



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, November 5, 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. Motion to Approve the Draft Minutes of the October 1, 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 420 W. 3rd Street, Replace Upper Windows on Main Facade

6.B. Design Review - Amendment to Approved Minor Facelift Design Review at 406 Main Street, New Storefronts

6.C. Design Review - Minor Facelift, Porch Removals and Replacement at 626 East Avenue

6.D. Design Review - Minor Facelift, New Windows on Alley Facade at 309-313 Plum Street

6.E. Design Review - New Building Sign at 309 - 313 Plum Street

- 6.F. Design Review - Request to Approve Final Plans for Major Facelift on Rear Facade and Replace Existing Wall Caps at 325 Plum Street
- 6.G. Design Review - Projecting Sign at 409 W. Third Street
- 6.H. Design Review - Amendment to Approved Awning Sign at 219 Bush Street
- 6.I. Review 2024/2025 Certified Local Government Annual Report

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 545th Meeting of the Red Wing Heritage Preservation Commission
Regular Meeting
City Council Chambers
October 1, 2025**

Members Present: Commissioners Kent Tsui, Lottie Aslakson, Paul Pflueger, and Sue Dicke

Members Absent: Chair Brooke Reinke and Commissioner Jenifer Majerus (excused absences), and Commissioner Ruth Nerhaugen.

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

1. Call to Order

Commissioner Tsui called the meeting to order at 5:30 p.m.

2. Roll Call

Roll call was conducted. Commissioners Tsui, Dicke, Aslakson, and Pflueger were in attendance.

Chair Reinke and Commissioner Majerus previously indicated they would be absent.

Commissioner Nerhaugen was absent and unexcused.

3. Approval of Agenda

Staff Liaison Kohn asked if Item 6C could be added to the agenda. A motion was made by Commissioner Tsui, seconded by Commissioner Aslakson, to approve the agenda as amended. A vote was conducted, and the motion carried unanimously by a vote of 4:0.

4. Approval of Minutes

A. Draft Minutes from the September 3, 2025, Regular Meeting.

A motion was made by Commissioner Dicke, seconded by Commissioner Aslakson, to approve the minutes as drafted. A vote was conducted, and the motion carried unanimously by a vote of 4:0.

5. Public Comment

Staff Liaison Kohn reviewed the public comment procedure.

No one wished to address the Commission.

6. Motions and General Business

A. Design Review: A-Frame Sign for Adjourn at 413 Main Street.

Staff Liaison Kohn provided background information and discussed the proposed A-frame sign project. 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 A-frame sign.

A motion was made by Commissioner Aslakson, seconded by Commissioner Dicke to approve the design review for the proposed A-frame sign. A vote was conducted, and the motion carried unanimously by a vote of 4:0.

B. Design Review: A-Frame Sign for Whimsy’s by Krista, 325 Main Street.

Staff Liaison Kohn provided background information and discussed the proposed A-frame sign project. He stated that the proposed sign meets all of the sign ordinance requirements, and the Commission has approved signs like it in the past. He noted that staff recommends approval of the design review for the proposed A-frame sign.

Commissioner Dicke asked if there would be any concern with the number of signs on the sidewalk. Staff Liaison Kohn noted that every business gets one sign per business and discussed the requirements to be in compliance.

A motion was made by Commissioner Dicke, seconded by Commissioner Pflueger to approve the design review for the proposed A-frame sign. A vote was conducted, and the motion carried unanimously by a vote of 4:0.

C. Design Review: St. James Hotel at 406 Main Street.

Staff Liaison Kohn provided background information and noted that, due to some unexpected finds during the teardown process, the project proposal is changing. He reviewed the original approved drawing of the storefront and noted what changes would need to be made due to what was found. He shared the proposed drawing of the storefront as it would be now with the changes. He also discussed that during teardown, they found some limestone where it was thought to have needed concrete, but now they would like to keep the limestone. He noted that approval was needed to keep a good timeline for the project. He stated that the brick has been approved for the project as well. He noted that staff are asking to accept the changes and that findings should not be changed based on approval at the last meeting.

Commissioners expressed support for the proposed design and noted some of the historical designs of the building. Staff Liaison Kohn stated that it is hard to know what some of the parts of the building were used for because the historical pictures do not show it.

A motion was made by Commissioner Dicke, seconded by Commissioner Aslakson to approve the design review for the changes to the St. James hotel. A vote was conducted, and the motion carried unanimously by a vote of 4:0.

7. Communication Items

A. Staff Status Report.

Staff Liaison Kohn thanked the Commission for being flexible with the projects.

Staff Liaison Kohn provided an update on the Eagle and the work that is being done to get the plan approved by the HPC.

Staff Liaison Kohn reported that the Hallstrom's Building is coming along and that many of the items that were approved are starting to be seen. He stated that the Gladstone project was shutting down the alley and causing some backup. He noted that the interior might be ready in as soon as 30 days. He noted that the Boxrud building is moving along and that tenants have moved into some of the apartments.

Staff Liaison Kohn provided an update on the Malting Building regarding the archeology study that has taken place in Phase 1. He added that he expects the HPC to get an update from them soon.

Staff Liaison Kohn noted that the ribbon-cutting ceremony for Barn Bluff took place. He also thanked the Commissioners who were at the ceremony for attending. He discussed that WCCO News would be doing a Finding Minnesota on the Lime Kiln.

Staff Liaison Kohn reported that Hanisch Bakery has almost wrapped up their project and is working on a few things that were required for approval by the HPC.

Staff Liaison Kohn discussed the need for businesses to have a permit to have A-frame signs outside of their business. He asked for ideas for the business owners who are trying to get more traffic on Sundays and want to put the A-frame sign on the corner to attract customers, but regulations do not allow that. Council Liaison Farrar asked about how the sign ordinance that was approved by the City Council affects the HPC. Staff Liaison Kohn noted that it does not really affect the HPC because of their own regulations for signs. Council Liaison Farrar asked how the Commissioners should respond if questioned about the sign ordinance. Staff Liaison Kohn noted that it could affect the downtown area a little bit, but most of the ordinance was improved to make it legally defensible in court.

Commissioner Tsui asked how the conference went. Staff Liaison Kohn noted that there was not much feedback at this point, but at the November meeting, they will ask the Commissioners who attended for an update.

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

B. Commissioner Comments.

Commissioner Tsui commented on the ribbon-cutting ceremony and the specialness of Prairie Island tribal members being present.

Commissioner Pflueger commented on the A-frame signs, the importance of having businesses open on Sunday for the community, and encouraging or incentivizing

businesses to be open. Council Liaison Farrar noted that it is a good idea for the HPC to work with downtown Main Street or the Chamber to find out how the Commission can help figure out the best solution. Commissioner Pflueger expressed that anything the HPC can do to help businesses be open on Sunday would be beneficial. Staff Liaison Kohn provided a suggestion for a sign with a QR code and when businesses are open. Council Liaison Farrar suggested this might be something that is already in place and could be added too for Sunday. Commissioner Dicke suggested having an exception for Sundays. Council Liaison Farrar noted the free parking in the City and how that would help.

C. Council Liaison Comments.

Council Liaison Farrar further discussed the 2026 budget planning process and noted that a preliminary budget had been set.

8. Adjournment

Commissioner Tsui adjourned the meeting at 6:10 p.m.

Agenda Item

6.A. – Heritage Preservation Design Review for Eagle Brook Church - Minor Facelift at 420 W. Third Street, New Upper-Level Windows on Main Facade

Action Requested

Motion to Adopt Staff Recommendation

Attachments

- Specifications/Current Photos
- Downtown Preservation Design Guide References

Prepared By

Steve Kohn, Planning Manager, October 29, 2025

Background

Eagle Brook Church, 420 W. Third Street, has submitted a Design Review application for a Minor Facelift involving the replacement of all upper story windows on the main façade. The upper level on the main façade consists of five window bays and includes 17 fixed windows and 17 fixed transom windows above. The existing windows are constructed of wood. The applicant is proposing to install aluminum windows with the same configuration and same color.

The existing front façade upper level windows are not original to the building. The windows were installed in 1998 and are now showing multiple areas of rot. Framing around some of the windows is also showing rot. Due to this, the applicant is proposing to replace the windows, repair rotted framing, and wrap the existing wood framing with aluminum to match the windows. The proposed replacement windows are also fixed (they do not open).

The building, historically known as the Goodhue County Co-op Department Store, was constructed in 1916. During the 1940s, the building was covered in a metal skin above the storefront, which included the covering of all the upper level windows. The original windows (“Chicago Style”) included a fixed central pane (on the three center bays) and had operational windows on the sides. As mentioned above, the existing windows were installed in 1998. That project generally kept the appearance of the original windows, but did not include operational windows. The applicant’s proposal is consistent with the 1998 project, with the exception of material.

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 (church/gathering space).

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 that is designed to match the existing windows. 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 are original to the building and have no historical significance. The applicant is proposing new aluminum windows that are a match to existing wood windows on the upper level façade. The applicant is proposing window 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.

Remove Wood Window openings x 5 each. Replace with aluminum storefront windows of similar color.

Note that there are two different configurations. Two openings with 8 lites and three openings with 6 lites.

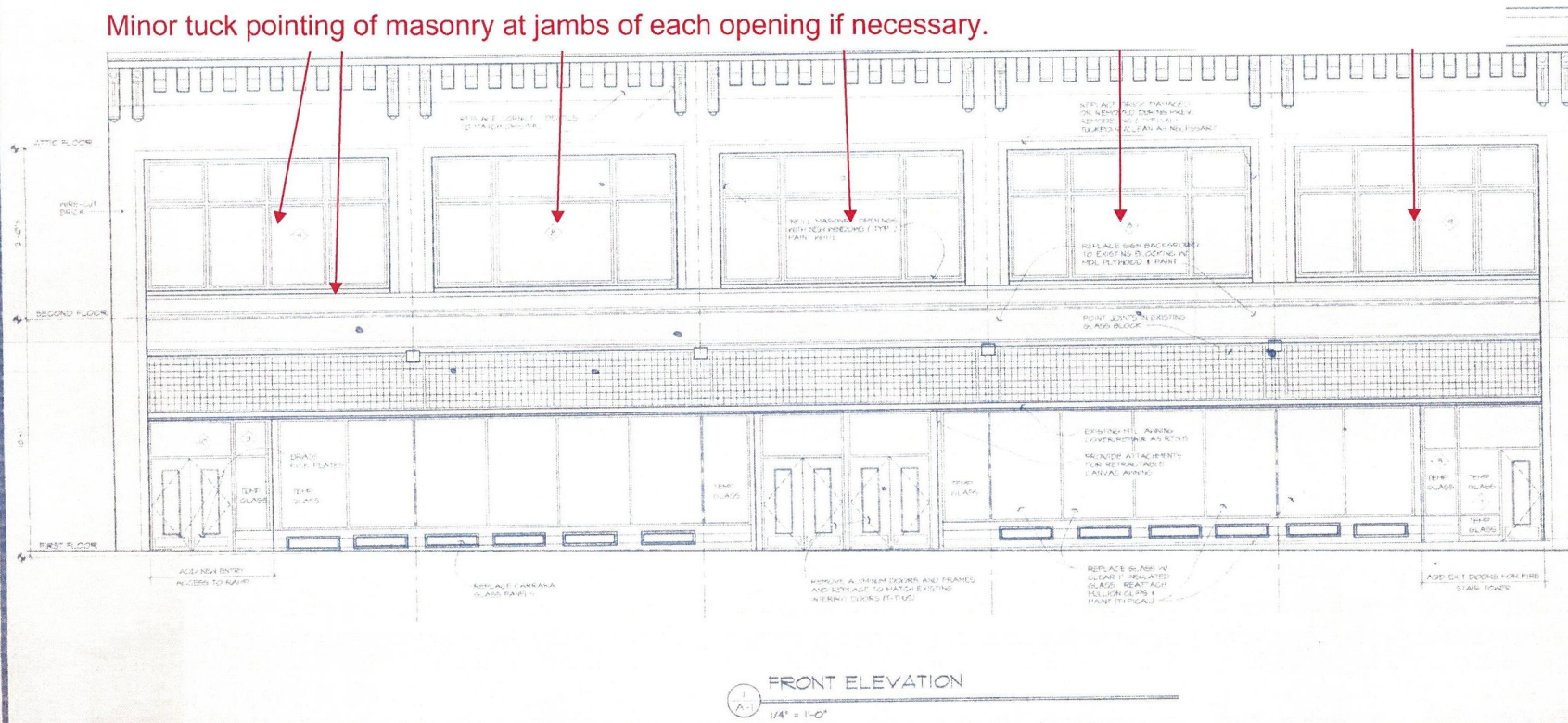
Remove and replace rotted wood sill trim and wood blocking as required to complete the window replacement.

