asked that the correction date be updated to reflect the date of the current meeting.

Commissioner Macpherson moved to approve Resolution 2025-07 with the corrected language and date. Commissioner Gephart seconded. Motion approved 5/0.

- c. CLG Annual Report

Staff introduced the item, that the annual report is a requirement for the city to maintain Certified Local Government status with the State Historic Preservation Office (SHPO), and invited Commissioners to make edits and provide feedback so a final draft can be ready for the deadline on October 31, 2025. Commissioners provided initial comments and feedback.

6. UNFINISHED BUSINESS

N/A

7. COMMUNICATIONS AND REPORTS

- a. Next City Council Meeting – October 6, 2025
- b. Next HPC Meeting – October 28, 2025

City staff and commissioners discussed how this meeting would need to be canceled. See Item 7H.

- c. Sign Ordinance Subcommittee Update

Staff and Chair Caron provided an update to the HPC about the four subcommittee meetings that took place between July and August 2025. Chair Caron explained that the list of recommendations in the HPC packet was the best attempt to encapsulate the subcommittee's comments. Commissioners provided further feedback and suggested edits.

- d. 262 Lake Street Variance Request Update and Next Steps

Staff updated the commissioners that city staff and the historic consultant met with the applicant's architect to review several roof options for the garage, and that they plan to present the most relevant options to the HPC at the next meeting. Since the October 28 regular HPC meeting would be canceled, commissioners discussed dates

for hosting a special meeting to review this item and requested that staff send out a poll.

e. PreserveMN Conference Update

City staff and Commissioner Macpherson commented on their attendance of the conference September 10 – 12 in New Ulm MN and that the city received scholarship funding from the SHPO in order to attend. City staff and Commissioner Macpherson gave a brief synopsis on each session they attended. Staff reminded commissioners that at least one HPC commissioner must attend a training, learning session or conference provided by the State Historic Preservation Office annually in order to maintain Certified Local Government status, and this conference fulfilled that requirement for 2025. Commissioner Macpherson recommended that commissioners consider attending the joint 2026 SHPO-NAPC five-day forum to be held in Minneapolis, consider participating in the National Alliance for Preservation Commission's (NAPC) Commission Assistance and Mentoring Program (CAMP), and that the city become a member of the NAPC.

f. National Designation Nomination Study Request For Proposal, Oak Hill Cemetery

City staff informed commissioners that an RFP was live on the city's website to look for a consultant to do this study. Several commissioners expressed interest in joining the joint subcommittee with Public Works that was being formed to work on the cemetery.

g. HPC Consultant Request For Proposal to revise and refresh Preservation Design Guidelines

Chair Caron shared that the current Preservation Design Manual needed an evaluation by a qualified historic consultant. City staff informed commissioners that an RFP was currently being drafted to look for this consultant.

h. HPC Training – October 2025

City staff informed commissioners that the training would be canceled due to unavailability of city staff to give the training. The regular meeting would also need to be canceled.

i. Updates

8. FUTURE AGENDA ITEMS

211 Water Street, Site Alteration Permit

9. ADJOURNMENT

Commissioner Gephart motioned to adjourn the meeting. Commissioner Macpherson seconded. Motion passed 5/0. The meeting adjourned at 8:07pm.

Respectfully submitted,

Ali Cameron, Senior Planner



Item: 5.A.

ITEM REPORT

To: Heritage Preservation Commission

From: Julia Mullin, Community Development Director, Amy Lucas, Historic Consultant

Meeting Date: October 7, 2025

Department/Office: Community Development

Item Name: 262 Lake Street, HPC 2025-15, Approval of Site Alteration Permit Amendment

Summary:

60/120 Day Deadlines: November 30, 2025/ January 30, 2026
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Background and Application

Troy Mathwig, owner of 262 Lake Street, has submitted a Site Alteration Permit, per City Council Resolution 2025-23 and zoning code requirement (Appendix E, Sec. 41-4), to lower the height of the garage roof to 28'.

Landmark History:

The property at 262 Lake Street, Kalarama Cottage (also known as Kalorama), is an individually designated Landmark in Excelsior.

Background:

The HPC approved the house renovation and garage addition in September 2024. The renovation included raising the house foundation 8". The building permit was issued December 2024. The city stopped work on June 24, 2025, when it was determined the garage was built taller than approved and taller than permitted by city ordinance (Section 41-4 Building height in the residential zoning districts.) The HPC approved a garage height at 24'8" with a 10/12 roof pitch (see detail #1 below). Structural plans submitted to the city showed a garage height of 26'10". Both were below the 28' maximum allowed by zoning ordinance, however, zoning requires measuring height from the lowest grade on site. As constructed the garage measures 26'9" from the grade at the garage foundation, but 29'5" from the lowest elevation on the parcel.

