

1. March 17, 2025 City Council Work Session Agenda And Packet

Documents:

[MARCH 17, 2025 WORK SESSION AGENDA PACKET.PDF](#)  
[MARCH 17, 2025 WORK SESSION AGENDA.PDF](#)

City of Excelsior  
Notice of Work Session  
of the Excelsior City Council

NOTICE IS HEREBY GIVEN that the City Council of the City of Excelsior will hold its regular work session on Monday, March 17, 2025 at 5:30 P.M. in-person at 106 Center Street, Excelsior, MN 55331 – Entrance is located on Center Street. The agenda for the meeting is attached hereto.

Members of the public may attend the work session either in person or by joining via Zoom either online or by telephone at:

Join Zoom Meeting

<https://us02web.zoom.us/j/86346794494>

Meeting ID: 863 4679 4494

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City of Excelsior  
City Council Work Session

Agenda

Monday, March 17, 2025

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

5:30 P.M. – 6:30 P.M.

1. CALL TO ORDER/ROLL CALL
2. APPROVAL OF AGENDA
3. NEW BUSINESS
  - a. Verbal Update City Hall
  - b. City Commission Goals
    - i. Parks and Recreation Commission
    - ii. Heritage Preservation Commission
    - iii. Planning Commission
4. ADJOURNMENT



# MEMORANDUM

2025 City Commission Goal Setting

**Re:** \_\_\_\_\_

**Date:** March 17, 2025

Julia Mullin, Community Development Director

Tim Amundsen, Public Works Director

**To:** City Council

**From:** \_\_\_\_\_

The City Council requested that Commission goals be established in 2025. Staff have provided a summary of 2024 Commission accomplishments and items in progress to aid this conversation. Staff's recommendation is for Council to identify and prioritize Commission goals for 2025.

## Parks and Recreation Commission

The Parks and Recreation (PNR) Commission worked on several items throughout 2024 and into 2025. A review of PNR Commission bylaws and Chapter 24 of the City Code of Ordinances pertaining specifically to Parks and Recreation was completed. These recommendations were recently reviewed and approved by City Council. Additionally, PNR completed the following in 2024:

- Proposed Landscape Management Plan for The Commons and other greenspace
- Made a recommendation regarding the historic WPA seating at The Commons Ballfield
- Worked on coordinating the Arbor Day event
- Reviewed cemetery rules and made recommendations
- Reviewed The Commons Ballfield Project
- Reviewed the Beyond Pesticides agreement and made recommendation
- Discussed goals for 2025 and recommended project prioritization in the park spaces
- Conducted the annual end of season meetings for both the garden plots and the dock renters

Recently, PNR began developing a Commons Use policy. As of March, the Commission has developed a draft commercial use policy and a park donations and commemorations policy. The goal is to finalize the draft policies at their March Commission meeting, so a draft can be brought to Council for review. The intent is to then continue working on a special event policy for The Commons.

The following items were proposed by the Council for potential goals for the PNR Commission to work on:

Submitted Goal	Details	Council Direction
Prioritize Remaining Projects in The Commons	The Council should discuss the role of the Parks and Recreation Commission in determining project prioritization in The Commons. The Commission has made a recommendation for projects to prioritize in 2025 which include the shoreline, beaches, sidewalks, and tennis courts.	<input type="checkbox"/> Assign to Quarter 2, 3, or 4 <input type="checkbox"/> Delegate to a Council Work Group <input type="checkbox"/> Delegate to a Commission <input type="checkbox"/> Add to 2026 List <input type="checkbox"/> Remove
Create Policies for The Commons	Councilmember Caron recommended the following policies to be created:	<input type="checkbox"/> Assign to Quarter 2, 3, or 4 <input type="checkbox"/> Delegate to a Council Work Group