The new windows will be aluminum windows with the same vertical and horizontal mullion, jamb and head dimensions.

Seal Perimeter of windows as recommended by manufacturer.

New solid surface window sills and trim on the interior.

Minor tuck pointing of masonry at jambs of each opening if necessary.



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| DESIGNED: | G.M. |
| DRAWN: | E.C. |
| CHECKED: | D.M. |
| PROJECT: | 2002 |
| REVISIONS: | |

RELEASED FOR BIDS

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the state of Minnesota (architectural only)
AUG 04 2003

Reg. No. 4060
Date:

L & K HOBBBS BLDG. MINNESOTA
RED JUNG

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly registered engineer under the laws of the state of Minnesota.

Reg. No.
Date:

L & K HOBBBS BLDG. MINNESOTA
RED JUNG

architecta plus
203 n.w. first ave.
faribault, minn.
507/934-2251 55021
507/233-6732
507/334/8850 (fax)



EXTERIOR ELEVATIONS

A-1

EAGLE BROOK CHURCH—WINDOWS

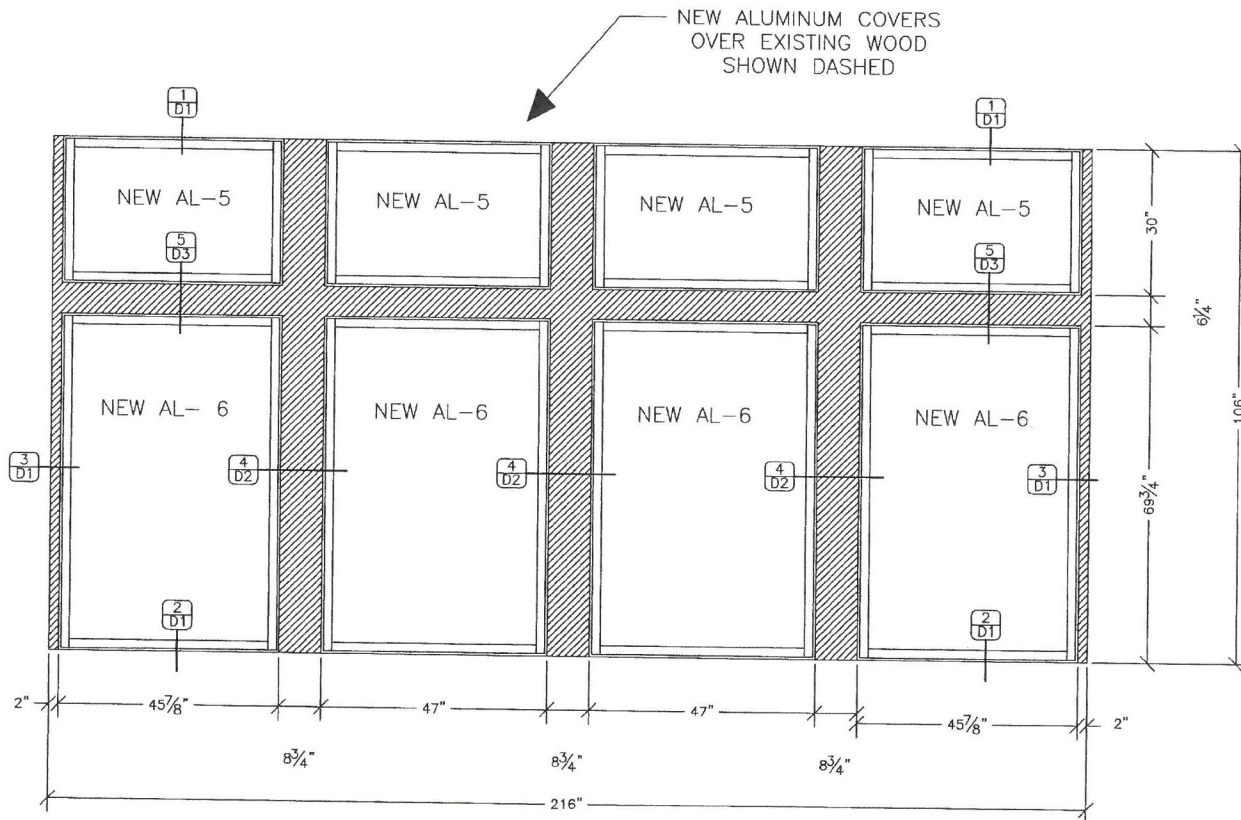
RED WING, MN

GENERAL NOTES:

1. FRAME TYPE: EFCO S960 [1 3/4" X 6"]
2. FINISHES: PAINTED FINISH—VERIFY COLOR
3. GLASS TYPE: [GL-1] – 1" CLEAR INSULATED SOLARBAN 60 #2 ANNEALED/ANNEALED

**ALL DIMENSIONS TO BE
FIELD VERIFIED**

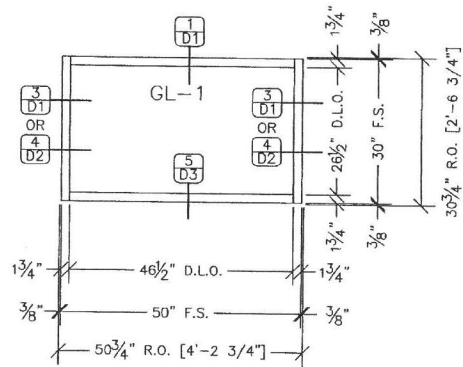
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| CONTRACTOR: | SHEBHY CONSTRUCTION | | | | | | |
| ARCHITECT: | NONE | | | | | | |
| DATE DRAWN: | 10/06/2025 | | | | | | |
| DRAWN BY: | ROGER | | | | | | |
| PROJECT NO. | 5645-25 | | | | | | |
| SHEET NO. | T1 | | | | | | |
| INGLAS, LLP | 1418 CARROLL AVE ST. PAUL, MN 55104 651-645-4438 | | | | | | |
| EAGLE BROOK CHURCH | RED WING MN—WINDOWS | | | | | | |



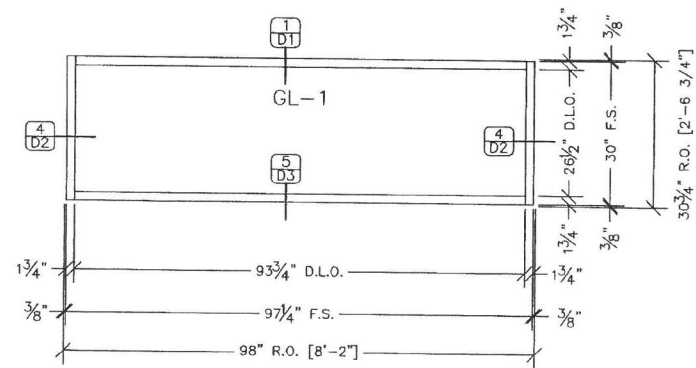
WD2 2 THUS - EXISTING EXTERIOR WOOD WINDOW WITH NEW ALUMINUM WINDOWS AND ALUMINUM COVERS
 SYSTEM: S960 [1 3/4" X 6"]

FIELD VERIFY
 ALL DIMENSIONS

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| INGLAS, LLP | 1418 CARROLL AVE ST. PAUL, MN 55104 651-645-4438 | | | | |
| EAGLE BROOK CHURCH | RED WING MN - WINDOWS | | | | |
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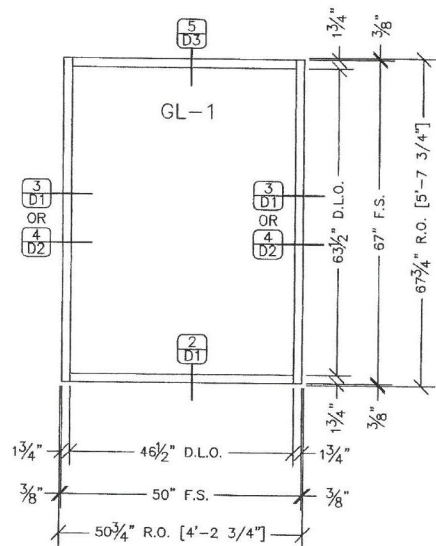


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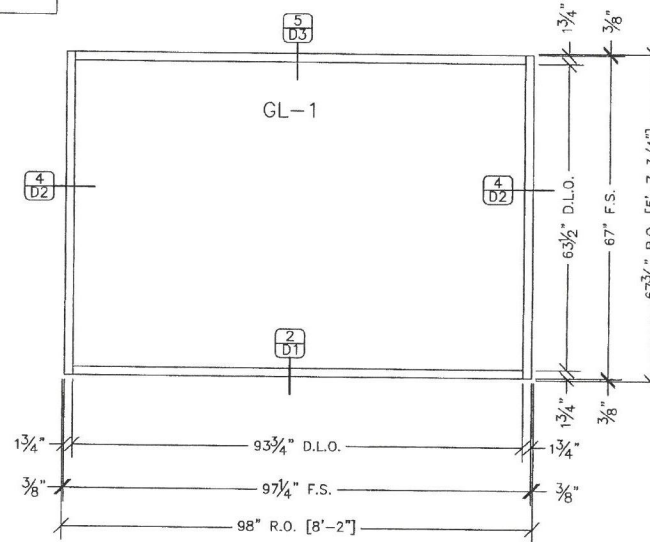