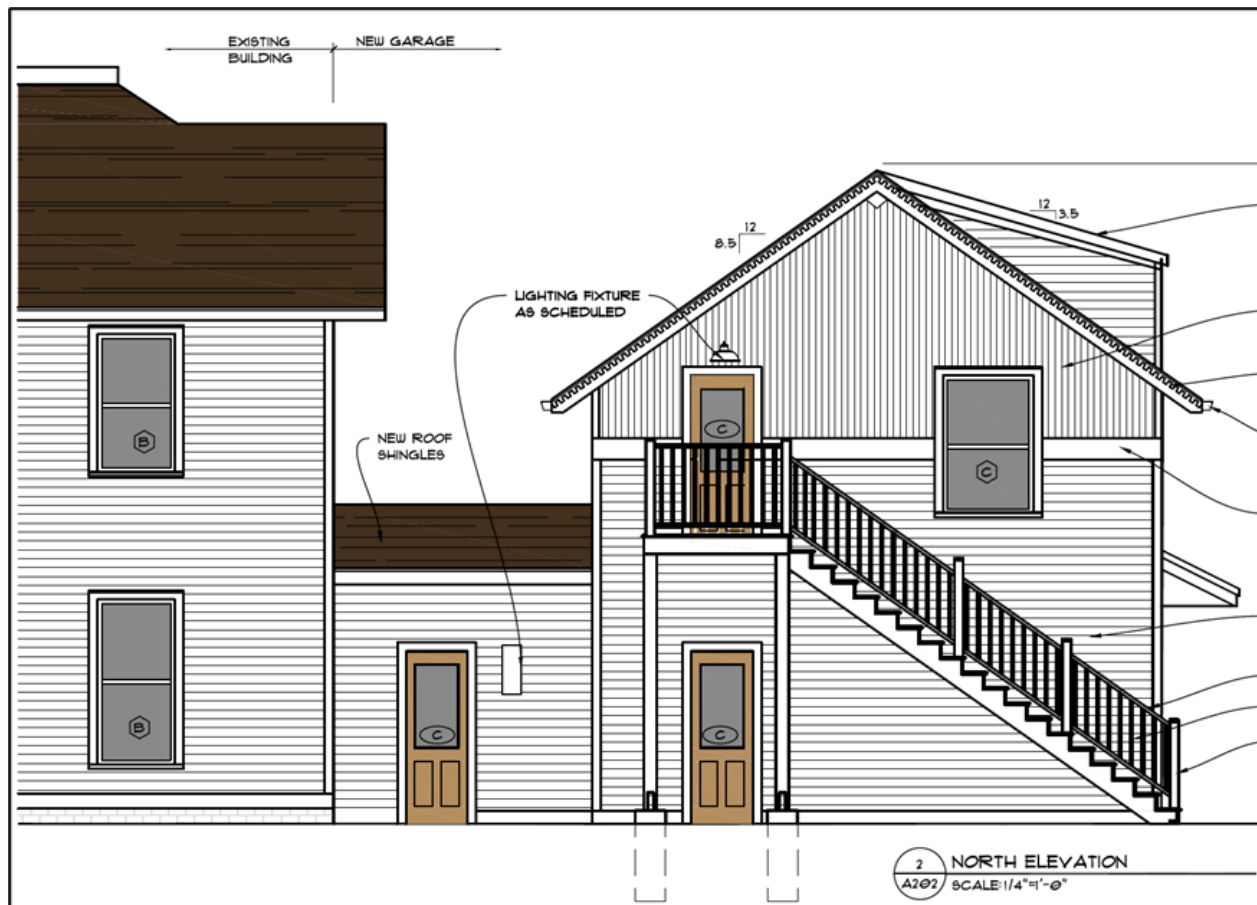


Photo 1. House and garage on 10/01/2025

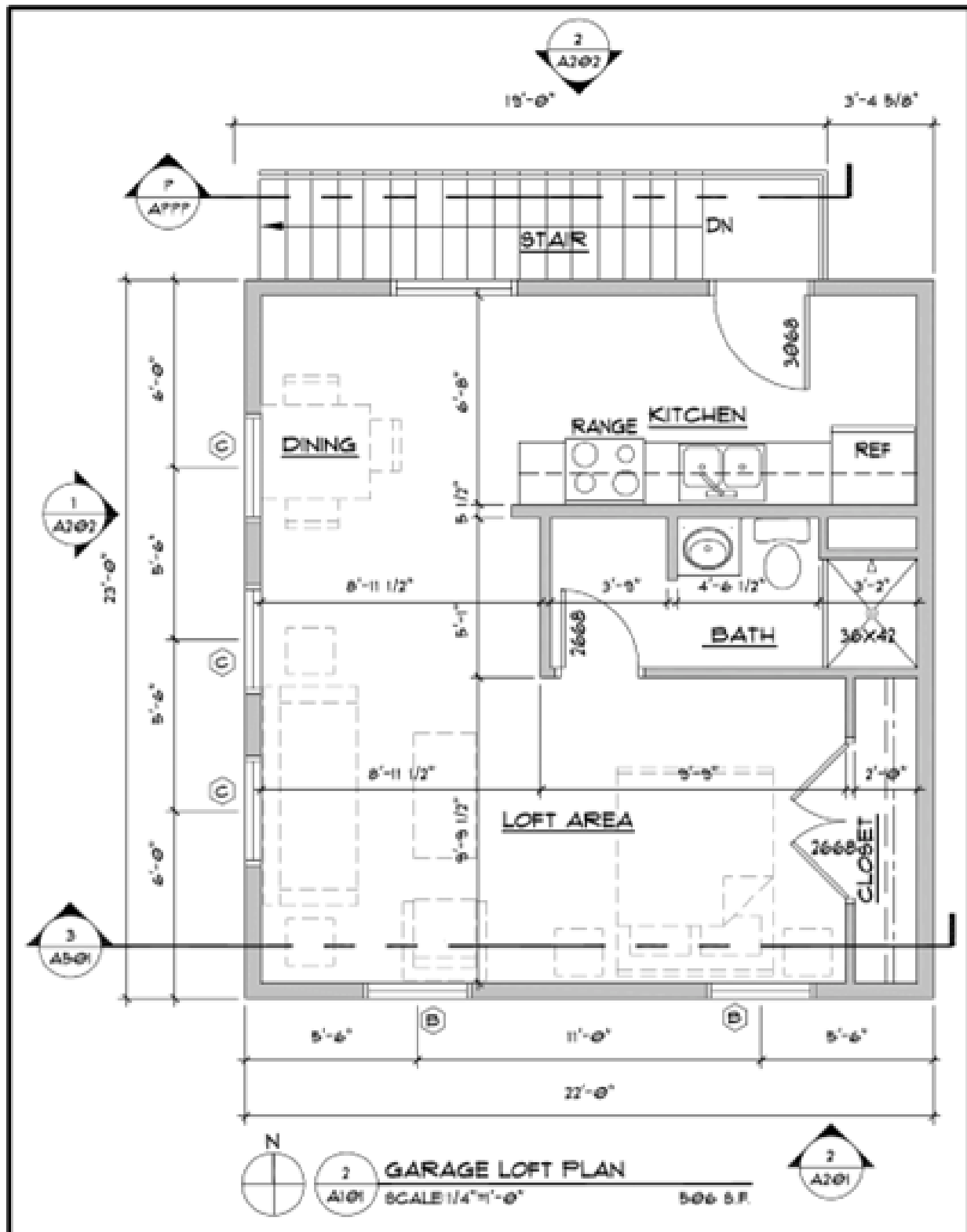
Proposed Alterations

The applicant has provided two design options to reduce the garage height. Both options will require the removal of the current roof and truss system. Both options retain the side dormer and dormer windows, but the roof slope of the dormer will change. Upon a staff site visit, it was determined that the roof pitch (slope) of the historic house gable is 8/12. The architect of the garage assumed the house pitch was 10/12 (steeper than 8/12) and proposed a garage roof of 10/12. Therefore, the current garage slope is steeper than the pitch of the historic house gables.

Option 1: This option builds a new roof with a pitch of 8.5/12. This proposed pitch will be less steep than currently built, but will be closer to the pitch of the gables of the historic house. This design allows for the interior configuration to remain. The roof is lowered 18" to meet the code requirement. The pitch of the dormer changes to 3.5/12 and appears to be intersecting at the roof ridge.



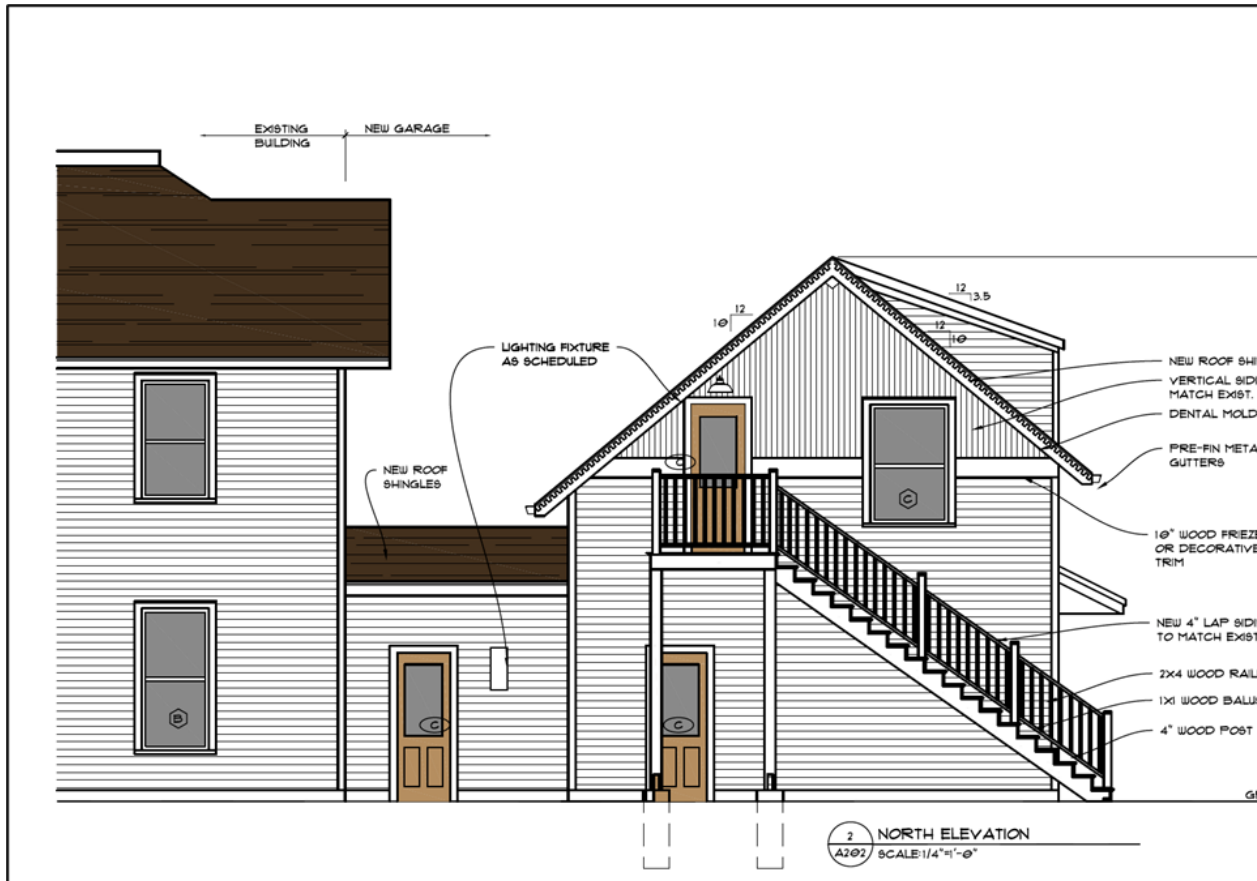
Option 1 with proposed garage pitch of 8.5/12 and height at 25'2"



