



### **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, September 3, 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 of the August 6, 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. Design Review - Minor Facelift at 316 Bush Street for Upper Level and Rear Window Replacements

6.B. Design Review - Major Facelift at 406 Main Street for Storefront Replacement

6.C. Design Review - Amendment Request and Additional Information Regarding Major Facelift at 317 Bush Street

6.D. Design Review - Remove from Table - Major Facelift to North Wall at 325 Plum Street

### **7. Communication Items**

7.A. Staff Status Report (Verbal)

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 543<sup>rd</sup> Meeting of the Red Wing Heritage Preservation Commission  
Regular Meeting  
City Council Chambers  
August 6, 2025**

**Members Present:** Chair Brooke Reinke; Commissioners Kent Tsui, Ruth Nerhaugen, Jenifer Majerus, Lottie Aslakson, Paul Pflueger, and Sue Dicke (arrived at 5:34 p.m.)

**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, Nerhaugen, Majerus, Aslakson, and Pflueger were in attendance. Commissioner Dicke arrived at 5:34 p.m.

**3. Approval of Agenda**

Staff Liaison Kohn discussed Item 6E. A motion was made by Commissioner Tsui, seconded by Commissioner Majerus, to approve the agenda as presented. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

**4. Approval of Minutes**

**A. Draft Minutes from the July 2, 2025, Regular Meeting.**

A motion was made by Commissioner Tsui, seconded by Commissioner Majerus, to approve the meeting minutes as drafted. A vote was conducted, and the motion carried unanimously by a vote of 6:0.

**5. Public Comment**

There was no public comment regarding items not listed on the agenda.

**6. Motions and General Business**

**A. Presentation and Donation Request by Bennett Thomas, Regarding an Eagle Scout Project to Restore Site Amenities at the Goodhue County Poor Farm Cemetery.**

Bennett Thomas introduced himself and presented his Eagle Scout project. He reviewed the history of the Goodhue County Poor Farm. He detailed the proposed project components at the Poor Farm cemetery and discussed the benefits of the planned improvements. Improvements to the sign were clarified.

Mr. Thomas discussed project funding and requested that the HPC consider approving a donation to help fund the project. Cemetery maintenance was discussed.

Commissioner Nerhaugen and Chair Reinke spoke in support of the project. The HPC budget was reviewed.

A motion was made by Commissioner Nerhaugen to donate \$1,000 from the HPC budget toward project expenses. The motion was seconded by Commissioner Tsu, a vote was conducted, and the motion carried unanimously by a vote of 7:0. Mr. Thomas expressed appreciation for the funding assistance.

**B. Design Review: Freestanding Sign (Refacing) at 433 W. Third Street for Knight Barry Title Group.**

Staff Liaison Kohn provided background information and discussed the proposed sign refacing project. He also discussed an exterior brickwork project, noting that a design review request will be submitted relating to new windows. Staff Liaison Kohn stated that staff recommends approval of the sign refacing project.

A motion was made by Commissioner Tsui to approve the design review for the sign refacing project at 433 West Third Street. The motion was seconded by Commissioner Aslakson, a vote was conducted, and the motion carried unanimously by a vote of 7:0.

**C. Design Review: Awning Sign at 219 Bush Street for La Dolce Vita.**

Staff Liaison Kohn provided background information and discussed a proposed awning sign for the new business. He stated that the proposed sign meets all of the sign ordinance requirements. He noted that staff recommends approval of the design review for the proposed awning sign.

A motion was made by Commissioner Dicke to approve the design review for the proposed awning sign at 219 Bush Street as submitted. The motion was seconded by Commissioner Nerhaugen, a vote was conducted, and the motion carried unanimously by a vote of 7:0.

**D. Design Review Amendment: Major Facelift to West, North, and East Facades at 317 Bush Street.**

Staff Liaison Kohn provided background information and noted that this design review relates to the Hallstrom's Building. He stated that the HPC approved a design review for a major facelift in November of 2024. He reviewed proposed changes to the west, north, and east facades pertaining to windows and exterior materials. He detailed exterior material options. He provided rationale for the removal of the damaged brickwork and noted that there would be no changes to the front facade.

Chair Reinke asked about the feasibility of utilizing a thin brick veneer or a stucco-type product as opposed to horizontal lap siding. Staff Liaison Kohn further discussed structural issues. Commissioner Tsui also expressed concerns about horizontal lap siding and asked about metal siding.

Apurva Patel, representing the developer, further reviewed the current conditions of the building. He detailed structural issues and other challenges. He agreed that lap siding would not be optimal and requested consideration of some type of exterior veneer product. Commissioner Dicke commented that the current brickwork has been deteriorating for many years. Cost considerations and other factors were discussed.

Chair Reinke asked about the anticipated project schedule. She asked whether a decision regarding the exterior materials could be tabled until the next HPC meeting.

Staff Liaison Kohn asked about the relocation of gas meters. Mr. Patel provided information in this regard and discussed other utility considerations.

Commissioner Majerus asked about utilizing a combination of brick and other exterior materials. Chair Reinke expressed appreciation for the background information and the developer's willingness to consider various options. The thin brick product was further discussed. Staff Liaison Kohn suggested approving an Option A and an Option B, if Option A is not feasible.

Commissioner Pflueger commented regarding the dilapidated condition of this building and asked what would be feasible in terms of preserving the historical appearance of the exterior facade. Staff Liaison Kohn and Mr. Patel provided additional information, stating that the goal would be to find a solution that would blend in the most and have the least amount of negative impact.

Commissioners suggested that the developer provide a more detailed proposal in terms of exterior veneer materials, if the brick cannot be saved. Staff Liaison Kohn referenced a number of Downtown projects that will require design reviews. He requested a motion relating to the proposed major facelift amendments, including changes to the windows.

A motion was made by Commissioner Tsui to approve the revised window placement and the use of a veneer system for the alley and rear walls, with the developer to provide exterior material choices (Option B) if needed after an attempt to save the current brick (Option A). The motion was seconded by Commissioner Majerus, a vote was conducted, and the motion carried unanimously by a vote of 7:0.

**E. Design Review: Major Facelift to the North Wall and Upper Story Window Replacement at 325 Plum Street.**

This item was discussed following discussion of Item 6F.

Staff Liaison Kohn provided background information, noting that this design review pertains to the Eagle House. He provided an overview of the redevelopment project and discussed a proposal to replace all of the windows except for the storefront windows. He reviewed the existing conditions of the windows to be replaced. He described the proposed squared off design and window materials, noting the cost savings compared with arched windows.

Staff Liaison Kohn also reviewed a proposal to remove brick from the rear of the building and install vertical siding.

Staff Liaison Kohn commented that the HPC could table action regarding the window replacement component of the project, to allow time to gather additional information and concept drawings.

Commissioner Pflueger asked whether the purchase price of Downtown buildings reflects the repairs that would be necessary for these structures to comply with building code requirements. He also asked about the inspection process. Staff Liaison Kohn discussed the renovation process and referenced structural components.

Commissioner Tsui commented that the side of the building under discussion is very visible and stated that the exterior materials should be appropriate. He requested clarification of the window materials.

Apurva Patel, representing the developer, provided information in this regard. It was clarified that arched windows could be installed in the future if desired. Mr. Patel also discussed the exterior materials and referenced the next phase of the project, which will include an entry point for an underground garage. The proposed windows were further discussed.

Chair Reinke stated that she had no concerns about the proposed windows. She suggested working with the applicant to consider options for the exterior materials. Commissioner Tsui expressed agreement with these comments.

Mr. Patel provided additional information and discussed cost considerations, noting that the building is being redeveloped for affordable housing. Staff Liaison Kohn referenced safety considerations relating to the building.

A motion was made by Commissioner Majerus, seconded by Commissioner Aslakson, to approve the design review for the proposed windows, referencing the Finding of Fact relating to the Gladstone Building (Item 6F).

Council Liaison Farrar asked whether this component of the project will be covered by the grant funding. Staff Liaison Kohn provided information in this regard. Following discussion a vote was conducted, and the motion carried unanimously by a vote of 7:0.

A motion was made by Commissioner Majerus, seconded by Commissioner Nerhaugen, to table a decision relating to the exterior facade materials until the next regular meeting or a special meeting, with additional information to be submitted. A vote was conducted and the motion carried unanimously by a vote of 7:0.

**F. Design Review: Upper Story (Rear) Window Replacement at 309 Bush Street.**

This item was discussed following discussion of Item 6D.

Staff Liaison Kohn provided background information. He discussed a proposed window replacement project on the Gladstone Building, noting that this building is individually listed on the National Register and is located within the locally designated Downtown district. He stated that the renovation project has been approved for grant funding from a Downtown Main Street rehabilitation program. He also referenced a renovation project on the nearby Loeffler Building. Staff Liaison Kohn described the proposed window materials and exterior trim color. He referenced suggested Findings of Fact and noted that staff recommends approval of the design review as submitted.

Commissioner Tsui asked about glass block windows in the upper arch area. Chris Handy, representing Red Wing Construction (the applicant), provided additional clarifying information.

Chair Reinke requested clarification that the HPC is being asked to approve Phase 1 of the project. Staff Liaison Kohn indicated that a design review for Phase 2 will be submitted at a later date.

A motion was made by Commissioner Majerus, seconded by Commissioner Nerhaugen, to approve the design review for the Phase 1 project at 309 Bush Street as submitted. A vote was conducted, and the motion carried unanimously by a vote of 7:0.

**7. Communication Items**

**A. Staff Status Report.**

This item was discussed following discussion of Item 6E.

Staff Liaison Kohn discussed the PreserveMN 2025 conference that will be hosted in New Ulm in September. He reviewed the registration process and referenced scholarship funding.

Staff Liaison Kohn reported that there will be no PreserveMN 2026 conference, as the National Alliance of Preservation Commissions annual conference will be held in Minneapolis in July of 2026.

Staff Liaison Kohn discussed recent vandalism at the G.A. Carlson lime kiln. He indicated that he had no new updates regarding the He Mni Can – Barn Bluff ribbon-cutting ceremony.

**B. Commissioner Comments.**

There were no Commissioner comments.

**C. Council Liaison Comments.**

Council Liaison Janie Farrar discussed the 2026 budget planning process. She stated that she may be unable to attend the next HPC meeting due to a coaching commitment.

**8. Adjournment**

Chair Reinke adjourned the meeting at 7:52 p.m.

## **Agenda Item**

6.A. – Heritage Preservation Design Review for Stephen Gheen - Minor Facelift at 316 Bush Street, New Upper-Level Windows and Rear Windows

## **Action Requested**

Motion to Adopt Staff Recommendation

## **Attachments**

- Specifications/Current Photos

## **Prepared By**

Steve Kohn, Planning Manager, August 29, 2025

## **Background**

Stephen Gheen has submitted an application for a Design Review for a minor facelift at 316 Bush Street involving the replacement of five (5) upper level windows on the front façade and four (4) lower level windows on the rear façade. The proposed windows are the Acclaim series model from Anderson Windows and have an aluminum exterior.

The existing front façade upper level windows, which are not original to the building, are simple double-hung windows. The proposed replacement windows are also double-hung and will match the existing windows in terms of design and dimensions. The applicant is proposing a white exterior finish and notes that all wood framing in the window opening will be wrapped in a matching (white) aluminum. The existing windows are a dark brown.

The existing rear main level windows, which again are not original to the building, are simple double-hung windows. These windows are located in a kitchen area for Simple Abundance and the State of Minnesota (Agriculture and Health Departments) prefer that these windows not be operational. Due to this, the applicant is proposing to replace the double-hung windows with a fixed single pane window design. Exterior dimensions would remain the same. The existing windows are white, but have a dark brown framing around the window; the replacement windows would be white and the wood trim would be wrapped in aluminum, like the front façade proposal.

The building, constructed in 1878/1879, is historically known as Berglund's Stone Block. The locally quarried limestone building is an excellent example of a vernacular stone building design. The existing windows may date to a mid-1970s renovation project.

## **Analysis**

When reviewing design applications for a Certificate of Appropriateness, the Commission shall make its findings based upon the following guidelines and criteria (staff comments are listed below each guideline).

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 existing use of the building will not change. The upper level main façade windows will not change in design and function and are appropriate for the upper level use (residential). The rear, lower level windows are located in a kitchen area and current health regulations do not allow the windows to be functional. These windows are proposed as a single pane, fixed window, replacing existing double-hung windows. Due to the current use, health code regulations, and limited exposure to public view, the proposed windows are appropriate and will not impact the character of the building or area.

**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 will not result in the removal or alteration of any original historic material. The applicant is proposing an aluminum window on the main façade and rear façade that is designed to match the existing windows, with the exception of the fixed, single pane windows on the rear. The proposal is comparable in character.

**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.*** The proposal does not seek to create an appearance from an earlier time.

**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.*** None of the windows being filled or replaced are original to the building and have no historical significance. The applicant is proposing a new window design on the upper front façade that is a match to existing upper level windows on that façade, with the exception of color (brown to white). The applicant is proposing a new window design on the lower rear façade that is a match to the existing windows on that façade, with the exception that the window will be changed from double-hung to a single, fixed pane design. The applicant is proposing windows designs that are comparable to the existing conditions in terms of openings, texture, and appearance.

