

**The 541st Meeting of the Red Wing Heritage Preservation Commission
Regular Meeting
City Council Chambers
June 4, 2025**

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

Members Absent: Commissioner Sue Dicke

Others Present: Steve Kohn, Planning Manager / Staff 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, Aslakson, Nerhaugen, and Majerus were in attendance.

3. Approval of Agenda

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

4. Approval of Minutes

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

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

5. Public Comment

There was no public comment.

6. Motions and General Business

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

Staff Liaison Kohn described the proposed sidewalk sign, including the materials and colors. He reported that this is a new business, adding that the owners are in the process of painting the storefront. He stated that the owners have been reminded to maintain a clearance for pedestrians on this tight corner. He noted that the owners are also planning for some window signage, which will not require a permit or review by the HPC if under 6 square feet in total size. He stated that the proposed A-frame sign appears to meet all of the regulations, with staff recommending approval of the sign as proposed. The size of the A-frame sign was clarified, and the window signage was further discussed.

A motion was made by Commissioner Tsui, seconded by Commissioner Aslakson and unanimously carried, to approve the design review for the A-frame sign for Creola's as proposed.

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

A motion was made by Commissioner Nerhaugen, seconded by Commissioner Aslakson and unanimously carried, to remove this item from the table.

Staff Liaison Kohn referenced past HPC discussion of this site. He noted that demolition of the former malting building at 110 Broad Street has been proposed along with redevelopment of the site. He reviewed the history of this building and described the structure using photographs. He discussed the challenges of repurposing this building for other uses. He commented regarding the building's location near the riverfront at the edge of the Historic Mall District in Downtown Red Wing. He summarized comments that were received as part of an environmental assessment (EAW) process and discussed potential mitigation requirements.

Staff Liaison Kohn noted that an archeological review of the site has been recommended, prior to demolition. He stated that if anything of significance is found, further investigation may be required.

Chair Reinke asked whether any required mitigation projects would be funded by the applicant and whether funding would be available through SHPO or other sources. Staff Liaison Kohn stated that mitigation would be the responsibility of the developer, adding that funding from other sources might be available. He commented that photo documentation prior to demolition and potential salvage of some of the exterior materials has been recommended.

Staff Liaison Kohn detailed some of the water damage and other structural stability concerns relating to the existing building using current photos. He noted that the building has been allowed to deteriorate over the last 30+ years.

Staff Liaison Kohn reviewed preliminary design concepts for a new structure in this location. Setbacks for the new structure were discussed, and it was noted that no setbacks are required in this district. Plans for a multi-level parking ramp were discussed.

Staff Liaison Kohn stated that there is a 120-day waiting period from the date of the application, which was May 1st, before demolition could occur. He stated his opinion that the building is beyond repair and that a new structure would better meet the needs of the community.

Staff Liaison Kohn reviewed a general analysis and suggested findings relating to the historical and architectural merits of the building. He commented that the design work for a new building will cost hundreds of thousands of dollars, and the applicant would like permission to demolish the existing building prior to making this huge investment. He suggested that the HPC work with the developer on a design plan that will meet the standards of the historic district. He stated that the new building would be similar in height and mass to the existing building.

Staff Liaison Kohn stated that staff recommends approval of the demolition, with the condition that the applicant work with a committee to include City staff and HPC members on the new design, with a final design application to be submitted within one year of demolition for review by the entire HPC.

Staff Liaison Kohn reviewed the next steps in the process, noting that HPC action relating to the demolition would not need to occur during this meeting.

The archeological work was further discussed. Commissioner Nerhaugen asked whether Prairie Island Tribal Community representatives have been involved in the discussions. Staff Liaison Kohn stated that tribal representatives have been asked to provide comments.

Commissioners discussed the deteriorating conditions of the building. Chair Reinke commented that attempts to preserve the structure have failed. She discussed the benefits of a new development in this riverfront location. She noted that the developer has demonstrated a willingness to work with the HPC. Commissioner Tsui discussed the importance of the new building mirroring the size and scale of the current building.

A motion was made by Commissioner Tsui to approve the demolition application as presented, with the condition as recommended by City staff. The motion was seconded by Commissioner Aslakson, a vote was conducted, and the motion carried unanimously.

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

Staff Liaison Kohn described the location of this new business. He stated that there are no planned changes to the storefront. He reviewed the proposed building sign, including materials and colors. He noted that signage is also planned for the glass doors. He also discussed a proposed A-frame sidewalk sign. Commissioners discussed the proposed sign lettering and colors. A motion was made by Commissioner Majerus to approve the design review for both signs, including the dark red color for the building sign lettering. The motion was seconded by Commissioner Tsui, a vote was conducted, and the motion carried unanimously.

7. Communication Items

A. Staff Status Report.

Staff Liaison Kohn reported that the He Mni Can – Barn Bluff ribbon-cutting ceremony will mostly likely be scheduled in July. He provided project updates. Interpretive signage was discussed. A potential educational program in conjunction with the ribbon-cutting ceremony was discussed.

Staff Liaison Kohn reported that the City Council approved an appeal by the owner of Hanisch Bakery relating to the extension of the mansard roof, reversing an earlier HPC design review decision. He stated that staff is working with the applicant on the permitting process. The storefront windows were discussed.

Staff Liaison Kohn provided an update regarding the Boxrud building redevelopment project and other Downtown projects.

B. Commissioner Comments.

Commissioner Nerhaugen thanked Staff Liaison Kohn for his assistance with historic preservation projects.

The July meeting date and agenda were discussed.

C. Council Liaison Comments.

Council Liaison Janie Farrar was not in attendance.

8. Adjournment

Chair Reinke adjourned the meeting at 6:28 p.m.