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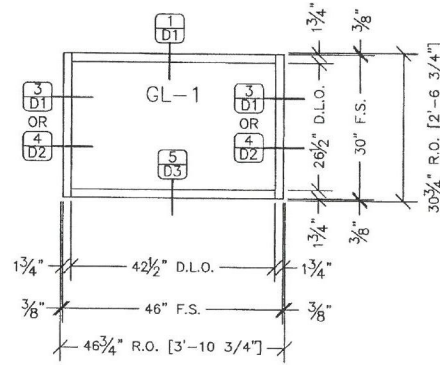
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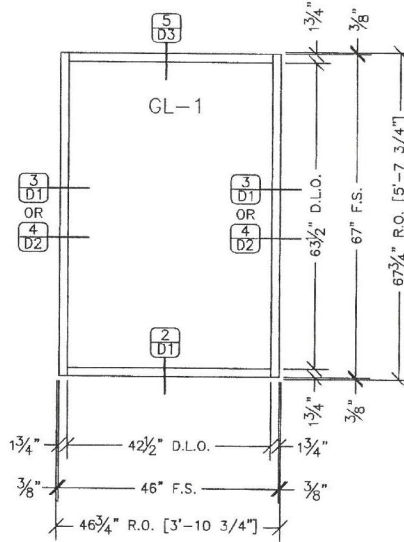
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| INGLAS, LLP | | 1418 CARROLL AVE. ST. PAUL, MN 55104 651-645-4439 | |
| EAGLE BROOK CHURCH | | RED WING MN - WINDOWS | |
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| PROJECT NO. | | 5645-25 | |

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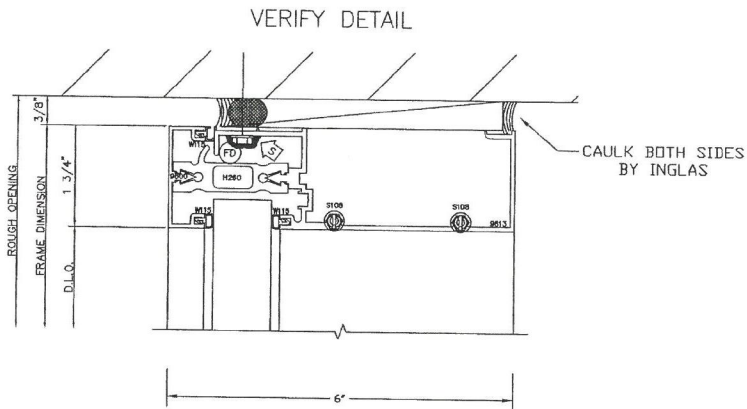


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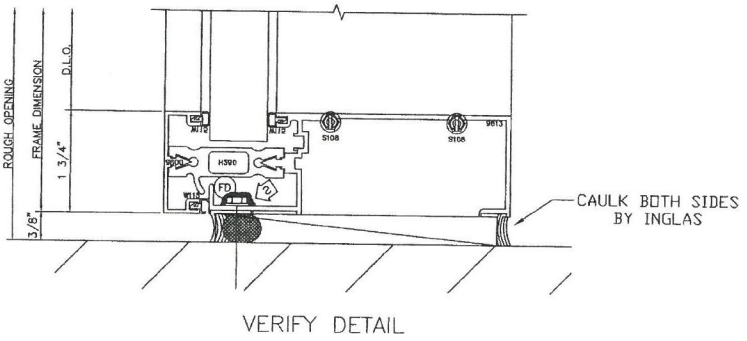
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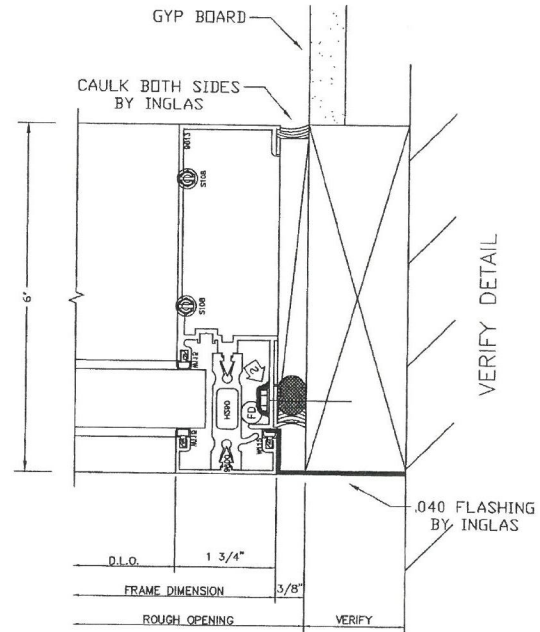
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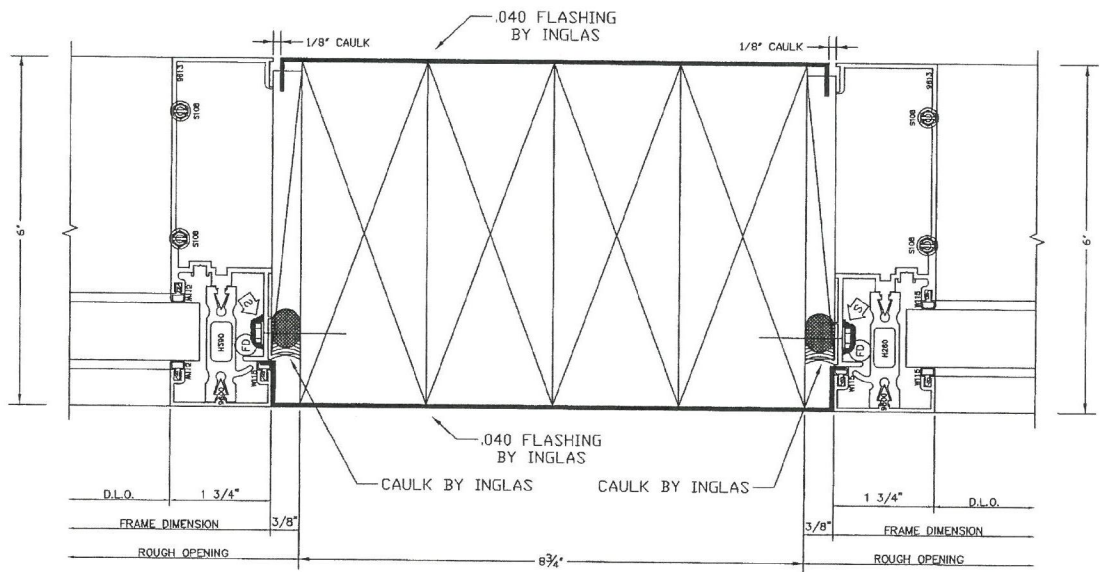
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EAGLE BROOK CHURCH



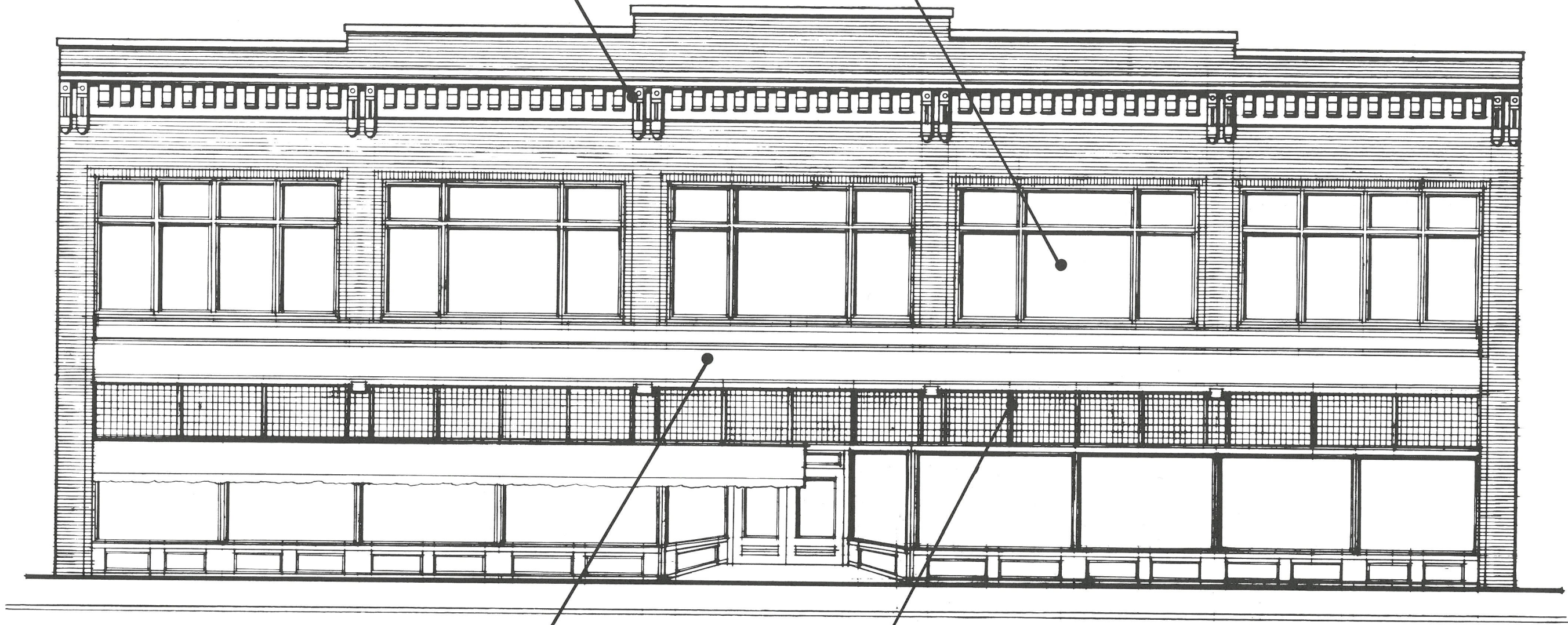


INSPECT ROOFING
AND FLASHING.

RECONSTRUCT
WOOD CORNICE
WITH BRACKETS.

INSULATED WOOD
WINDOW UNITS.

CHEMICALLY CLEAN AND
TUCKPOINT BRICK AND
STONE.



AREA FOR FLUSH
MOUNTED SIGNAGE.

PRISM GLASS
TRANSOMS.

RECONSTRUCT WOOD
STOREFRONTS WITH
CLOTH AWNINGS.

PROPOSED

REMOVE METAL
CLADDING.

REPLACE WINDOWS.

REMOVE SIGNAGE.



REPLACE STOREFRONTS.

REMOVE METAL AWNING.

EXISTING

Agenda Item

6.B. – Heritage Preservation Design Review for St. James Hotel - Major Facelift at 406 Main Street, REVISION REQUEST #2

Action Requested

Motion to Adopt Staff Recommendation

Attachments

- Drawings

Prepared By

Steve Kohn, Planning Manager, October 28, 2025

Background

In September, the St. James Hotel 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 was proposed for removal and replacement. The proposal was approved by the HPC.

