



Our Vision

Red Wing thrives as a vibrant, creative river town that values its natural environment, welcomes all people, and unlocks opportunity for everyone.

Our Mission

We strive to create a sustainable, healthy, accessible, resilient, and equitable community where every person feels at home.

Statement of Intent: We gather today in this room as one people to discuss and attend to the matters of Red Wing. Together, as a government body and as community members, we agree to treat everyone with courtesy, dignity, and respect. We will listen to all sides of an issue, encourage participation, support each other, act with honor and accountability, and inspire pride in our community. This we commit as we open this meeting.

Meeting Announcement and Agenda Heritage Preservation Commission Regular Meeting City Council Chambers, 315 West 4th Street, Red Wing, MN & Virtually Wednesday, June 4, 2025, at 5:30 PM

This meeting will be held in the City Hall Council Chambers and virtually via Webex at the same time. Members of the public can join this meeting either in person at City Hall or virtually. To join this meeting via Webex, [click this link](#). To join via telephone, please dial (415) 655-0001. Enter access code 2559 341 8315 and password 2025 when prompted.

1. Call to Order

2. Roll Call

3. Approval of Agenda

4. Approval of Minutes

4.A. Draft Minutes from the May 7, 2025, Regular Meeting

5. Public Comment

We now invite anyone to share their thoughts on a topic that is not on the agenda. We welcome all opinions and ideas. We appreciate you stating your name at the lectern, and please remember that personal attacks may be ruled out of order. You will have up to three minutes to comment, and we appreciate your time in coming tonight.

6. Motions & General Business

6.A. Heritage Preservation Design Review - A-Frame Sign for Creola's at 201 Main Street

6.B. Remove from Table - Heritage Preservation Design Review - Demolition of Former Malting Building at 110 Broad Street

6.C. Design Review - Building Sign for Hoopla Junk at 313 Bush Street

7. Communication Items

7.A. Staff Status Report

7.B. Commissioner Comments

7.C. Council Liaison Comments

8. Adjournment

Accommodations for signing interpreter, Braille, large print, etc. can be made. Call City Hall at 385.3600 seven days prior to the need. Hearing assistance devices are available during meetings.

**The 540th Meeting of the Red Wing Heritage Preservation Commission
Regular Meeting
City Council Chambers
May 7, 2025**

Members Present: Chair Brooke Reinke; Commissioners Kent Tsui, Sue Dicke, Lottie Aslakson, Ruth Nerhaugen, and Jenifer Majerus

Members Absent: All members were in attendance

Others Present: Steve Kohn, Planning Manager / Staff Liaison; Janie Farrar, Council Liaison

1. Call to Order

The meeting was called to order by Chair Reinke at 5:30 p.m.

2. Roll Call

Chair Reinke and Commissioners Tsui, Dicke, Aslakson, Nerhaugen, and Majerus were in attendance.

3. Approval of Agenda

A motion was made by Commissioner Nerhaugen, seconded by Commissioner Aslakson and unanimously carried, to approve the agenda as presented.

4. Approval of Minutes

A. Draft Minutes from the April 9, 2025, Special Meeting.

A motion was made by Commissioner Tsui, seconded by Commissioner Majerus and unanimously carried, to approve the meeting minutes as drafted.

5. Public Comment

A. Public Comment Period.

There was no public comment.

B. Presentation by Stephanie Rogers, Executive & Artistic Director, The Anderson Center at Tower View, and Dr. Margaret Pearce, to Discuss the Anderson Center's 2025 Public Artist in Residence Project - *Mississippi Dialogues*.

Staff Liaison Kohn clarified that the presenters would be allowed more than three minutes to provide the presentation.

Director Rogers discussed the Anderson Center's Public Artist in Residence program and introduced Dr. Margaret Pearce, the 2025 Public Artist in Residence. She stated that an overview of *Mississippi Dialogues* project has been presented to the Arts & Culture Commission. She commented that the project will be installed in Bay Point Park and not located in a historic district.

Director Rogers requested that the HPC consider supporting this project, noting that it will add to the telling and preservation of the history of Red Wing.

Dr. Pearce provided an overview of the project. She discussed the proposed locations of the Red Wing panels along with other upriver and downriver panels. She reviewed the design and dimensions of the map panels and discussed the accompanying guide book, website information, and public programming at each location during project launch events in June and July of 2026. It was clarified that the project is not for profit and that the installations will be free and open to the public.

Dr. Pearce commented that the project is a collaboration and reviewed the other project collaborators. She noted that the project is a component of a larger vision. She detailed the purposes of the project:

- Elevate native nations' perspectives, experiences, and expertise regarding living in relationship with the Mississippi River, especially regarding flooding.
- Expand public dialogue and public sense of possibility regarding what living in balance with a flooding river can look like.

Dr. Pearce reviewed the reasons for the project:

- The Mississippi River resides in the homelands of 20+ tribes.
- Native nations have been in relationship with the Mississippi River since time immemorial.
- Native nations have not been invited to discuss Mississippi River flood management.

Dr. Pearce discussed the meaning of the phrase "indigenizing of the map of the Mississippi River."

Dr. Pearce discussed how and by whom the panels will be created. She reviewed project funding sources. She detailed the anticipated project timeline. She provided examples of some of her previous projects.

Director Rogers further described Dr. Pearce's credentials and accomplishments and invited HPC members to attend an upcoming event at the Anderson Center.

Chair Reinke asked whether the guide book will be able to be downloaded from the website, and Dr. Pearce indicated that that this is the plan.

Commissioner Nerhaugen requested clarification of what the map panels will depict. Dr. Pearce and Director Rogers provided additional information and examples of some of the stories that will be incorporated into the map panels.

Staff Liaison Kohn and Council Liaison Farrar asked whether a specific location in Bay Point Park has been selected for the panels. Director Rogers described ongoing discussions involving this project other projects, including the Tipi project and the Chief Red Wing statue project.

6. Motions and General Business

A. Heritage Preservation Design Review - 2nd Amendment Request for Major Facelift at 415 Main Street, New Storefront System.

Staff Liaison Kohn provided background information, noting that Item 6A and Item 6B relate to the same building. He reviewed proposed changes to the storefront. He discussed the proposed door system along with the door materials and colors. He also discussed signage, accent lighting, and the existing metal lintel. The door and stairway locations were clarified. It was noted that an exterior awning is not planned.

Apurva Patel, representing the developer, provided additional information. He noted that there will be only one electronic (push-button) door to the building. The door wrap material and color were further discussed.

Staff Liaison Kohn stated that the original Findings of Fact for the design review would still apply.

A motion was made by Commissioner Tsui, seconded by Commissioner Nerhaugen and unanimously carried, to approve the amended design review as proposed, with City staff to approve the final door wrap color.

B. Heritage Preservation Design Review - Minor Facelift at 415 Main Street, Replacement of Upper Story Windows on Rear and Side Facades.

Staff Liaison Kohn reviewed a proposal to replace windows on the upper story (side and rear only) of the Boxrud building. The existing and proposed window design and materials were discussed. Chair Reinke asked about the area above the windows. Staff Liaison Kohn and Apurva Patel, representing the developer, provided clarifying information.

A motion was made by Commissioner Tsui, seconded by Commissioner Majerus and unanimously carried, to approve the design review for the upper story replacement windows as proposed.

C. Heritage Preservation Design Review - Demolition of Former Malting Building at 110 Broad Street - Introduction of Proposal.

Staff Liaison Kohn referenced the agenda materials, commented that this is a complex project, and suggested an initial discussion by the HPC with no action requested during the current meeting. He clarified the National Register status and location of the building under discussion. He discussed a proposal to demolish the existing building and redevelop the site.

Staff Liaison Kohn stated that a portion of the building is within a National Register of Historic Places boundary and a portion outside of this boundary, necessitating both HPC review and an EAW process for the site.

