

**The 544th Meeting of the Red Wing Heritage Preservation Commission
Regular Meeting
City Council Chambers
September 3, 2025**

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

Members Absent: Commissioner Paul Pflueger (excused absence), Commissioner Lottie Aslakson, Council Liaison Janie Farrar (excused absence)

Others Present: Steve Kohn, Planning Manager / Staff Liaison

1. Call to Order

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

2. Roll Call

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

3. Approval of Agenda

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

4. Approval of Minutes

A. Draft Minutes of the August 5, 2025, Regular Meeting.

Commissioner Tsui requested a minor correction to Item 6A of the minutes:

*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.*

A motion was made by Commissioner Tsui, seconded by Commissioner Majerus and unanimously carried, to approve the August 5 meeting minutes as corrected.

5. Public Comment

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

6. Motions and General Business

A. Design Review: Minor Facelift at 316 Bush Street for Upper Level and Rear Window Replacements.

Staff Liaison Kohn reviewed the proposed window replacement project using photos. He noted that none of the windows are original to the property.

Staff Liaison Kohn also discussed a new awning for the storefront, noting that this is not subject to HPC review. He referenced the staff report and the suggested Findings of Fact, stating that staff recommends approval of the design review for the window replacement project. The applicant, Stephen Gheen, confirmed that the bars on the rear windows will be removed.

A motion was made by Commissioner Nerhaugen, seconded by Commissioner Majerus and unanimously carried, to approve the design review for the window replacement project at 316 Bush Street as submitted.

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

Staff Liaison Kohn provided background information and described the proposed storefront project, noting that the application relates to the two buildings next to the St. James Hotel building. He stated that the project involves going back to a storefront design that more closely resembles the original design. He noted that no significant interior changes are planned, except for a stairway adjustment. He reviewed drawings and photos depicting the current and proposed storefront designs. He stated that the project has been approved for a Downtown Main Street renovation program grant. He discussed proposed materials and colors. He referenced suggested Findings of Fact and stated that staff recommends approval of the design review for the proposed major facelift project, with two suggested conditions:

1. City staff to review and approve the use of exterior brick materials that would closely match the existing facade bricks.
2. City staff to review and approve the hotel entrance signage.

The proposed entrance doors were further detailed. Historical photos were reviewed. The cornices were discussed. Commissioners spoke in support of proposed storefront design and stated that they felt comfortable with the suggested conditions of approval.

A motion was made by Commissioner Tsui, seconded by Commissioner Dicke and unanimously carried, to approve the design review for a major facelift at 406 Main Street as submitted, with the two suggested conditions of approval.

Commissioner Nerhaugen asked if there are plans for renovations to other buildings on this block. Staff Liaison Kohn indicated that renovations are being considered but that no specific proposals have been submitted.

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

Staff Liaison Kohn provided background information and referenced past HPC discussion of the Hallstrom's Building.

Staff Liaison Kohn noted that the applicant has requested modifications to the original project design. He referenced a historic photo of the building. He detailed proposed structural improvements to support the brick facade, including materials and colors, utilizing a concept drawing. Proposed window adjustments were discussed. Commissioners spoke in support of the proposed design solution.

A motion was made by Commissioner Nerhaugen, seconded by Commissioner Majerus and unanimously carried, to approve the design review for the updated plans for 317 Bush Street as submitted.

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

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

Staff Liaison Kohn provided background information and referenced past HPC discussion of the Eagle House project. He reviewed the findings of an investigation performed by a structural engineer. He discussed proposed structural improvements that should allow at least 50% of the existing brick wall to be saved. He reviewed proposed materials and colors. The location of a future parking garage was clarified. The proposed new siding was further discussed. Plans for window and door replacements along the back wall were discussed.

Commissioners expressed support for the conceptual design but requested the submission of more specific information by the applicant relating to the number of windows being proposed on the first level along with the proposed window sills, materials, and colors. The project was further discussed.

A motion was made by Commissioner Tsui, seconded by Commissioner Nerhaugen and unanimously carried, to approve the conceptual design for 325 Plum Street as presented, with final design plans to be submitted for HPC review and approval.

7. Communication Items

A. Staff Status Report.

Staff Liaison Kohn discussed the PreserveMN 2025 conference, noting that Chair Reinke and Commissioner Majerus plan to attend. He reviewed the reimbursement process for mileage and noted that a scholarship grant has been approved.

Staff Liaison Kohn provided an update regarding the Eagle Scout project at the Goodhue County Poor Farm Cemetery.

Staff Liaison Kohn reported that a ribbon-cutting ceremony and tour of He Mni Can – Barn Bluff has been tentatively scheduled on September 24.

Staff Liaison Kohn provided an update regarding the new welcome sign near the Eisenhower Bridge of Valor.

Staff Liaison Kohn discussed environmental and archeological review processes in conjunction with the planned demolition of the former maltery building. He reviewed the anticipated project timeline, noting requirements relating to a Minnesota DEED grant toward demolition costs. He provided historical background information and noted that the applicant plans to salvage as much of the limestone and brick as possible.

B. Commissioner Comments.

Chair Reinke reported that she will be unable to attend the regularly scheduled HPC meeting in October due to a work commitment.

C. Council Liaison Comments.

Council Liaison Farrar was not in attendance.

8. Adjournment

Chair Reinke adjourned the meeting at 6:45 p.m.