	<ul style="list-style-type: none"> <li>• Naming Policy (Commission actively working on)</li> <li>• Process for addressing amenities not in the Master Park Plan (kayak rental, peace poles, etc.) and art installations (Commission actively working on)</li> <li>• Standards for special events (location of food trucks, portable restrooms, etc.) (Commission plans to work on)</li> <li>• Policy on naturalistic gardens, pollinator supporting, and native plantings</li> <li>• Policy for Pocket Parks</li> </ul>	<input type="checkbox"/> Delegate to a Commission <input type="checkbox"/> Add to 2026 List <input type="checkbox"/> Remove
PNR Commission and Park Programming	The City Council has expressed interest in having the Commission explore park programming. The Commission could recommend City sponsored event such as a movie night in The Commons or other activities with Council direction.	<input type="checkbox"/> Assign to Quarter 2, 3, or 4 <input type="checkbox"/> Delegate to a Council Work Group <input type="checkbox"/> Delegate to a Commission <input type="checkbox"/> Add to 2026 List <input type="checkbox"/> Remove
Oak Hill Cemetery Improvements	Potential improvements in the Oak Hill cemetery to include gravestone restoration, retaining walls, a national register evaluation, and other improvements.	<input type="checkbox"/> Assign to Quarter 2, 3, or 4 <input type="checkbox"/> Delegate to a Council Work Group <input type="checkbox"/> Delegate to a Commission <input type="checkbox"/> Add to 2026 List <input type="checkbox"/> Remove

**Planning Commission**

The Planning Commission’s work includes review of land use applications and ordinance amendments with recommendations to the City Council as required by city ordinance; review and decisions on residential review permit applications as required by city ordinance; review and recommendations to city council on other planning-related topics such as small area plans. Land use applications include variances, conditional use permits, subdivisions, sketch plans, planned unit developments (PUDs), preliminary and final plats, and amendments to the zoning ordinance or comprehensive plan.

Attached is a summary of work the Planning Commission was engaged in during 2024. Zoning amendments from 2023 are included as well to provide the Council with an understanding of how the residential zoning standards have recently been amended.

**The following, in addition to regular land use application review, is work anticipated for the Planning Commission in 2025:**

1. 10 Water Street PUD application – Quarter 2

2. Sign Ordinance update– Quarter 2
3. PUD Ordinance update – need additional guidance on goals for an amendment to this ordinance
4. Tree Ordinance update – working with public works staff – need additional guidance on goals
5. Small Area Plan – finish – Quarter 2
6. Training for Commissioners – (we will have 3 new commissioners in 2025); a training with the city attorney is scheduled for April 30th
7. Working as a commission on articulating clear findings as we use the criteria in the Zoning Ordinance
8. Monitoring the impact of the changes to residential zoning standards adopted in 2024

### **Heritage Preservation Commission**

The Heritage Preservation Commission (HPC) is responsible for reviewing and making decisions on Site Alteration Permit applications, per Chapter 20 of the city ordinance. The HPC uses the Preservation Design Manual as a guide for these reviews. These are applications that are required for some alterations to properties that are designated historic and/or are located in the downtown historic district. In addition, the HPC reviews applications to designate individual properties historic, and works with consultants on designation studies (recent examples include review of city-owned properties for local historic designation, and review of the downtown historic district and of 106 Center Street for nomination to the National Register of Historic Places).

A summary of the HPC's work in 2024 is found in the attached annual report which we are required to submit to the MN State Historic Preservation Office (SHPO) because we are a certified legal government making us eligible for state grant opportunities.

In 2024 the HPC's membership was reduced from 7 to 5 members, and we began working regularly with a historic preservation consultant in our review of site alteration permit applications, particularly those with more complex questions. And staffing of the commission has changed; the community development director and new senior planner are staffing the commission with the goal of transitioning in 2025 to staffing by the senior planner. The preservation consultant has been extremely beneficial in bringing historic renovation expertise to our reviews which has complemented the role of commissioners and that of city staff. Staff to the commission are working on following closely building permits that result from approved Site Alteration Permits to ensure the work meets the intent of the approved Site Alteration Permit and to determine, as changes arise, that work is consistent with the Preservation Design Manual. Staff has had success with good working relationships with contractors and property owners.

Anticipated for 2025, in addition to site alteration permit review:

1. Finalize a mural policy for the Preservation Design Manual
2. Review the proposed sign ordinance amendment; amend Preservation Design Manual as needed
3. Gather polices adopted by the HPC over the past few years into one document for the city website and for easy use by the Commission and applicants
4. Create and schedule a training session for commissioners with the city attorney and preservation consultant

### **RECOMMENDED ACTION**

Staff recommends that the Council review the Commissions' ongoing work and discuss desired goals for 2025. The City Council should prioritize work items for 2025 and identify those that should be moved to 2026. For all 2025 goals, staff request direction on the desired outcome for each item.

