

**The 543rd 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 Tsui, 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.