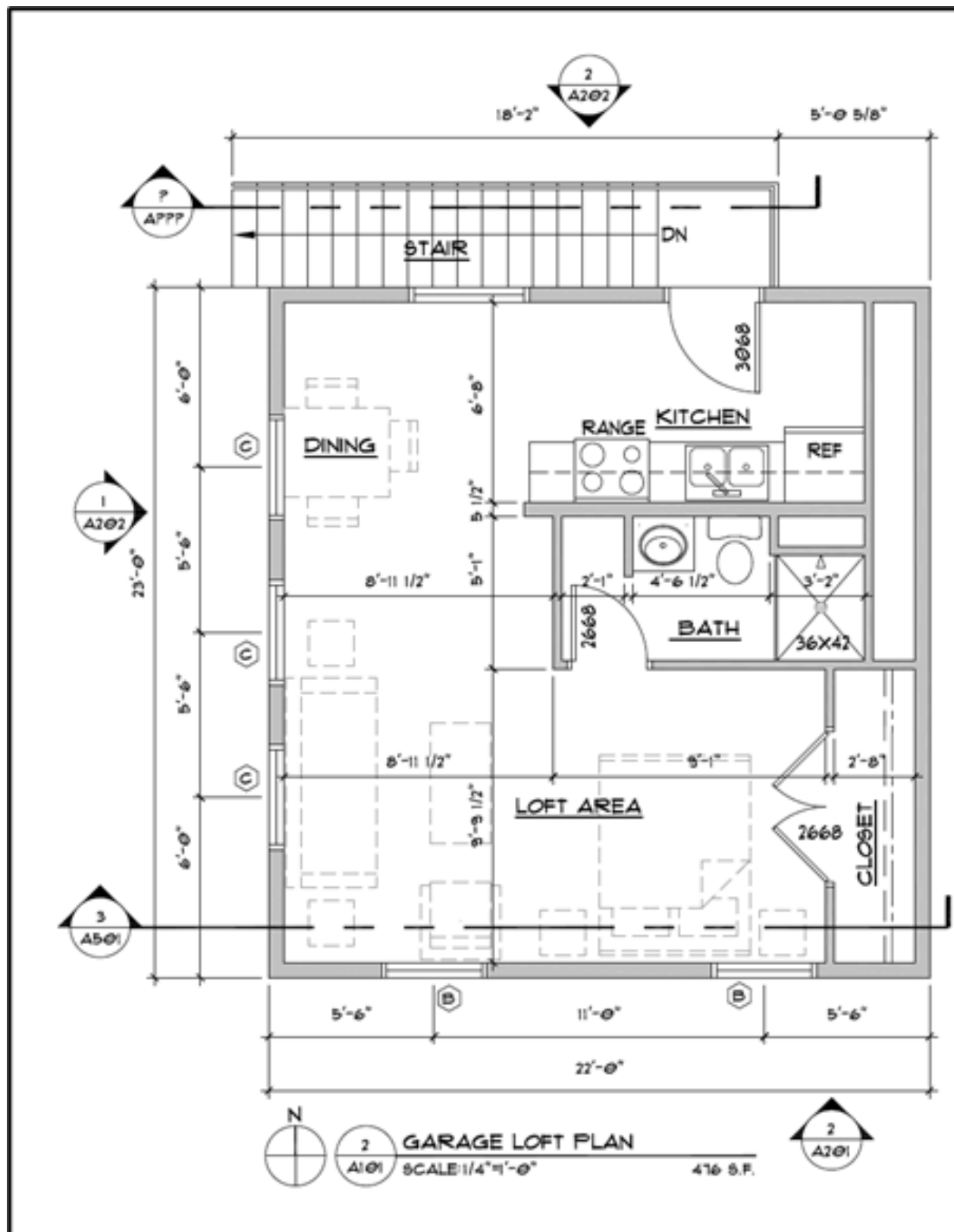
Option 1 interior remains unchanged.

Option 2: This option retains the current pitch of the garage roof at 10/12 and lowers one slope of the garage roof. This option requires moving the second floor door frame

and the associated stair. This option creates an offset roof design with one longer roof line. This option alters the interior space of the apartment above the garage. The pitch of the dormer changes to 3.5/12 and appears to be intersecting at the roof ridge.



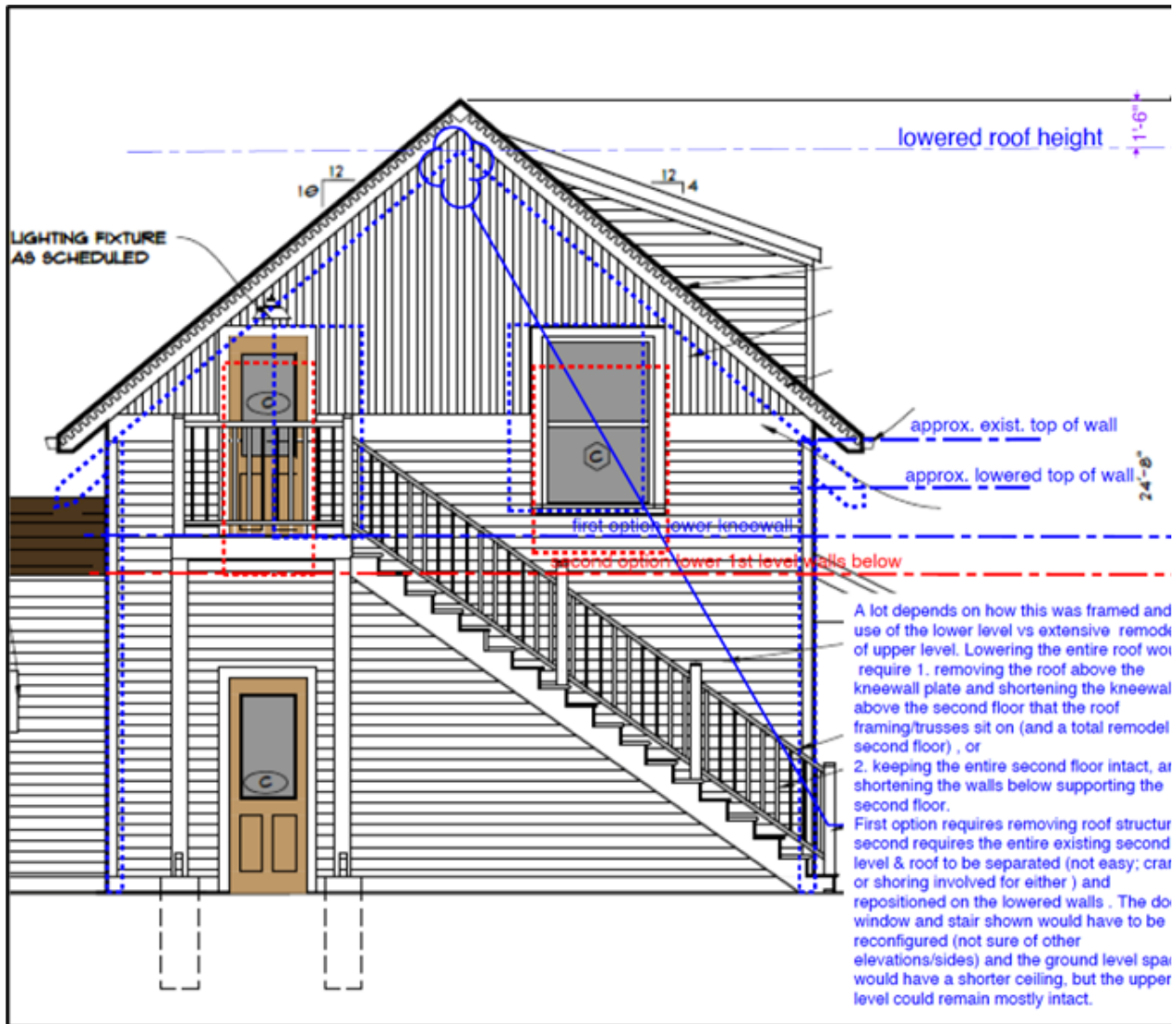
Option 2 with proposed garage pitch of 10/12 and height at 25'2"



Option 2 interior leaves unavailable space under the roof slope and requires

moving kitchen and bath.

Option 3: A third option was provided by the city architect upon staff request. This option would maintain the current 10/12 roof pitch, but would require lowering the entire floor of the garage. This would allow for a symmetrical design with the roof gable centered on the 22' wide garage. The trusses and the floor would be removed and the door/window openings and stair would move. This is the most costly option and was not proposed by the owner.



Option 3 provided by city staff lowers entire roof and second floor.

Applicable Standards and Analysis

Residential Additions to Historic Buildings

Our homes should be able to adapt to the needs of each generation of occupants and this may include adding additional living space. However, with historic properties, any change in the footprint or profile of the structure should be designed to have minimal impact on the major “public” elevations. Nothing can alter the appearance of a historic structure more quickly than an ill-conceived addition. Addition cannot only radically change the appearance of a structure, but can also result in the destruction of much significant historic material in the original structure. Careful planning of additions will allow for the adaptation of historic structures to the demands of the current owner, while preserving historic character and materials.

In planning additions the best approach is to place additions where they are not visible from the street or where they will have the least negative effect on the building’s overall form and plan. The backs of buildings are the best locations for the addition of rooms, wings, porches, or decks.

down stairs in. Addition Guidelines

- RA.1 Additions shall be located at the rear or least character defining elevation of the historic structure.
- RA.2 They should be of a compatible design in keeping with the original building’s design, roof shape, use of materials, color, and location of windows, and cornice heights, etc.
- RA.3 While being compatible, additions should remain simple and not imitate an earlier historic style or architectural period. For example, a Queen Anne style rear porch addition would not be appropriate for a 1920s Craftsman/Bungalow house.
- RA.4 Additions shall appear distinguishable from the historic building, not an exact copy of it. That addition should be set back from the front-facade plane, be smaller in mass, and be constructed of materials and features compatible with the historic fabric of the house.
- RA.5 Character-defining architectural features, as well as significant landscape features and view should not be removed, damaged or hidden by new additions.
- RA.6 If an addition necessitates the removal of architectural materials, such as siding, windows, doors, decorative elements, and the like, these should be carefully removed and reused in the addition where possible.
- RA.7 Secondary entryways are generally discouraged on front-facing additions.

Residential Garages and Outbuildings

Excelsior's neighborhoods were largely developed in the late 19th and early 20th century and many original garages, sheds, and other outbuildings remain. Historically, outbuildings were utilitarian in design and, although they may have echoed the architecture of the main structure, were almost always much simpler in design and detail. Traditionally located on alleys or to the side and set back from the main house, these buildings often contribute to the character of the historic neighborhoods and should be preserved and retained as long as possible. However, the guidelines recognize that outbuildings may have outlived their usefulness in terms of size and condition. This is especially true of historic garages, which often accommodate only one small car.