**Attachments:**

Summary of Planning Commission work  
HPC Annual Report, 2024

**PLANNING COMMISSION SUMMARY 2024****LAND USE APPLICATIONS**

	<b>RRP</b>	<b>Variance</b>	<b>Subdivision</b>	<b>Sketch Plan</b>	<b>CUP</b>	<b>Comp Plan Amendment/Prelim Plat/CUP text amendment</b>	<b>Month</b>
<b>163 Second St</b>	New home construction						Feb, Apr
<b>221 Monroe St</b>	New home construction						Feb
<b>511 Second St</b>			condos				Feb
<b>10 Water St</b>				Hotel, mixed use			Mar
<b>224 Third St</b>	Garage addition	Rear yard and garage setback					Mar
<b>101 West Lake St</b>				Subdivision; hazardous building removal			April
<b>163 Second St</b>	New home construction						April
<b>106 Center St</b>				Add single family parcel			April
<b>500 Third St</b>		Retaining wall location in side yard					May, June

		for garage addition					
<b>536 Division St</b>	Residential Addition						May
<b>631 Mill St</b>	Residential Addition	Side yard setback					May
<b>151 Bell St</b>	New home construction	Front and rear setback; side wall plane					June, July, September
<b>719 Second St</b>	Residential Addition	Garage setback					July
<b>106 Center St</b>						Amend to add CUP for community arts/culture centers	August, September
<b>106 Center St</b>		Min lot size				Single family parcel	September
<b>217 First St</b>		Bldg. and lot coverage; side and rear setbacks – garage and porch addition					September
<b>725 Second St</b>	Residential Addition	Height					September, October
<b>881 Third St</b>					Add Freestanding Sign		September
<b>100 Third St</b>	New home construction	Front, rear setback, height, bldg. coverage					September

<b>One West Drive</b>			Vertical Land Registration Survey				
<b>10 Water St</b>				Multifamily, retail development			November

<b>ORDINANCE AMENDMENTS in 2024</b>			
1) Zoning Ordinance, Article 42 – give RRP decision responsibility back to PC; add a non-applicant appeal process		Feb, Apr	
2) Zoning Ordinance, Article 10 – require as-built drawings to verify compliance of finished projects		Feb, Apr, May	
3) Zoning Ordinance, Article 42 – initiated Residential Review Ordinance changes - to review public-facing elements of process: GNGs and application form and process; did not complete		August	
<b>PLANNING in 2024</b>			
1) South Water Street Small Area Plan		November, December	
<b>ORDINANCE AMENDMENTS worked on in <u>2023</u></b>			
1) Zoning Ordinance, Article 42 – changed residential zoning standards with the goal of having new homes with less mass and scale built: <ul style="list-style-type: none"> <li>• reduced building coverage maximums</li> <li>• incentivized 1.5 story homes</li> </ul>			

<ul style="list-style-type: none"> <li>• measure building height from lowest elevation and not average elevation at front</li> <li>• 28'/29' are maximum heights; removed exceptions for increased side setbacks</li> <li>• increased side and rear yard setbacks</li> <li>• provide lot coverage exemption for detached garages behind homes</li> <li>• City Council adopted in February 2024</li> </ul>		
<p>2) Short Term Rental Ordinance – City Council adopted May 2024</p>		
<p>3) Demolition Ordinance – to require review of all proposed demolitions – was not adopted</p>		



# 2024

EXCELSIOR HERITAGE PRESERVATION COMMISSION

# ANNUAL REPORT

**Prepared For :**  
Minnesota State Historic  
Preservation Office



## 2024 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 2024 (October 1, 2023 - September 30, 2024). 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 the SHPO. An Annual Report is one of the requirements for maintaining CLG status.