**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.*** Does not apply.

**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.* The proposal will not destroy significant historic, architectural, or cultural material. The proposal is compatible with the character of the property and district.

**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.** The proposal includes the installation of new windows in existing openings and will not impair the essential form and integrity of the structure.

**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.

## From Chapter 16

### A. Minor Face-Lift.

1. A minor face-lift is defined as work that does not significantly alter, but rather, enhances the historic or original exterior appearance of the Building or Structure. This may include refinishing, repair, painting, and general maintenance.
2. The Commission encourages the use of materials similar to those used in the original construction, wherever possible. Synthetic and non-similar materials may be allowed only when replacement of similar materials is not feasible.
3. Wherever possible, new additions or alterations to Buildings or Structures shall be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original Building or Structure would not be destroyed. The Commission will not approve sandblasting or chemical treatment that would damage the Building or Structure. The Commission will not approve the removal of cornices, painting of unpainted masonry, alterations to existing historic or original openings for windows and doorways and changes to other significant architectural detail.

“In the case of a proposed alteration or addition to an existing Building or Structure, that such alteration or addition will not materially impair the architectural or historic value of the Building or Structure; the Commission shall make written findings considering the existing Buildings or Structures and existing exterior appearance, Building height, Building width, depth, or other dimensions, roof style, type of Building materials, ornamentation, paving, setback and color”.

The proposed project appears to be consistent in design and character of the property and district.

### **Staff Recommendation**

Based on the analysis above, staff recommends a motion to approve the proposal as submitted.

### Photo's

I have attached current photos of the window's to be replaced.

### Narrative

Our plan is to change out the windows on the front of the building on the second floor apartment. Attached are the specifications for the windows with a depiction of each window. The other part of the project will be to change the windows in on the first floor in the back of the building kitchen area. Also, the specifications and depictions of each window is attached.

The window frames will be painted white and the wood framing around the windows will be white aluminum wrap.

The biggest change will be the kitchen windows. The AG and the Health department requires us to not open the windows and would prefer that we have full glass windows instead of double hung ones. So, that is the plan to change them out with window that can not be opened and that would also eliminate having screens on the windows. This will improve the appearance of the back of the building.

These window frames will also be painted white and the wood framing around the windows will be white aluminum wrap.

### Scaled elevation drawing

The photos that I've provided will need to suffice in showing what the windows do to the appearance of the building. The building will not change, It's merely changing out the windows.

### Site Plan

The site plan is to remove the said windows, install the new one in late October or early November. This will involve a lift to allow the workers to accomplish the project safely. The woodwork immediately surrounding the newly installed windows will be wrapped in aluminum, thus preserving the integrity of the building.

The architectural history of the building won't be changed appreciably. The current window frames are a brownish color and the new ones will be white.

## Materials

Short of getting a cutaway sample of the window. I'm unable to provide building material samples. The company, Ryan Windows out of Rochester doesn't have any such sample to lend me. Ryan windows did provide a detailed description of each window to be replace. I've attached that write up for your review.

We can forward you a web site that shows windows that Renewal by Anderson builds if that helps.



# Quote

**DBA: RYAN WINDOWS & SIDING**  
 Legal Name: Ryan Windows & Siding Inc.  
 BC008077  
 3750 85th Street NW | Oronoco, MN 55960  
**Jordan Potting** (507)735-9226

**Stephen Gheen**  
 318 Bush St  
 Red Wing, MN 55066

ID#:	ROOM:	SIZE:	IMAGE:	DETAILS:	PRICE:
101	Kitchen	44 W 65 H		<b>Window:</b> Acclaim™ Picture , Base Frame, Exterior White, Interior White <b>Performance Calculator:</b> PG Rating: 50   DP Rating: + 50 / - 50 <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern <b>Grille Style:</b> No Grille <b>Misc:</b> New interior stops , Paint/Stain Trim, Aluminum exterior full wrap	<del>\$3,935</del> \$3,030
102	Kitchen	44 W 65 H		<b>Window:</b> Acclaim™ Picture , Base Frame, Exterior White, Interior White <b>Performance Calculator:</b> PG Rating: 50   DP Rating: + 50 / - 50 <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern <b>Grille Style:</b> No Grille <b>Misc:</b> New interior stops , Paint/Stain Trim, Aluminum exterior full wrap	<del>\$3,935</del> \$3,030
103	Kitchen	44 W 65 H		<b>Window:</b> Acclaim™ Picture , Base Frame, Exterior White, Interior White <b>Performance Calculator:</b> PG Rating: 50   DP Rating: + 50 / - 50 <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern <b>Grille Style:</b> No Grille <b>Misc:</b> New interior stops , Paint/Stain Trim, Aluminum exterior full wrap	<del>\$3,935</del> \$3,030
104	Kitchen	44 W 65 H		<b>Window:</b> Acclaim™ Picture , Base Frame, Exterior White, Interior White <b>Performance Calculator:</b> PG Rating: 50   DP Rating: + 50 / - 50 <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern <b>Grille Style:</b> No Grille <b>Misc:</b> New interior stops , Paint/Stain Trim, Aluminum exterior full wrap	<del>\$3,935</del> \$3,030
105	Apt Living	35 W 77 H		<b>Window:</b> Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White <b>Performance Calculator:</b> PG Rating: 30   DP Rating: + 30 / - 30 <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern <b>Hardware:</b> White <b>Screen:</b> Fiberglass , Full Screen <b>Grille Style:</b> No Grille <b>Misc:</b> New interior stops , Paint/Stain Trim, Aluminum exterior full wrap	<del>\$4,833</del> \$3,721

106 Apt Kitchen 35 W  
77 H



**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White  
**Performance Calculator:** PG Rating: 30 | DP Rating: + 30 / - 30  
**Glass:** All Sash: High Performance SmartSun Glass, No Pattern  
**Hardware:** White **Screen:** Fiberglass , Full Screen  
**Grille Style:** No Grille **Misc:** New interior stops , Paint/Stain Trim, Aluminum exterior full wrap

~~\$4,833~~  
\$3,721

107 Apt Bath 35 W  
77 H



**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White  
**Performance Calculator:** PG Rating: 30 | DP Rating: + 30 / - 30  
**Glass:** All Sash: High Performance SmartSun Glass, No Pattern  
**Hardware:** White **Screen:** Fiberglass , Full Screen  
**Grille Style:** No Grille **Misc:** New interior stops , Paint/Stain Trim, Aluminum exterior full wrap

~~\$4,833~~  
\$3,721

108 Apt Bed 35 W  
77 H



**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White  
**Performance Calculator:** PG Rating: 30 | DP Rating: + 30 / - 30  
**Glass:** All Sash: High Performance SmartSun Glass, No Pattern  
**Hardware:** White **Screen:** Fiberglass , Full Screen  
**Grille Style:** No Grille **Misc:** New interior stops , Paint/Stain Trim, Aluminum exterior full wrap

~~\$4,833~~  
\$3,721

109 Apt Bed 35 W  
77 H



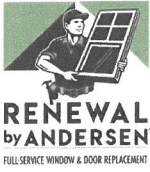
**Window:** Acclaim™ Double-Hung (DG) , 1:1, Flat Sill, Insert Frame, Traditional Checkrail, Exterior White, Interior White  
**Performance Calculator:** PG Rating: 30 | DP Rating: + 30 / - 30  
**Glass:** All Sash: High Performance SmartSun Glass, No Pattern  
**Hardware:** White **Screen:** Fiberglass , Full Screen  
**Grille Style:** No Grille **Misc:** New interior stops , Paint/Stain Trim, Aluminum exterior full wrap

~~\$4,833~~  
\$3,721

<b>WINDOWS: 9</b>	<b>PATIO DOORS: 0</b>	<b>ENTRY DOORS: 0</b>	<b>SPECIALTY: 0</b>	<b>MISC: 0</b>	<b>RETAIL TOTAL</b>	<b>\$39,905</b>
					<b>DISCOUNT TOTAL</b>	<b>\$9,178</b>
					<b>PROJECT TOTAL</b>	<b>\$30,727</b>



*Renewal by Andersen is committed to our customers' safety by complying with the rules and lead-safe work practices specified by the EPA.*



# Itemized Order Receipt

**DBA: RYAN WINDOWS & SIDING**  
 Legal Name: Ryan Windows & Siding Inc.  
 BC008077  
 3750 85th Street NW | Oronoco, MN 55960  
 Phone: 5072816363 | Fax: (null) | ryan@ryan-ws.com

**Stephen Gheen**  
 318 Bush St  
 Red Wing, MN 55066  
 C: (651)380-1131

ID#:	ROOM:	SIZE:	DETAILS:	PRICE:
			<b>Performance Calculator:</b> PG Rating: 30   DP Rating: + 30 / - 30 <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern <b>Hardware:</b> White <b>Screen:</b> Fiberglass Full Screen <b>Grille Style:</b> No Grille <b>Misc:</b> New interior stops Paint/Stain Trim White Aluminum exterior full wrap	
107	Apt Bath		<b>Window:</b> Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Insert Frame Traditional Checkrail Exterior White Interior White <b>Performance Calculator:</b> PG Rating: 30   DP Rating: + 30 / - 30 <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern <b>Hardware:</b> White <b>Screen:</b> Fiberglass Full Screen <b>Grille Style:</b> No Grille <b>Misc:</b> New interior stops Paint/Stain Trim White Aluminum exterior full wrap	
108	Apt Bed		<b>Window:</b> Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Insert Frame Traditional Checkrail Exterior White Interior White <b>Performance Calculator:</b> PG Rating: 30   DP Rating: + 30 / - 30 <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern <b>Hardware:</b> White <b>Screen:</b> Fiberglass Full Screen <b>Grille Style:</b> No Grille <b>Misc:</b> New interior stops Paint/Stain Trim White Aluminum exterior full wrap	
109	Apt Bed		<b>Window:</b> Acclaim™ Double-Hung (DG) 1:1 Flat Sill, Insert Frame Traditional Checkrail Exterior White Interior White <b>Performance Calculator:</b> PG Rating: 30   DP Rating: + 30 / - 30 <b>Glass:</b> All Sash: High Performance SmartSun Glass, No Pattern <b>Hardware:</b> White <b>Screen:</b> Fiberglass Full Screen <b>Grille Style:</b> No Grille <b>Misc:</b> New interior stops Paint/Stain Trim White Aluminum exterior full wrap	
<b>WINDOWS: 9    PATIO DOORS: 0    ENTRY DOORS: 0    SPECIALTY: 0    MISC: 0</b>				<b>PROJECT TOTAL    \$30,727</b>



*Renewal by Andersen is committed to our customers' safety by complying with the rules and lead-safe work practices specified by the EPA.*

FRONT →



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REAR →



## **Agenda Item**

6.B. – Heritage Preservation Design Review for St. James Hotel - Major Facelift at 406 Main Street, New Storefront System and Awning/Canopy

## **Action Requested**

Motion to Adopt Staff Recommendation

## **Attachments**

- Specifications/Current Photos/Historic Photos
- St. James Complex NRHP Nomination Form

## **Prepared By**

Steve Kohn, Planning Manager, August 29, 2025

## **Background**

The St. James Hotel has submitted an application for a Design Review for a Major Facelift at 406 Main Street involving the replacement of the main façade storefronts for the two western buildings on Main Street that are included in the hotel complex. With the exception of some existing brick work, the entire current storefront system is proposed for removal and replacement.

The St. James Hotel (1875) and the two western buildings immediately west of it on Main Street, the Medical Block (1912), and the Northern States Power Building (1923) are listed in the National Register of Historic Places (1982). A small one-story building, located between the actual hotel building and the western buildings, serves as the hotel's main entrance from Main Street and is included in the requested design review.

Specifically, the applicant is proposing a new aluminum and glass storefront, including new transom windows, new or exposed brick columns, three (3) new doors/entrances, and a new metal canopy over the main entrance on Main Street. No proposed work is planned for the actual 1875 hotel building.

The current storefront on the two western buildings (Medical block – 412 Main Street, and the Northern States Power Building – 416 Main Street) and the single story main entrance were constructed in 1978 when the hotel was fully restored. The buildings appear to have been associated with the St. James Hotel in some form related to ownership, mechanical systems, and/or use, but were designed as two separate buildings, representing architectural styles of their time. The storefronts have seen many alterations over the buildings' lifetimes. The applicant has researched historic photos and is proposing a Major Facelift that will return the storefronts to an earlier appearance by reintroducing their traditional glass storefronts. The existing cloth awning/canopy over the main single story entrance will also be replaced with a metal fixed canopy that resembles a previous metal canopy that existed at one time on the main hotel (not original to the hotel). No work is proposed for the upper levels of either building.

Storefronts: The existing storefronts, although constructed in 1978 with the exceptional restoration of the actual hotel, does not meet current historic preservation guidelines. The majority of the storefront glass was removed and replaced with vertical wood siding and smaller windows that were probably placed according to the planned interior use of the

building. The exterior colors and trim were added to tie the buildings into the overall hotel complex.