In October, the applicant asked for the approval of several revisions to the storefronts based on structural findings revealed during demolition of the existing storefronts. The request was approved by the HPC.

Additional demolition of the westernmost storefront (NSP Building) found structural limitations that prevent transom windows above the new storefront. Due to these conditions, the applicant is asking for another revision to the plans. The applicant has submitted a new elevation drawing that shows the transom windows replaced with decorative brick work. This space will most likely be used for signage in the future and the elevation drawing shows a conceptual sign. The applicant also noted that a sign board may be placed in that area (see additional option created by staff). Either way, the applicant will not be able to install windows in this area.

The applicant would like to move ahead with preliminary construction and needs approval from the HPC to eliminate the transom windows on the westernmost storefront.

Staff Recommendation

Staff would recommend a motion to allow either the brick infill or a signboard to be placed above the storefront to replace the transom windows. A Design Review for the final sign design would be required in the future.

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| 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. 9898
 Date Oct 01, 2025

ST. JAMES HOTEL
 RED WING, MINNESOTA

DJ MEDIN
 architects, inc.
 203 N.W. First Ave.
 Faribault, MN 56021
 507/334-2252

EXTERIOR ELEVATION

A2.0



1
 A2.0
EXISTING ELEVATION
 SCALE: 3/16" = 1'-0"



2
 A2.0
PROPOSED ELEVATION
 SCALE: 3/16" = 1'-0" 08-22-25

APPROVED
 10/1/25

3
 A2.0
CANOPY (SIDE)
 SCALE: 3/16" = 1'-0"

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Agenda Item

06.C. – Heritage Preservation Design for a Major Facelift to 626 East Avenue

Action Requested

Motion to Adopt Staff Recommendation

Attachments

- Narrative
- Plans and Elevation Drawings
- Photos of Existing Building

Prepared By

Steve Kohn, Planning Manager, October 29, 2025

Background

David Heide Design Studio, St. Paul, MN, on behalf of Sara Hoffman, 626 East Avenue, has submitted an HPC Design Review application for a Major Facelift. The proposal involves the removal and reconstruction of an existing dilapidated porch on the front façade, which faces East Avenue; the restoration of a dining porch facing W. 7th Street; and the removal and reconstruction of the rear porch, also facing W. 7th Street. The applicant has provided a narrative of the project, along with elevation drawings, a site plan, and photos. See attached.

The Classical Revival style house, historically known as the C. Friedrich House, was constructed in 1896 and was designed by prominent Minnesota architect Clarence H. Johnston, Sr.. The house is located within the locally designated *South End Residential Conservation District* and also the National Register of Historic Places' *Red Wing Historic Mall District*. (The locally designated *Red Wing Historic Mall District* does not share the exact boundaries with the NRHP district of the same name). The NRHP lists the house as a "pivotal" building in the District.

The project must be reviewed by the HPC using the guidelines and regulations established for the City's Conservation Districts, not the guidelines and regulations established for Red Wing's Historic Districts. The structure is considered to be contributing to the South End Residential Conservation District.

The project also includes reroofing, chimney repair, and painting of the entire home.

Analysis

As mentioned above, the property is located in the South End Residential Conservation District, which is a much different design review process from a historic district. The Commission shall review applications relating to major elevations and new construction of principal buildings or structures for compatibility of said addition or new construction with standard characteristics found within the Neighborhood Conservation District. Said standard characteristics shall be established for the following:

- Building/Structure height
- mass of Building/Structure
- volume
- scale of adjacent Buildings/Structures

- roof lines
- site setbacks
- proportion of door and window openings
- directional expression of Buildings/Structures

Building/Structure Height – The proposal will not impact building height. The proposal includes rebuilding existing porches in the same footprints and will not change the roofline.

Mass of Building/Structure – The mass of the building will be almost identical to existing conditions.

Volume - The volume of the building, the space it takes up, will remain the same and will not have an impact on the home or District. The proposed porch reconstructions will match the footprints of the existing porches and utilizes a similar design; only the material and fine detailing will change.

Scale of Adjacent Buildings/Structures – Consistent. No change.

Roof Lines – The proposed roof line of the porch will not change from existing conditions.

Site Setbacks – No change.

Proportion of door and window openings – No change.

Directional expression of buildings/structures – No change.

It appears that the proposal will have minimal impact on the structure or the South End Residential Conservation District in regard to the review criteria established for a conservation district. Due to deterioration and structural failure, all three porches obviously need attention. The applicant has hired a very qualified architect and contractor for the project and the general form of all three porches will be retained. Original detailing will be replicated as much as possible.

The front porch is a key design element for the home and will be the most visually impacted by the proposed work, due to the removal of the upper and lower railings. The railings are being eliminated due to project costs; however, the new design will allow for the railings to be added in the future, if desired.

Staff Recommendation

Based on the above analysis, staff recommends that the HPC approve the Design Review as submitted.

City of Red Wing Heritage Preservation Design Review

626 East Avenue, Red Wing MN 55066

Prepared by David Heide Design Studio on behalf of Sara McCormack Hoffman

A short narrative of the work to be done and how the work relates to the building's architectural history:

The house at 626 East Avenue was designed by prominent Minnesota architect Clarence H. Johnston Sr. and built in 1896. It occupies a corner lot at the intersection of East Avenue and West 7th Street in the Red Wing South End Residential Conservation District.

The goal of the work to be completed is to address exterior structural and maintenance issues in a manner befitting the historic character of the house, while utilizing long-lasting materials requiring minimal maintenance, and with respect to the client budget.

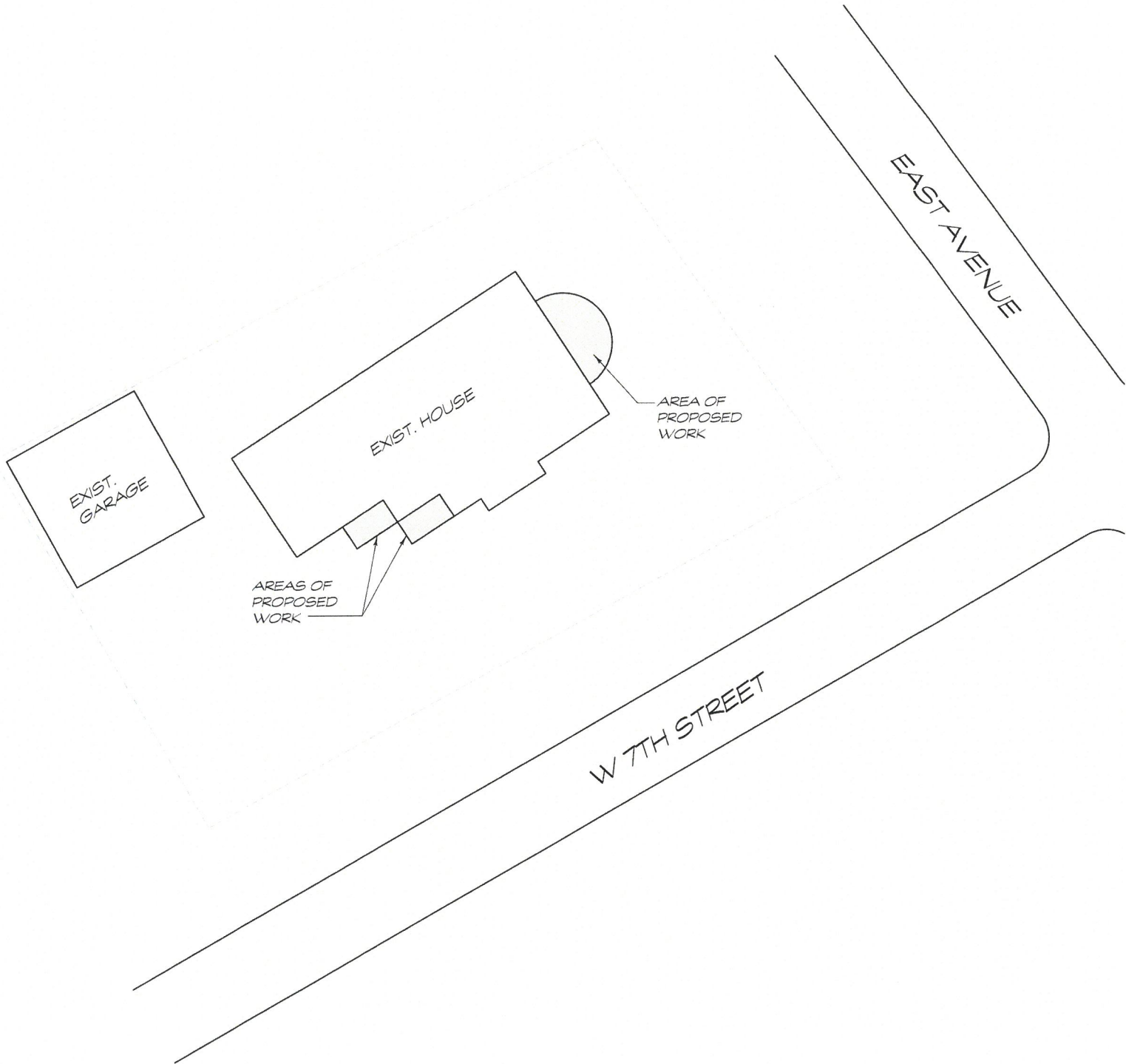
Three porches on the house require reconstruction due to structural and material failings. On the East Avenue (front) façade of the house, the large round entry porch can no longer be utilized due to a collapse of the wood front steps and floor structure. Investigation revealed that footings below were inadequate, necessitating a total rebuild of the porch. Our proposal is to reconstruct this porch in the same rounded footprint of the original, with columns, mouldings, and decorative elements to match original but utilizing composite and fiberglass materials. Additionally, our design omits the railing and balusters from between the columns and on top of the porch roof. This change reduces the budget of the project per client request. However, the design allows for these elements to be added at a future date.

On the West 7th Street (side) façade, a covered dining porch requires a smaller scope. The buckling wood porch floors will be replaced with a hardy lpe wood floor, the failing beadboard ceiling replaced with matching beadboard, and the unsafe wood stairs removed entirely. To accommodate the removal of the steps, the existing wood railing and balusters will be salvaged and repaired, and a new section of railing and balusters will be added at each end of the original portion.

Additionally on the West 7th Street façade, the rear porch experienced severe sagging and pulled away from the house. The structural failings require a complete rebuild of this porch. We propose rebuilding this porch to match the original design, with the alteration of the location of the steps. Previously, the steps abutted the wood lattice of the dining porch. The revised design relocates the

steps to the Southwest corner, improving the navigability, shoveling, and wear on the structures. The porch is proposed to be reconstructed in fiberglass and composite materials for improved durability and maintenance.

Each restoration and alteration proposed is done with the utmost respect for the noteworthy historic architecture, while also acknowledging that there are realistic constraints to client budget and practical considerations to ensure the house is able to be maintained by current and future owners.

