

City of Excelsior  
Heritage Preservation Commission Special Meeting

Meeting Minutes

Tuesday, December 16, 2025

1. CALL TO ORDER/ROLL CALL

*Present: Caron, Gephart, Macpherson, Dahlstrom*

*Absent: Anderson, Mark*

2. AGENDA APPROVAL

*Corrections to Agenda:*

*- Minutes date should be October 7th*

*- 7(c)iv. should be 634 Third Avenue*

*- 7(cviii. Should be 349 West Lake Street*

*Macpherson moved to approve agenda. Gephart seconded. Approved 4-0.*

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

(a) October 7, 2025, Heritage Preservation Commission Meeting Minutes

*Corrections to October 7, 2025, Minutes:*

*- on p. 2, paragraph 6, 5(a): delete "liked"; replace with "believed that the 8.5/12 roof pitch of Option 1 is most compatible with the Guidelines"*

*- in 5(a) Correct spelling of "Macpherson"*

*- in 5(b) add "WPA-era" to "Public Works building"*

*Macpherson moved to approve minutes. Gephart seconded. Approved 4-0.*

4. CITIZEN REPORTS OR COMMENTS

*None*

5. NEW BUSINESS

*None*

6. UNFINISHED BUSINESS

*None*

7. COMMUNICATIONS AND REPORTS

(a) Next City Council Meeting – January 5, 2026

(b) Next HPC Meeting – January 27, 2026

(c) Updates:

- i. 262 Lake Street
- ii. 10 Water Street
- iii. Oak Hill Cemetery RFP and Work Group
- iv. 634 Third Avenue – administrative approval of SAP for window replacement in pool house
- v. Excelsior Museum – administrative approval of SAP for repainting
- vi. Masonic Building, 249 Water Street– administrative approval of SAP to install condenser on the roof
- vii. 211 Water Street
- viii. 349 West Lake Street

*Staff provided updates on all of these items.*

8. FUTURE AGENDA ITEMS

9. ADJOURNMENT

*Macpherson moved to adjourn the meeting. Gephart seconded. Approved 4-0.*

*Meeting adjourned at 7:30 pm*

*Respectfully submitted,  
Julia Mullin  
Community Development Director*