Original Garage and Outbuilding Guidelines

- RGO.1 Garages and outbuildings that contribute to a property's historic character or are original to property should be preserved and maintained.
- RGO.2 Original features should be maintained and repaired to match the original.
- RGO.3 Garages and outbuildings original to a property should not be moved or relocated to another part of the lot.
- RGO.4 Original garage doors should be maintained if possible, but may be retrofitted with modern hardware and custom garage door openers.
- RGO.5 Any new additions or changes to a historic garage or outbuilding should preserve the character of the original by maintaining the overall shape, materials, fenestration, colors, and craftsmanship.

New Garage and Outbuilding Construction Guidelines

- RGO.6 New garages should be smaller in scale and reflect the general character of the primary building in design, shape, materials, and roof shape. For example, use gable-roof forms if the main dwelling has a gable roof; use hipped-roof forms if the main dwelling has a hipped roof.
- RGO.7 New garages should be detached and located at the rear of the site whenever possible.
- RGO.8 The siding of garages and outbuildings should be compatible with those used on the main house. If located towards the rear of the lot, secondary buildings may have exterior-siding materials that differ from the main house but are compatible with the primary structure.
- RGO.9 For highly-visible, front-facing garage doors, wood-paneled doors are generally more appropriate than paneled doors of vinyl, aluminum. Wood-paneled, overhead, roll-up doors are widely available and are appropriate for new garages.
- RGO.10 Metal garage doors may be appropriate for mid-century and later residential sites.
- RGO.11 New carports should be located at the rear of the principal structure. Most readily available carport designs have flat roofs and metal siding and are not compatible with older building designs.
- RGO.12 Surface parking should be screened from the street by hedges, grade changes, or low fences.

Applying the *City of Excelsior Preservation Design Manual*-Landmark Guidelines and the City Council Resolution No. 2025-53:

1. The guidelines for “Residential Additions” and “Residential Garages” apply because the garage is attached to the house.
2. All three options for roof alterations follow the guidelines that recommend a “compatible design in keeping with the original building’s design, roof shape” (RA.2) and that it “reflect the general character of the primary building in design, shape, materials, and roof shape” (RGO.6).
3. All three options meet the required height requirements and lower the roof by 18”.
4. Option 1 roof pitch is the closest to matching the gable pitch of the historic house.
5. Option 2 is an offset roof and the asymmetrical design does not resemble the historic house gables.
6. Option 3 maintains the current roof pitch, which does not match the pitch of the historic house gable. This design option is the most expensive because the floors must be removed.

Recommended Action:

Adopt Resolution No. 2025-14 Approving the Site Alteration Permit at 262 Lake Street for garage roof height reduction (Option #1).

Budget:

Attachments:

1. 2_ Draft Resolution 2025-14_262 Lake garage
2. 3_ 262 Lake-SAP- Application-garage roof
3. 4_ Elevation option 1
4. 5_ Plan option 1
5. 6_ Elevation option 2
6. 7_ Plan option 2
7. 2025-53 Resolution denying a variance from the building height standard for construction of an attached garage at 262 lake street

City of Excelsior
Heritage Preservation Commission
Resolution No. 2025-14

A Resolution Approving a Site Alteration Permit
for
262 Lake Street garage roof design (Option #1)

WHEREAS, Troy Mathwig, the owner of 262 Lake Street, Excelsior, MN 55331, (“Applicant”) has applied for a Site Alteration Permit to lower the height of the garage at 262 Lake Street;

WHEREAS, the Heritage Preservation Commission (“HPC”) considered Applicant’s application at its special meeting on October 7, 2025.

NOW, THEREFORE, IT IS RESOLVED, that the Application for a Site Alteration Permit at 262 Lake Street for garage roof height reduction (Option #1) is approved.

FINDINGS OF FACT

1. Troy Mathwig, owner of 262 Lake Street, Excelsior, MN 55331 (“Applicant”) has applied for a site alteration permit to meet the code requirements for garage height at 262 Lake Street.
2. The Kalorama Cottage is an individually designated Landmark in Excelsior.
3. In September 2024, the HPC approved a Site Alteration Permit for renovation of the property at 262 Lake; renovation included raising the house 8” and constructing an attached two-story garage. The City issued the building permit in December 2024.
4. Upon review of the approved plans dated November 20, 2024, and HPC Resolution No. 2024-16 and HPC Resolution No. 2024-21, a number of violations were confirmed, and a stop work order was issued on June 10, 2025.
5. The City delivered a letter to Troy Mathwig dated June 24, 2025, identifying the work items completed outside the approvals, which noted that the garage construction deviated from approved plans.
6. The HPC approved a garage height of 24’8” with a roof pitch of 10/12 (plans dated November 20, 2024). Structural plans submitted to the City proposed a garage height at 26’10” with a 10/12 roof pitch. As constructed, the garage measures 26’9” at the garage grade and 29’5” from the lowest grade level on the parcel (as required by Zoning Ordinance, Sec.14-1).
7. The HPC held a special meeting on July 9, 2025, to review the work completed without approvals. The HPC determined the garage follows the guidance in the *City of Excelsior Preservation Design Manual* for garage design and forwarded the review to the Planning Commission for height variance.

8. At the hearing of August 25, 2025, the Planning Commission recommended denial of the variance to allow the current height of the garage at 262 Lake Street.
9. At the hearing of September 15, 2025, the City Council denied the variance to allow the current height of the garage at 262 Lake Street and ruled that the garage height must be reduced 18" (1'6") to meet the 28' height requirement as required by Zoning Ordinance, Sec.14-1.
10. At the HPC hearing of October 7, 2025, the owner, provided two design options to lower the garage height by 18" to not exceed 28' as required by Zoning Ordinance.
11. City staff provided a third design option to lower the garage height.
12. In making a determination whether to approve or deny an application for a site alteration permit, the HPC is guided by previous approvals as well as the *Preservation Design Manual*.

CONCLUSIONS OF LAW

1. All three design options meet the City Council and zoning ordinance requirement to lower the garage roof height by 18" and stand at 28' maximum height.
2. Option 1 follows the guidance in the *Preservation Design Manual* and the proposed roof pitch of 8.5/12 is closest to the 8/12 roof pitch of the historic house gables. This option is most compatible with the historic landmark.
3. Option 2 does not follow the guidance in the *Preservation Design Manual* because the design is asymmetrical, non-historic roof design. Furthermore, the proposed 10/12 roof pitch is steeper than the 8/12 roof pitch of the historic house gables.
4. Option 3 follows the guidance in the *Preservation Design Manual*, but maintains the steeper roof pitch of 10/12. This option requires alterations to windows, doors and stairs as well as moving the interior floor level.

CONDITIONS

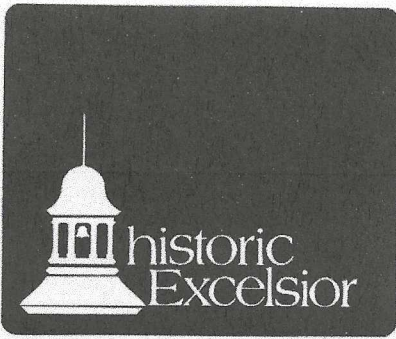
1. Option 1 is approved, but final plans must be submitted to staff for approval.
2. The previous review that required specifications for the garage windows and the overhead garage doors remains in place and the specifications must be submitted for staff approval.
3. The City Council conditions of Resolution 2025-53 remain in place.

Adopted by the Heritage Preservation Commission of the City of Excelsior, Minnesota, this 7th day of October 2025.

HERITAGE PRESERVATION COMMISSION

Tim Caron, Chair

DRAFT



City of Excelsior

339 Third Street, Excelsior, MN 55331

Telephone: 952-474-5233 Email:

APPLICATION FOR A SITE ALTERATION PERMIT

Applicant's Name: Troy Mathwig

Address: 262 Lake Street

Telephone: 612-275-0808

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: Tim Stone, Tim Stone Architects

Address: 715 Elm Street, Anoka

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 originally submitted plans for a 26' high garage, but i would like to lower this garage to 25' to meet the cities height ordinance by adjusting the roof pitch.

This 1' change will not affect the look or character of the garage and it still fits very well with the historic style of the house.

The design proportions and overall appearance remain the same. The shed roof is slightly less pitched.

The garage sits in the back of the property and will not be seen at the front of the house

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.