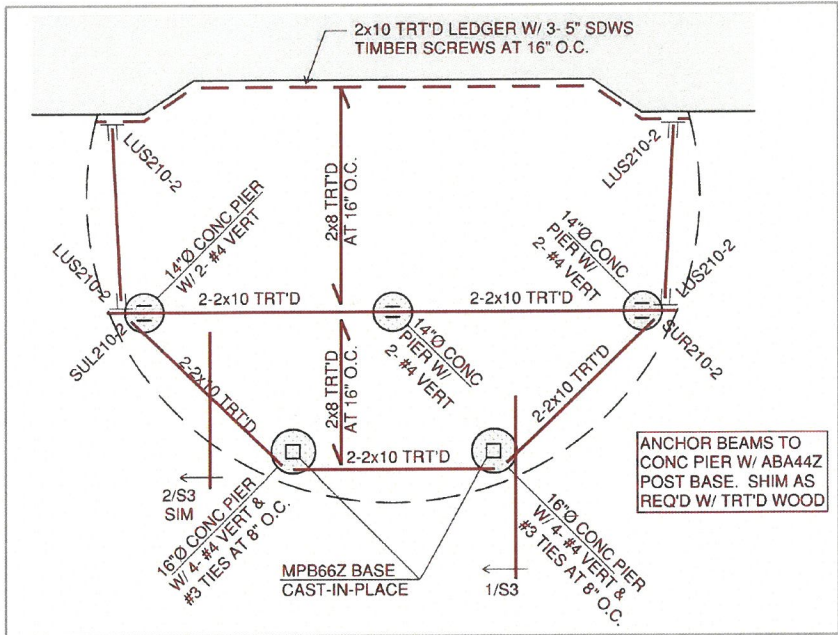


1
SK1

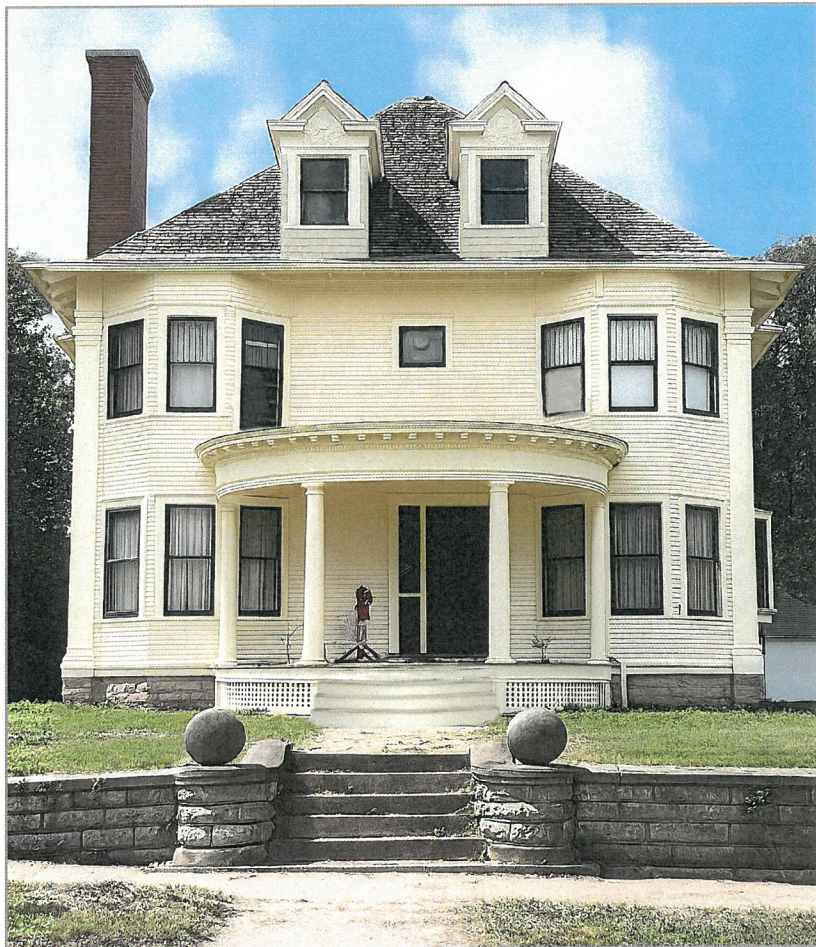
SITE PLAN

MCCORMACK HOFFMAN
10.25.2025





FOOTING PLAN



RECONSTRUCT FRONT PORCH TO MATCH EXISTING. OMIT RAILINGS AND BALUSTERS. MATCH DETAILS AS CLOSELY AS POSSIBLE WHILE UTILIZING COMPOSITE AND FIBERGLASS MATERIALS. PROVIDE IPE DECKING & BEADBOARD CEILING.

1
SK3

FRONT PORCH
1/4" = 1'-0"

MCCORMACK HOFFMAN
10.25.2025





STAINED & VARNISHED
BEADBOARD CLG TO
MATCH DOOR COLOR

ADD EXTERIOR SCNCE
& MAILBOX ON WALL

HALF POST & BALL
FINIAL

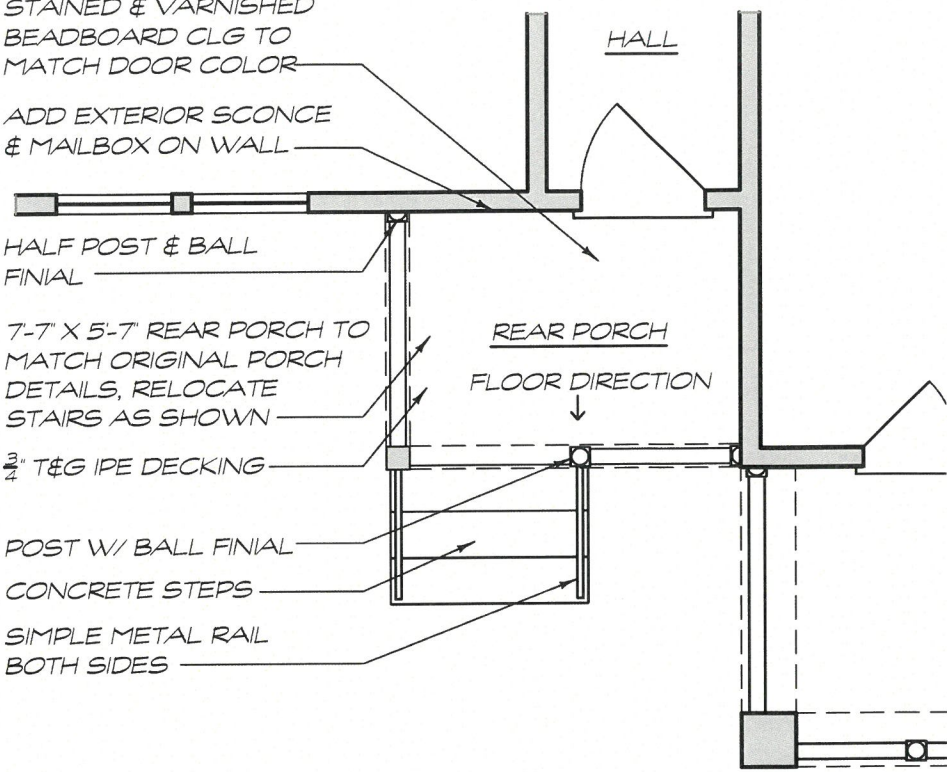
7'-7" X 5'-7" REAR PORCH TO
MATCH ORIGINAL PORCH
DETAILS, RELOCATE
STAIRS AS SHOWN

3/4" T&G IPE DECKING

POST W/ BALL FINIAL

CONCRETE STEPS

SIMPLE METAL RAIL
BOTH SIDES



HALF POST & BALL
FINIAL

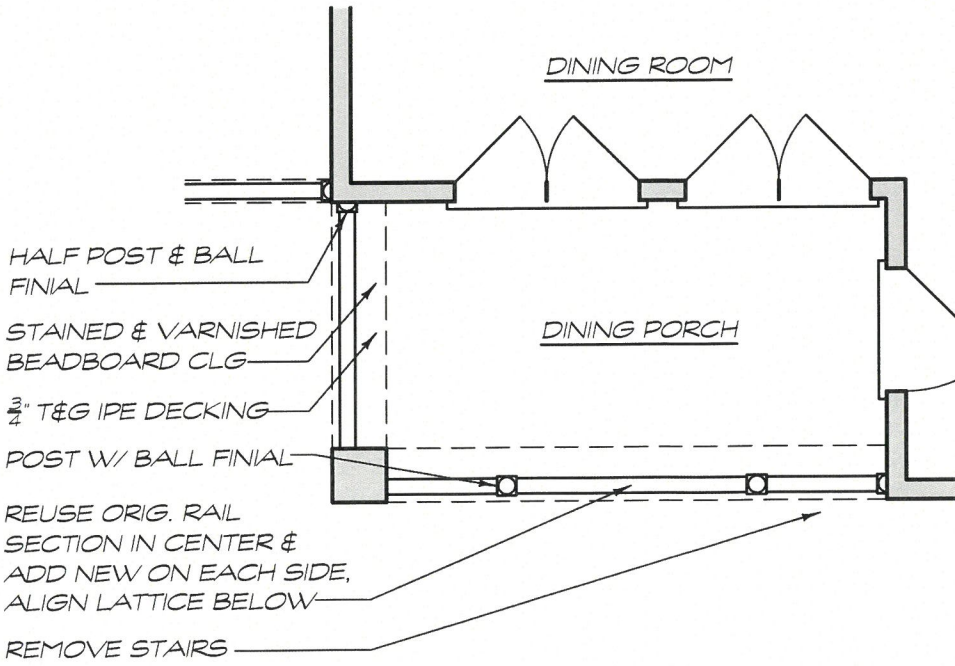
STAINED & VARNISHED
BEADBOARD CLG

3/4" T&G IPE DECKING

POST W/ BALL FINIAL

REUSE ORIG. RAIL
SECTION IN CENTER &
ADD NEW ON EACH SIDE,
ALIGN LATTICE BELOW

REMOVE STAIRS



1
SK2

REAR & DINING PORCH

1/4" = 1'-0"

MCCORMACK HOFFMAN

10.25.2025



City of Red Wing Heritage Preservation Design Review

626 East Avenue, Red Wing MN 55066

Prepared by David Heide Design Studio on behalf of Sara McCormack Hoffman

A current photograph of the sides of the building (or site) where work will take place



East Avenue (Front) Façade



East Avenue (Front) Façade



West 7th Street (Side) Façade



West 7th Street (Side) Façade



C. Friedrich House (#27)
Red Wing Historic Mall District
Red Wing, MN
Britta Bloomberg *Goodhue Co.*
April 1979 NOV 14 1979
Minnesota Historical Society, 690
Cedar Street, St. Paul, MN 55101
southwest
02900/7 JAN 8 1980

Photo from National Register of Historic Places Nomination Form (1980)

Agenda Item

6.D. – Heritage Preservation Design Review for Plum Street Apartments - Minor Facelift at 309-316 Plum Street, New Main Level Window(s) on Alley Facade

Action Requested

Motion to Adopt Staff Recommendation

Attachments

- Current Photos

Prepared By

Steve Kohn, Planning Manager, October 31, 2025

Background

Hafstad Real Estate LLC, Woodbury, MN, has submitted an application for a Design Review for a minor facelift at 309-313 Plum Street involving the replacement of two side by side double hung windows on the alley side of the building. The existing window system was damaged by a dumpster fire and needs to be replaced. The applicant is proposing another window system that matches the existing system in size, design, and color. Specifications will be available at the November 5, 2025, HPC meeting.