The proposed storefront designs will significantly return the storefronts to near original appearances. This includes large storefront windows and transom windows above. The Northern States Power Building storefront will contain a prism glass replicated pattern that will be similar to previous transom windows that existed. A new direct entrance (functional) will be added into the Medical Block storefront for the existing tenant space. Both existing entrances, and the new proposed entrance, will be inset, similar to the existing entrances. The proposed storefront system is a commercial aluminum system including decorative bulkheads, mullions, and decorative doors. All aluminum features are proposed to be a dark bronze color (see color samples).

A simple stone lintel/cornice is proposed above the new storefront window systems and entrances. Brick columns/pilasters will be uncovered or reconstructed to match the existing façade of each building. No brick samples have been provided to compare with existing brick. Due to the elevation change from west to east (approximately 120'), a colored (Slate Grey) concrete sill/curb will be added at the base of the storefronts, mainly on the Medical Block.

Please refer to *The Red Wing Downtown Preservation Design Guide*, specifically the "Guidelines for Building Façade Maintenance and Renovation" regarding appropriate designs and materials for this storefront project.

Awning: The proposed metal canopy/awning over the hotel's main entrance on Main Street is similar, but much smaller, to a canopy that existed on the main hotel for multiple decades. See attached historic photos. The proposed canopy would extend 10' from the single story entrance and measures 15.5' long. Metal fascia and soffit would be exposed to public view, with internal canopy lights shining down to the sidewalk. It appears the proposed color would match the color of the aluminum storefront. Three (3) metal tie-rods would help support the canopy and would be attached to the brick façade above. Please see the attached specifications. The clearance from the sidewalk would be 9'8".

The submitted specifications show a small sign on the front face of the canopy stating Historic St. James. No details on the signage have been provided.

## **Analysis**

The proposal is consistent with the original storefront designs for each building and will be a significant improvement to the property. All of the dimensions, components, and materials shown on the storefront designs are consistent with the guidelines listed in the HPC's Downtown Preservation Design Guide.

The proposed designs for each storefront allow each building to have its own identity, based on original design components, mainly window design, window height, and entrance

locations. The existing design ties the buildings together in a manner that is inappropriate by today's accepted historic preservation standards and negatively impacts each building's individual identity. The proposed design includes a single color scheme for all aluminum storefront components, including bulkheads, mullions, and doors. This ties the complex's use together, but could be considered to have a minimal negative impact on each building's individual identity.

Although a fixed metal canopy/awning is normally discouraged, the proposed awning has a historical precedent based on the hotel's history. The simple design pays homage to the historical canopy that existed on the main hotel building for decades and is relatively small in comparison to the complex's frontage on Main Street. The canopy would also eliminate the need for posts on the public sidewalk.

Staff would recommend review of proposed brick samples for areas utilizing new brick. Each building has a slightly different brick color that should be matched. If the HPC agrees, staff could review the brick samples for approval, when available. This would allow the applicant to move ahead without an additional review by the HPC.

When reviewing design applications for a Certificate of Appropriateness, the Commission shall make its findings based upon the following guidelines and criteria (staff comments are listed below each guideline).

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 proposed use of the structure on the main level will remain the same. The proposed new storefronts are consistent with the design and dimensions of the original storefronts for each building.
- 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 will not result in the removal or alteration of any original historic material, with the possible exception of some brick that may need to be replaced. The existing storefronts date to 1978 and the original storefronts were altered several times before that project. The proposed new storefronts generally match the proportions and designs of the original storefronts. A new contemporary aluminum storefront system and doors are proposed, but are consistent with original design and proportions.
- 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.** The proposal is based on historical designs and incorporates modern, low maintenance materials.
- 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. The 1978 storefronts are not significant.

**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.** The applicant is proposing a new storefront system that follows the original storefronts' proportions and designs and are consistent with the buildings and the district. The applicant will match any required new bricks with each buildings' upper façade.

**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.** Does not apply.

**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.** The proposal will not destroy significant historic, architectural, or cultural material. The proposal is compatible with the character of the property and district. The proposed aluminum storefront system and doors (contemporary material) will have minimal impact on the character of the property compared to the significant positive impact of returning the storefronts to designs that are very similar to their original designs, including the reintroduction of large storefront and transom windows.

**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.** The proposal includes the installation of a new storefront system in existing openings and will not impair the essential form and integrity of the structure.

**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.

#### From Chapter 16

##### A. Minor Face-Lift.

1. A minor face-lift is defined as work that does not significantly alter, but rather, enhances the historic or original exterior appearance of the Building or Structure. This may include refinishing, repair, painting, and general maintenance.
2. The Commission encourages the use of materials similar to those used in the original construction, wherever possible. Synthetic and non-similar materials may be allowed only when replacement of similar materials is not feasible.

3. Wherever possible, new additions or alterations to Buildings or Structures shall be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original Building or Structure would not be destroyed. The Commission will not approve sandblasting or chemical treatment that would damage the Building or Structure. The Commission will not approve the removal of cornices, painting of unpainted masonry, alterations to existing historic or original openings for windows and doorways and changes to other significant architectural detail.

“In the case of a proposed alteration or addition to an existing Building or Structure, that such alteration or addition will not materially impair the architectural or historic value of the Building or Structure; the Commission shall make written findings considering the existing Buildings or Structures and existing exterior appearance, Building height, Building width, depth, or other dimensions, roof style, type of Building materials, ornamentation, paving, setback and color”.

The proposed project is consistent in design and character of the property and district.

### **Staff Recommendation**

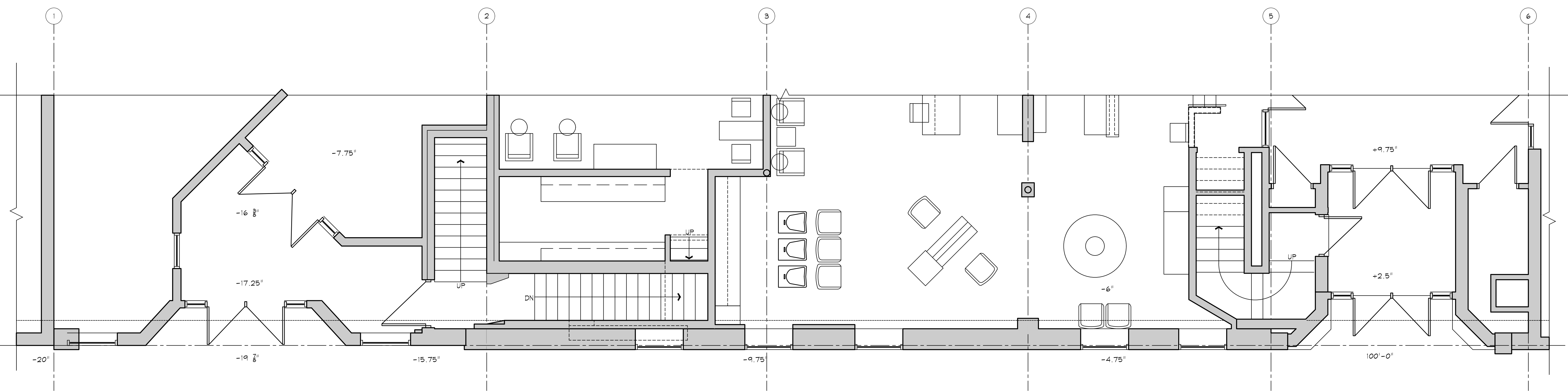
Based on the analysis above, staff recommends a motion to approve the proposal as submitted, with the following conditions of approval.

1. The applicant shall submit brick samples to the HPC Staff Liaison for review and approval, prior to installation.
2. The HPC Staff Liaison may approve a Sign Permit in the future for the proposed awning/canopy sign if found to be consistent with the conceptual sign shown in the approved Design Review for the storefronts and canopy. An official Design Review with the HPC shall be required if the Staff Liaison finds that a proposed sign for the canopy is not consistent with the presented conceptual sign.

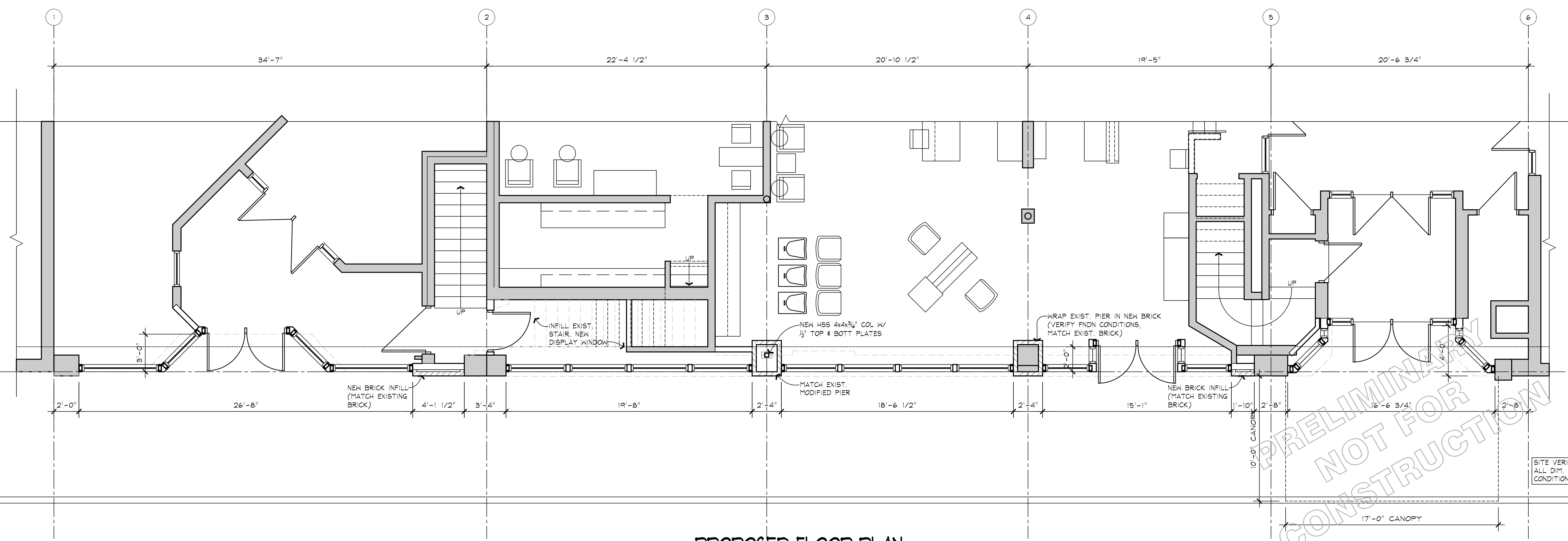
DESIGNED	DJM
DRAWN	
CHECKED	DJM
PROJECT	25-030
REVISIONS	

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the state of Minnesota. (architectural only)

DAVID J. MEDIN  
 License No. 0808  
 Date Aug 26, 2025



**EXIST. FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 NORTH



**PROPOSED FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"  
 NORTH

**ST. JAMES HOTEL**  
 RED WING, MINNESOTA

**DJ MEDIN**  
 architects, inc.  
 203 N.W. First Ave.  
 Faribault, MN 55021  
 507/334-2252

FLOOR PLAN  
**A3.0**

PRELIMINARY  
 NOT FOR  
 CONSTRUCTION

SITE VERIFY ALL DIM. AND CONDITIONS.

