

WABASHA HERITAGE PRESERVATION COMMISSION

October 28, 2024 9:00 a.m.

AGENDA

1. **Call to Order** (*Chair*)
2. **Changes or Additions to Agenda** (*Open*)
3. **Approval of minutes** (*Commission*)
 - a. Date of Minutes 9-23-2024
4. **Design Review-**
 - a. Sign Permit Application-155 & 157 Pembroke Ave
 - b. 148 Pembroke Ave "The Common Closet" Design Review Paint Change
 - c. 180 Main St W-Hill's Hardware Bldg (Design Review)
5. **Possible upcoming review/request for assistance:**
6. **Old Business/Subcommittee Work**
 - a. Main Street Update - (Flicek)
 - Wrecking Ball Gala Award
 - Paul Bruhn Grant Updates
 - b. Facade Improvement Grants Application from Port Authority Program- (Flicek)
7. **New Business**
 - a. Mural Relocation/Storage
 - b. History Plaque Program Interest
8. **Other Business**
9. **Announcements**
 - a. Mayor's Tree Lighting - December 7, 2024 in Heritage Park
 - b. Wabasha County Historical Society Museums Final Programs - (Mann)
 - c. Library History Mural (Mann)
10. **Next Meeting Date: November 25, 2024**
11. **Adjourn** (*Chair*)

Heritage Preservation Commission

3. a.

Meeting Date: 10/28/2024

SUBJECT: Date of Minutes 9-23-2024

DEPARTMENT: Administration

TITLE:

Date of Minutes 9-23-2024

PURPOSE:

Attachments

Minutes from 9-23-2024 HPC Meeting

DRAFT

HERITAGE PRESERVATION COMMISSION MINUTES SEPTEMBER 23, 2024, 9:00 a.m.

Present: Linda Mann, Commissioner; Emily Durand, Commissioner; Janet Runions, Commissioner; John Rivers, Commissioner; Jenny Palmen, Commissioner

Absent: Mary Flicek, Commissioner; Bill Jewson, Commissioner

Also Present: Lisa Springer, Office Manager

Attendees: Caryll Hammel, for item 4.B. 118 Main St E

1. **Call to Order** (*Chair*)

Meeting was called to order by Jenny Palmen at 9:00AM

2. **Changes or Additions to Agenda** (*Open*)

Motion made by Commissioner Linda Mann, to add under New Business 7.A.)
Popcorn Park Discussion

Vote: 5 - 0 - Unanimously

3. **Approval of minutes** (*Commission*)

a. Date of Minutes 8-19-2024

Motion made by Commissioner Emily Durand, seconded by Commissioner Linda Mann to approve the minutes as drafted.

Vote: 5 - 0 - Unanimously

4. **Design Review-**

a. 125 Main St W-Schmit Insurance Group

Motion made by Commissioner Emily Durand, seconded by Commissioner Linda Mann to accept the sign permit as submitted by Schmit Insurance Group for replacement of four window & door signs and one wall sign at 125 Main St W.

Vote: 5 - 0 - Unanimously

b. 118 Main St E (Extended Stay Suites)

Caryll Hammel came to speak to this design review on behalf of her son, Joseph Hammel, the current property owner who purchased the building back in 2021 from David Fisk. There are a total of three different buildings that he would like to repaint the lower portion of the front of the building and the window trim to match. The second-level window trim will not be repainted at this time. A motion to approve the painting as presented.

Motion made by Commissioner Emily Durand, seconded by Commissioner John Rivers

Vote: 5 - 0 - Unanimously

5. Possible upcoming review/request for assistance:

No pending reviews or requests.

6. Old Business/Subcommittee Work

a. Main Street Update - Commissioner Durand

Rethos will be shrinking the allocated monies to communities and making them apply for additional funds. Main Street won't have the same amount of funds unless they compete for it.

There are Blandin Community Boost Funds still remaining.

Mary Flieck and Sue Munday are working to find a new location for the mural from the Transfer Building site. Suggestion for it to be relocated to the Mittle Schule building on the chain link fence. However, this is also a county right-of-way road and more research needs to be done to ensure it can be placed there with Wabasha County. It also needs to be discussed with the current property owners.

