City of Excelsior
Hennepin County, Minnesota

Minutes
Heritage Preservation Commission Meeting

Tuesday, October 7, 2025
(rescheduled from October 28, 2025)

1. CALL TO ORDER/ROLL CALL

   Chair Caron called the meeting to order at 5:30 p.m.

   Commissioners Present: Anderson, Caron, Dahlstrom, Gephart, Macpherson, Mark

   Also present: Julia Mullin (Community Development Director), Amy Lucas (Historic Consultant)

2. AGENDA APPROVAL

   Move to approve agenda by Commissioner Macpherson and second by Commissioner Dahlstrom. Motion passed 6/0.

3. APPROVAL OF MINUTES

   Motion to approve September 23, 2025 minutes by Commissioner Anderson and second by Commissioner Macpherson. Motion passed 6/0.

4. CITIZEN REPORTS OR COMMENTS

   None

5. NEW BUSINESS

   a) <u>Site Alteration Permit Application 262 Lake Street, HPC 2025-15</u>

      Lucas presented the staff memo for the SAP permit to lower the roof of the garage at 262 Lake Street per City Council resolution. Property owner, Troy Mathwig, was in attendance, but did not speak.

      Commissioner Gephart believes that Option #3 looks the best and noted that the additional costs of the option is not a standard for HPC commission review.

      Commissioner Dahlstrom spoke in favor of Option #1 which seems to correct two issues. The pitch of the roof is closer to the historic house and the height meets the zoning code. But staff must be available to ensure that the correct height and roof pitch is built.

      Commissioner Caron noted that the height is up to the zoning code and not part of the HPC review. HPC reviews the design of buildings with the design review manual standards and does not review height codes.

Commissioner Macpherson concurs with approval of Option #1 because it meets design guidelines and height requirements. Option #2 is not preferred with the offset roof.

Commissioner Anderson asked if 25’2” is the desired height. Staff Mullin explained that it is the height that meets the code requirements per City Council resolution. Commissioner Anderson agrees that Option #1 with the pitch is acceptable.

Commissioner Mark agrees that the asymmetry of Option #2 is not ideal.

Commissioner Caron asked about the photograph of the current garage and noted that the cornice turns and this design is different from the original approved plans. Lucas agreed that the cornice return detail was not previously approved and references an earlier 1810’s Classical Revival/Greek Revival style house; the soffit/cornice return is not appropriate with the Queen Anne house.

Commissioner Macpherson agrees that the soffit/cornice turn is not in keeping and does not match the original approved design.

Commissioner Caron asked if commissioners liked the 8.5/12 roof pitch and speak if not in favor of the revised pitch of the garage.

Commissioner Caron provides resolution clarifications to amend the resolution to read that it is “an amendment to a previously approved SAP” (HPC Resolution 2025-12) and to incorporate the other two relevant HPC resolutions (2024-16 and 2024-21). An additional condition is added to the resolution to remove the cornice return of the current garage and match the original garage design as previously approved by the HPC.

Motion by Commission MacPherson to accept the resolution clarifications before the design option is accepted. Second by Commissioner Dahlstrom. Motion carried 6/0.

Motion by Commissioner Dahlstrom to approve Option #1. Second by Commissioner Macpherson. Motion carried 6/0.

Commissioner Caron thanked the applicant Troy Mathwig for attending the meeting.

b) CLG Annual Report Final Draft

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Commissioner Caron has worked with staff on the CLG Annual Report Final Draft and provided a number of clarifications on the report which included noting the Public Works Building is designated and the Public Works Yard may be removed from the building inventory. Additional changes were provided by Commissioners Dahlstrom and Macpherson. Staff Mullin will correct the report and submit to Minnesota State Historic Preservation Office.

6. UNFINISHED BUSINESS

None

7. COMMUNICATIONS AND REPORTS

a) Next Regular City Council Meeting-October 20, 2025

b) Next HPC Meeting-November 18, 2025.

8. FUTURE AGENDA ITEMS

a) 211 Water Street-to remove paint at façade. Commissioner Macpherson asked that the contractor have a sample paint removal area for his review. Lucas will also be available for review.
b) 347 Water Street-The HPC approved a blade sign, but it was installed in the wrong location. An additional painted sign was installed without approval. This item will return for meeting.
c) 404 Second Street-will be applying for a sign at upcoming meeting.
d) 291 Water St (Old Southern BBQ)-parking lot is being landscaped and paved temporarily with trees and benches and enclosing the dumpsters. Commissioner Caron noted that the dumpster enclosures should be reviewed by the HPC. Commissioner Caron thinks that the parking on that parcel will be removed and the City should review.
e) Commissioner Dahlstrom asked where the 205 Water St (Vagabondo) parking valet parks. Staff Mullin noted that the owner agreed to move cars to Huber Funeral home and Hendel Homes offices on Lake street as part of their valet permit review.
f) Commissioner Dahlstrom asked when the real estate signs on the old gas station (300 Water St) will be removed because signage was temporarily approved. Staff Mullin agreed that the sign should be removed, but the City is not pushing the removal because the condition of the building is partially hidden by the sign.
g) Commissioner Dahlstom noted that the art store (345 Water St.) has a neon sign that is not allowed. Staff Mullin will send a notice to remove.
h) Commissioner Macpherson noted that the sandwich boards for valet parking at 205 Water St (Vagabondo) are a problem on the street and obstruct the accessible parking at that location. Staff Mullin said she is working with the property owner on this issue.
i) Commissioner Anderson asked about the blade sign at Big Wood. At the recent HPC hearing, September 23, 2025, the owner said the wall would not support the sign, but he would like verification of the strength of the wall.

9. ADJOURNMENT

Commissioner Macpherson moved to adjourn meeting. Second by Commissioner Gephart. Motion passed 6/0.

The meeting was concluded at 6:24 P.M.

Respectfully submitted,

Julia Mullin
Community Development Director