DESIGNED	DJM
DRAWN	CDV
CHECKED	DJM
PROJECT	25-030
REVISIONS	

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the state of Minnesota. (architectural only)

DAVID J. MEDIN  
 License No. 0808  
 Date Aug 26, 2025



**EXISTING ELEVATION**  
 1  
 A5.0  
 SCALE: 3/16" = 1'-0"



**PROPOSED ELEVATION**  
 2  
 A5.0  
 SCALE: 3/16" = 1'-0" 08-22-25

**CANOPY (SIDE)**  
 3  
 A5.0  
 SCALE: 3/16" = 1'-0"

**ST. JAMES HOTEL**  
 RED WING, MINNESOTA

**DJ MEDIN**  
 architects, inc.  
 203 n.w. First Ave.  
 Faribault, MN 55021  
 507/334-2252

EXTERIOR ELEVATIONS  
**A5.0**

DESIGNED	DJM
DRAWN	LMM
CHECKED	DJM
PROJECT	25-030
REVISIONS	

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the state of Minnesota. (architectural only)

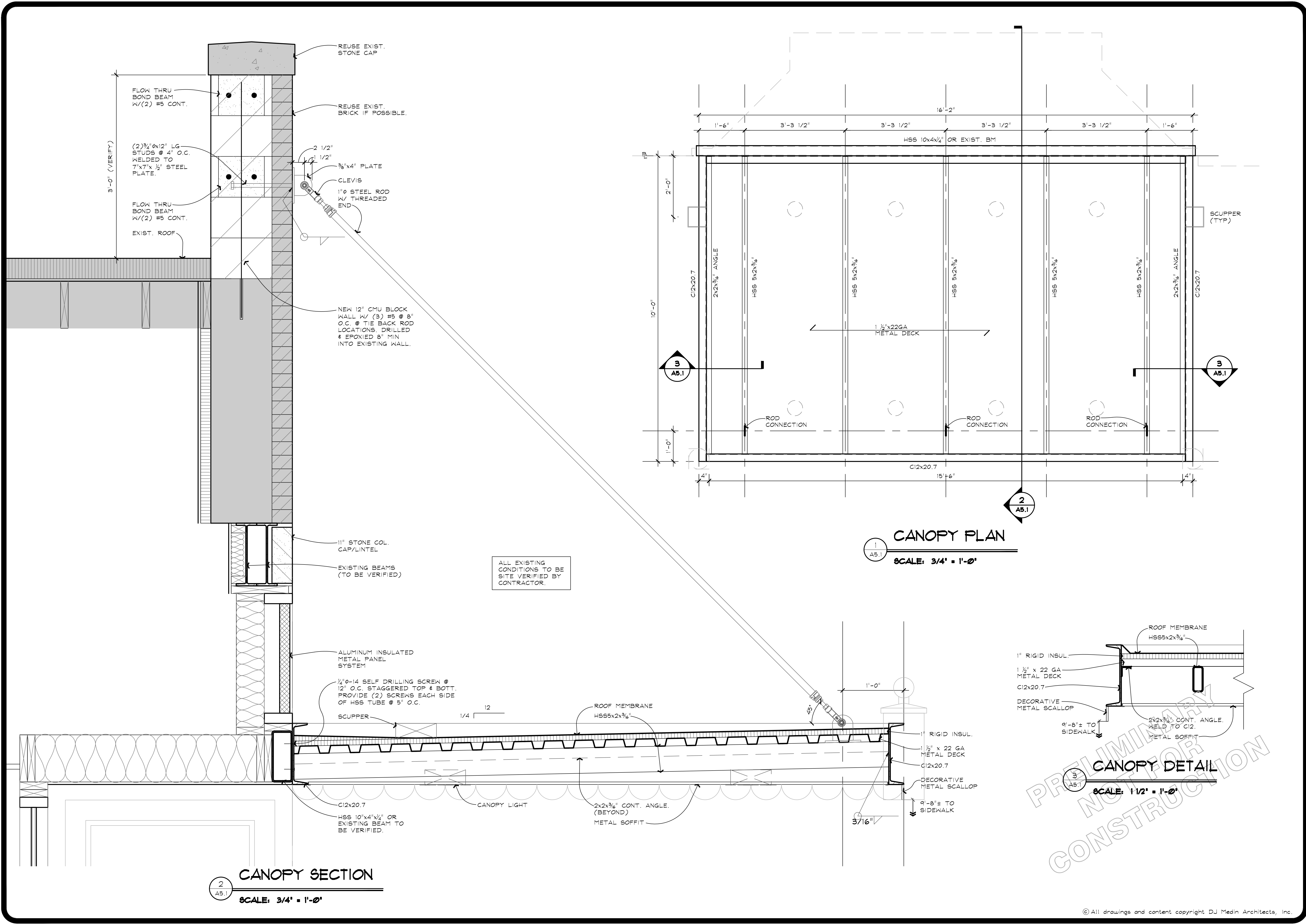
DAVID J. MEDIN  
 License No. 0808  
 Date Aug 26, 2025

ST. JAMES HOTEL  
 RED WING, MINNESOTA.

**DJ MEDIN**  
 architects, inc.  
 203 n.w. First Ave.  
 Faribault, MN 55021  
 507/334-2252

CANOPY PLAN & SECTION

A5.1

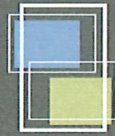


**2**  
 A5.1  
**CANOPY SECTION**  
 SCALE: 3/4" = 1'-0"

**1**  
 A5.1  
**CANOPY PLAN**  
 SCALE: 3/4" = 1'-0"

**3**  
 A5.1  
**CANOPY DETAIL**  
 SCALE: 1 1/2" = 1'-0"





st. cloud window

## SCW4500 Series



### Product

- Frame depth 4.5"
- Nominal 0.125 wall thickness

### Configuration

- Fixed Window
- Projecting Window Vents
- Entrance Door

### Applications

- All purpose
- Acoustic
- Historic
- ADA



st. cloud window

390 Industrial Blvd, Sauk Rapids, MN 56379  
800.393.9311 [www.stcloudwindow.com](http://www.stcloudwindow.com)

# SCW4500 Series

st. cloud window

St. Cloud Window storefront and entrance system provides thermal efficiency for the entire building envelope.

Glass-reinforced polyamide thermal struts provide the highest performing thermal barrier system, numerous shapes and profile choices, and split finish options.

Factory-assembled system is delivered ready for install. Also available as a knock-down (KD) option.

The system creates a single source package to fully integrate with other St. Cloud Window products.

### Features

- Frame depth 4.5"
- Wall Thickness 0.125"
- 6063-T6 Aluminum alloy
- Thermal barrier: PA-66 Insular structural strut
- Weather stripping: Integral 100% woven pile for minimal air infiltration
- Extruded aluminum alignment keys to maximize strength
- Integral weep system for superior water penetration resistance
- High performance 70% Kynar (AAMA 2605) paint, Class I anodized finishes
- Vertical or horizontal mullion options to meet design specifications and for added strength
- Exterior profiles customized for specific historic requirements

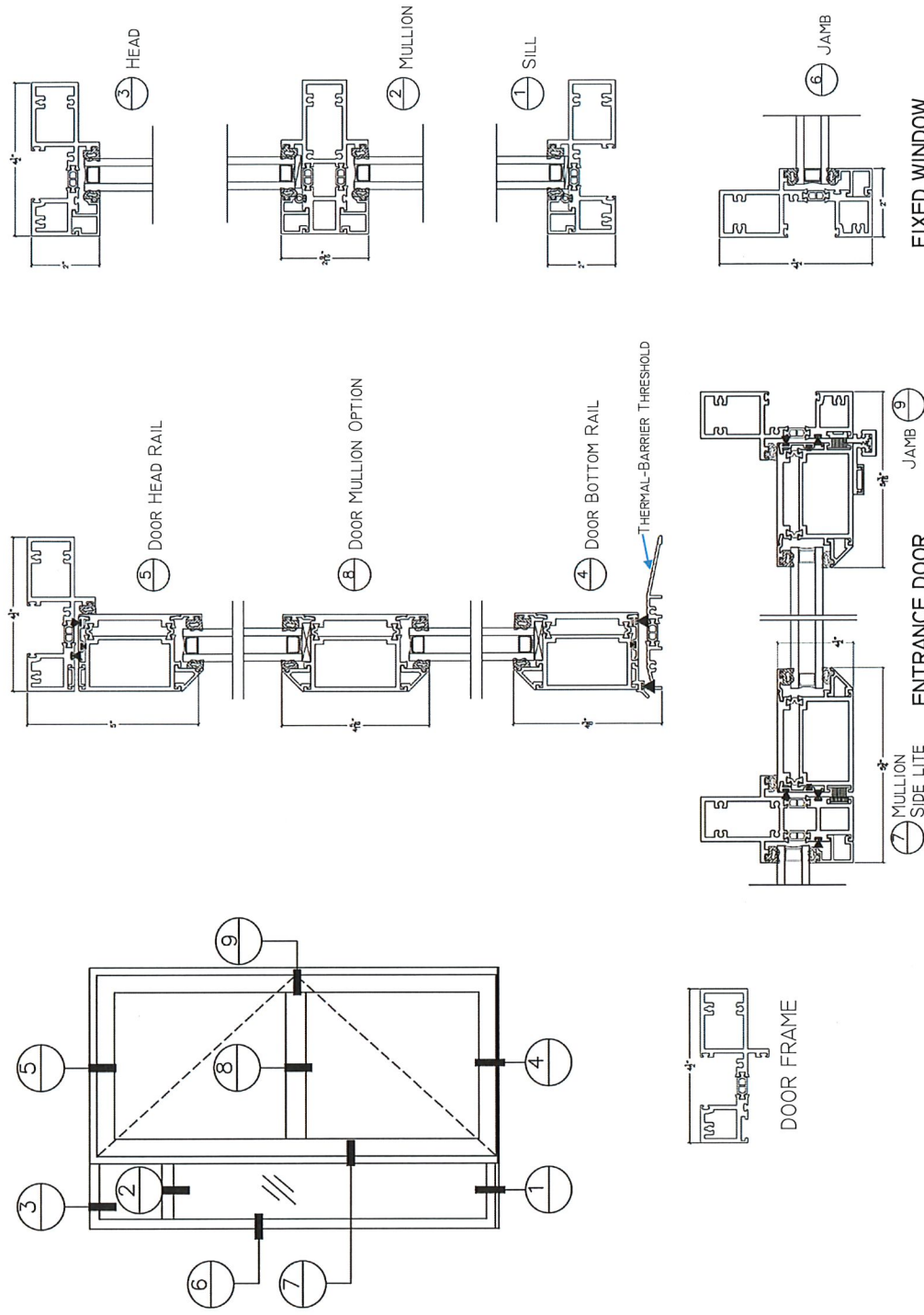
### Glazing

- 1" overall thick IG glass, factory glazed

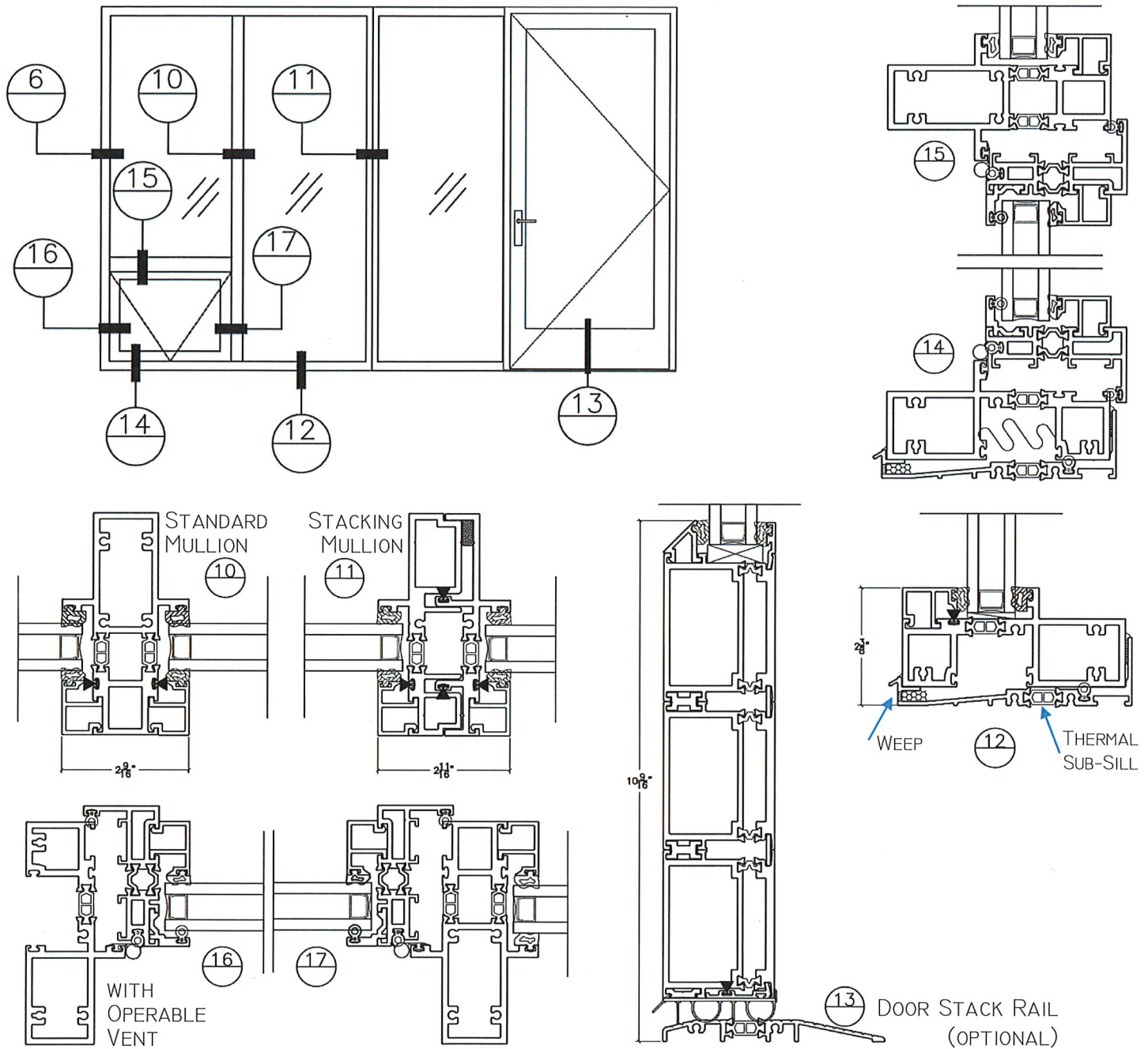
### Performance Data

SCW4500	Thermal		Acoustic	Air Infiltration at 6.24 lbf/ft <sup>2</sup>	Water Penetration	Structural Load Pressure	Condensation CR	FGIA Rating	Test Size
	U Value	SHGC							
door	.45-.64	.12-.48	29-45	.06 cfm/ft <sup>2</sup>	0 @ 10psf	±90.2 psf	46-47	AW-limited water-PG60	48" x 96"
window	.26-.52	.12-.48	34-44	0 cfm/ft <sup>2</sup>	0 @ 20psf	±150 psf	63-70	AW-PG 100	60" x 99"

For most current information, details, and elevations, visit [www.stcloudwindow.com](http://www.stcloudwindow.com) or contact your sales representative.