Staff Liaison Kohn described the history and current conditions of the building. He stated that the HPC will be asked to approve demolition of the building based on a project concept, noting that extensive planning will be required. He commented that, while reuse of historic buildings is consistent with the Comprehensive Plan, sometimes this is not feasible. He added that the proposal is consistent with the Comprehensive Plan in terms of mixed-use development in the Downtown core. He reviewed preliminary concept and elevation drawings for the exterior of the planned new building. He discussed street access to the building.

Commissioners inquired regarding the anticipated height of the building compared with other structures in the area and also about flooding concerns. Apurva Patel, representing the developer, provided additional information. Staff Liaison Kohn reviewed the maximum building height for the zoning district and noted that the building would not be in a floodplain

The next steps, the extensive engineering and planning work that will be required, the anticipated timeline, and the unique nature of this project were discussed.

Commissioner Dicke commented that it is unfortunate when historic buildings are allowed to sit vacant and deteriorate or cannot be repurposed. She referenced a past example of this situation.

Staff Liaison Kohn provided additional background information and discussed the City's responsibilities relating to neglected buildings and the building owner's responsibilities in terms of safety and security. He further discussed the approval process and noted that the applicant has a purchase agreement but does not yet own the building.

Council Liaison Farrar referenced a Minnesota DEED grant toward the cost of demolition.

Chair Reinke expressed appreciation for the information that was provided. She commented regarding preliminary plans for the exterior of the new building. She discussed the benefits of the exterior materials and features fitting into the riverfront area, noting that this building is visible to tourists and Amtrak riders. Staff Liaison Kohn discussed the evolving riverfront land uses, stating that the building design could represent a nod to both the past and the future of the riverfront. He encouraged HPC members to review the Sanborn maps. Mr. Patel commented that the new building will be designed to last 100 years or more.

The demolition process along with the current structure and conditions were further discussed.

Chair Reinke suggested consideration of utilizing existing exterior materials in some type of art installation and/or finding a way to preserve the story of the maltery.

Staff Liaison Kohn discussed the City's percent for the arts ordinance. Mr. Patel discussed plans to salvage and utilize exterior materials.

A motion was made by Commissioner Nerhaugen, seconded by Commissioner Majerus and unanimously carried, to table this discussion until the June HPC meeting.

D. Discuss the City Council's Decision to "Reconsider" Its August 14, 2023, Decision to Deny an Appeal by Hanisch Bakery to Override a Decision Made by the HPC on July 5, 2023.

Staff Liaison Kohn summarized past discussions and actions of the HPC relating to a Hanisch Bakery expansion project. He stated that the City Council recently passed a motion to reconsider its past decision to deny an appeal relating to the exterior facade design review. He provided a history of the HPC and the design review process and reviewed the evolution of the buildings under discussion.

Commissioner Nerhaugen commented regarding the recent Council discussion. She discussed the role of the HPC, stating that in her experience the HPC has worked with business owners to find solutions that will maintain the historic look of Red Wing's historic Downtown.

Commissioner Tsui stated that the current owner of the building was aware when he bought the property that the metal roof was nonconforming. He commented that HPC responsibilities relating to historic preservation do take business needs and other factors into consideration.

Commissioner Dicke stated that visitors often provide positive comments about Red Wing's historic Downtown.

Chair Reinke discussed how the work of the HPC contributes to the character of the historic district. She asked whether the reconsideration of this decision will have any impact on the process or future HPC decisions.

Staff Liaison Kohn stated that this situation is unique and indicated that there will be no changes to the current process. He noted that the City Attorney has reviewed this matter.

Commissioner Tsui clarified that the HPC's decision did not force the applicant to remove the nonconforming structure but did prevent the applicant from adding to this structure when the business expanded to a second building.

Commissioner Dicke expressed concerns about setting a precedent that HPC decisions can be overturned.

Staff Liaison Kohn provided examples of extensive investment in Downtown restoration and renovation projects by other local business owners. He stated that this topic will be placed on the agenda for the next Council meeting, at which time the Council will discuss Findings of Fact to support a motion to potentially overrule the HPC's 2023 decision.

7. Communication Items

A. Status Report.

Staff Liaison Kohn referenced past discussion of Preservation Month activities. He reported that the ribbon-cutting ceremony at He Mni Can – Barn Bluff will not take place in May. He stated that Community Engagement Facilitator Michelle Leise has been working to coordinate a date that will work for all of the stakeholders. He indicated that he will forward the date and more information to HPC members. He commented that the area is breathtaking when lit in the early evening.

Commissioner Tsui inquired regarding the status of a Downtown window replacement project. Staff Liaison Kohn indicated that the windows that were installed were not what was proposed or approved by the HPC. He stated that he is working to address this issue. He commented that a building permit would not have been issued for the window design that was installed. He discussed potential next steps to resolve this matter.

B. Commissioner Comments.

There were no Commissioner comments.

C. Council Liaison Comments.

Council Liaison Farrar provided rationale for the Council's motion to reconsider its previous decision to uphold a past HPC decision. She commented that this is an exciting time in terms of Downtown redevelopment projects. She commended the HPC for its preservation work and long-lasting impacts on the community. She discussed how major investment in the maltery project will positively impact the riverfront and the overall economic development of the area.

8. Adjournment

Chair Reinke adjourned the meeting at 7:20 p.m.

Agenda Item

6.A. – Heritage Preservation Design Review for A-Frame Sign at 201 Plum Street

Action Requested

Motion to Adopt Staff Recommendation

Attachments

- Photo of Proposed Sign
- Photo of Building

Prepared By

Steve Kohn, Planning Manager, May 30, 2025

Background

Natasha Rosario Wylie, 201 Plum Street, has submitted a Sign Permit application and a Heritage Preservation Design Review application for a new A-Frame sign at the site for a new retail store, Creola's.

There is no current signage at the applicant's site, which is located on the corner of Main Street and Plum Street. Due to limited location options for signage, the applicant plans to utilize window signs and an A-Frame sign on the sidewalk. Window signs six square feet in size or smaller do not require a Sign Permit or a Design Review. All A-Frame signs that will be located on a public sidewalk in the Downtown Historic District require a Sign Permit and HPC Design Review.

The applicant is currently painting the storefront to a solid light pink color. The storefront has existing black fixed awnings.

The proposed A-Frame sign is 24" wide by 36" tall and is constructed of a black metal exterior frame and an inserted Dibond/Polymetal substrate with digitally printed text and graphics. Both sides of the sign will have the same message. The main background color of the sign is white, with pink horizontal bands at the top and bottom with white text and black text. Please see the attached photo of the sign.

Analysis

The proposed A-Frame sign appears to be compatible with the storefront in regard to color and design, specifically the pink is a match to the storefront paint and the black ties to the awnings. The proposed sign materials are durable and appear to be compatible with materials found in the district. Staff finds that the proposed sign will not alter or destroy the distinguishing original qualities and character of the building and district. The sign appears to meet all sign regulations in the Sign Ordinance and the Heritage Preservation Ordinance.

Staff Recommendation

Staff recommends approval of the Design Review Form as submitted.





Agenda Item

6.B. - Heritage Preservation Design Review For Demolition at 110 Broad Street

Action Requested

Motion to Approve Staff Recommendation

Attachments

- Submittals by Applicant
- Historical Overview – Gemini Research Phase 1 Investigation for RW Bridge Project
- Red Wing Historic Mall Historic District Map
- SHPO EAW Comment Letter
- Photos of Existing Exterior Conditions
- Historic Photos of Red Wing Riverfront

Prepared By

Steve Kohn, Planning Manager, May 30, 2025

Background

Red Wing Capital Management, 18300 Minnetonka Boulevard, Suite 202, Wayzata, MN, has submitted an application for a Design Review for the demolition of the former Red Wing Malting Building at 110 Broad Street and for the construction of a new mixed use development on the site with approximately 120 residential units, approximately 12,000 square feet of commercial space with restaurants and retail, and up to 240 structured parking stalls on three decks. Please see the attached applicant submittals for the details of the proposed project.