The building, constructed in 1874, is historically known as the A.L. Clum Block. The front façade of the building was covered in stucco sometime in the 1950s or 1960s. Original window openings on the alley façade have been filled or altered (unknown date). It appears other window opening may have been cut into the alley façade also. A total of sixteen windows exist on the alley façade, in varying sizes and placement. The building has been mainly used for residential use for decades.

The applicant originally proposed a casement window system to replace the damaged window system. Staff indicated that this type of window would not be appropriate for the building or district. All other windows on the façade have a one over one design. Due to this staff feedback, the applicant is proposing a window that will match the existing window design and is consistent with the other windows on the façade.

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 proposed windows will not change in design and function and are consistent with existing conditions for the building's use (residential). The proposed windows will not impact the existing 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 a window system on the alley façade that is designed to match the existing window system and other windows on the façade. 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 and 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 replaced are original to the building and have no historical significance. The applicant is proposing a new window system that is a match to existing windows on the façade. The applicant is proposing a window design that is 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 existing 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. Final specifications will be provided at the November 5, 2025, HPC meeting; the HPC should review the specifications prior to accepting the above findings and taking action on the request.

Staff Recommendation

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

EXISTING TO BE
REPLACED





WINDOWS TO BE REPLACED

Agenda Item

06.E. – Heritage Preservation Design Review for Building Sign at 309-313 Plum Street

Action Requested

Motion to Adopt Staff Recommendation

Attachments

- Drawing/Photos

Prepared By

Steve Kohn, Planning Manager, October 29, 2025

Background

Landon Hafstad, owner of 309-313 Plum Street, has submitted an application for a Sign Permit for a 43.75 square foot building sign at the property. A Design Review is a required part of the Sign Permit.

The proposed sign would be placed on the front façade of the building above the second story windows, replacing an existing smaller sign in the same location. The existing sign reads “METRO APTS.” in 14” individual letters, in two rows. The proposed sign would utilize 14” tall, 1.5” thick, black acrylic letters and reads “PLUM STREET APARTMENTS”. The sign would again be placed in two rows of text.

Please see the attached drawing/photos.

Analysis

Staff finds that the proposed sign will not alter or destroy the distinguishing original qualities and character of the building and district. The sign will be placed in the same space as the existing sign and no other designed sign space exists on the storefront, with the possible exception of awning signs for the main level tenants. The proposed sign color, black, is compatible with the building and District.

The signage meets all other sign regulations in the Sign Ordinance and the Heritage Preservation Ordinance.

Staff Recommendation

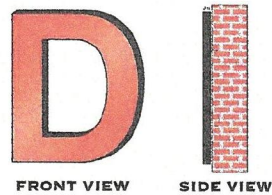
Staff recommends approval of the Design Review Form as submitted.

CLIENT: **Plum Street Apartments**
PROJECT: **7,902**

PROOF DATE: 10/24/2025
DUE DATE: 11/12/2025

This Artwork is the intellectual property of Precision Signs & Imaging. The creation of these electronic files has been dated, time stamped and saved to a database. This Artwork may not be copied, transferred, sold or re-rendered without written permission from the owner or designer.

**Dimensional
Non Illuminated Letters**



*Letters 14" H, 1.5" thick
Black acrylic*



APPROVED APPROVED WITH CHANGES

PLEASE PROOF READ CAREFULLY! BY SIGNING THIS PROOF YOU AUTHORIZE PRODUCTION OF ARTWORK SHOWN. ANY TYPOGRAPHICAL ERRORS, PUNCTUATION ERRORS, ALIGNMENT ISSUES, COLOR OR OTHER DESIGN ERRORS WILL BE YOUR RESPONSIBILITY AFTER PROJECT IS PRINTED. COLORS ON THIS PROOF ARE APPROXIMATIONS - REQUEST A PRODUCTION PROOF FOR A MORE ACCURATE REPRESENTATION.

X _____ signature _____ date



Existing Sign on Front Facade

Agenda Item

06.F. – Heritage Preservation Design Review for Eagle House Major Facelift For Rear Façade and Replacement of Wall Caps at 325 Plum Street

Action Requested

Motion to Adopt Staff Recommendation

Attachments

- Drawing
- Current Photos
- Historic Photo

Prepared By

Steve Kohn, Planning Manager, October 31, 2025

Background

RW3 Capital Investments, LLC, Minnetonka, MN, submitted an application for a Design Review earlier this summer for a Major Facelift related to the rear façade of the building and for the replacement of non-storefront windows on the building, mainly on the upper levels. On August 6, 2025, the HPC approved the window replacement, but tabled the review of the proposed work on the rear façade in order for the applicant to provide additional information and proposed materials.

The applicant has spent the past several months shoring the two story portion of the building and is now ready to propose the final elevation drawings to the HPC. See attached. The applicant also found significant roofing problems and needs to reroof the entire building. The applicant indicates that water has been infiltrating the building and walls in several areas due to deterioration of the existing clay cap tiles and the existing stone cap, which is located on the front of the building. The roofing contractor is recommending a roofing system that would include a metal cap, resulting in the covering or removal of the existing cap system (clay and stone). The applicant has requested that this topic also be considered by the HPC.

The eastern lower corner of the building recently had a collapse of the brick façade. The applicant was able to work with a structural engineer to shore up the corner of the building, to save the building. Due to the collapse and the shoring, about ¼ of the rear façade is now open. The applicant is proposing to reconstruct the exterior wall with a brick knee wall and a Hardie Board finish; the space would also include two new windows and a new door. An existing fire escape stairway would be reused, but flipped to land at the northern corner of the two story portion of the building.

The applicant previously indicated that it appeared the entire brick façade on the rear of the building would need to be removed due to the structural failures found at the time. Due to the added expense related to the structural failure and corrections, the applicant is proposing a lower cost solution to enclose the structure.

The Italianate style building was built in 1874 and is historically known as the Hotel de Batlo. The building originally had an elaborate arcaded corbel table cornice; however, due to masonry deterioration, the height of the cornice was reduced in the 1940s. The existing cornice is now slightly stepped from the main façade to the east. The highest step (front

façade and first bays on the side facades) has a cut stone cap; the other steps have a clay tile cap; and the rear cap is metal. The applicant is proposing to replace or cover all existing caps with a black metal cap. This would allow the roof membrane to be stretched over the parapet.

Analysis

Rear Wall – The applicant has spent a considerable amount of time and money on the rear wall collapse issue. It is understandable that the applicant would like to recoup some of the cost by covering the impacted portion of the building with a lower cost solution.

As mentioned above, roughly ¼ of the back façade would be covered in a Hardie Board finish, painted black. The area would also include two new windows and a new door. The applicant has indicated that the windows will be a one-over-one double hung design. The proposed material is vinyl. The applicant is working on the design/material of the door and will present it at the meeting.

Although on the rear façade of the building, the area is very visible from W. Fourth Street and surrounding properties. The area to the east of the building is not located within the Downtown Historic District and has a different building aesthetic.

Roof Caps - The applicant is trying to remedy existing water infiltration issues that they believe are associated with the poor condition of the parapet walls and stone/clay roof caps. The cost to remove, repair, replace (unknown number), and reset the existing stone/clay caps is very costly in comparison to replacing them with a metal cap. The proposal also allows the membrane roofing material to be extended over the parapet walls. The argument regarding cost and ease of removal for future roof repairs is understandable.

Although not original to the building, the stone/clay caps have been in place since the 1940s. The stone/clay roof caps have a very thin profile in relation to the mass of the building. It appears that replacing the existing cap with a metal cap will only have a minor impact on the appearance of the building. However, the removal of any original or historic material should be avoided whenever possible.

The use of clay or terra cotta wall caps was common in the construction of historic buildings in downtown Red Wing. Many of these cap systems have been replaced over time with metal cap systems; however, many of the original caps remain.

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 (residential upper, commercial lower) will not change, with the exception of additional residential units in the rear portion of

the main floor. The building has been in a dilapidated state for many years and the applicant is fully remodeling and updating mechanical components of the residential units. The proposed exterior changes will have minimal exterior aesthetic impacts to the historic building and the use is supported by the City's Comprehensive Plan. The wall cap replacement will have minimal impact to the character of the building and district. The rear exterior wall replacement is in an area not generally visible to the general public and will not impact the character of the building or district from most vantage points.

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 exception of the rear brick wall, which collapsed due to structural failure. The applicant is proposing a contemporary finish to approximately ¼ of the rear façade; the proposed material is consistent with materials used on storefronts in the district. The existing stone and clay wall caps can be considered distinctive stylistic features of the building and appear to date from the 1940s. The replacement of brick, stone, and clay wall caps with metal caps has been a trend in the district due to new roofing products and the need to make buildings watertight. The applicant has demonstrated interior and exterior water damage due to water intrusion through the existing caps. The proposal appears to be 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. The caps were added in the 1940s. Although significant, this type of cap has been shown to allow water intrusion if damaged or not properly maintained. The removal and resetting of the existing caps with a modern roof system is not feasible.

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 existing stone and clay roof caps are in poor condition and need to be removed to install a new membrane roof system. The applicant is proposing a simple metal cap to replace the stone/clay caps due to cost and ease of replacement in the future if the membrane roof system needs to be replaced.

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. Although new materials are being introduced, the proposal is compatible with the existing building and district in size, division, scale, color, and character.

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 majority of the proposal involves the installation of new windows in existing openings, new roof caps, and a small wall infill 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.