# SCW4500 Series



## Optional Features

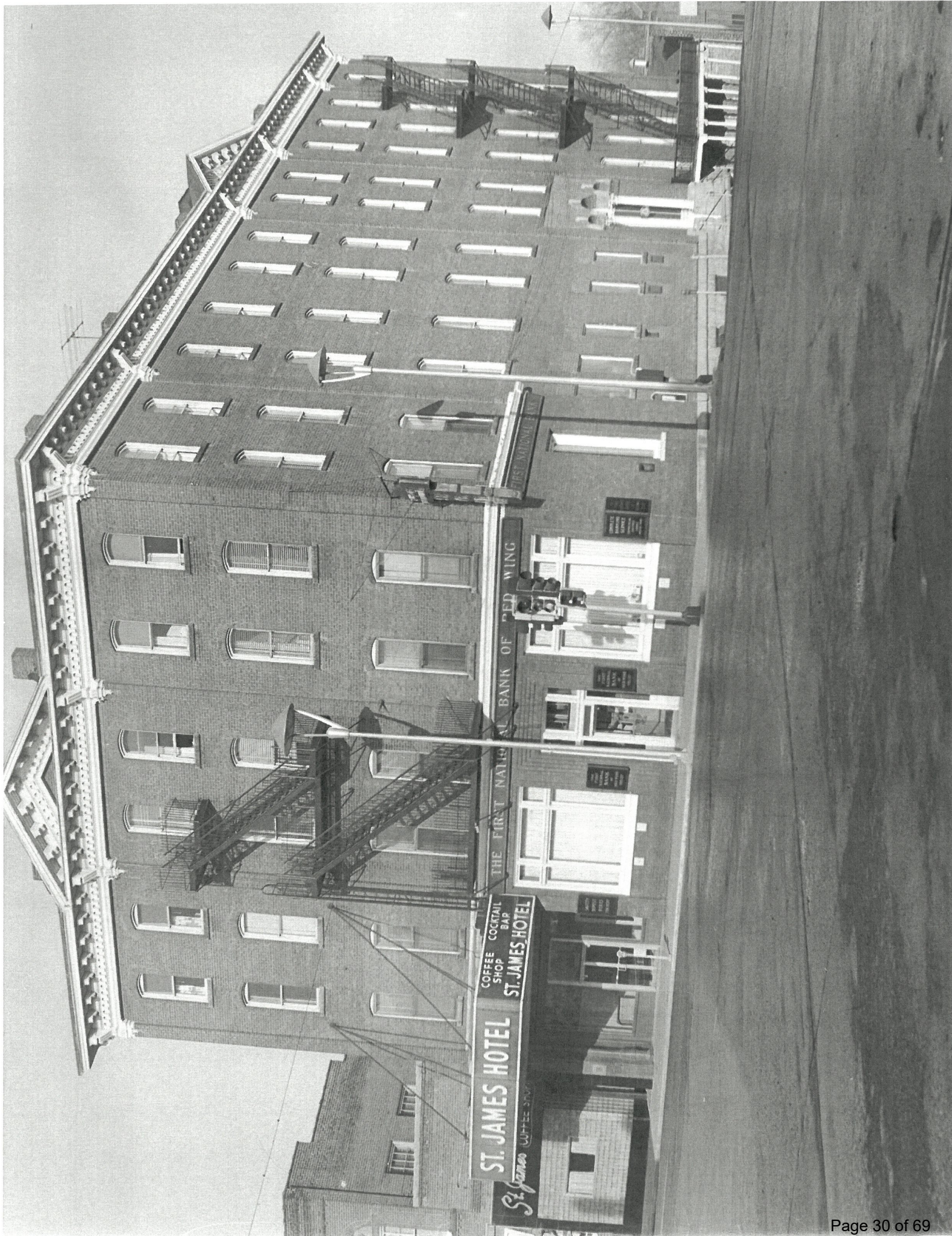
- **Glazing:** High-performance, double and triple insulated glass, tints, low-e, tempered, and laminated
- **Finish:** Anodized or high-performance paint finishes, unlimited colors, dual/split colors and finishes
- **Accessories:** Simulated divided lite muntin grids, acoustic seals, and hardware
- **Vents:** Operating vents for awning, hopper, and casement configurations

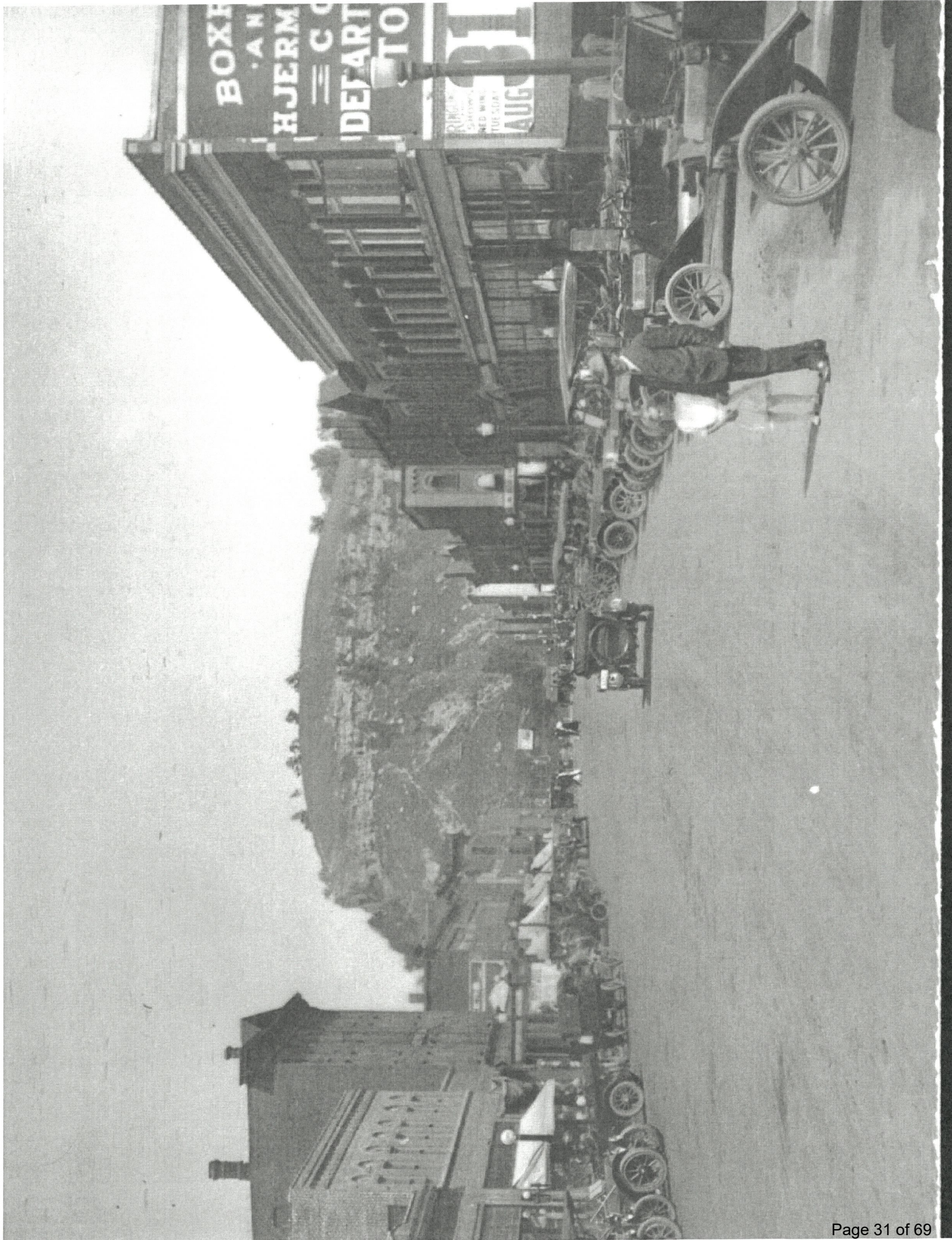


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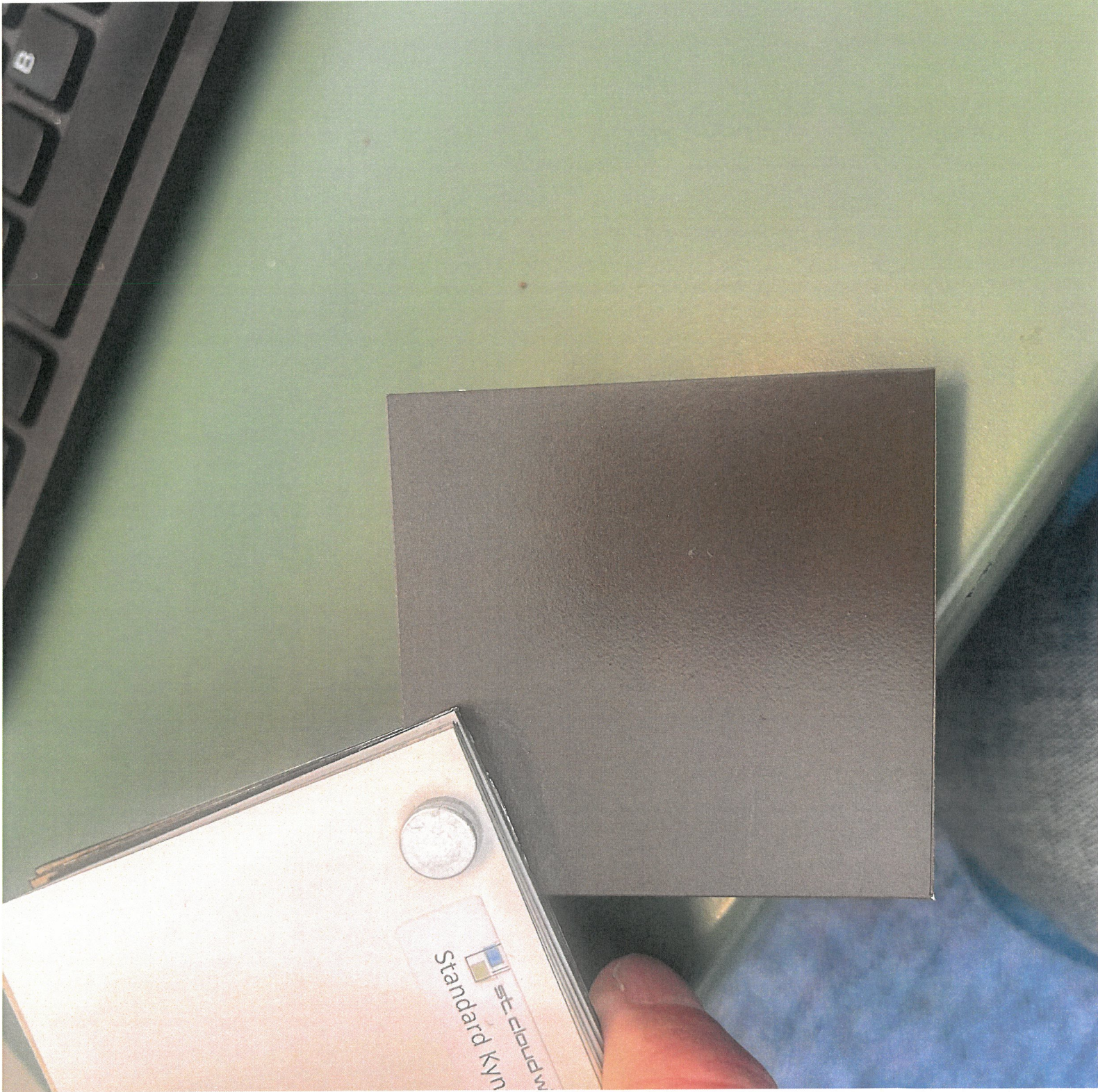
© St. Cloud Window, LLC 04/23











**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

For HCRS use only

received OCT 6 1980

date entered JAN 8 1982

## 1. Name

historic St. James Hotel Complex and Buildings

and/or common

## 2. Location

street & number Bush and Main Streets \_\_\_\_\_ not for publication

city, town Red Wing \_\_\_\_\_ vicinity of congressional district First

state Minnesota code 22 county Goodhue code 049

## 3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input type="checkbox"/> private residence
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
		<input type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

## 4. Owner of Property

name Red Wing Hotel Corporation, Joseph P. Goggin, Vice President & Treasurer

street & number 406-416 Main Street

city, town Red Wing \_\_\_\_\_ vicinity of state Minnesota 55066

## 5. Location of Legal Description

courthouse, registry of deeds, etc. Goodhue County Courthouse -- Registry of Deeds

street & number

city, town Red Wing \_\_\_\_\_ state Minnesota

## 6. Representation in Existing Surveys

Statewide Survey(s) of Historic

title Resources \_\_\_\_\_ has this property been determined eligible?  yes  no

date 1973 and 1979 \_\_\_\_\_ federal  state \_\_\_\_\_ county \_\_\_\_\_ local

depository for survey records Minnesota Historical Society -- 240 Summit Avenue-Hill House

city, town St. Paul \_\_\_\_\_ state Minnesota 55102

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The St. James Hotel Complex, located at the corner of Main Street and Bush Street in Red Wing's central business district, is comprised of three adjoining buildings - the St. James Hotel, the St. James Medical Building, and the Northern States Power Building. The Hotel was listed in the National Register in September 1977.

