

City of Excelsior
Hennepin County, Minnesota

Minutes
Heritage Preservation Commission Special Meeting

Tuesday, January 7, 2025

1. CALL TO ORDER/ROLL CALL

Chair Brattland called the meeting to order at 5:01PM.

Commissioners Present: Caron, Gephart, Brattland, Mark, and Dahlstrom

Commissioners Absent: N/A

Also Present:

Julia Mullin (Community Development Director)

Ali Cameron (Senior Planner)

Amy Lucas (Historic Preservation Consultant)

2. AGENDA APPROVAL

Commissioner Caron moved to approve the agenda. Dahlstrom seconded. Motion passed 5/0.

3. UNFINISHED BUSINESS

a) Appointment of HPC Chair (through February 28, 2025)

Commissioner Caron moved to appoint Commissioner Gephart serve as Chair in January 2025, and Commissioner Brattland serve as Chair in February 2025. Commissioner Dahlstrom seconded. Motion passed 5/0.

b) Approval of Minutes –

December 17, 2024 Meeting

Commissioners corrected commissioners' attendance at meetings as represented on the minutes calendar, and added September, October and November minutes are continued.

Commissioner Caron moved to approve the December 17, 2024 minutes as corrected. Commissioner Gephart seconded. Motion passed 5/0.

November 21, 2024, Special Meeting continued

Commissioners corrected commissioners' attendance at meetings as represented on the minutes calendar; corrected meeting as "Special" not "Emergency" and requested to put

"continuation" minutes to the title of these minutes. ***Commissioner Caron moved to approve the November 21, 2024 Special Meeting minutes as corrected. Commissioner Dahlstrom seconded. Motion passed 5/0.***

November 19, 2024 Meeting (continued)

October 29, 2024 Meeting (continued)

September 24, 2024 Meeting (continued)

The applicants for 217 First Street, Rob and Kara Tyler, requested changes to the draft minutes for the September 24, October 29, and November 19 2024 HPC meetings. City staff

will review the request and bring the edited minutes to the January 28, 2025 HPC meeting for approval.

- c) Site Alteration Permit, 217 First Street – City Council remanded part of the appeal to the HPC for further consideration

City staff explained that the City Council denied one item of this appeal (wood windows on the left elevation) and remanded one item of the appeal back to the HPC for reconsideration (divided light windows in the doors of the new addition).

Previously, the HPC decided the divided lights in the doors were incompatible with the historic guidelines. The applicants, Rob and Kara Tyler, proposed the alternative hybrid divided glass diamond window design to the City Council instead of the single pane glass requested by the HPC. The City Council remanded the decision back to the HPC on the hybrid divided light glass. The applicants are concerned about light and privacy. The HPC continues to recommend that the applicants explore other ways to create privacy and allow light into the house using non-permanent products and materials to divide the light.

The applicants presented examples of other historic homes in Excelsior that have different style windows next to one another. Commissioners stated that many of those properties' windows had been installed prior to HPC's existence, and that new resources are now available to explore for historic homes. The applicants requested clarity and direction about compatibility. The applicants also expressed that they do not want single pane glass on the three new doors of the addition.

Commissioner Gephart moved to re-affirm the previous decision of the HPC, to deny anything other than single pane window glass on the doors of the new addition. Commissioner Mark seconded. Motion was approved 3/2 (Commissioners Brattland and Dahlstrom voted against the motion.)

- d) Preservation Design Manual, Mural Policy

Staff provided information about the mural policy adopted by the Commission in 2021 and provided information about lighting of murals in historic districts from other communities. Commissioners expressed that they want to move slowly and methodically with the mural policy. Commissioners would like to add lighting language to the mural policy but at this time are unsure about whether lighting should be allowed in the historic district at all. They requested that more research be done by staff and a historic preservation expert on the types of questions to ask surrounding lighting. The Commissioners recommended waiting to amend the mural policy until after the City Council completes its review of the city's Sign Ordinance, which will impact mural policy language around lighting.

4. ADJOURNMENT

Commissioner Caron moved to adjourn. Commissioner Gephart seconded. Motion passed 5/0.
The meeting adjourned at 6:36PM.

Respectfully submitted,

Ali Cameron
Senior Planner

2025 ATTENDANCE

	Jan 7 SM	Jan 28	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Brattland	P												
Caron	P												
Mark	P												
Gephart	P												
Dahlstrom	P												

SM – Special Meeting

WS – Work Session

P – Present

PR – Present Remotely

A – Absent but gave prior notice

U – Absent without notice

X – Not applicable (cancelled meeting or not yet on HPC)