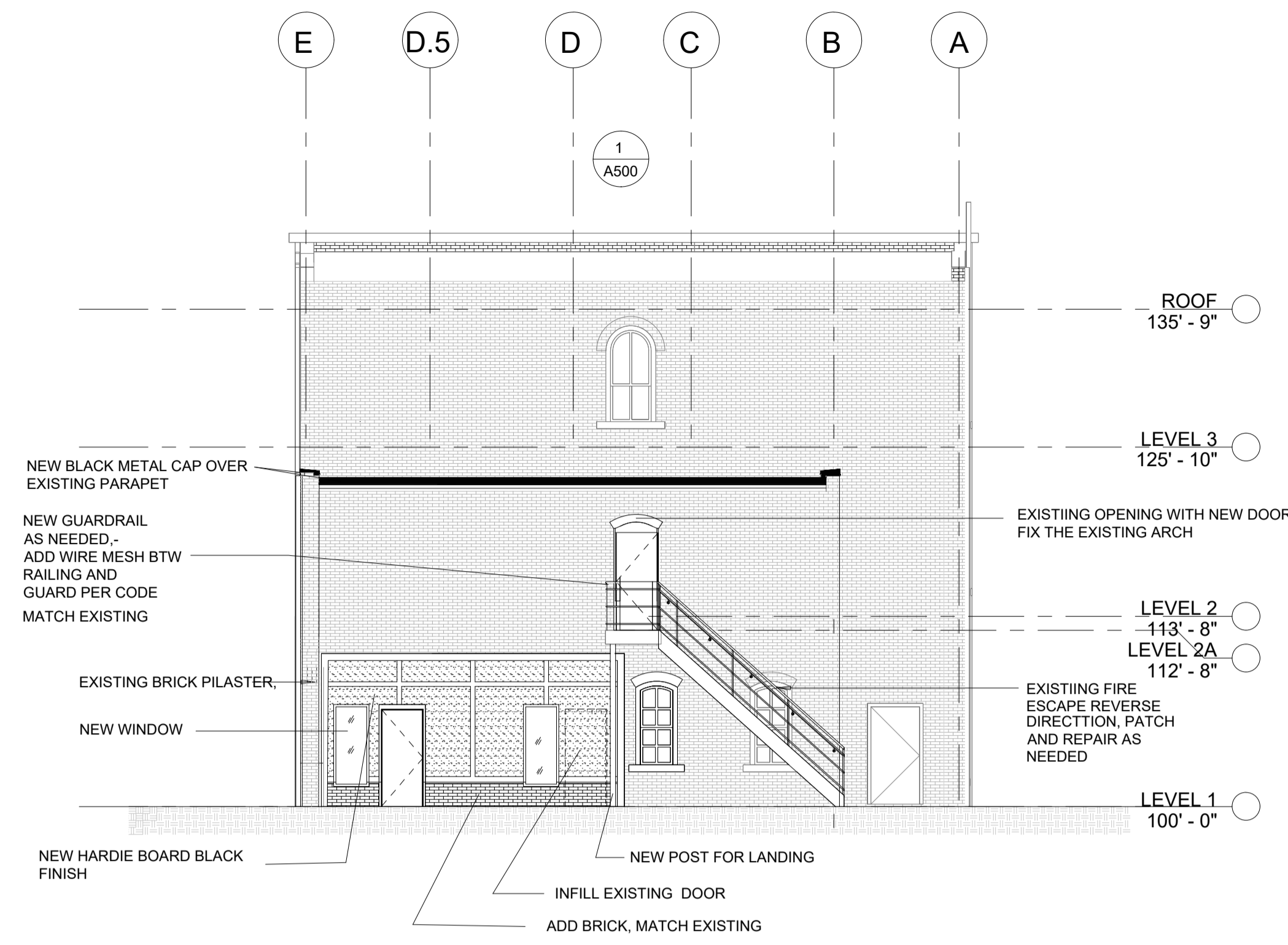
“In the case of a proposed alteration or addition to an existing Building or Structure, that such alteration or addition will not materially impair the architectural or historic value of the Building or Structure; the Commission shall make written findings considering the existing Buildings or Structures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

Staff Recommendation

Based on the analysis above, staff recommends a motion to approve the proposal as submitted. The applicant will be submitting a door design at the meeting; this topic should be discussed prior to taking action on the request.



① NORTHWEST ELEVATION
1/8" = 1'-0"



② SOUTHEAST ELEVATION
1/8" = 1'-0"



③ SOUTHEAST ELEVATION
1/8" = 1'-0"



EAGLE HOUSE

NEW LIFE CHURCH

New Life Church
www.newlifechurch.com

RED WING
PLUMBING & HEATING



NEW LIFE









Agenda Item

06.G. – Heritage Preservation Design Review for Projecting Sign at 409 W. Third Street

Action Requested

Motion to Adopt Staff Recommendation

Attachments

- Drawings/Photos

Prepared By

Steve Kohn, Planning Manager, October 28, 2025

Background

North Star Stitching Studio will be opening soon at 409 W. Third Street and has submitted an application for a Sign Permit for a projecting sign on the front façade of the building. A Design Review is a required part of the Sign Permit.

The proposed projecting sign consists of a decorative metal bracket and an oval shaped sign that will be attached to the storefront above the main entrance to the tenant space. The black metal bracket is 38" tall by 45" long and is designed to hold an oval sign blank that is 36" long and 24" tall. The sign blank is a 1" thick PVC product that printed graphics can be attached to. The proposed sign has a white background and includes the business name, in teal and gold, with a quilted north star logo, in multiple colors. The sign will maintain a minimum height of 8' from the sidewalk, as required by Chapter 16. Please see the attached submittals.

The applicant is also planning to install a simple building sign above the tenant space on the existing transom panels. Due to the square footage of the sign, no Sign Permit or HPC review is required. This proposed sign is attached for reference.

Analysis

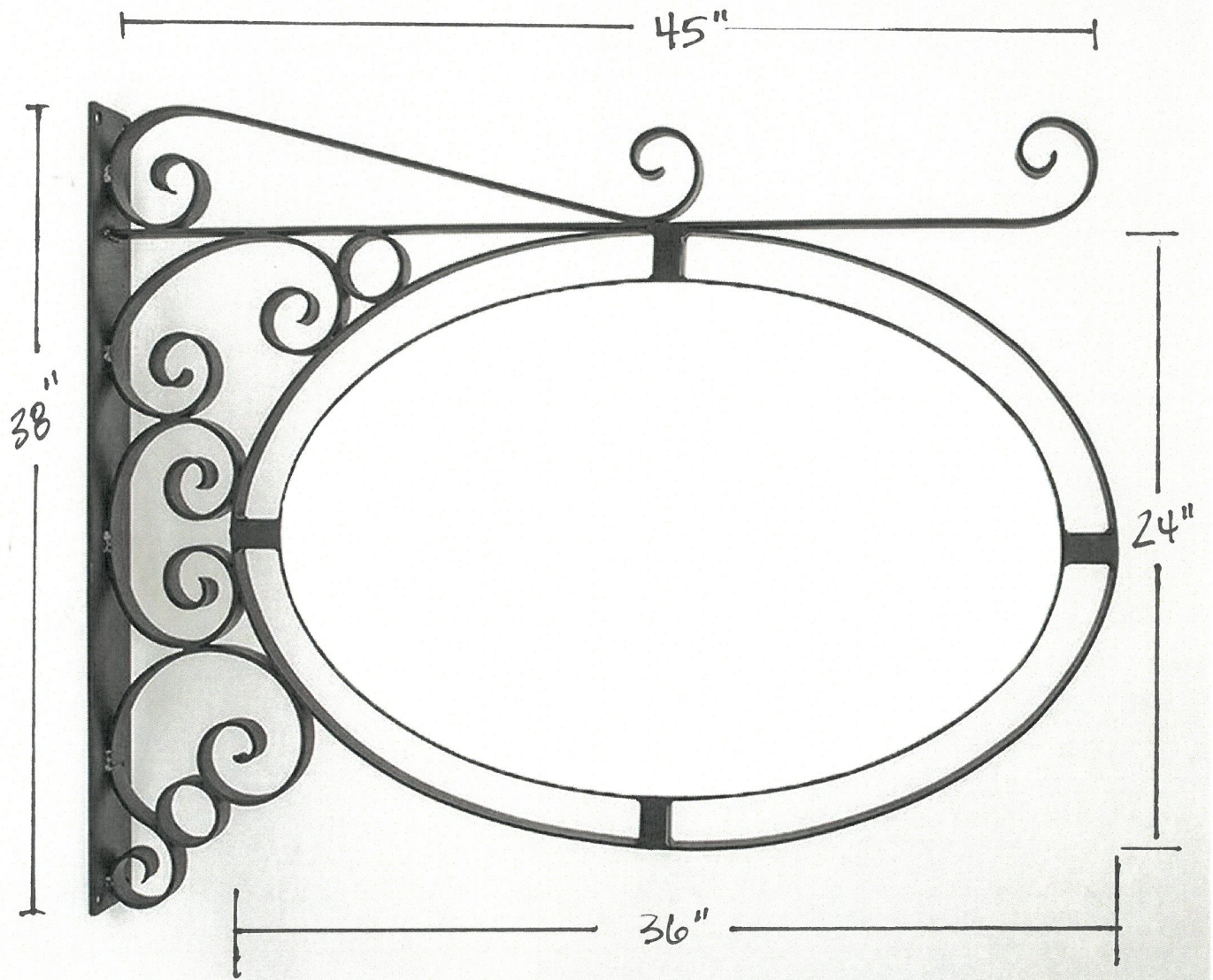
The proposed projecting sign will not alter or destroy the distinguishing original qualities and character of the building and district. The proposed sign colors are compatible with the building and District.

The signage meets all other sign regulations in the Sign Ordinance and the Heritage Preservation Ordinance.

Staff Recommendation

Staff recommends approval of the Design Review Form as submitted.

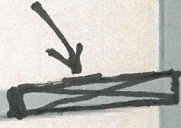






QUILT STUDIO

PROJECTING
SIGNATURE
LOCKATION



409



Agenda Item

6.H. – Heritage Preservation Design Review for La Dolce Vita - Awning Sign at 219 Bush Street -AMENDMENT REQUEST

Action Requested

Motion to Adopt Staff Recommendation

Attachments

- Photos/Drawings

Prepared By

Steve Kohn, Planning Manager, October 28, 2025

Background/Analysis

The business/property owner is asking for an amendment to the HPC Design Review approval granted on August 6, 2025. The awning and sign were installed after the design review, but the colors were changed at the request of the owners. Instead of a black awning, a burgundy awning was installed. Instead of a white sign, a gold sign was installed. No other changes were made.

Please see the attached photos.

Chapter 16 of City Code states the following regarding awning signs; otherwise, the normal sign requirements in Chapter 16 still apply.

Awning signs may be placed on the side panels, front drop, or awning valance but shall not extend vertically or horizontally beyond the limits of an awning and shall not exceed 40 percent of the surface area of the side panel, front drop, or valance of the awning.

Staff finds that the proposed signage will not alter or destroy the distinguishing original qualities and character of the building and district. Due to the awning, no other traditional sign space exists on the front façade. The signage appears to meet all sign regulations in the Sign Ordinance and the Heritage Preservation Ordinance.

Staff Recommendation

Staff recommends approval of the Design Review revision as submitted.

250801J

La Dolce Vita Red Wing

Contact

La Dolce Vita
Charles Wang
219 Bush Street
Red Wing, MN 55066

Phone/Email

651-271-6378
Changwang@artcafeusa.com

Jobsite

219 Bush Street
Red Wing, MN 55066

Designer

Alex Wasnick

Salesperson

Jeff Nelson

Project Manager

Nick Frank

Date

7-16-25



SPECTRUM
SIGN SYSTEMS

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Blaine, MN 55449

763-432-7447 | www.spectrum-signs.com

250801J - La Dolce Vita - Red Wing - Sign Type 1



Reclad (1) 78" x 253" Existing Awning Frame

A. Sunbrella Shade Black Awning Material With Printed White Logo



Proposed Awning



Existing Awning Fabric to be Removed - Frame Moved Up as High as Possible

Awning Location





As installed.