### HPC MEMBERS

Chairperson Chrystal O’Hanlon  
[xtal.ohanlon@gmail.com](mailto:xtal.ohanlon@gmail.com)  
763-229-4823  
Appointed April 2022 (Expires 2025)

Commissioner Dan Brattland  
[dan@cocardmerchantservices.com](mailto:dan@cocardmerchantservices.com)  
612-685-3440  
Appointed Dec 2021 (Expires 2027)

Commissioner Tim Caron  
[tgcaron@sprintmail.com](mailto:tgcaron@sprintmail.com)  
952-474-7824  
Appointed Mar 2016 (Expires 2025)

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

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

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

### HPC CITY STAFF

Julia Mullin, Community Development  
Director [jmullin@excelsiormn.org](mailto:jmullin@excelsiormn.org)

Kevin Staunton, Assistant City Manager  
[kstaunton@excelsiormn.org](mailto:kstaunton@excelsiormn.org)

Ali Cameron, Senior Planner  
[acameron@excelsiormn.org](mailto:acameron@excelsiormn.org)

Amy Lucas, Historic Consultant  
[amylucas@gmail.com](mailto:amylucas@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.

## **HISTORY IN BRIEF**

- 1852: City of Excelsior founded by George Bertram on the wooded and hilly sandbanks of the south side of Lake Minnetonka
- 1877: Formal incorporation as the Village of Excelsior
- 1894: Fire burned almost half of the city's business district, 9 commercial blocks and 1 residence
- 1895 - 1955: Official Period of Significance
- 1952: 75th Anniversary Celebration by dedicating a new train depot and streetlighting downtown
- 1980: Excelsior Heritage Preservation Commission (HPC) established
- 1997: Historic Preservation Ordinance Adopted
- 1998: Designation of Excelsior's Downtown Historic District (59 structures contributing)
- 2008: Design Standards adopted
- 2014: MN Historical and Cultural Heritage Grant Funding to hire a historic preservation consultant
- 2016: A Preservation Design Manual was published
- 2018: National Register Nomination presented to the public on January 25 at a Comprehensive Plan Open House
- 2020: The City receives a Certified Local Government Grant of \$14,000 and hired an Historic Consultant to conduct a National Register Eligibility Study
- 2021: 9 historic designations submitted to SHPO
- 2024: 147 structures designated (85 structures contributing); 32 Historic Landmarks

## **A. PROTECTION OF HISTORIC PROPERTIES**

The City of Excelsior has two enforcement 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**

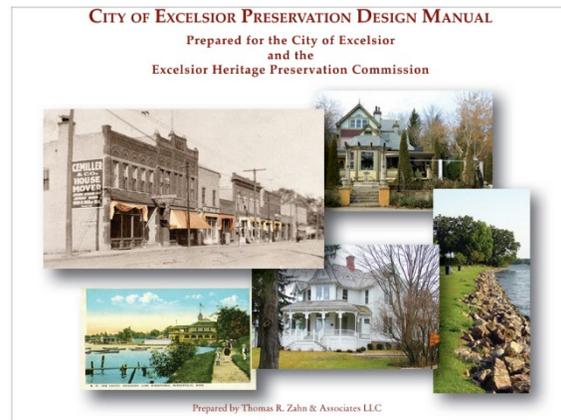
The City of Excelsior's municipal heritage preservation ordinance was adopted in 1997, which provides development review and design standards for historic resources. It includes nine guiding principles for historic preservation.

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 applicant’s 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 Council established a Heritage Preservation Commission (HPC) in 1980 to carry out provisions of the ordinance. All commissioners have a demonstrated interest, competence and knowledge of historic preservation. Commissioners have backgrounds in property development, arts and culture, business, and administration. The City also retains an Historic Preservation Consultant, Amy Lucas, of Landscape Research LLC, who provides continued support for reviewing Site Alteration Permits.

During the 2023/2024 period, the HPC met 19 times, of which 4 of those times were special meetings. They reviewed 17 Site Alteration Permits, of which 14 were approved, two denied, and one was a stop work order to enforce a Site Alteration Permit. 4 of the Site Alteration Permits involved signage.