The site is approximately 1.2 acres in size and sits on the eastern edge of the former Red Wing Malting site, with direct access to Broad Street. The red brick and limestone portion of the building was built over a nine-year period from 1901 to 1910 by Red Wing Malting Company. Newer portions (on the west) were built around 1960. Portions of the brick building have been partially covered in sheet metal.

The complex was owned and operated by the Fleischmann Malting Company from 1918 to 2001; however, operations ceased in the late 1990s. It has been vacant for nearly 30 years, with minimal maintenance and has deteriorated due to water penetration. The associated grain silos to the west were split from the property approximately 20 years ago and are under separate ownership.

Please see the attached historical overview of the property.

The property is considered to be a contributing/complementary building in the locally designated Red Wing Heritage Mall Historic District and also the National Register of Historic Places (NRHP) district of the same name. See the attached map of the locally designated district. The boundaries of the two districts are not identical; due to this, the western part of the Red Wing Malting Building (built around 1960) is only in the NRHP district, not the local district. The applicant was required to submit an Environmental Assessment Worksheet (EAW) for the project due to its location in the NRHP District; the EAW comment period ended in early May and comments have been reviewed. The EAW has concluded that an Environmental Impact Study (EIS) is not warranted for the proposed demolition. Staff has

attached the EAW comment letter received from the State Historic Preservation Office (SHPO) which acknowledges the applicant's and City's desire to remove the building for a redevelopment project due to its deteriorated condition and its limited reuse potential. SHPO has recommended that a mitigation plan be developed, which will most likely involve the HPC in the future.

Analysis

This design review will consider both the demolition of the existing buildings and the conceptual design of the proposed new construction. At this stage in the project, no detailed plans have been created for the new construction, just conceptual plans. A final Design Review for the new building should take place at a later date.

The May 7, 2025, HPC meeting included an introductory session for the Design Review. This allowed the HPC and the applicant to discuss potential routes forward to address the proposed demolition and the new construction. No action was taken at the May 7, 2025, meeting and the item was tabled until the June 4, 2025, HPC meeting. The applicant understands that the HPC has a 60-day window to review the project and to take action on the application and has indicated approval of a voluntary extension to make sure the HPC has the information and time required to complete the Design Review, if needed. The application was accepted on May 1, 2025; the application review time expires on June 30, 2025.

Below is an overview of the HPC's required findings to approve the proposed demolition and new construction.

Demolition: In the case of the proposed demolition of a building, prior to approval of such demolition the HPC shall make written findings on the following: architectural and historical merit of the building, the effect on surrounding buildings, the effect of any new proposed construction on the remainder of the building, in case of partial demolition, and on surrounding buildings; the economic value or usefulness of the building as it now exists; or if altered or modified, in comparison with the value or usefulness of any proposed structure designated to replace the present building or buildings.

The Red Wing Malting Building (1901 – 1910) is a large, simple, brick and limestone building with a stepped elevation on the north side of approximately three to six stories. The complex is one of the last remaining agricultural-based industrial buildings on Red Wing's riverfront dating from the late 1800s and early 1900s. At one time, Red Wing's riverfront included multiple flour mills, storage elevators, lumber yards, and other similar industries that relied on the river and railroad for transporting goods. See attached photo.

The building was specifically built for the malting process, which limits reuse due to varying floor elevations, dividing wall thickness, ceiling heights, built in equipment, limited windows, and a lack of parking. Portions of the building exterior have been altered by the placement of sheet metal over the brick façade and the infill of multiple windows.

The building has been vacant for nearly 30 years and has deteriorated to a point where the applicant and City staff (Building Inspections, Fire, Police, and Community Development) feel it is unsafe and financially unfeasible to rehabilitate. It is estimated that needed repairs to the roof, the brick façade, and other exterior components would exceed ten million dollars, without considering possible structural deficiencies related to water penetration and the cost

to rehabilitate the interior. Multiple potential developers looked at the property and came to the same conclusion, reuse of the building is not feasible.

The economic value and usefulness of the existing building is gone. The proposal to remove the building and to redevelop the site for 120 units of residential dwellings units (both apartments and condos) and approximately 12,000 square feet of commercial space involves an estimated investment of \$33 - \$36 million dollars. This investment and reuse of the space will also provide financial benefits to the downtown area and the City in general. The redevelopment of the site is compatible with the City's 2040 Plan and the City Council's Strategic Plan in these regards.

The complex is best recognized from the east and north/river sides of the building. It is a prominent structural mass along Broad Street, Levee Street, Levee Road, Levee Park, and the Mississippi River. The complex is less prominent on the west and south/Main Street sides, due to elevation, the presence of the other structures (buildings on Main Street and grain elevators), and the exterior metal coverings of the building. The architecture of the original building is quite simple and does not relate well to a specific architectural style. The structure was cobbled together over a nine year period and was purpose built for an industrial use. It's main architectural merits, when compared to other structures in the Mall District and the Downtown Historic District, are its exterior materials, brick and limestone.

The existing building sits on approximately a ½ block area at the western edge of the Mall Historic District. The building is currently isolated from adjacent buildings due to several factors. No other structures of similar height or massing are adjacent, with the exception of the YMCA to the east on the opposite side of Broad Street and the grain elevators to the west. The YMCA complex is a large brick facility that was built in three stages over multiple decades. Due to the nature of the use, the building was designed with few windows. The use of brick, limestone veneer accents, its setbacks from Main Street and Broad Street, and its stepped elevation down Broad Street, all tie the building into the Mall District, but it is clearly not a historic building.

The proposed building is still in conceptual design. The applicant has provided a conceptual massing and exterior design inspirations, which includes similar heights, width, massing, and the use of brick. Due to its proposed residential use, the upper floors of the building will include a much higher concentration of windows than the existing malting building. The HPC's standards recognize that a new building should be a product of its own time, but that exterior materials and other architectural elements should be included in the design to be compatible with adjacent properties and the district. This means the new building will have contemporary design elements; it will not be designed to look like it is from an earlier time period.

The HPC would normally like to have a design that is near completion when reviewing a related demolition. Due to the size of the project, and its related design expense, the applicant is requesting a different process. This design review can be considered a two-phase review. This initial "Phase 1" would allow for the building to be demolished and for the final design of the new building to be completed soon after approval of the demolition. The applicant has agreed to work with the HPC and staff in working through a proposed final design of the new building prior to submitting an official Design Review request for HPC review.

As mentioned earlier, staff has come to the conclusion that the existing building is no longer an option for reuse due to its deteriorated and unsafe condition. No legitimate plans have been developed over the past 30 years to reuse the entire site and each year the building deteriorates further and negatively impacts the character of the area and negatively impacts potential development in the general area.

New Construction: In the case of a proposed new building, the HPC must find that such building will not in itself, or by reason of its location or the site, materially impair the architectural or historic value of buildings or adjacent sites in the immediate vicinity within the preservation district.

This portion of the project would be “Phase 2” of the Design Review, since final construction plans are not ready at this time. It appears that the proposed new building will not impair the Mall District or nearby buildings based on the general height and massing scheme provided by the applicant. The footprint, height, and massing are very similar to the existing building. The site’s location at the very western edge of the Mall District is also significant. The HPC will have the opportunity to work with the developer on the final design of the building to ensure it is compatible with the HPC’s standards.

The HPC must consider the following when reviewing a project that involves new construction. New construction with designs which are architecturally significant and durable shall be encouraged. Contemporary design for new buildings in old neighborhoods and additions to existing buildings or landscaping shall be encouraged if such design is compatible with the size, scale, color, material, and character of the neighborhood and adjacent buildings.