 9/9/25

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:

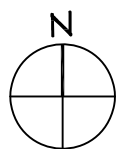
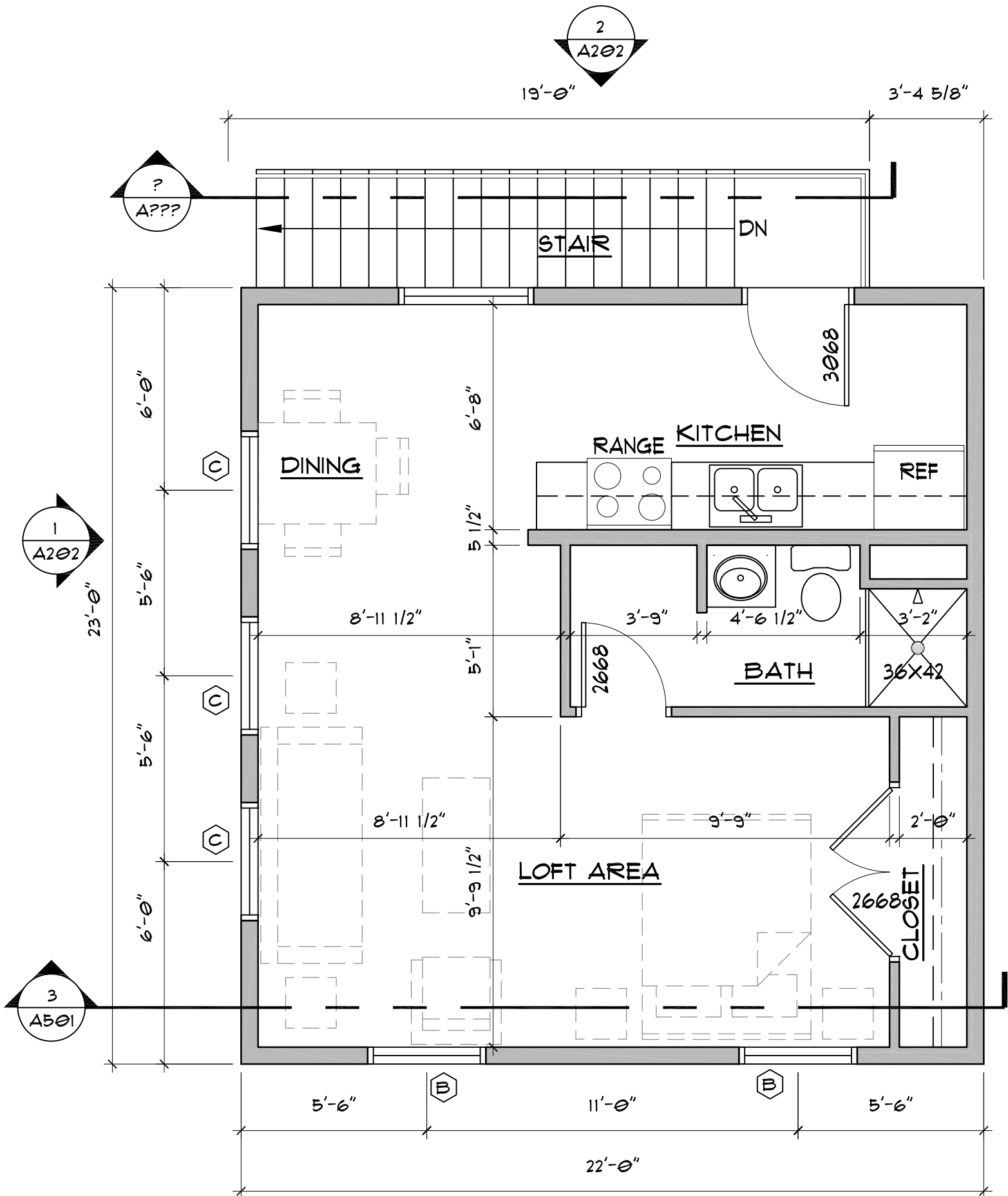
- ☐ Justification for proposed demolition.
Provide documentation that a building classified as historic is incapable of earning any economic return on its value as appraised by a qualified real estate appraiser. Provide proof that all reasonable alternatives for re- use and restoration have been exhausted.
- ☐ 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.



2
A101

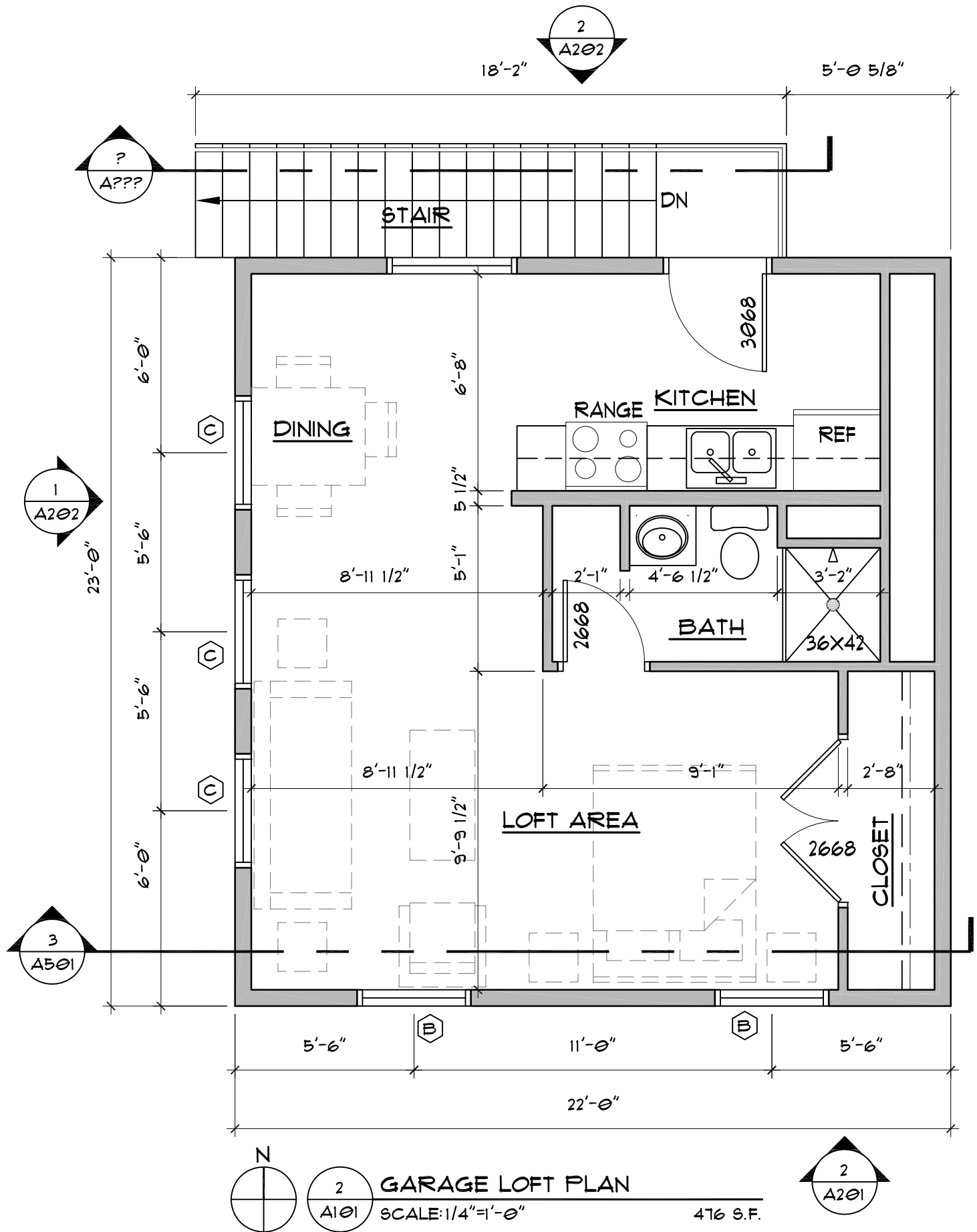
GARAGE LOFT PLAN

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

506 S.F.



2
A201



CITY OF EXCELSIOR
CITY COUNCIL
RESOLUTION NO. 2025-53

**A RESOLUTION DENYING A VARIANCE FROM THE BUILDING HEIGHT STANDARD FOR
CONSTRUCTION OF AN ATTACHED GARAGE AT 262 LAKE STREET**

WHEREAS, Troy Mathwig, 262 Lake Street, Excelsior, MN 55331, applied for a Variance from the building height standard for construction of an attached garage on an existing home, pursuant to Article 6 of the Excelsior Zoning Code ("Code"), for the property located at 262 Lake Street, Excelsior, P.I.D. # 34.117.23.11.0133 ("Property"); and

WHEREAS, a public hearing for the Variance Application was duly noticed pursuant to Sections 6-6 of the Zoning Code; and

WHEREAS, the Planning Commission considered the Variance application at their regularly scheduled meeting on August 25, 2025; and

WHEREAS, the Planning Commission voted 3-1 on a motion to deny the variance application. Commissioners Johnson, Muenzberg, and Neale voted to recommend denial of the variance application and Commissioner Day voted against the motion. (Commissioners Hansen, Malsam, and Tyler were absent.); and

WHEREAS, the City Council approved the variance application with a vote of *(complete)* at their meeting on September 15, 2025.

NOW, THEREFORE, BE IT RESOLVED, that the Variance application for building height submitted by the Applicant is hereby denied based on the following:

FINDINGS OF FACT

1. The subject parcel is 7,262 sf and located in the R2 zoning district. The property is a designated historic landmark.
2. There is an original home on the parcel and a detached garage was demolished earlier this year.