The St. James Hotel is situated prominently on the northwest corner of Main and Bush Streets. Erected in 1875 at a cost of \$60,000, the Italianate structure consists of two wings arranged in an "L", both of which are four stories in height and set on a high basement. The basement is constructed of locally quarried cut limestone blocks, and the four stories above are of red brick. The six bays of the Main Street facade are divided into three sections by brick pilasters which run through the four stories. The Bush Street facade comprises twelve bays divided into two groups of two bays and two groups of four bays; the entry to the hotel is incorporated within the rear two-bay grouping. Three sides of the one hundred-thirty foot perimeter are crowned by a bracketted cornice which includes diminutive pediments at the entry bays.

The exterior facades, including the three storefronts on the Main Street facade and the Bush Street entry, have been restored to their 1875 appearance. Window caps and second story balconies on both street facades have been reconstructed and placed at their original locations.

The interior of the hotel has also been restored. Single rooms and suites occupy the upper three floors of the building. The first floor houses the public spaces, including the lobby, dining room, parlor (library) and store (in the Main Street storefront). Original woodwork including a formal staircase has been retained throughout. The pressed metal sheathing which was an early twentieth century addition to the hotel, has been retained in selected areas. Originally the basement contained a barber shop, billiard room, bathrooms, and the steam heating plants. This area has been converted into additional dining rooms, meeting rooms, and a bar/lounge. Hotel restoration has been certified by the Department of the Interior according to the Tax Act of 1976.

The St. James Medical Building, a two story commercial structure, was constructed by the owners of the St. James Hotel in 1912 to be contiguous to but architecturally distinct from the original hotel building. It is connected to the hotel proper by a narrow one story brick concourse. The Medical Building exhibits no strong traditional design elements and is typical of the utilitarian commercial structures erected around the turn of the century.

The building is constructed with brick bearing walls along all four sides and steel columns with wood beam and joist system on the interior. The latter supports all framed interior partitions and wood flooring. The building is 60 feet wide by 70 feet deep. It was built to share all mechanical systems with the St. James Hotel.

The first floor facade was formerly divided into glazed panels, but was remodeled in the late 1940s or early 1950s to feature glass blocks above a brick bulkhead. Recently this area was remodeled.

The second floor is unchanged and features seven rectangular windows across the front. These windows are double-hung and are set in arched openings which feature stuccoed inserts with a simple relief design. The cornice is patterned brick with slightly corbeled coursings.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

FOR NPS USE ONLY	
RECEIVED	OCT 6 1980
DATE ENTERED	JAN 8 1982

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

St. James Hotel Complex

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 1

The Northern States Power Building, a two-story commercial structure constructed in 1923, is contiguous to but architecturally distinct from the St. James Medical Building. The NSP Building exhibits the strong rectilinear lines of many commercial buildings constructed during the 1920s.

The building is constructed much the same as the Medical Building with four brick bearing walls and steel columns and wood joists supporting the interior. The building is 35 feet wide and 70 feet deep. It, too, was built to share all its mechanical systems with the St. James Hotel.

The first floor has been recently remodeled. The second floor is unchanged with four window openings. The left three windows are three-part, double hung windows. Each features a stuccoed panel containing a garland plaster relief. The fourth (right) window is a single one over one sash and is located over the former outside entrance to the staircase to the second floor.

Since the Medical Building and the NSP Building were constructed by the hotel and since the three physically constitute a single complex through shared mechanical systems, this nomination includes all three structures. Both auxiliary buildings have been acquired by the Red Wing Hotel Corporation and have been rehabilitated as part of the St. James Hotel restoration project. An interior shopping mall connected to the St. James lobby has been incorporated into the first floor of both buildings. The second stories are being used for additional commercial space and offices.

To the rear of the Medical Building and the NSP Buildings and occupying the inner portion of the "L" formed by these buildings and the Saint James Hotel is a modern six-story structure. This structure was erected in 1978 to provide additional lodging, meeting, and office space for the hotel complex. Immediately beneath is a three-tier concrete parking ramp. An attempt to blend the new addition to the historic buildings has been made through the use of red brick, white trim, and placement which makes the building either out of view or unobstrusive to pedestrians on Main Street. The addition is joined to the adjacent historic structures by "butt-joining" in order to preserve the greatest amount of historic fabric.

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES  
INVENTORY -- NOMINATION FORM**

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RECEIVED	OCT 6 1980
DATE ENTERED	JAN 8 1982

St. James Hotel Complex

CONTINUATION SHEET

ITEM NUMBER 9

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Oral Interviews:

Claydon, Dr. Howard, local physician and son of Dr. L.E. Claydon, one of the founders of the Medical Block Clinic.

Nelson, Clark, Mayo Archivist, Mayo Clinic and Foundation, Rochester, Minnesota.

Lillyblad, Arthur, former owner/manager of the St. James Hotel and son of Charles E. Lillyblad, previous owner of the hotel who constructed the Medical and NSP Blocks.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input checked="" type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input checked="" type="checkbox"/> other (specify) <i>medicine</i>
		<input type="checkbox"/> invention		

**Specific dates** 1874-5/1912/1923      **Builder/Architect** E.P. Bassford (hotel)

**Statement of Significance (in one paragraph)**

The St. James Hotel Complex is significant as a major landmark within the central business district of Red Wing and for its continuous history as an important and creative business establishment in the city. Designed by the St. Paul architect Edward P. Bassford and constructed in 1874-5, the hotel was founded by a group of Red Wing businessmen who felt that the city which was a major commercial center in south-eastern Minnesota and a stopping point for steamboat and railroad traffic, needed such a facility. The St. James was considered one of the most elaborate "river town" hostels along the Mississippi in Minnesota and catered to both tourists and a business clientele. After the turn of the century, the hotel found itself in a precarious financial situation due to decreasing patronage, increasing operating costs, and local competition. In an effort to increase income and stabilize its economy, the hotel constructed the adjacent St. James Medical Building and the Northern States Power Building in 1912 and 1923 respectively. The Medical Building's original tenants comprised a radical new approach to medical practice, then known as a "private joint practice" and later commonly termed the medical clinic. When the Medical Building Clinic ceased operation in 1968 it was one of the oldest known such clinics in the United States. The Northern States Power Building was built to house a new district office of the Northern States Power Company which stabilized electrical service in Red Wing and conducted an important series of experiments related to early rural electrification in the state. While the Medical Building and the NSP Building differ from the St. James in design, period, and use, they were constructed as a physical part of the hotel complex, and as a supplement to the hotel's operations. All three buildings of the complex have been purchased by the Red Wing Hotel Corporation, a group of local businessmen, and have been recently rehabilitated for hotel, shopping, and office use.

# 9. Major Bibliographical References

See continuation sheet - page 2

UTM NOT VERIFIED  
ACREAGE NOT VERIFIED

# 10. Geographical Data

Acreage of nominated property 1.18

Quadrangle name Red Wing

Quadrangle scale 7.5

### UMT References

A 

1	5	5	3	6	8	8	0	4	9	3	4	6	1	0
Zone		Easting				Northing								

B 

Zone		Easting				Northing								

C 

Zone		Easting				Northing								

D 

Zone		Easting				Northing								

E 

Zone		Easting				Northing								

F 

Zone		Easting				Northing								

G 

Zone		Easting				Northing								

H 

Zone		Easting				Northing								

**Verbal boundary description and justification** The easterly 180 feet of block 44, original plat to the city of Red Wing, excepting northerly 90 feet of the easterly 30 feet of lot 6 (a parcel occupied by the Red Wing Iron Works Building: NR 11-14-79)

### List all states and counties for properties overlapping state or county boundaries

state	code	county	code

# 11. Form Prepared By

name/title Britta Bloomberg -- Research Historian-Survey

organization Minnesota Historical Society date January 1980

street & number 240 Summit Avenue-Hill House telephone 612-296-0102

city or town St. Paul state Minnesota

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the Heritage Conservation and Recreation Service.

State Historic Preservation Officer signature Russell W. Fridley

Russell W. Fridley

title State Historic Preservation Officer date 9/23/80

### For HCRS use only

I hereby certify that this property is included in the National Register

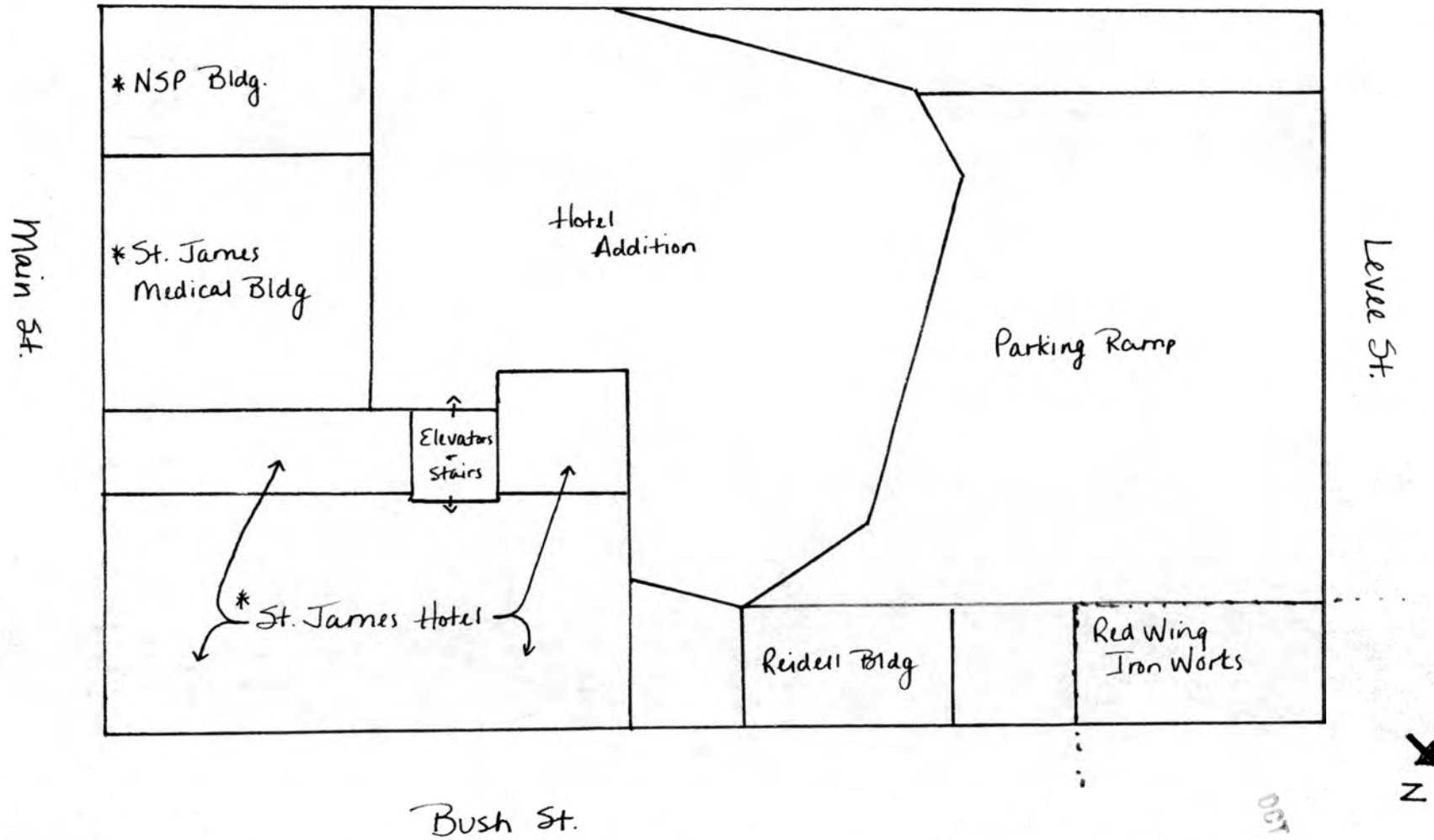
Beth Grosvenor

date 1/8/82

Keeper of the National Register

Attest: Linda Flint McClelland date 12-11-81  
Chief of Registration

St. James Hotel Complex  
Red Wing, Minnesota



\* Pivotal structures

OCT 6 1980

JAN 8 1982

Property St. James Hotel and Buildings

DUE  
12/6/80

State MD, Goodhue Working Number 10.6.80. 2472

TECHNICAL

CONTROL

Photos 8  
Maps 41

HISTORIAN

St James Hotel Complex includes ARCHITECTURAL HISTORIAN  
Hotel (listed in NR in 1977) and 2 adjoining smaller commercial  
bdgs. - St. James medical Bldg (1912) & the No. States Power  
bdgs (1923). all have the mechanical systems and original  
ownership of hotel - thus justifying complex as a unit.