When reviewing design applications for a Certificate of Appropriateness, the Commission shall make its findings based upon the following guidelines and criteria (staff recommended findings are listed below and are being recommended just for the demolition request):

Adherence to the Secretary of Interior's General Standards for Historic Preservation Projects as amended:

1. Every reasonable effort shall be made to provide a compatible use for a property that requires minimal alteration of the building structure, or site and its environment, or to use a property for its originally intended purpose. The Commission may require written economic, architectural, and/or building use justifications for proposed uses which would alter the compatibility of the building or use with surrounding buildings.

The building was specifically built for malting grain and its interior design severely limits the reuse of the structure. The building has been vacant for nearly 30 years and no legitimate redevelopment proposals involving the reuse of the building have been feasible.

2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided whenever possible.

The proposal is for demolition. All remaining original qualities and characteristics of the building will be lost. The applicant has indicated a desire to reuse salvageable limestone components and bricks for the redevelopment of the site and is open to possible historic mitigation displays on the property.

3. All buildings, structures, and sites shall be recognized as products of their own time. Proposed alterations which have no historical basis, and which seek to create an appearance from an earlier era shall be avoided whenever possible. Does not apply.

4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. If significant, these changes shall be left intact whenever possible. Does not apply.

5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site, shall be retained if at all possible. Does not apply.

6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features shall be based on accurate duplications of features, substantiated by historical, physical, or pictorial evidence, rather than on conjectural designs or the availability of different architectural elements from other buildings or structures. Does not apply.

7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken. Does not apply.

8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any acquisition, protection, stabilization, preservation, rehabilitation, restoration, or reconstruction project. The separate EAW process includes a recommendation from SHPO to complete a Phase 1a archaeological assessment of the site prior to demolition. The applicant has agreed to this.

9. Contemporary design for alterations and additions to existing properties shall be discouraged when such alterations and additions destroy significant historic, architectural, or cultural material and such design is not compatible with the size, scale, color, material, and character of the property, neighborhood, or environment. Does not apply.

10. Wherever possible, new additions or alterations to structures approved by the Heritage Preservation Commission shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. Does not apply.

11. The original exterior walls or surfaces of buildings and structures shall be retained to the maximum extent possible. In no case shall more than 25% of the original exterior walls or surfaces be destroyed, removed, or covered. Does not apply.

Staff Recommendation

The HPC's purpose, and the purpose of the City's Heritage Preservation Ordinance, is to identify and protect buildings, lands, and districts that are historically and culturally important to the community. The HPC must weigh the pros and cons of the proposal in the best

interest of the entire community. It is never easy for the HPC to approve the demolition of a historic building. In this case, it is pretty clear that the building has outlived its useful life and that an adaptive reuse of the structure is not feasible. The building has been vacant for nearly 30 years and has become a blight.

A new building on the site with 120 new units of housing and roughly 12,000 square feet of commercial space will be good for downtown and other property/business owners. The HPC will have an opportunity to work with the developer to ensure the exterior design of the proposed building is compatible with the Mall District and the Downtown District.

Staff recommends a motion to approve the demolition of the Red Wing Malting Building at 110 Broad Street, with the following condition of approval.

1. The applicant shall work with a committee of HPC members and staff to develop the exterior design of the building and shall submit a new Design Review request for the building for final review and approval by the entire HPC within 12 months from the demolition approval.

Central to the project is the removal of the existing Fleischmann's building, which, although part of a historic district, has sat unused for more than three decades. Originally constructed in the early 1900s for industrial malting operations, the building's highly specialized design and long-term vacancy have rendered it structurally unsound and unsuitable for reuse. Despite earlier community interest in converting the structure for housing or artist lofts, extensive deterioration, safety concerns, and prohibitive costs ultimately made adaptive reuse unviable. Following years of study and dialogue, the decision to demolish the building reflects a clear path forward—eliminating a long-standing eyesore while unlocking the full potential of a key downtown site.

- The development directly responds to one of the city's most pressing challenges. In doing so, it promises not only to reshape a neglected industrial area but to spark broader revitalization and growth in Red Wing's downtown core.

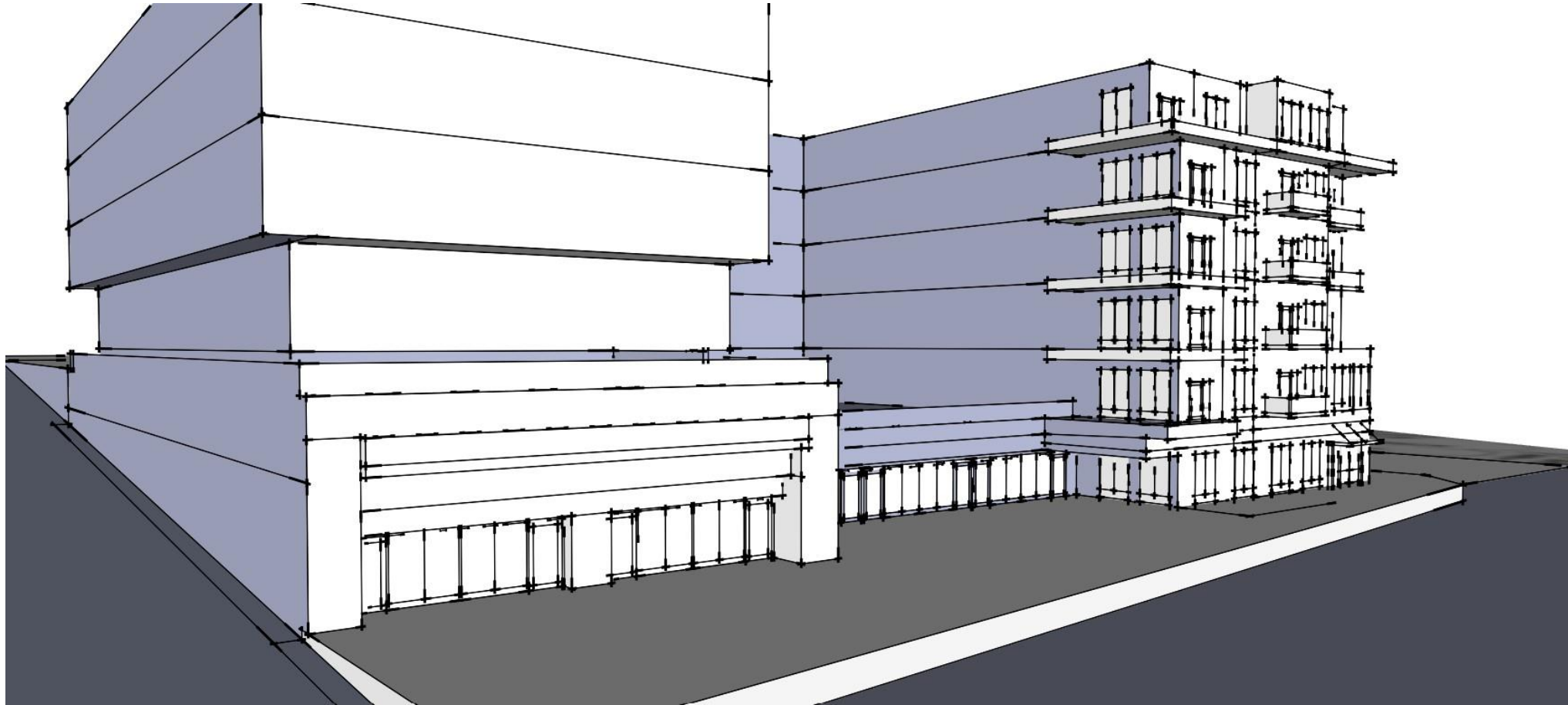
The new development planned for 110 Broad Street in Red Wing is poised to become one of the most transformative projects in the city's history—a \$33-36 million investment that will bring new energy, housing, and commercial activity to a prime riverfront location. Replacing the long-vacant Fleischmann's Malting building, the project will feature 120 modern, market-rate apartments and Condos—a mix of studio, one-, and two-bedroom units ranging from 500 to 1250 square feet—alongside 12,000 square feet of commercial space with restaurants and retail and up to 240 structured parking stalls on three decks.,

Thoughtfully designed to take full advantage of its setting along the Mississippi River, the development will offer scenic views and direct access to open spaces, trails, and recreational amenities—ushering in a new era of riverfront living in Red Wing. The inclusion of street-level commercial space will help create a lively, walkable environment that blends housing with retail, services, and gathering spots for both residents and the surrounding community.