3. The Heritage Preservation Commission (HPC) approved, in September 2024, a Site Alteration Permit for renovation of the existing home, removal of the detached garage, and construction of a two-story attached garage with living space on the second level.
4. The HPC's decisions regarding the subject property are documented in HPC Resolutions 2024-16 and 2024-21.
5. A building permit for the project was issued by the city in December 2024.
6. The city placed a stop work order on the property in June 2024 because construction related to the garage and the front porch was not consistent with approved plans.
7. An application to amend the site alteration permit was submitted by the applicant in July 2025 and the HPC approved amendments, documented in HPC Resolution 2025-12.
8. When the HPC approved the Site Alteration Permit in September 2024, the plans included a stated garage height dimension of 24'8". The plans then submitted with the building permit included elevations that showed garage height at 24'8" and structural plans that showed garage height at 26'10".
9. In the R2 district, maximum building height is 28' (Zoning Ordinance, *Sec. 41-4*).
10. As constructed, the garage measures 26.9' high from the grade at the garage (elevation 960.6') to the peak of the garage roof (elevation 987.5'). Measured from the lowest elevation (958') on the parcel within the area between the building and the property line (as required by Zoning Ordinance, *Sec. 14-1*), the height of the garage is 29.5'. The garage is 1.5' taller than the maximum permitted by ordinance.

CONCLUSIONS OF LAW

The application does not satisfy the criteria for a Variance from the building height standard pursuant to Section 6-4 of the Code as follows:

1. Is the property owner proposing to use the property in a reasonable manner not permitted by the ordinance?

It is a goal of Excelsior's to preserve historic landmark homes and to support these properties' owners as they navigate historic renovations. The HPC approved a Site Alteration Permit for the renovation of this Landmark property that included the removal of an existing detached garage and the addition of an attached two-story garage with living space on the second level. The proposed renovation of this deteriorated structure is a reasonable use and the replacement of a detached garage with an attached garage, built to the specifications approved by the HPC, was found to be consistent with the Preservation Design Guidelines, which govern renovation of historic properties in Excelsior.

2. Is the plight of the property owner due to circumstances unique to the property that have not been created by the landowner?

The attached garage was approved by the HPC with a height of 24'8" on the architectural plans submitted with the Site Alteration Permit application. The applicant submitted these architectural plans and structural plans with a height of 26'10" with the building permit application. The applicant should have reconciled these differences when they submitted for building permit. The subject garage is a new structure and there is no circumstance unique to the property that would make conformance with the height standard difficult or impossible to meet. There is no practical difficulty on the parcel requiring structure height greater than the 28' permitted.

3. Will the variance, if granted, alter the essential character of the area?

Originally there was a detached garage on the parcel, but it was one level and located in the back corner of the parcel. The mass and scale of the new attached garage is impactful on the neighboring properties, particularly the property to the south. The mass and scale of this structure, particularly its height, alters the essential character of the neighborhood.

4. If a variance is granted, will the outcome be (a) in harmony with the purpose and intent of the ordinance, and (b) consistent with the Comprehensive Plan.

Building height variance: The intent of the building height standard is to reduce the impact of structures on neighboring properties and to ensure new construction is compatible with the mass and scale of existing original homes in Excelsior. The attached garage as designed was approved as part of a Site Alteration Permit by the HPC and approved plans indicated a proposed height of 24'8". Additional plans submitted with the building permit application

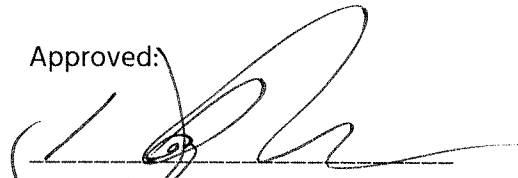
showed the height as 26'10". This change should have been reviewed and confirmed as in conformance with the approved Site Alteration Permit. It is the responsibility of the applicant to review changes to approved plans with the city. The subject structure is 1.5' over the 28' height maximum and this overage is not consistent with the intent of the ordinance.

CONDITIONS

Adopted by the City Council of the City of Excelsior, Minnesota, this 15th day of September 2025.

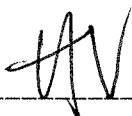
1. The applicant shall obtain all necessary City, watershed district, and other government entity permits and approvals including but not limited to building permits, grading and erosion control plans, etc.
2. The subject structure shall be brought into conformance with the 28' height standard pursuant to Secs. 14 and 41 of the zoning ordinance.
3. Plans for reconstruction shall be reviewed and approved by the Heritage Preservation Commission, zoning administrator, and building inspector.

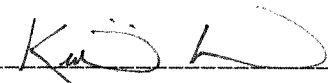
Approved:



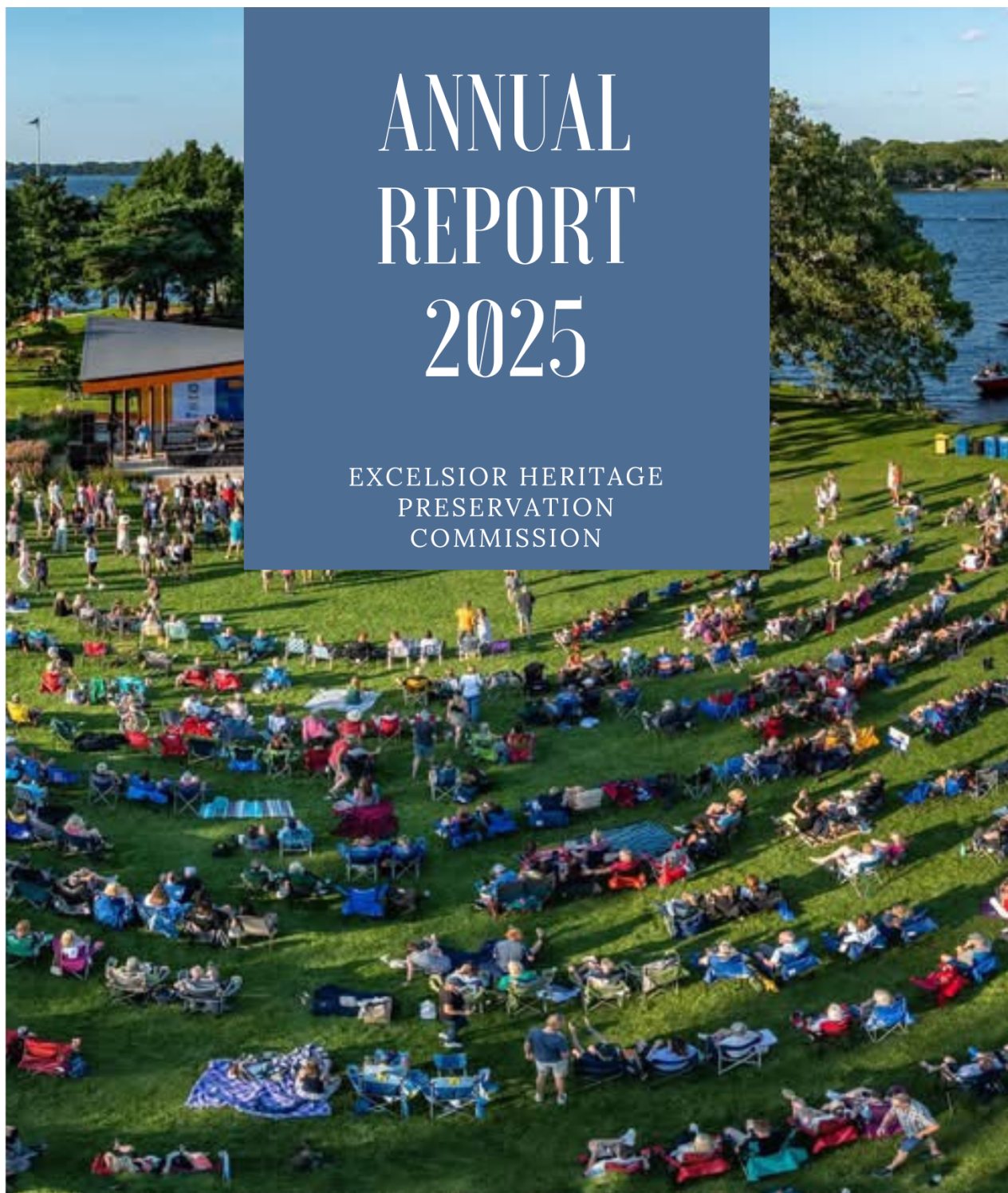
Gary Ringate, Mayor

Attest:



Hilary Vokovan, City Clerk

Kristi Luger, City Manager



Prepared For :
Minnesota State Historic
Preservation Office



2025 ANNUAL REPORT FOR THE HERITAGE PRESERVATION COMMISSION

This publication is the Annual report for the City of Excelsior's Heritage Preservation Commission (HPC) for fiscal year 2025 (October 1, 2024 - September 30, 2025). It has been prepared according to the guidelines outlined in "Procedures for Applying for and Maintaining Certified Local Government Status (CLG)." CLG status is administered by the Minnesota State Historic Preservation Office (SHPO) for the National Park Service. Each year, the HPC applies for CLG grants through SHPO. An Annual Report is one of the requirements for maintaining CLG status.