<b>Site Alteration Permit Applications October 1, 2023 to September 30, 2024</b>			
Address	Date	Decision	Project Type
173 Second Street	10/9/23	Approved	Window renovations
345 Water Street	10/24/23	Approved	Installation of three signs
449 Second Street	11/28/23	Approved	Mural painting on commercial building
108 Second Street	11/28/23	Approved	Home renovation for single-level living
262 Lake Street	12/19/23	Denied	Demolition of the property
355 Second Street	6/25/24	Approved	Signs, lighting, paint, mechanical, and window repair
355 Second Street	9/24/24	Approved	Sign installation
449 Second Street	6/25/24	Stopped	Stop Work Order on renovations
262 Lake Street	7/23/24	Denied	Demolition of garage
262 Lake Street	9/24/24	Approved	Demolition of garage, new addition and renovation
366 Water Street	9/24/24	Approved	Window installation
201-205 Mill Street	5/28/24	Approved	New roofing
278 Water Street	8/27/24	Approved	Repoint the facade
421 Third Street	8/27/24	Approved	Retain wood post patio system
406 Second Street	8/27/24	Approved	Signage and rear fence
217 First Street	9/24/24	Approved	Chimney removal, window install, garage construction
250-252 Water Street	9/24/24	Approved	Masonry repair, rear windows, rooftop addition

### **C. SURVEY AND INVENTORY OF HISTORIC PROPERTIES**

During the 2023/2024 reporting period, no new properties were designated. The City’s inventory includes 147 historic properties, of which 29 are designated Landmark Properties. The City maintains an ongoing process to survey and inventory all buildings, structures, sites, and districts within the local jurisdiction. The survey is accessible to the public on the city’s website. In order to meet designation standards, 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 Historic Properties

Street Number	Street Name	Historic Name	Downtown Historic District “Contributing”	Downtown Historic District “Non-Contributing”
228	Center Street	Colonial Style + Lincoln & Horace Aldritt		
	Excelsior Blvd.	Oak Hill Cemetery		
175	First Street	Porter/Dillman House		
180	First Street	Enoch W. Dyer House		
217	First Street	Catholic Mission Home		
712	Galpin Lake Rd.	Sickler/Newman/Seifert House		
192	George Street	Reverand Samuel T. Show House		
361	George Street	J.E. Hennessy House		
368	George Street	Gould Greenhouse Office		
369	George Street	Rueben H. DeGroot House		
374	George Street	George Bacon Gould House		
	The Excelsior Commons			
170	Lake Street	The Little Brown Cottage		
262	Lake Street	Kalorama Cottage		
328-332	Lake Street			Yes
152	Maple Street	Smith/Sampson House		
201	Mill Street	Wyer/Pearce House		
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	
402-406	Second Street	The Stemmer Company	Yes	
409	Second Street	Minnetonka State Bank	Yes	
420	Second Street	Philip’s Garage	Yes	
425	Second Street			Yes
429	Second Street	Bardwell House	Yes	
432/436/438	Second Street	Bennett Brother’s Livery Stable	Yes	
441	Second Street	Maple Inn	Yes	

<b>Street Number</b>	<b>Street Name</b>	<b>Historic Name</b>	<b>Downtown Historic District "Contributing"</b>	<b>Downtown Historic District "Non-Contributing"</b>
449	Second Street	McLain House	Yes	
463	Second Street	Schrodes/Lyman House	Yes	
108	Second Street	John Mattox		
193	Second Street	McGrath/Arey House		
200	Second Street	Captain Johnson House		
201	Second Street	Bennett/Studer Residence		
300	Second Street	Trinity Chapel		
634	Third Avenue	Latham House		
6	Third Street	Minor House		
152	Third Street	Willis Willard House		
205	Third Street	Michael House		
323	Third Street	Beehive/Sheldon Hall		
421	Third Street	Wistrand Motor Company/Phillips Motor	Yes	
450	Third Street	Excelsior Fruit Growers Building	Yes	
468	Third Street	Darnell's Boarding House	Yes	
471	Third Street	Congregational Church of Excelsior		Yes
	Water Street	Port of Excelsior	Yes	
1	Water Street	Port of Excelsior		Yes
10	Water Street	Drug Store		Yes
21-23	Water Street			Yes
26	Water Street	Tonka Theatre	Yes	
28-30	Water Street	Hennessy Building	Yes	
31-33	Water Street			Yes
34-50	Water Street	Jordan Ford	Yes	
35	Water Street	Nygrems Clothing		Yes
205-207	Water Street	Bacon Drug	Yes	
206	Water Street	Wood Block/Sampson Building	Yes	
211-213	Water Street		Yes	
212	Water Street		Yes	
216	Water Street	Wheeler Building	Yes	
217	Water Street	The Happy Hour	Yes	
218/220/226	Water Street		Yes	
219/223/227	Water Street	Wetmore Block	Yes	
228	Water Street		Yes	
229	Water Street	Welter Building	Yes	