There is no new information on the progress of the Transfer Building site and the city is still waiting on funding confirmation. It was hopeful to have details to share by the end of September 2024.

No motion, information only.

b. Annual Fall Conference Review - Commissioner Palmen

Commissioner Jenny Palmen gave a review of the Preserve Minnesota Annual Fall Conference that she attended in Red Wing, September 19th-20th. RETHOs was impressed with Wabasha and highlighted other communities, including Mankato, Northfield, Winona, and Waseca. She found it extremely informative and highly recommended commissioners attend this event when it is offered again. No motion is needed, information only.

7. New Business

a. Popcorn Park Update

Mayor Durand shared that when they worked on this corner during the street project, water services were put in this area for the future possibility of a public restroom location as identified in the park plan. She would like to get an update to share at a future meeting from the Parks Board and Public Works Director on any planned additional improvements.

No motion, information only.

8. Other Business

There was no other business to discuss.

9. Announcements

Wabasha County Historic Society in Reads Landing will have their last day on Sunday, October 13, 2024.

10. Next Meeting Date: October 28, 2024

11. Adjourn (Chair)

Motion made by Commissioner Emily Durand, to adjourn at 9:53AM

Vote: 5 - 0 - Unanimously

Respectfully submitted by: _____
Wendy Busch, City Clerk

Adopted Date

Heritage Preservation Commission

4. a.

Meeting Date: 10/28/2024

SUBJECT: Sign Permit Application

DEPARTMENT: Administration

TITLE:

Sign Permit Application-155 & 157 Pembroke Ave

PURPOSE:

ITEM SUMMARY:

Sign permit review for 155 & 157 Pembroke Ave (Grandpa's Barn/5th Grant Blvd & Old Legion Coffee)

Attachments

HPC Application & Sign Permit

Staff Report



**HISTORIC PRESERVATION COMMISSION
DESIGN REVIEW APPLICATION**

The HPC respectfully requests all applicants, or an assignee, attend the design review meeting. The Commission has 60 days to review all applications; however, submittal of a complete application 14 days or more before a meeting will typically secure a spot on the next meeting agenda.

Address of Design Review: 155 & 157 PEMBROKE AVE, WABASHA, MN 55981

Applicant Name: CHAD & ANNE MEURER Phone: 507-358-0104-ANNE

Address: 629 14TH STREET, WABASHA, MN 55981

Email: annem02@hotmail.com

Owner Name (if different): _____ Phone: _____

Address: _____

Email: _____

Historical use or name of building or site (if known)

B Shabat

Type of work proposed (*attach additional pages as necessary*)

2-projecting 24x18 signs (Coffee) & (Boutique & Gifts) 155 Pembroke Ave

1-attached 12x20 sign on outside of building (5th Grant Boutique) 155 Pembroke Ave

1-attached 10x30 sign on outside of building (Old Legion Coffee Co) 157 Pembroke Ave

ATTACHMENTS REQUIRED:

1. A current photograph of the building or site where work is proposed.
2. An illustration of the proposed work to be completed.
3. Samples of exterior materials, paint chips, or other appropriate material examples.
4. Historic photos (if available) of the site/building where work is proposed.

@ Anne Meurer
Applicants Signature

Date 10-10-24

Office use only.