HPC MEMBERS

Chairperson Tim Caron
tgcaron@sprintmail.com
952-474-7824
Appointed Mar 2016 (Expires 2027)

Commissioner Tim Gephart
timgep23@gmail.com
952-474-3732
Appointed Feb 2023 (Expires 2026)

Commissioner Anne Mark
anne.wagner.mark@gmail.com
952-474-1465
Appointed Jan 2023 (Expires 2027)

Commissioner Rick Dahlstrom
lonepineframing@msn.com
952-237-5855
Appointed Feb 2023 (Expires 2026)

Commissioner Mark Macpherson
mactowne@aol.com
612-961-9836
Appointed June 2025 (Expires 2028)

Commissioner Bruce Anderson
mdahsa7@msn.com
612-807-4524
Appointed June 2025 (Expires 2028)

Commissioner Dan Brattland
dan@cocardmerchantservices.com
612-685-3440
Appointed Dec 2021 (Resigned July 2025)

Commissioner Chrystal O'Hanlon
xtal.ohanlon@gmail.com
763-229-4823
Appointed April 2022 (Resigned December 2024)

HPC CITY STAFF

Julia Mullin, Community Development
Director jmullin@excelsiormn.org

Ali Cameron, Senior Planner
acameron@excelsiormn.org

Amy Lucas, Historic Consultant
amymilucas@gmail.com

The City of Excelsior's Planning Department is located at 350 Highway 7, Suite 230, and retains landmark and historic district nomination for properties in the city as well as other research files.

A. PROTECTION OF HISTORIC PROPERTIES

The City of Excelsior has two mechanisms to protect its historical properties: a municipal heritage preservation ordinance under the provisions of Minnesota Statutes 471.193, and a Preservation Design Manual.

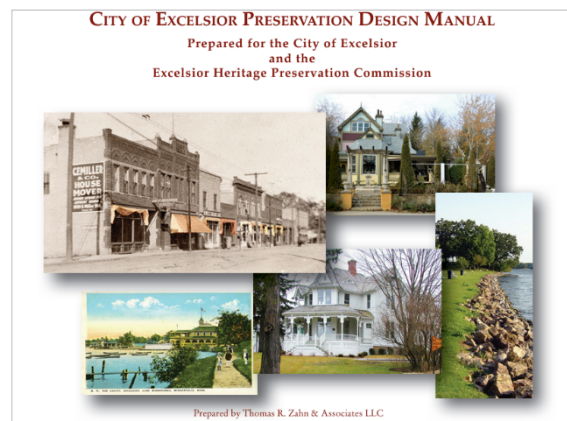
Chapter 20 of the Excelsior City Code of Ordinances

The City of Excelsior's municipal heritage preservation ordinance was adopted in 1997, which provides development review and design standards for historic resources. It includes nine guiding principles for historic preservation.

1. Safeguard the heritage of the City of Excelsior by preserving properties which reflect elements of the city's cultural, social, economic, political, visual, or architectural history;
2. Provide for the designation, protection, preservation, and rehabilitation of historic properties and historic districts and to participate in federal or state programs to do the same;
3. Protect and enhance the City of Excelsior's appeal and attraction to residents and visitors;
4. Enhance the visual and aesthetic character, diversity, and interest of the city;
5. Strengthen the local economy through the protection and promotion of Excelsior's unique cultural character;
6. Foster knowledge and civic pride in the beauty and noble accomplishments of the past;
7. Promote the use of historic buildings and structures for the economic prosperity, education, inspiration, and general welfare of the people of the city;
8. Assist, encourage and provide incentives to owners for preservation, restoration, rehabilitation, and use of historic buildings, structures, objects, and sites; and
9. Promote the reuse and recycling of existing building stock in Excelsior and thereby conserve increasingly scarce landfill space and valuable natural resources.

Preservation Design Manual

The City of Excelsior's Preservation Design Manual was adopted by the City Council in 2016 and is a 22-chapter, 110-page document that was developed thanks to funding from the Minnesota Historical Society's Minnesota Historical and Cultural Grants Program. The Preservation Design Manual provides building preservation and rehabilitation information for property owners within Excelsior's Downtown Historic District and individual historic Landmarks.



The Preservation Design Manual features comprehensive guidance for topics including, but not limited to, building materials, commercial architectural design and details, paint, signage, lighting, back entries, additions, new construction, site improvements, streetscape, landmarks,

wall materials, finishes, roofs, chimneys, windows, entry doors, porches, steps, exterior trim, architectural features, public landscaping, and fences and retaining walls.

City Staff and Heritage Preservation Commissioners utilize the Preservation Design Manual's guidelines to advise applicants on planning their building project, the approval process for exterior alterations, the Site Alteration Permit process, preservation approaches and principles (preservation, rehabilitation, restoration, redesign, additions, and new construction), and financial incentives.

B. HERITAGE PRESERVATION COMMISSION

The City of Excelsior earned Certified Local Government (CLG) status in 1998, following the adoption of a heritage preservation ordinance in 1997 and the formation of a Heritage Preservation Commission (HPC). The HPC convenes monthly on the fourth Tuesday and assigns committees and subcommittees to handle special cases and advance preservation initiatives. Commissioners are selected for their demonstrated interest and expertise historic preservation, with professional backgrounds spanning property development, arts and culture, law, business, masonry, and administration. To support its preservation efforts, the city also employs a Historic Preservation Consultant who assists with the review of Site Alteration Permits.

Regular Meetings

During the 2024/2025 period, the HPC met fifteen (15) times, of which ten (10) were regular meetings, and five (5) were special meetings.

1. Tuesday, October 29, 2024 – Regular meeting
2. Wednesday, November 13, 2024 – Special meeting
3. Tuesday, November 19, 2024 – Regular meeting
4. Thursday, November 21, 2024 – Special meeting
5. Tuesday, December 17, 2024 – Regular meeting
6. Tuesday, January 7, 2025 – Special meeting
7. Tuesday, February 25, 2025 – Regular meeting
8. Tuesday, March 25, 2025 – Regular meeting
9. Tuesday, April 29, 2025 – Regular meeting
10. Tuesday, May 27, 2025 – Regular meeting
11. Tuesday, June 17, 2025 – Special meeting
12. Tuesday, June 24, 2025 – Regular meeting
13. Wednesday, July 9, 2025 – Special meeting
14. Tuesday, July 22, 2025 – Regular meeting
15. Tuesday, September 23, 2025 – Regular meeting

Site Alteration Permits

The HPC approved sixteen (16) Site Alteration Permits during this period, of which three (3) were denied. Six (6) of the Site Alteration Permits involved signage.

Site Alteration Permit Applications October 1, 2024 to September 30, 2025			
Address	Date	Decision	Project Type
217 First Street	10/29/24	Approved	Construction of rear garage, front porch, two windows, and removing brick chimney
200 Water Street	10/29/24	Approved	Installation of multi-tenant signage
262 Lake Street	11/19/24	Approved	Renovation, new addition and garage demolition
217 First Street	11/19/24	Approved	Amendment to a Site Alteration Permit to approve construction of a rear garage and modification of non-historic rear-side of the house, install two new windows, replace siding, remove a chimney, and add new front porch
251 Water Street	12/17/24	Approved	Blade sign installation
287 Water Street	3/25/25	Approved	Blade sign, walk-up food service window, window awning, awning valance, and sidewalk cafe
205 Mill Street	4/29/25	Approved	Amendment to a Site Alteration Permit for installation of new roofing material
254 Water Street	5/27/25	Approved	Internal and external improvements to an upper-level apartment
202 Water Street	5/27/25	Approved	Projecting sign and wall sign
634 Third Avenue	5/27/25	Approved	Deferred maintenance, door, paint, and window replacement
347 Water Street	6/24/25	Approved	Projecting sign and decorative bracket
173 Second Street	7/22/25	Approved	Installation and repair of windows
345 Water Street	7/22/25	Approved	Projecting sign
305 Water Street	7/22/25	Approved	Solar panel next to Excelsior Streetcar Line ticket booth
262 Lake Street	7/22/25	Approved	Amendment to a Site Alteration Permit for garage and front porch
366 Water Street	9/23/25	Approved	Freestanding sign

Other City Projects

The HPC also reviewed one (1) resolution for recommendations for a PUD Preliminary Plan involving a mixed-use commercial development project involving the Tonka Theater Building at 10 Water Street in the Downtown Historic District on June 17, 2025.

Subcommittee Meetings

In June 2025, the HPC established a Sign Subcommittee composed of three appointed commissioners to evaluate and compare recommended changes to the City's Zoning Sign

Ordinance with the signage standards in the City's Preservation Design Manual. The subcommittee convened four (4) times between July and August 2025.

- Meeting #1: Monday, July 14, 2025
- Meeting #2: Monday, July 21, 2025
- Meeting #3: Wednesday, August 6, 2025
- Meeting #4: Thursday, August 14, 2025

The HPC's Sign Ordinance Subcommittee recommendations will be submitted to the Planning Commission on October 27, 2025.