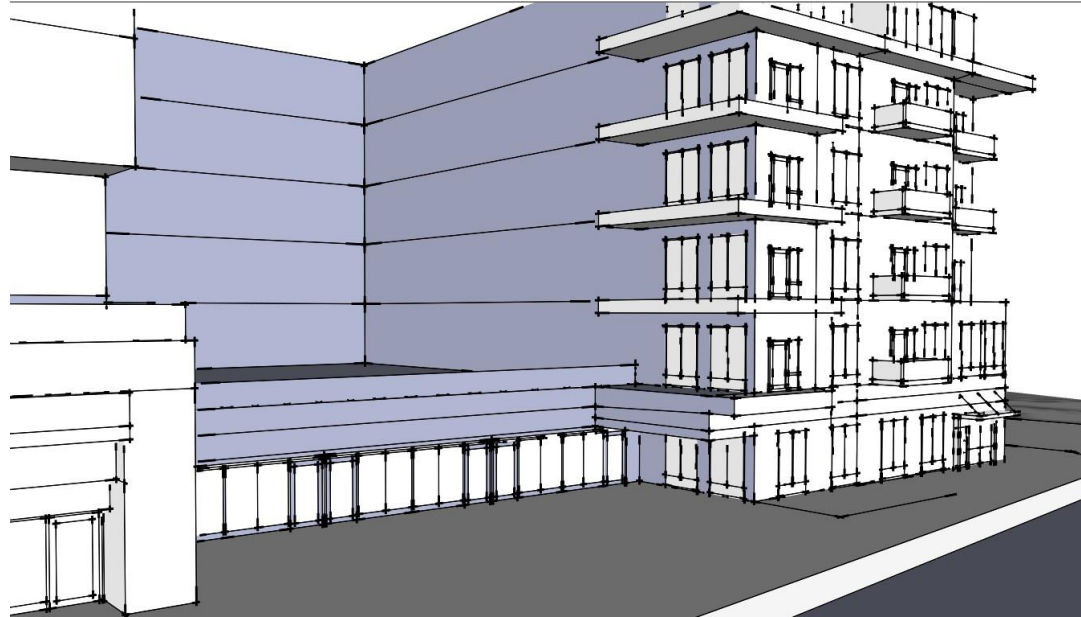




Block Massing from the River



Inspiration for New Design



Inspiration for New Design



Inspiration for New Design



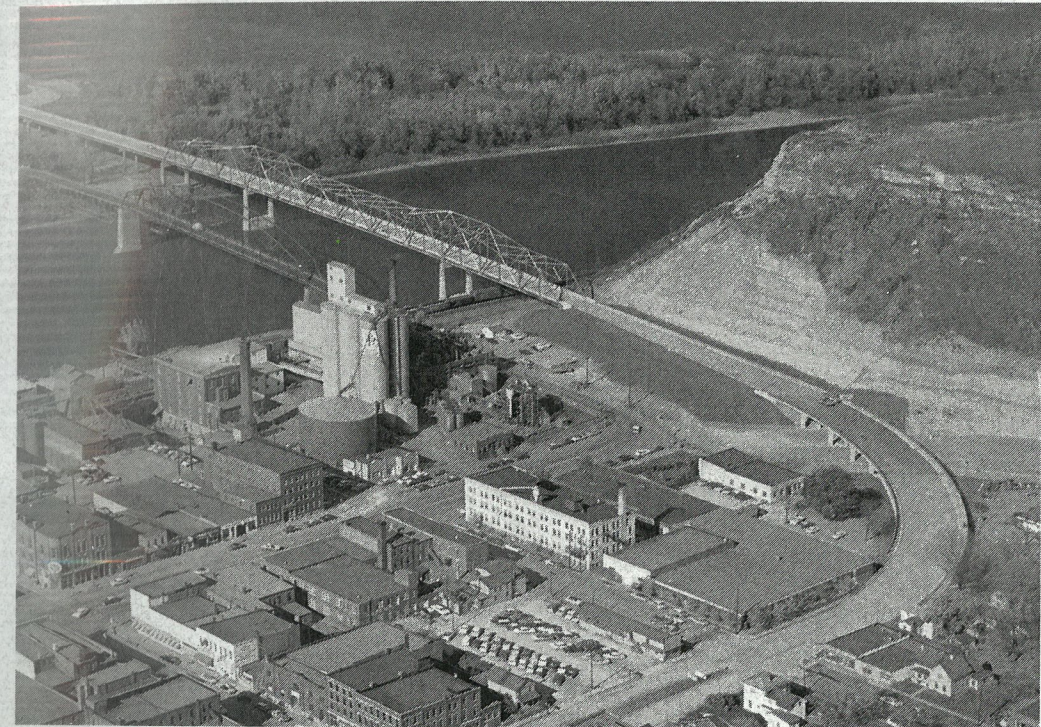


Prelim 1st Floor Plan



Prelim 2-4 Floor Plan

**Red Wing Bridge and Route Improvement Project
Phase I Architecture-History Investigation, US Hwy 63,
Bridge 9040, Goodhue County, Minnesota and
Pierce County, Wisconsin (SP 2515-21)**



**Submitted to the
Minnesota Department of Transportation
November 2011**

**Prepared by
Susan Granger and Scott Kelly
Gemini Research, Morris, Minnesota**

BRIEF DESCRIPTION OF INVENTORIED PROPERTIES

GD-RWC-109 102 Broad St

Hist Name: Red Wing Malting Company

Other Name: Fleischmann Malting Company

Built: 1901

NR Status: Contributing to Red Wing Mall Historic District

HPC Status: In Historic Mall District

The Red Wing Malting Company is located at the southwestern corner of Broad and Levee on the southern side of the former Chicago, Milwaukee, St. Paul, and Pacific railroad tracks (now the Soo Line). The oldest part of the factory is a series of multistory red brick structures. Key components include:

Germinating and Attemporating Building (built 1901-1910). A three- to five-story brick structure at the corner of Broad and Levee. The fifth story is now covered with corrugated metal. The five-story section also has a shallow metal-clad addition on the southern elevation (perhaps an equipment chase).

Kiln House (built 1901-1910). A six-story brick structure with a footprint of about 50' x 100'. It also has a shallow metal-clad addition on the southern elevation (perhaps an equipment chase).

Powerhouse and Dryer (built ca. 1960). A smooth concrete block structure that is about four stories tall with few window openings.

Retaining Wall (built 1901-1910). A long, buttressed limestone retaining wall aligned east-west south of the buildings.

Grain Elevator (built 1918). An 8-shaft, rivetted-steel grain elevator with a capacity of 350,000 bushels. A modern leg with an open loading shed was to the eastern end.

Grain Elevator (built 1934). A multi-shaft concrete elevator with a capacity of about 650,000 bushels.

Scale (built ca. 1960). An open-air scale and a small steel-sided, shed-roofed scale house.

Historical Background

Malting is a process of drying grain – usually barley – for use in making beer, distilled spirits, vinegar, and various cereals and baked products. Malting was particularly profitable when beer production soared in Minnesota in the first decades of the 20th century.

In 1901 the Red Wing Malting Company was established and built this plant. The plant was an important processor of grain grown in the region, and one of many industries that lined Red Wing's riverbank and railroad. In 1918 the plant became Fleischmann Malting Company.