Effort has been made to address individual ARCHEOLOGIST  
eligibility of 2 commercial structures; the medical center  
was one of earliest <sup>public</sup> clinics in US, and the power company  
headquarters provided <sup>reliable</sup> services to area and is associated  
with the delivery of electricity to rural parts of MD.

Call for area of significance, clarification of bd. + sketching OTHER  
boundaries, and description of surrounding area!

J. McCalland

Questions resolved.

11.24.80

Accept 12.4.80 J. McCalland

HAER

Inventory \_\_\_\_\_

Review \_\_\_\_\_

REVIEW UNIT CHIEF

BRANCH CHIEF

KEEPER

National Register Write-up \_\_\_\_\_ Send-back \_\_\_\_\_ Entered \_\_\_\_\_  
Federal Register Entry \_\_\_\_\_ Re-submit \_\_\_\_\_

*St. James Hotel and Buildings*

*MN - Goodhue*

The attached National Register Inventory-Nomination form is being returned to your office for clarification of the information indicated below. PLEASE RETURN THIS FORM WHEN THE NOMINATION IS RESUBMITTED.

**7** Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**8** Statement of Significance: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**9** Bibliography: \_\_\_\_\_

**10** Geographical Data -- Acreage: \_\_\_\_\_  
UTM Reference(s): \_\_\_\_\_  
Verbal Boundary Description: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**12** Certification: \_\_\_\_\_  
Photographic Coverage: \_\_\_\_\_  
Map Coverage: \_\_\_\_\_

Renotification/80 Amendments

Other: *Please resubmit nomination as it is in accordance with forthcoming regulations implementing the Historic Preservation Amendments of 1980.*

Questions concerning this nomination may be directed to *Vinda McDelland* on the National Register staff, telephone *202-343-6401*

Thank you for your attention to the above items.

*Beth Grovener*  
Chief, Branch of Registration

Date: *2.13.81*



Substantive Review

DUF 1/17/82  
82002956 dnr-3

Ina  
Control

Name St. James Hotel and Buildings  
 State, County MN Goodhue Fed Nom or Request-Agency  
 Working Number 10.6.80.2472 Federal Register Date 2.7.83

Nomination  Bldg(s) Within:  
 Determination of Eligibility  Site  Multiple Resource Area  
 On Nomination Form  Object  Thematic Group  
 Structure  
 District

Maps 1/1'  
Photos 8

Nomination prepared by: Action: Check if Appropriate:  
 State Staff  ACCEPT 1/8/82  State Request for Review  
 Local  RETURN  Keeper's Decision to Review  
 Other  REJECT  2nd Return

I. Evaluation of Resource (cont. on back if necessary)

Eligible A & C.  
 McClelland, Arch. Hist.  
 Accept 12-11-81  
 (see earlier comments + integrations)

II. Evaluation of Nomination

	Good			Comments
	Adequate	Poor		
1. Descriptive Statement Short Format <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<input checked="" type="checkbox"/>			lengthy - but in view of collection of bldgs - this was necessary
2. Significance Statement Short Format <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	<input checked="" type="checkbox"/>			brief - to the point - includes context also.
3. Concepts/Integrity	<input checked="" type="checkbox"/>			addition addressed
4. Concepts/Criteria	<input checked="" type="checkbox"/>			ok
5. Concepts/Boundaries	<input checked="" type="checkbox"/>			phone call clarified what on sketch map was included
6. Contextual Evaluation	<input checked="" type="checkbox"/>			brief but adequate

General Comments (cont. on back if necessary):

Reviewer/Date J McClelland

See Attached



St. James Hotel Complex *Bldgs*  
(hotel addition)  
Red Wing, MN; Goodhue County  
Robert Frame  
August 1980  
Minnesota Historical Society, 690  
Cedar Street, St. Paul, MN 55101  
southeast  
no contact number

JAN 8 1982

OCT 8 1980

1/8



27698

St. James Hotel Complex *Bldgs*  
 (pictured on left)  
 Red Wing, MN; Goodhue County ....  
 photographer unknown  
 ca.1945                      JAN 8 1982  
 Minnesota Historical Society, 690  
 Cedar Street, St. Paul, MN 55101  
 General view of Main Street looking  
 northeast  
 contact number 27698      OCT 6 *7/8* 1980

NOTICE: This material may be protected  
 by copyright law (Title 17 U. S. Code)

FROM THE COLLECTIONS OF THE  
 MINNESOTA HISTORICAL SOCIETY  
 THIS PHOTOGRAPH IS FOR REFERENCE USE  
 ONLY. IT IS NOT TO BE REPRODUCED OR  
 DISTRIBUTED WITHOUT PERMISSION



St. James Hotel Complex *Bldgs*  
Red Wing, MN; Goodhue County  
Robert Frame  
August 1980      JAN 8 1982  
Minnesota Historical Society, 690  
Cedar Street, St. Paul, MN 55101  
South elevation      OCT 6 1980 *3/8*  
no contact number



St. James Hotel Complex + *Bldgs.*  
Red Wing, MN; Goodhue County..

Robert Frame

August 1980

JAN 8 1982

Minnesota Historical Society, 690

Cedar Street, St. Paul, MN 55101

South

OCT 6 1980

no contact number

*4/8*



St. James Hotel Complex & *Bldgs*  
Red Wing, MN; Goodhue County

Robert Frame

August 1980

JAN 8 1982

Minnesota Historical Society, 690

Cedar Street, St. Paul, MN 55101

north

no contact number

OCT 6 1980  
*78*



St. James Hotel Complex *& Bldgs*  
Red Wing, MN; Goodhue County  
Robert Frame  
August 1980      JAN 8 1982  
Minnesota Historical Society, 690  
Cedar Street, St. Paul, MN 55101  
northwest      OCT 6 1980  
no contact number      6/8



St. James Hotel Complex & *Bldgs*  
Northern States Power Building  
Red Wing, MN; Goodhue County  
Robert Frame  
August 1980                      JAN 8 1982  
Minnesota Historical Society, 690  
Cedar Street, St. Paul, MN 55101  
south elevation  
no contact number      OCT 8 *man* 7/8



St. James Hotel Complex *and Bldg*  
St. James Medical Building  
Red Wing, MN; Goodhue County  
Robert Frame

August 1980

JAN 8 1982

Minnesota Historical Society, 690

Cedar Street, St. Paul, MN 55101

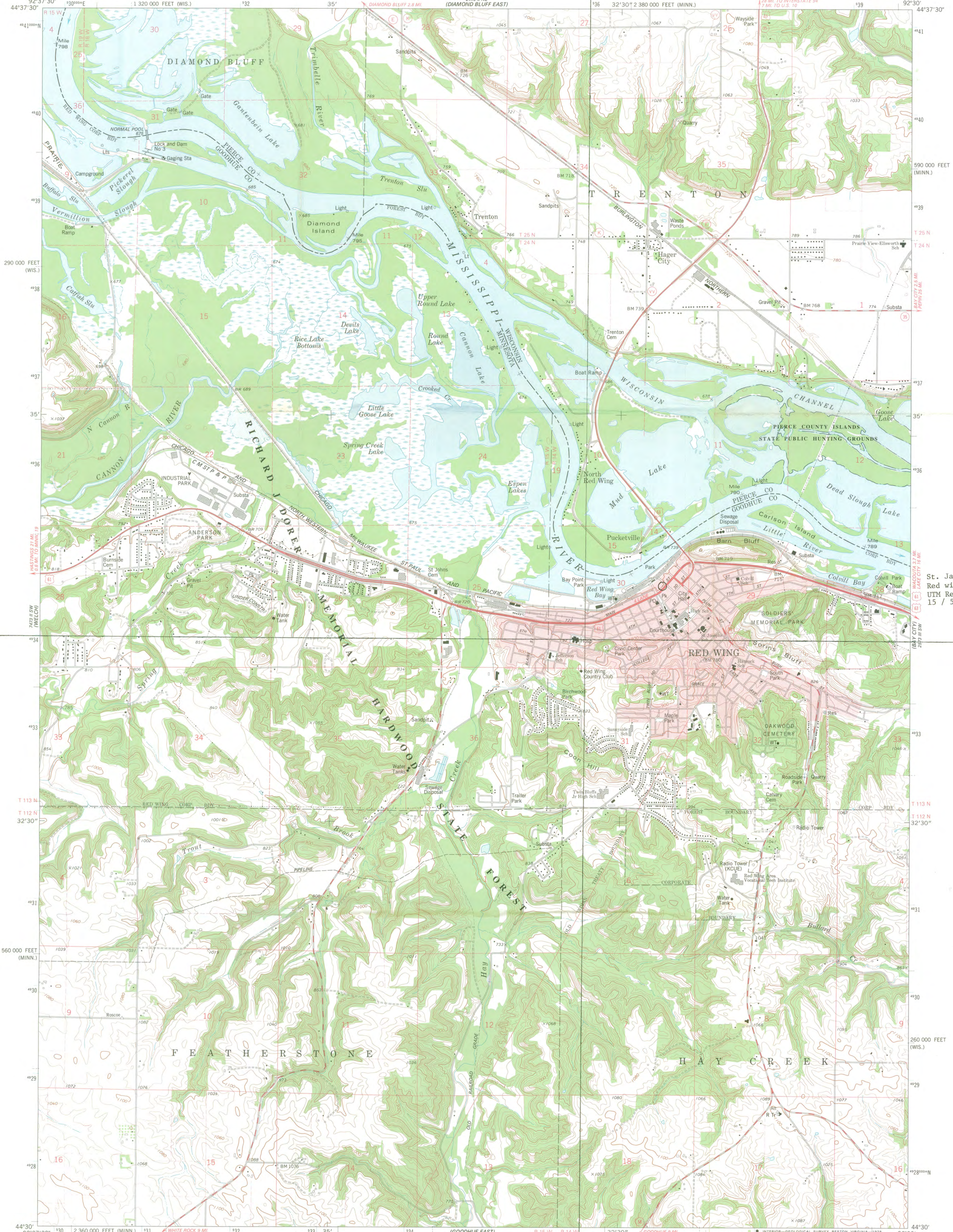
south elevation

OCT 6 1980 8/8

no contact number

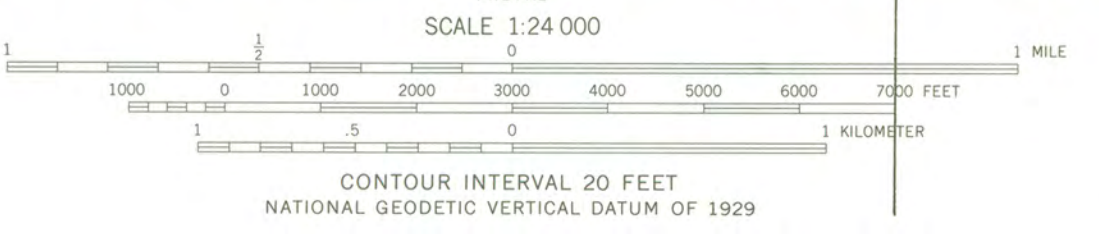
UNITED STATES  
DEPARTMENT OF THE INTERIOR  
GEOLOGICAL SURVEY

RED WING QUADRANGLE  
MINNESOTA—WISCONSIN  
7.5 MINUTE SERIES (TOPOGRAPHIC)



St. James Hotel Complex  
Red wing, MN; Goodhue County  
UTM Reference  
15 / 536880 / 4934610

Mapped, edited, and published by the Geological Survey  
Control by USGS, NOS/NOAA, and Minnesota Highway Department  
Topography by photogrammetric methods from aerial  
photographs taken 1973-74. Field checked 1974  
Projection: Minnesota coordinate system, south zone  
(Lambert conformal conic)  
10,000-foot grid ticks based on Minnesota coordinate system,  
south zone and Wisconsin coordinate system, central zone  
100-meter Universal Transverse Mercator grid ticks,  
zone 15, shown in blue. 1927 North American datum  
Red tint indicates area in which only landmark buildings are shown  
Fine red dashed lines indicate selected fence and field lines where  
generally visible on aerial photographs. This information is unchecked



ROAD CLASSIFICATION

Primary highway, hard surface	Light-duty road, hard or improved surface
Secondary highway, hard surface	Unimproved road
Interstate Route	U. S. Route
	State Route

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS  
FOR SALE BY U.S. GEOLOGICAL SURVEY, RESTON, VIRGINIA 22092  
AND WISCONSIN GEOLOGICAL AND NATURAL HISTORY SURVEY, MADISON, WISCONSIN 53706  
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

RED WING, MINN.—WIS.  
SE/4 RED WING 15' QUADRANGLE  
N4430 — W9230/7.5  
1974



DATE 12-4-80

TELEPHONE REPORT

TIME OF CALL 1000 AM

1. CALL  TO:  FROM (Name)

Bretta Bloomberg

2. ADDRESS (Tel. No. if needed)

MN Shpo.