C. SURVEY AND INVENTORY OF HISTORIC PROPERTIES

The City's current inventory includes 107 properties, of which 77 are in the Downtown Historic District and 30 are designated Landmark Properties. There are an additional six (6) which are considered as other types of historic city sites, structures and objects. The City maintains an ongoing process to survey and inventory all buildings, structures, sites, and districts within the local jurisdiction. During the 2024/2025 reporting period, no new properties were designated. In September 2025, the City Council and the HPC began discussions and approvals for a joint Subcommittee comprised of City Council, Public Works, and HPC commissioners to conduct and oversee a National Designation Nomination Study for Excelsior's Oak Hill Cemetery.

As part of the Landmark designation process, Landmarks are surveyed and evaluated by a qualified preservation consultant, the preservation consultant determines whether they satisfy the City's criteria under Section 20-7 of the City Code for designation, and the designation studies for Proposed Landmarks are sent to SHPO for comment and recommendation.

Inventory – Designated Downtown Historic District Properties					
Street Number	Street Name	Historic Name	Downtown Historic District “Contributing”	Downtown Historic District “Non-Contributing”	National Register District
361	George Street	J.E. Hennessy House	Yes		
369	George Street	Rueben H. DeGroodt House	Yes		
261	School Avenue	Excelsior High School	Yes		
301	Second Street	Our Savior Lutheran Church	Yes		
317	Second Street	Our Savior Lutheran Church Parsonage	Yes		
322	Second Street	Trinity Episcopal Church	Yes		
332	Second Street	Frank L. Perkins House	Yes		
339	Second Street	Kleven House		Yes	
342-351	Second Street	LaPaul House	Yes		
348	Second Street	Excelsior Professional Building		Yes	
350-354	Second Street	Dillman Building/Minnetonka Herald	Yes		Yes
402-406	Second Street	The Stemmer Company	Yes		Yes
409	Second Street	Minnetonka State Bank	Yes		
420	Second Street	Phillip’s Garage	Yes		
425	Second Street			Yes	
429	Second Street	Bardwell House	Yes		
432/436/ 438/440	Second Street	Bennett Brother’s Livery Stable	Yes		
441	Second Street	Maple Inn	Yes		
444	Second Street				
449	Second Street	McLain House	Yes		
463	Second Street	Schrodes/Lyman House	Yes		
464	Second Street				
474	Second Street				
478	Second Street				
421	Third Street	Wistrand Motor Company/Phillip’s Motor	Yes		
468	Third Street	Darnell’s Boarding House		Yes	
471	Third Street	Congregational Church of Excelsior		Yes	
300	Second Street	Trinity Chapel			
322	Second Street	Distillery			
399	Water Street	Port of Excelsior	Yes		
1	Water Street	Port of Excelsior		Yes	
21-23	Water Street	National Tea Company		Yes	
26	Water Street	Tonka Theater	Yes		Yes

Inventory – Designated Downtown Historic District Properties (cont.)					
Street Number	Street Name	Historic Name	Downtown Historic District “Contributing”	Downtown Historic District “Non-Contributing”	National Register District
28-30	Water Street	Hennessy Building	Yes		Yes
31-33	Water Street			Yes	Yes
34-50	Water Street	Jordan Ford / Laramie	Yes		Yes
35	Water Street	Nygrens Clothing		Yes	Yes
205-207	Water Street	Bacon Drug	Yes		Yes
200-206	Water Street	Wood Block/Sampson Building	Yes		Yes
211-213	Water Street	Smith & Company Building	Yes		Yes
212	Water Street	Wheeler Building	Yes		Yes
216	Water Street	Wheeler Building	Yes		Yes
217	Water Street	The Happy Hour	Yes		Yes
218/220/ 226	Water Street	Apgar Building	Yes		Yes
219	Water Street	August Hay Meat Market	Yes		Yes
223/227	Water Street	Wetmore Block / Bullens General Store	Yes		Yes
228	Water Street	Apgar Real Estate Office	Yes		Yes
229	Water Street	Welter Building	Yes		Yes
232	Water Street				
234	Water Street	Miller Block	Yes		Yes
235-237	Water Street	Fred Hawkins Building / Gluek Building	Yes		Yes
239	Water Street	H.B. Elliott Grocery / J.D. Jameson Grocery	Yes		Yes
240	Water Street		Yes		Yes
243	Water Street	Tony’s Barber Shop	Yes		Yes
244	Water Street	Miller’s Excelo Bakery	Yes		Yes
249	Water Street	Excelsior Masonic Temple	Yes		Yes
251	Water Street			Yes	Yes
250-252	Water Street	IOOF Temple/Morse Dry Goods/Olds Dry Goods	Yes		Yes
254-256	Water Street		Yes		Yes
260	Water Street		Yes		Yes
261	Water Street		Yes		Yes
264-266	Water Street		Yes		Yes
270-274	Water Street		Yes		Yes
278	Water Street		Yes		Yes

Inventory – Designated Downtown Historic District Properties (cont.)					
Street Number	Street Name	Historic Name	Downtown Historic District “Contributing”	Downtown Historic District “Non-Contributing”	National Register District
284	Water Street	Pure Oil	Yes		Yes
287	Water Street	Tonka Printing Inc.		Yes	Yes
300	Water Street	Gas Station		Yes	
301	Water Street	Mobil Gas Station		Yes	
305	Water Street	Excelsior Depot	Yes		
337	Water Street	Lyman Lumber Company/Excelsior Library	Yes		
340	Water Street	J.E. Hennessy Lumber/Lampert Lumber Co.	Yes		
344	Water Street	Knapp Radio & TV	Yes		
345-347	Water Street	Leach Home Builders	Yes		
350-354	Water Street	W.P. McDonald House	Yes		
353	Water Street	Leach House	Yes		
356	Water Street		Yes		
366	Water Street	O’Gormon/Westbrook Pegler/Scheid House	Yes		
370	Water Street	Texaco Gas Station	Yes		
371	Water Street	James Harvey Clark House	Yes		

Inventory – City Sites, Structures, and Objects			
Street Number	Street Name	Historic Name	Designation Date
	Elm Place & Galpin Lake Rd.	Pump House No. 5	May 11, 2023
135	Lake Street	Ballfield Seating, Excelsior Commons	May 11, 2023
399	Lake Street	Blue Line Launch Livery Ticket Booth	May 11, 2023
	Minnetonka Blvd	St. Alban’s Bay Bridge	May 11, 2023
	Oak Street	Public Works Yard	May 11, 2023
417	Third Street	Horse Tie Rings	May 11, 2023

Inventory – Designated Landmark Properties				
Street Number	Street Name	Historic Name	Year Built	
	Excelsior Blvd.	Oak Hill Cemetery	1855	
175	First Street	Porter/Dillman House	1870	
180	First Street	Enoch W. Dyer House	1897	
217	First Street	Catholic Mission House	1903	
		The Excelsior Commons	1852	
170	Lake Street	Little Brown College	1878	
262	Lake Street	Kalorama Cottage	1885	
152	Maple Street	Smith/Sampson House	1890-1891	
201	Mill Street	Wyer/Pearce Home	1887	
108	Second Street	John Mattox	1893	
193	Second Street	McGrath/Arey House	1880s-1900	
200	Second Street	Captain Johnson Home	1921	
201	Second Street	Bennett/Studer Residence	1915	
634	Third Avenue	Latham House	1873-1880	
6	Third Street	Milnor House	1890	
152	Third Street	Willis Willard House	1887, 1890	
205	Third Street	Michael House	1881, 1886	
321/323	Third Street	Beehive/Sheldon Hall	1857	
140	W. Lake Street	Palmer's Grove	1894, 1913	
192	Second Street	Weinholz Bungalow	1920	
228	Center Street	Colonial Style/Lincoln & Horace Aldritt	1891, 1934	
182	Third Street	Bennett/Hutmaher House	1897	
236	Lake Street	Hausman Cottage	c. 1890s	
635	Glencoe Avenue	Wright/Raitz House	c. 1898	
7	George Street	Case House	1911	
242	First Street	St. John's Catholic Church Parsonage	1910	
173	Second Street	L.L. Sutton House	c. 1914	
151	Oak Street	Excelsior Public Works Building	1937	
106	Center Street	Christian Science Church	1951, 1965 addition	

Downtown Historic District – Current



Designation Study: Oak Hill Cemetery

In September 2025, the city drafted a Request for Proposals to conduct a National Designation Nomination Study to determine if Excelsior's Oak Hill Cemetery could be listed in the National Register.

D. OTHER ACTIVITIES

The City of Excelsior is committed to ongoing training of its HPC city staff and Commissioners.

PreserveMN Conference 2025

From September 10 – 12, 2025, the City of Excelsior's Senior Planner and one HPC Commissioner attended the National Minnesota Historic Planning Conference in New Ulm, Minnesota. They provided a debrief to the HPC at the September 23, 2025, regular meeting.

HPC Trainings

In June 2025, the City of Excelsior began working with the city attorney to plan a series of trainings for the current and newest HPC Commissioners. The training sessions are expected to begin in October 2025.

HPC and City Staff also began discussions for attendance of the National Alliance of Preservation Commissions (NAPC) Forum in 2026, along with membership with the NAPC to provide ongoing training opportunities throughout the year.