Recommendation

The eastern part of the former Red Wing Malting Company is a Contributing property within the Red Wing Mall Historic District, which was listed on the National Register in 1980. The part of the Malting Company that is included in the historic district lies east of the 1918 and 1934 grain

BRIEF DESCRIPTION OF INVENTORIED PROPERTIES

elevators. This would include the Germinating and Attemporating Building, Kiln House, Powerhouse and Dryer, retaining wall, track spurs, and scale and scale house. See a brief description of the National Register-listed Red Wing Mall Historic District (GD-RWC-001) in Chapter 3. (See Map 2.)

A smaller part of the Malting Company property is also located within the local Historic Mall District, a historic district designated by the City of Red Wing. The local Historic Mall District boundaries evidently include only the Germinating and Attemporating Building. (See Map 3.)



Fig. 211. 102 Broad St. Red Wing Malting Company, germinating and attemporating building, and the kiln house, which is the six-story brick structure (facing SW)



Fig. 212. 102 Broad St. Red Wing Malting Company, south side of the kiln house and germinating and attemporating building (L to R) (facing NE)

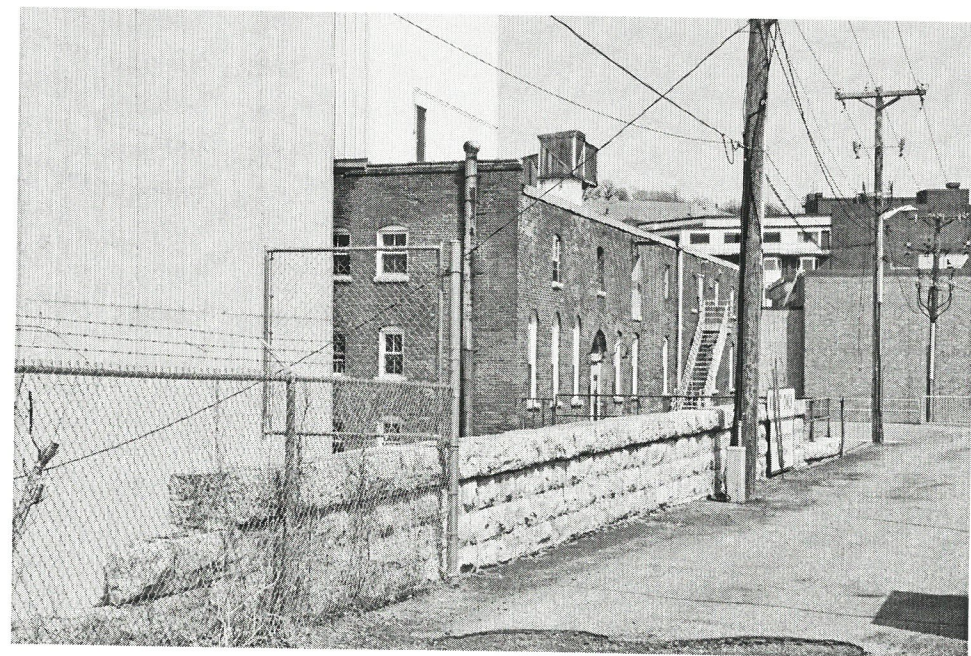


Fig. 213. 102 Broad St. Red Wing Malting Company, retaining wall and south side of the kiln house and germinating and attemporating building; the block's east-west alley is in the foreground (facing NE)

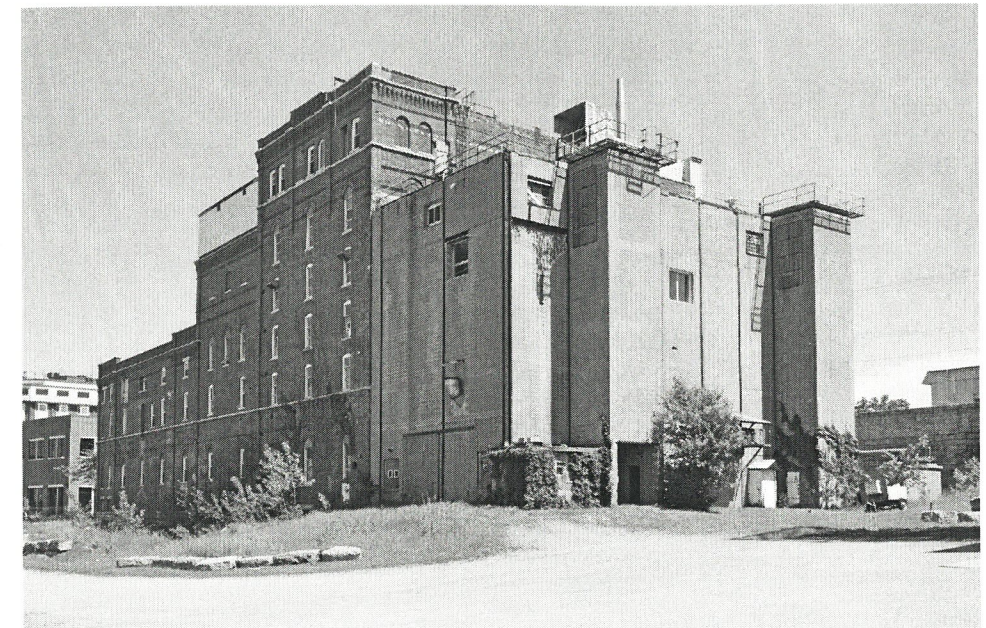


Fig. 214. 102 Broad St. Red Wing Malting Company, concrete block powerhouse and dryer (facing SE)

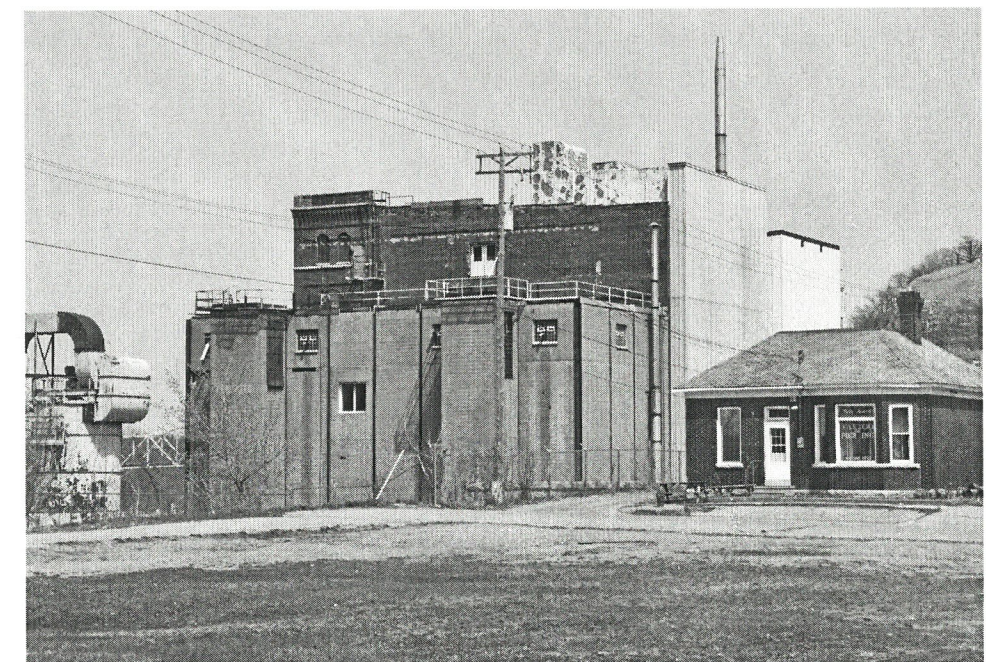


Fig. 215. 102 Broad St. Red Wing Malting Company, the plant from the southwest (the small hip-roofed building is another property – the former Betcher Lumberyard Office at 115 Dakota St. (GD-RWC-1419)) (facing NE)