2024/2025 Annual Report

RED WING HERITAGE PRESERVATION COMMISSION

October 1, 2024, to September 30, 2025

INTRODUCTION

The Red Wing Heritage Preservation Commission met eleven (11) times during the 2024/2025 reporting period. The Annual Meeting was held on February 5, 2025, at which time the following members were elected:

Brooke Reinke, Chair
Kent Tsui, Vice Chair

There was one (1) change in membership during the reporting period. Robin Wipperling completed her second term on December 31, 2024. The resulting open seat was not filled until July 2, 2025, when Paul Pflueger was sworn in by the Mayor. Kent Tsui and Lottie Aslakson were both sworn in on February 5, 2025, for Second Terms.

Terms are three (3) years in length, with a maximum of two (2) consecutive full terms. The application for Commissioner Pflueger is attached; resumes are not required by the City of Red Wing.

The members of the Commission during the reporting period were (with term expiration date):

Jenifer Majerus – 1st term (12/2026)
Kent Tsui – 1st term and 2nd term (12/2027)
Ruth Nerhaugen – 2nd term (12/2026)
Lottie Aslakson - 1st term and 2nd term (12/2027)
Robin Wipperling – 2nd term (12/2024)/Paul Pflueger-1st term (12/2027)
Sue Dicke – 1st term (12/2025)
Brooke Reinke – 1st term (12/2025)

The Preservation Commission has adhered to all public participation provisions and procedures regarding record keeping as per the attached Assurance Certificate.

DESIGN REVIEW ACTIVITY

There was a total of nineteen (19) design review projects completed during the 2024/2025 reporting period. Nine (9) design review projects involved sign reviews. Ten (10) design review projects involved structures – eight (8) located in the Downtown Historic District, one (1) in the Red Wing

Mall Historic District, and one (1) in the St. James Hotel Historic District. Specific projects that were reviewed during the reporting period are shown below.

A. Sign Review (Historic Districts)

| <u>Report Period</u> | <u>Sign Review Projects</u> |
|----------------------|-----------------------------|
| 86/87 | 14 |
| 87/88 | 16 |
| 88/89 | 17 |
| 89/90 | 18 |
| 90/91 | 9 |
| 91/92 | 5 |
| 92/93 | 8 |
| 93/94 | 8 |
| 94/95 | 8 |
| 95/96 | 6 |
| 96/97 | 16 |
| 97/98 | 17 |
| 98/99 | 11 |
| 99/00 | 12 |
| 00/01 | 7 |
| 01/02 | 17 |
| 02/03 | 8 |
| 03/04 | 13 |
| 04/05 | 13 |
| 05/06 | 4 |
| 06/07 | 10 |
| 07/08 | 10 |
| 08/09 | 9 |
| 09/10 | 8 |
| 10/11 | 3 |
| 11/12 | 5 |
| 12/13 | 2 |
| 13/14 | 5 |
| 14/15 | 4 |
| 15/16 | 8 |
| 16/17 | 6 |
| 17/18 | 4 |
| 18/19 | 10 |
| 19/20 | 4 |
| 20/21 | 10 |
| 21/22 | 8 |
| 22/23 | 7 |
| 23/24 | 7 |
| 24/25 | 09 |

Sign projects for the 2024/2025 reporting period were as follows:

| <u>Signs</u> | <u>Action</u> | <u>Date</u> |
|----------------------|---------------|-------------|
| Avanti Building Sign | Approved | 11/06/24 |

| | | |
|---|----------|----------|
| Adam's Tobacco Sign Refacing | Approved | 12/04/24 |
| Gary Iocco A-Frame Sign | Approved | 04/09/25 |
| Creola's A-Frame Sign | Approved | 06/04/25 |
| Hoopla Junk Building and A-Frame Signs | Approved | 06/04/25 |
| Smith & Trade Building & Projecting Signs | Approved | 07/02/25 |
| Adourn Projecting Sign | Approved | 07/02/25 |
| Knight-Barry Freestanding Sign Reface | Approved | 08/06/25 |
| La Dolce Vita Awning Sign | Approved | 08/06/25 |

B. Design Review - Structures (Historic/Conservation Districts)

| <u>Report Period</u> | <u>Design Review Projects</u> |
|----------------------|-------------------------------|
| 86/87 | 13 |
| 87/88 | 8 |
| 88/89 | 11 |
| 89/90 | 11 |
| 90/91 | 14 |
| 91/92 | 10 |
| 92/93 | 10 |
| 93/94 | 22 |
| 94/95 | 9 |
| 95/96 | 7 |
| 96/97 | 11 |
| 97/98 | 9 |
| 98/99 | 9 |
| 99/00 | 17 |
| 00/01 | 4 |
| 01/02 | 4 |
| 02/03 | 6 |
| 03/04 | 7 |
| 04/05 | 8 |
| 05/06 | 5 |
| 06/07 | 3 |
| 07/08 | 7 |
| 08/09 | 6 |
| 09/10 | 3 |
| 10/11 | 6 |
| 11/12 | 3 |
| 12/13 | 3 |
| 13/14 | 10 |
| 14/15 | 7 |
| 15/16 | 6 |
| 16/17 | 2 |
| 17/18 | 9 |
| 18/19 | 1 |
| 19/20 | 3 |
| 20/21 | 11 |
| 21/22 | 3 |
| 22/23 | 8 |
| 23/24 | 4 |

Design Review projects for the 2024/2025 reporting period were as follows:

Historic District Reviews

| <u>Project</u> | <u>Activity</u> | <u>Action</u> | <u>Date</u> |
|---------------------|--|--------------------------------------|----------------------|
| 321 Bush Street | Minor Facelift (Replace Upper Windows | Approved | 11/06/24 |
| 317 Bush Street | Minor Facelift (Alley Windows & Brick) | Approved/w cond. | 11/06/24 |
| 415 Main Street | Major Facelift (New Storefront) | Approved/w cond. | 11/06/24 |
| 416 W. Third Street | Cond. of App. Review for New Storefront | Approved | 02/06/25 |
| 415 Main Street | Minor Facelift (New Side & Rear Windows) | Approved | 05/07/25 |
| 110 Broad Street | Demolition | Approved/w cond. | 06/04/25 |
| 309 Bush Street | Minor Facelift (Rear Upper Window Rep.) | Approved | 08/06/25 |
| 325 Plum Street | Minor Facelift (Window Rep./Back Wall) | Approved/w cond. Back Wall Tabled | 08/06/25 --/--/25 |
| 316 Bush Street | Minor Facelift (Upper/Rear Window Rep.) | Approved | 09/03/25 |
| 406 Main Street | Major Facelift (New Storefront) | Approved/w cond. | 09/03/25 |

Neighborhood Conservation District Reviews

| <u>Project</u> | <u>Activity</u> | <u>Action</u> | <u>Date</u> |
|----------------|-----------------|---------------|-------------|
| NA | | | |

LOCAL DESIGNATIONS

The Commission did not complete any local designations during the 2024/2025 reporting period. The City of Red Wing has three (3) locally designated historic districts and two (2) locally designated conservation districts. These districts, with the exception of the newly created South End Conservation District (summer 2015), were created many years ago and include several hundred structures, including structures that are individually listed on the National Register of Historic Places (NRHP).

May 8, 1978 – **St. James Historic District** (also a NRHP District)

July 24, 1978 – **Historic Mall District** (also a NRHP District)

March 18, 1983 – **Downtown Historic District** (eligible NRHP)

May 8, 1992 – **West Residential Conservation District** (also a NRHP District)

July 13, 2015 – **South End Residential Conservation District**

Currently there are no individual locally designated historic sites in Red Wing, although they are allowed by Chapter 16 of Red Wing's City Code. In the past, the City of Red Wing has decided to pursue districts instead of individual properties. Two of the past three intensive historical surveys in Red Wing did not result in recommendations for new locally designated districts, thus no new designations were made.

The HPC did approve the demolition of the Red Wing Malting/Fleischmann Malting Company building at 110 Broad Street, which is located in the Red Wing Mall Historic District, which is also a NRHP District. The building was specifically built for the malting process, which limits reuse due to varying floor elevations, dividing wall thickness, ceiling heights, built in equipment, limited windows, and a lack of parking. Portions of the building exterior have been altered by the placement of sheet metal over the brick façade and the infill of multiple windows. The building has been vacant for

nearly 30 years and has deteriorated to a point where the applicant and City staff (Building Inspections, Fire, Police, and Community Development) feel it is unsafe and financially unfeasible to rehabilitate.

The City has worked with SHPO on an EAW for the site, and is currently working on mitigation plans. The building is expected to be removed in late 2025. The proposed site will be redeveloped for a mixed use housing (120 units) and commercial use with underground parking. The HPC will be working with the developer on exterior design and materials.

NATIONAL REGISTER NOMINATIONS

The Red Wing HPC, with the assistance of a CLG Grant, hired Two Pines Resource Group, LLC, to complete a new NRHP nomination form for He Mni Can/Barn Bluff. This draft nomination form was completed in July of 2022 and was delayed in review with the State Review Board and the NRHP in order to incorporate additional information into the final draft before final review by the NRHP. The resubmitted nomination form was accepted by the NRHP January of 2025.

SUMMARY OF INVENTORY INFORMATION

The Red Wing Community Development Department holds records which include inventory information for the following areas.

- 1) Downtown Historic District
- 2) Historic Mall District
- 3) St. James Hotel District
- 4) West Historic Residential District
- 5) East End Historical Resources Survey
- 6) Spring Creek Archaeological Phase Two Study
- 7) Old West Main Street/Historic Pottery Area
- 8) South End Historic Properties Survey

These records are available for review from the Red Wing Community Development Department, 419 Bush Street, Red Wing, Minnesota. Copies of these inventories are also available at the Goodhue County Historical Society. The Red Wing HPC's webpage on the City of Red Wing's website also contains information regarding the inventories.

OTHER PROJECTS

The HPC and staff spent a considerable amount of time and effort regarding a Design Review in the Downtown Historic District that was appealed by the property owner. The HPC had denied an application (in 2023) that proposed to stretch a steel mansard roof across two buildings. The HPC denied the proposal but approved an alternative plan provided by the owner. The owner appealed the decision immediately, which was upheld by the City Council. In 2025, at the request of the owner, the City Council agreed to review the earlier appeal again and reversed its decision, allowing the owner's preferred plan.

Chair Reinke and Member Majerus attended the Preserve MN Conference in New Ulm on September 10-12th. Their attendance satisfies the HPC's CLG requirements for conference attendance.

The HPC helped celebrate the grand opening/ribbon cutting of the Phase 2 Improvements at He Mni Can/Barn Bluff Regional Park on September 24, 2025. The Phase 2 Improvements included an ADA

access trail to the G.A. Carlson Lime Kiln site, a raised viewing platform at the base of the kiln, lighting improvements, and interpretative panels. Several members of the HPC helped draft the interpretative content during the project.

Respectfully Submitted:

Steve Kohn
Planning Manager, City of Red Wing (HPC Staff Liaison)
Date: October 9, 2025