<b>Street Number</b>	<b>Street Name</b>	<b>Historic Name</b>	<b>Downtown Historic District "Contributing"</b>	<b>Downtown Historic District "Non-Contributing"</b>
234	Water Street	Miller Block	Yes	
235-237	Water Street	Fred Hawkins Building/Gluek Building	Yes	
239	Water Street	H.B. Elliot Grocery	Yes	
240	Water Street		Yes	
243	Water Street	Tomy's Barber Shop	Yes	
244	Water Street	Miller's Excelo Bakery	Yes	
249	Water Street	Excelsior Masonic Lodge	Yes	
251	Water Street			Yes
242	Water Street	IOOF Temple/Olds Dry Goods	Yes	
254-256	Water Street		Yes	
260	Water Street		Yes	
261	Water Street		Yes	
264	Water Street		Yes	
266	Water Street		Yes	
274	Water Street		Yes	
278	Water Street		Yes	
284	Water Street	Pure Oil	Yes	
287	Water Street	Tonka Printing Inc.		Yes
300	Water Street			Yes
301	Water Street			Yes
340	Water Street	J.E. Hennessy Lumber/Lampert Lumbar Co.	Yes	
344	Water Street	Knapp Radio & TV		Yes
345-347	Water Street	Leach Home Builders	Yes	
350	Water Street	W.P. McDonald House	Yes	
353	Water Street	Leach House	Yes	
356	Water Street			Yes
366	Water Street	O'Gorman/Westbrook Pegler/Scheid House	Yes	
370	Water Street	Texaco Gas Station	Yes	
371	Water Street	James Henry Clark House	Yes	
140	W. Lake Street	Palmer's Grove		

## 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	
323	Third Street	Beehive/Sheldon Hall	1857	
140	W. Lake Street	Palmer's Grove	1894, 1913	
192	Second Street		1920	
228	Center Street		1891, 1934	
182	Third Street		1897	
236	Lake Street		~	
635	Glencoe Avenue		~	
7	George Street		~	
242	First Street		~	
173	Second Street		~	
192	Second Street		~	
321	Third Street		~	

**Downtown Historic District – Current**



### **Designation Study: 106 Center Street**

In October 2023, the City accepted a proposal from an historic consultant to conduct a Designation Study to determine if 106 Center Street could be designated as an historic Landmark property. The historic consultant prepared a National Register Property Evaluation Report, which would satisfy the grant. However, the City determined that the site would not be appropriate for nomination and decided not to submit the report for nomination to SHPO.

In order to hire the historic consultant for this process, the City had received a \$10,000 grant from SHPO during the 2022/2023 reporting period. The actual cost of the consultant was \$8,500, so the City returned \$1,500 of unused funds to SHPO.

### **D. OTHER ACTIVITIES**

In September 2024, City staff and the Heritage Preservation Commission Chair attended the National Minnesota Historic Planning Conference in Red Wing, Minnesota.

City of Excelsior  
Notice of Work Session  
of the Excelsior City Council

NOTICE IS HEREBY GIVEN that the City Council of the City of Excelsior will hold its regular work session on Monday, March 17, 2025 at 5:30 P.M. in-person at 106 Center Street, Excelsior, MN 55331 – Entrance is located on Center Street. The agenda for the meeting is attached hereto.

Members of the public may attend the work session either in person or by joining via Zoom either online or by telephone at:

Join Zoom Meeting

<https://us02web.zoom.us/j/86346794494>

Meeting ID: 863 4679 4494

One tap mobile

+13092053325,,86346794494# US

+13126266799,,86346794494# US (Chicago)

Dial by your location

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City of Excelsior  
City Council Work Session

Agenda

Monday, March 17, 2025

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

5:30 P.M. – 6:30 P.M.

1. CALL TO ORDER/ROLL CALL
2. APPROVAL OF AGENDA
3. NEW BUSINESS
  - a. Verbal Update City Hall
  - b. City Commission Goals
    - i. Parks and Recreation Commission
    - ii. Heritage Preservation Commission
    - iii. Planning Commission
4. ADJOURNMENT