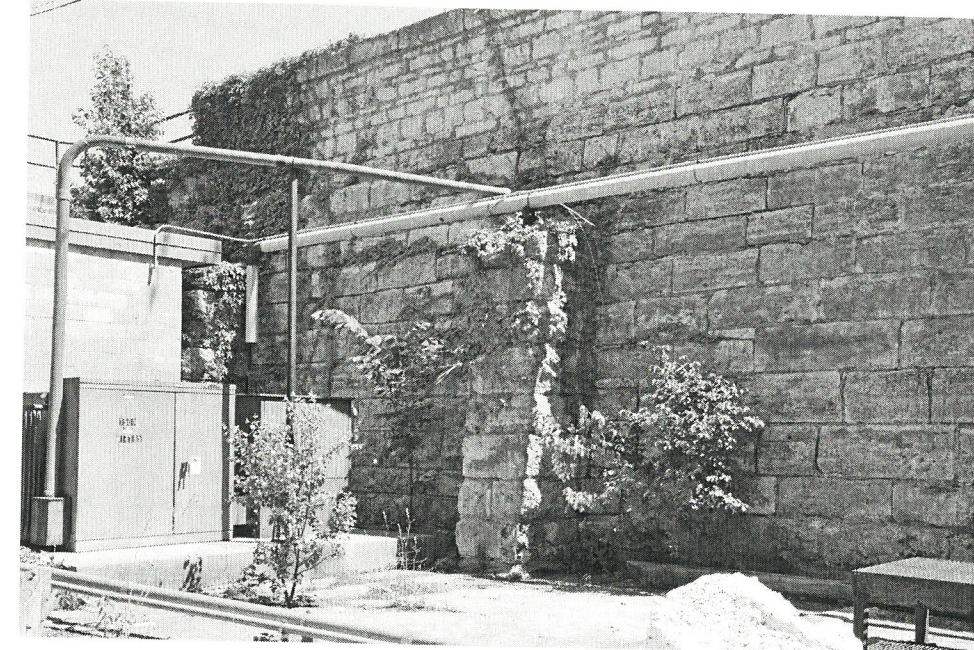


Fig. 216. 102 Broad St. Red Wing Malting Company, buttressed limestone retaining wall aligned east-west along the south edge of the property (facing SE)

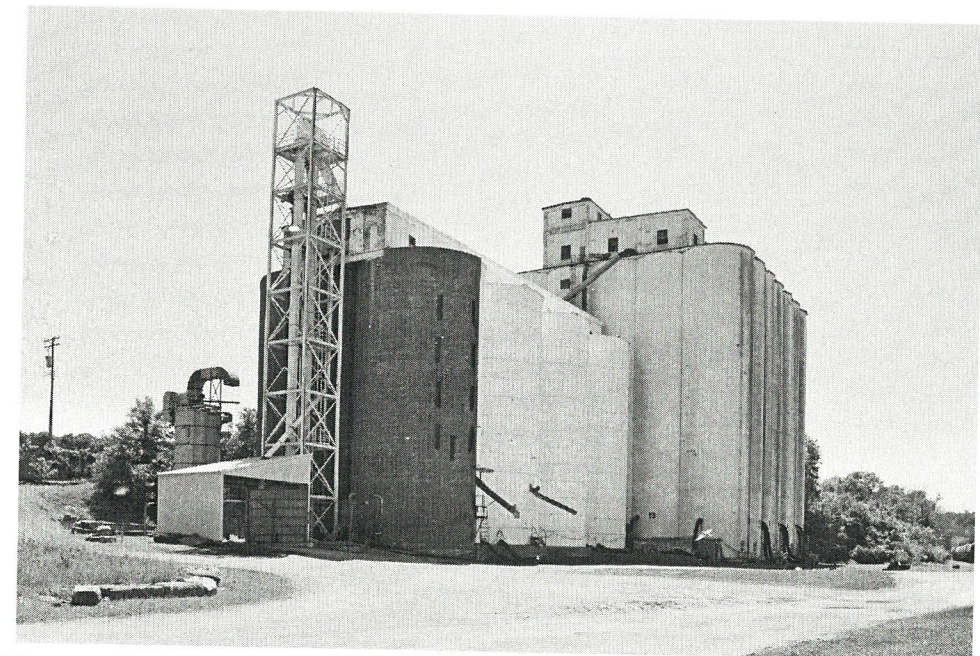


Fig. 217. 102 Broad St. Red Wing Malting Company, 1918 and 1934 grain elevators (facing SW)

Historic Mall District

Sources: This map document was created from a variety of sources, including City of Red Wing and Goodhue County. Projection: Lambert Conformal Conic Data Disclaimer: The City of Red Wing assumes NO liability for the completeness of this map OR any responsibility for any associated direct, indirect, or consequential damages that may result from its use or misuse. Map updated January, 2010. City of Red Wing Copyright 2010

400 Feet



April 22, 2025

Brandy Howe and Kyle Klatt
Community and Economic Development
City of Red Wing
brandy.howe@ci.red-wing.mn.us

RE: Fleischman's Maltery Redevelopment
Demolition of the Fleischman's Malting Company Building
110 Broad Street, Red Wing, Goodhue County
SHPO Number: 2025-0746

Dear Ms. Howe and Mr. Klatt:

Thank you initiating consultation on the above referenced project. We have reviewed the documentation submitted to our office on February 28, 2025, as well as the information included in the Environmental Assessment Worksheet that was submitted to our office on March 25, 2025. Pursuant to Minn. Stat. 138.665, Subd. 2, the City of Red Wing, as a political subdivision of the State, has a responsibility to consult with our office before carrying out an undertaking that has the potential to affect a National Register-listed property, and to seek ways to avoid or mitigate any adverse effects to the historic property.

We understand that the proposed project includes demolition of the **Fleischman's Malting Company Building**, which is a contributing property to the National Register listed **Red Wing Mall Historic District**, and construction of a new mixed-use building with residential and commercial space. Your letter states that a recent housing study prepared by Goodhue County identified a strong need for additional housing units throughout the County, but especially within the City of Red Wing. We understand that the historic property has been vacant since the late 1990's, and several attempts to re-use the building have been impeded in large part due to challenges in converting the former industrial building to a new use while complying with current code requirements. Therefore, the building has continued to deteriorate over the last several decades and the City has determined that renovation and reuse is no longer a viable option. Based on the information provided, we can see that the building needs a significant amount of repair, however, we have seen other industrial sites of this type in far worse condition that have been rehabilitated into housing and office uses. Additionally, a number of those properties were in cities comparable to Red Wing's size and were also in greater Minnesota. It is unfortunate that the historic property has not been maintained and that there has been no success in finding a new owner with feasible plans to rehabilitate the historic property, even with the availability of Federal historic rehabilitation tax incentives for income-producing properties. However, given the current condition of the building, the initial costs for rehabilitation, and the failed attempts to sell to a viable owner, we agree that the City of Red Wing has expended a reasonable effort to try and find a re-use for the historic property. Therefore, based on the documentation provided, we understand that avoidance of the adverse effect to the designated historic property is not practicable, and the City has determined that demolition is the only feasible alternative.

MINNESOTA STATE HISTORIC PRESERVATION OFFICE

50 Sherburne Avenue ■ Administration Building 203 ■ Saint Paul, Minnesota 55155 ■ 651-201-3287

mn.gov/admin/shpo ■ mnsppo@state.mn.us

AN EQUAL OPPORTUNITY AND SERVICE PROVIDER

Our National Register Archaeologist, David Mather, has reviewed the proposed project and recommends that a Phase Ia archaeological assessment be completed to determine if there is potential for historical or precontact archaeology on this parcel. If there is, the consulting archaeologist should develop a testing strategy, and a Phase I archaeological survey should be completed. The survey must meet the requirements of the Secretary of the Interior's Standards for Identification and Evaluation and should include an evaluation of National Register eligibility for any properties that are identified. For a list of consultants who have expressed an interest in undertaking such surveys, please visit the website preservationdirectory.mnhs.org, and select "Archaeologists" in the "Specialties" box.