3. SUBJECT, PROJECT NO., ETC.

St. James Complex

4. DETAILS OF DISCUSSION

MN. Red Wing?

1977 survey questioned whether there was a district. It doesn't seem that there <sup>will</sup> be - instead individually eligible properties have been identified. St. James Complex is largest continuous strip of commercial, historic development

2 districts elsewhere in Red Wing but not downtown area.

Arch f sign: Commerce, architecture, medicine

Boundary: Reidel Bldg is small, non-contributing (1940's), its connected (parking area is included.) by use and is unincorporated in nom. Only Red Wing Iron Works is excluded

NAME OF PERSON PLACING/RECEIVING CALL

TITLE

OFFICE

d. McClelland

A. Huse

NR

---

# MEETING REPORT

---

OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

---

PROJECT: *St. James Hotel and Buildings*

---

LOCATION OF MEETING: *NR*

DATE: *1-14-81*

---

STAFF MEMBER: *L. McClelland*

DIVISION:

---

PARTICIPANT:

ORGANIZATION:

PHONE:

*Carol Skull  
Linda McClelland*

---

REPORT:

*Carol was not concerned by the addition of modern Hotel wing as Ray had been. She felt that it had <sup>been</sup> incorporated into complex as unobtrusively as possible and didn't usually affect historic integrity at all, from the street.*

*She recommended ~~accept~~ when resubmitted in accordance w/ Hist. Pres. Amendments of 1980.*

---

Mr. Russell W. Fridley  
State Historic Preservation Officer  
240 Summit Avenue  
St. Paul, Minnesota 55102

Dear Mr. Fridley:

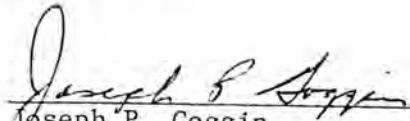
This will confirm that I am fully aware of the effects of listing a property in the National Register of Historic Places. I recognize that, under the National Historic Preservation Act, I am entitled to object to the proposed listing of my property by a notarized, written statement. If I am the sole owner and I object, my property will not be listed. If there are multiple owners of this property and a majority of the owners object, the property will not be listed.

Following is the address of my property:

St. James Hotel Complex  
Bush and Main Streets  
Red Wing, Minnesota

I hereby waive my right to object to the proposed listing and notify you that I request that my property be listed in the National Register at the earliest possible date.

Sincerely,

  
\_\_\_\_\_  
Joseph P. Goggin

November 18, 1981  
\_\_\_\_\_  
(date)



ENTRIES IN THE NATIONAL REGISTER

STATE MINNESOTA

Date Entered JAN - 8 1982

<u>Name</u>	<u>Location</u>
St. James Hotel and Buildings	Red Wing Goodhue County

Also Notified

Honorable Rudy Boschwitz  
Honorable David F. Durenberger  
Honorable Arlen I. Erdahl

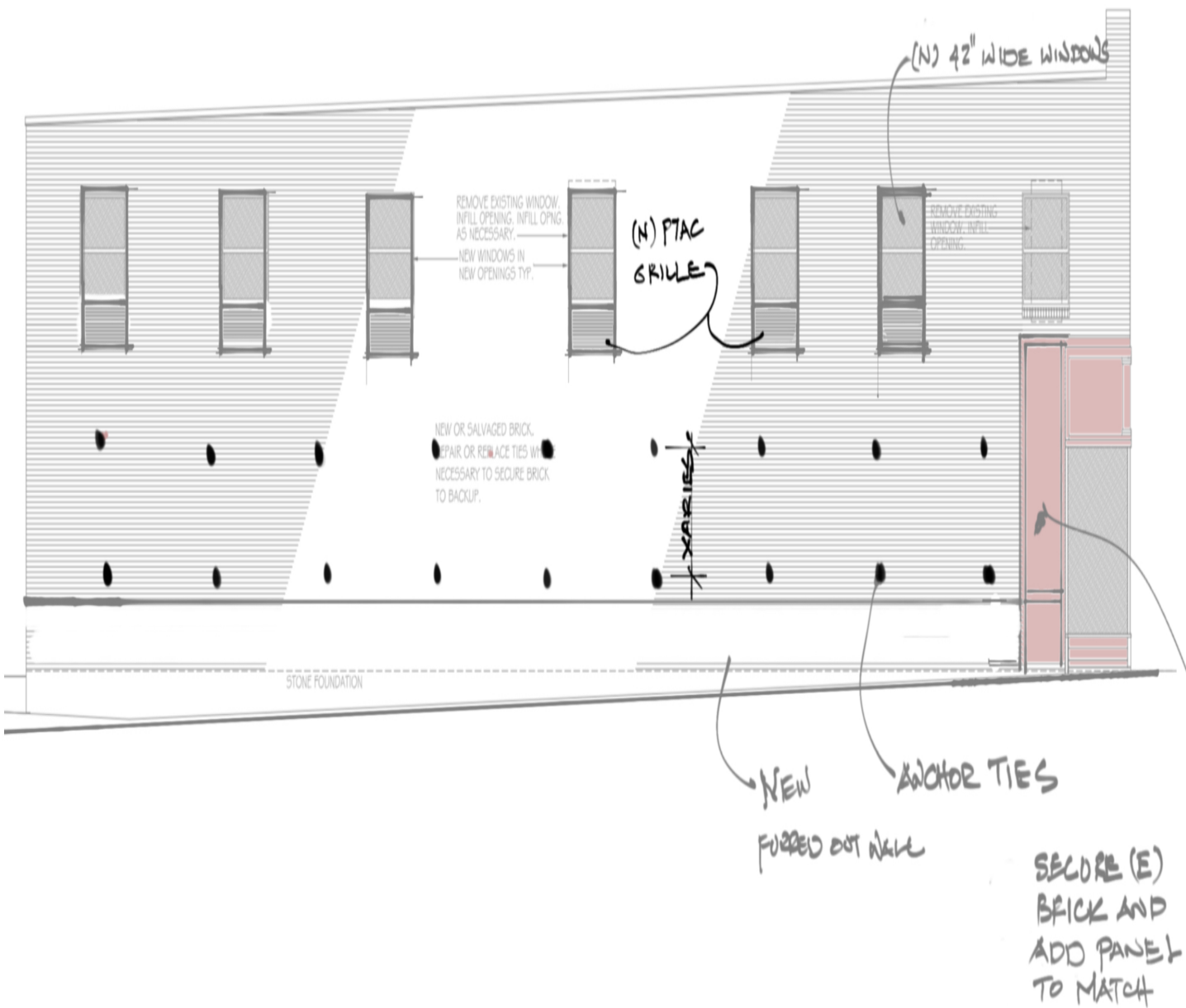
State Historic Preservation Officer  
Mr. Russell W. Fridley  
Director, Minnesota Historical  
Society  
690 Cedar Street  
St. Paul, Minnesota 55101

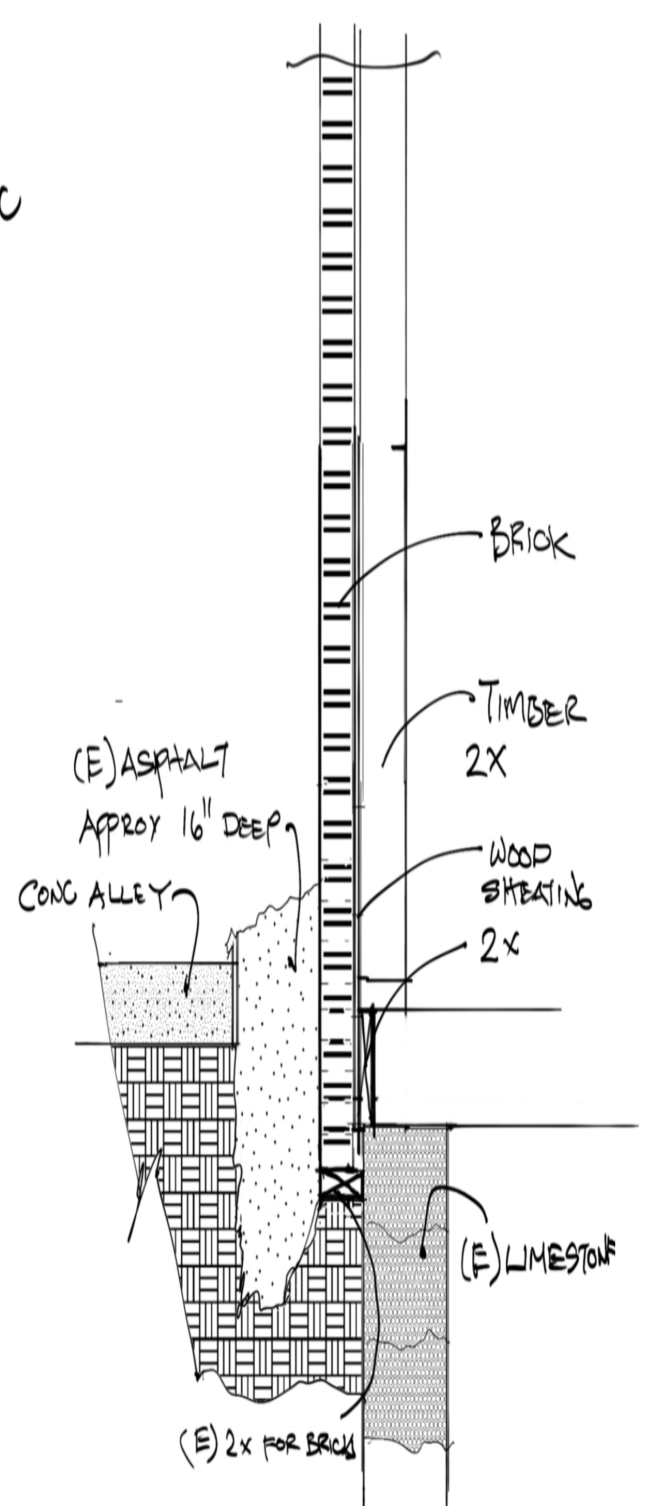
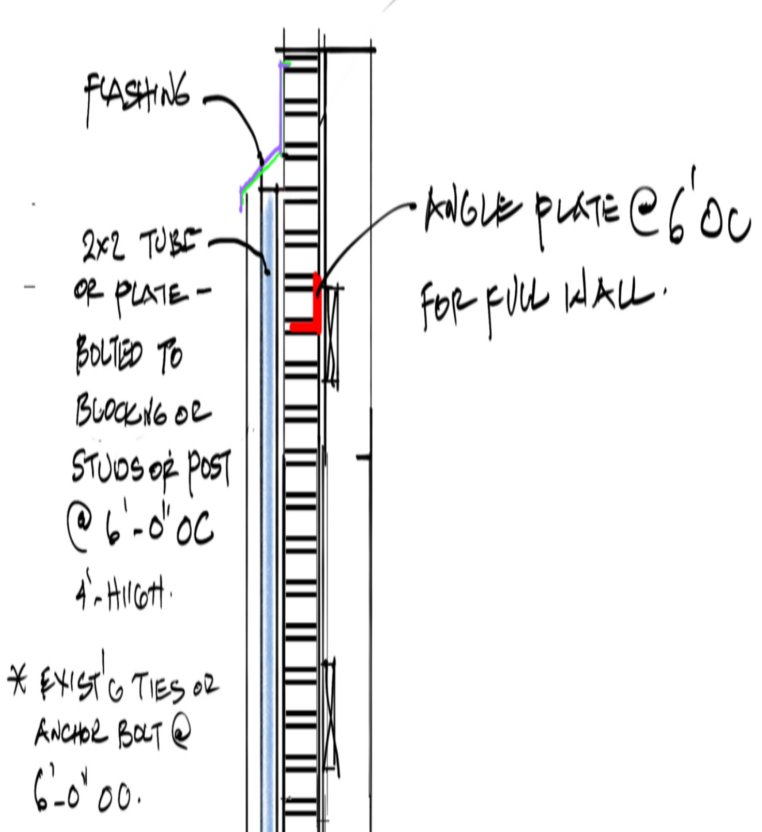
Midwest Region, NPS

NR Eady/mc 1/20/82

For further information, please call the National Register at (202) ~~343-6401~~.

272-3504





NEW CONC CURB, POURED 6" BELOW BRICK  
 NON-STRUCTURAL  
 DO NOT TIE INTO (E) LIMESTONE

**NEW**

**EXIST'G**



NEW LINE OF CUT

NEW WINDOW

NEW DOOR TO BE

EXISTING STAIRS

NEW HARDI PANEL  
OVER WOOD FRAMED



SAMPLE OF BRICK INFILL.



EXISTING



LINTEL OPENINGS



PROPOSED