Demolition is, of course, considered an **adverse effect** to the National Register-listed property. Therefore, the City and SHPO will need to agree in writing on a "suitable course of action" to mitigate for the adverse effects to the historic property before the demolition may proceed. We believe that this letter is the first step in consultation to eventually reach this written agreement with the City pursuant to the requirements of state statute.

We recommend that the City consult with the Red Wing Heritage Preservation Commission, the Goodhue County Historical Society, and any other interested parties, providing them the opportunity to provide meaningful input on the proposed project, as well as any publicly beneficial mitigation for the loss of this historic property.

Included with this letter, are a few examples of "Suitable Course of Action" plans that have been developed for other demolition projects. The Suitable Course of Action plan (Plan) should include well-defined mitigation measures, define who will be responsible for completing the mitigation measures and coordinating any necessary reviews by our office, and include dates by which the measures will be completed. The Plan should also include a stipulation that the City will inform our office of the date of the completed demolition and provide photos of the lot once the building is gone. Once the City has prepared a list of mitigation measures it would like to pursue, the Plan should be developed and submitted to our office for review and concurrence.

Please note that this comment letter does not address the requirements of Section 106 of the National Historic Preservation Act of 1966 and 36 CFR § 800. If this project is considered for federal financial assistance, or requires a federal permit or license, then review and consultation with our office will need to be initiated by the lead federal agency. Be advised that comments and recommendations provided by our office for this state-level review may differ from findings and determinations made by the federal agency as part of review and consultation under Section 106.

If you have any questions regarding our review of this project, or would like to discuss next steps, please contact Kelly Gragg-Johnson, Environmental Review Specialist, at (651) 201-3285 or kelly.graggjohnson@state.mn.us.

Sincerely,



Amy Spong
Deputy State Historic Preservation Officer

enclosures: Suitable Course of Action Plans Examples



FOR SALE
nicolletrestorationinc@gmail.com



ONLY











8-23-1923



Agenda Item

06.C. – Heritage Preservation Design Review for Building Sign at 313 Bush Street

Action Requested

Motion to Adopt Staff Recommendation

Attachments

- Photo/Drawing

Prepared By

Steve Kohn, Planning Manager, May 30, 2025

Background

Siever's Creative Sign Studio has submitted a Sign Permit application and a Heritage Preservation Design Review application on behalf of Hoopla Junk for a new building sign at 313 Bush Street. The principal building sign location for the tenant space is located above the storefront in an area designed for signage. The tenant space includes two entrances (two separate tenant spaces at one point) and the message is centered in the middle of the space. The proposed building sign will utilize the existing white background and includes the installation of 14" tall individual plastic formed letters. The 1" raised letters will read "Hoopla JUNK" in two different fonts and stretches 75" from end to end. The former tenant had a similar style sign with black lettering and a thin black border around the sign background; the border has been removed.

The business' existing logo includes red lettering (specifically "Brick Red" Gemini-1875, which is a dark red). This is the business' preference, but has indicated that black lettering would be acceptable. Please see the attached photo/drawing.

Analysis

The storefront consists of black and white elements, including a black awning that stretches across the entire space. The proposed location of the sign is appropriate and is the same signage space historically used for the address. The sign is quite small, just over 7 square feet. This is mainly due to the narrow sign space, which is just slightly larger than 18" tall. The proposed red lettering is not necessarily compatible with the existing storefront in regard to color; however, the signage will be a very small element on the storefront. Staff understands the business' preference to use its existing color scheme (logo); the HPC has considered similar requests in the past.

Staff finds that the proposed sign will not alter or destroy the distinguishing original qualities and character of the building and district. The proposal utilizes only a small portion of the sign space above the storefront. The sign appears to meet all sign regulations in the Sign Ordinance and the Heritage Preservation Ordinance, with the possible exception to the lettering color. Chapter 16 indicates that sign colors should blend with the building façade and be compatible with the property's use. Staff suggests that the HPC discuss the lettering color, but is recommending approval of the sign as submitted due to the small size of the sign and its limited impact on the storefront. If the HPC disagrees, the applicant has indicated that black lettering would be acceptable.

Staff Recommendation

Staff recommends approval of the Design Review Form as submitted.

Hoopla JUNK

14"

75"



Client: Hoopla Junk

Job: Store Front Lettering

Proof #: V1 Page #: 1/2

Proof Date: 4/30/25

Notes:

- Sign Permit (s), Electrical Permit (s) fees are not included in quote unless otherwise noted.
- Permit applications will be submitted upon receipt of signed proposal & down payment.
- Production of project will begin after all permit (s) are approved from city officials.
- No private locates included unless otherwise noted.
- Sievers Creative is not responsible for damages to existing utilities, private underground wires/sprinklers etc., that have not been located by client.

CUSTOMERS: Please be aware this is your proof. It is your duty to thoroughly review your proof for sizing, location inaccuracies, spelling, grammatical errors, phone numbers and all other factors important to you and your proof. Sievers Creative will not be held liable for any of the above errors. We always try our best to review these documents but are providing this proof to give you the final say. Please take the time to review it in detail.

Carefully check all the details on your proof and if the layout is to your approval.

Size Spelling Placement
 Copy Color Numbers

Proof Approved By: _____

Date: _____

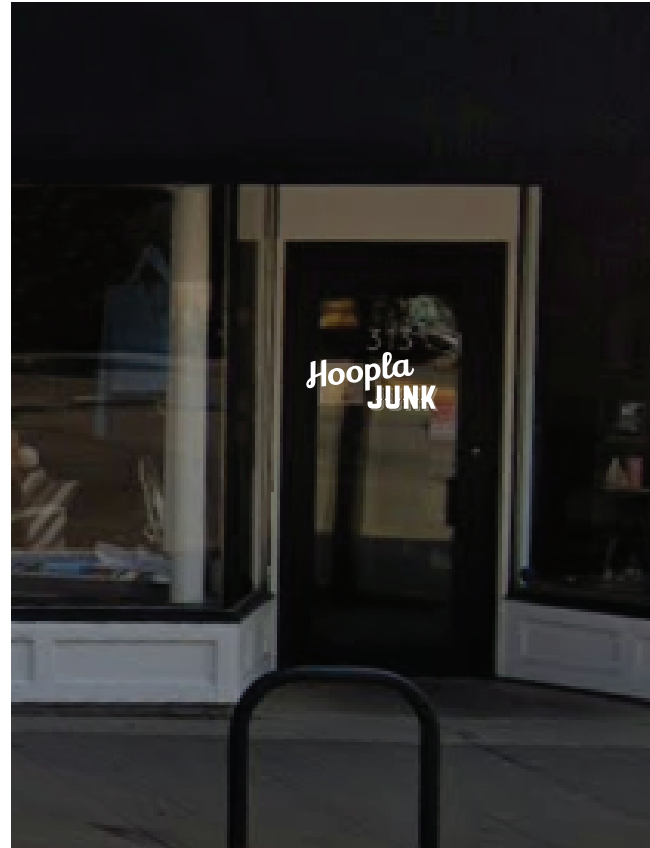


This drawing is the sole and exclusive property of Sievers Creative Sign Studio, and is protected under the copyright laws of the United States of America. This drawing was created in conjunction with a project proposed by Sievers Creative Sign Studio and it is forbidden to copy, transmit or display this drawing to anyone other than an officer of Sievers Creative Sign Studios. To do so will make the client liable for a design fee to be determined by Sievers Creative Sign Studio.

Hoopla JUNK

20" Wide x 9" Tall

Door Lettering
White Cut Vinyl



Client: Hoopla Junk

Job: Store Front Lettering

Proof #: V1 Page #: 2/2

Proof Date: 4/30/25

Notes:

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Carefully check all the details on your proof and if the layout is to your approval.

Size <input type="checkbox"/>	Spelling <input type="checkbox"/>	Placement <input type="checkbox"/>
Copy <input type="checkbox"/>	Color <input type="checkbox"/>	Numbers <input type="checkbox"/>

Proof Approved By: _____

Date: _____