Date application submitted: 10-10-2024 Date application complete: _____

15-day notice: _____

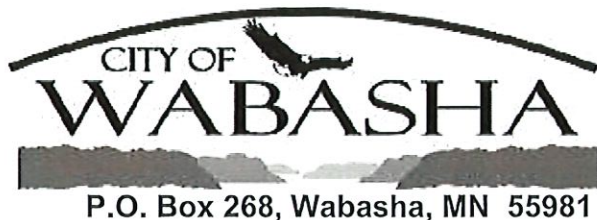
60-day notice: _____

HISTORIC DISTRICT DESIGN REVIEW CHECKLIST QUICK LIST FOR PREPARING APPLICATION

- ☒ Current Photos of the building/site where changes will occur.
(include both views from the street and close-up details of the area to be changed and features already present)
- ☒ Detailed sketch of proposed changes to the site.
(The more involved the project, the more detailed your sketch should be. For some projects an architect-produced drawing may be recommended)
- ☒ Paint chips and/or sample materials to be used.
- ☐ Historic photos or information about the history of the building and site.
(if available)
- ☐ Provide a timeline for construction (when do you expect to start and complete the project?)
- ☒ The **application form along with the assembled items above must be submitted 1 week prior** to the meeting where the design review will occur.
(sample materials may be brought to the meeting if not available ahead of time)

Ordinances and requirements along with Design Guidelines used to review all projects are available from City Hall.

Contact Wendy Busch, City Clerk to answer questions at:
651-565-4568 or clerk@wabasha.org



(For staff use only)

Date Received: 10-10-24
Submitted to HPC ☒ Yes ☐ No
Date Submitted _____
Submitted to Planning Commission
____ Yes ____ No
Date Submitted _____

SIGN PERMIT APPLICATION

Legal Description: _____

Date: 10/10/2024

Owner: CHAD & ANNE MEURER

Phone: 507-358-0104-ANNE

Address: 629 14TH STREET, WABASHA, MN 55981

Applicant: CHAD & ANNE MEURER Phone: _____

Address: 629 14TH STREET, WABASHA, MN 55981

Address where sign will be placed: 155 & 157 PEMBROKE AVE, WABASHA, MN (attach illustration also)

Zoning District

- | | |
|---|---|
| ☐ Residential Conservancy | ☐ RR Limited Ag. |
| ☐ RR Growth | ☐ R1 Residential |
| ☐ R2 Residential | ☒ TDC Traditional Downtown Commercial |
| ☐ GC General Commercial | ☐ HC Highway Commercial |
| ☐ I Industrial | ☐ Shoreland Overlay (S1, S2, S3, S4) |
| ☒ Historic District | ☐ CUP required |

Number of new signs proposed 4

Type of Sign Requested (check as many as apply)

- | | |
|---|--|
| ☒ Attached/Wall | ☐ Temporary _____ (type) |
| ☒ Projecting | ☐ Banner/Flag Sign |
| ☐ Suspended | ☐ Awning Sign |
| ☐ Permanent Freestanding | ☐ Portable Freestanding |
| _____ (type e.g. post) | _____ (type e.g. post) |
| ☐ Window Sign | ☐ Other _____ (see definitions) |

Is lighting proposed? Yes ☐ No ☐ If yes, describe _____ (type, intensity, location)

Please provide a list of existing signs to be retained (indicating sign, location, & size)

Attach drawing or photograph of the proposed sign including dimensions and location (see reverse side).

I hereby certify with my signature that all data on my application form, plans and specifications is true and correct to the best of my knowledge.

[Signature]
Signature of applicant

Fee: _____

Granted: _____ Rejected: _____
date date

signature – authorized city personnel

All signs:

PROVIDE THE FOLLOWING INFORMATION ON A DIAGRAM.

An illustration to scale indicating the proposed sign and the location of the sign on the building or property is required. Please attach diagram with the following proposed indicated on the diagram. Provide as many diagrams, illustrations, or samples as needed to show that the proposed signage meets all requirements as indicated in the ordinance. Applications are considered incomplete without necessary diagram(s).

1. Size of Sign
 - Length
 - Height
 - Total Sign Area (sq. ft.)
2. Size of Lettering or written message
 - Length
 - Height (if upper case and lower case are different height, please specify both)
 - Percentage of Sign covered in Lettering or written message
3. Sign Location
 - Footage of building/lot frontage (linear feet of frontage) _____
 - Setbacks (if sign is not attached to building)
 - Street Setback
 - Side Setback
 - Front Setback
 - Distances from building, sidewalks and street
 - Location on the building (if attached to the building)
 - Distance from roof line
 - Distance from building sides
 - Distance from ground
 - Distance from wall (for projecting signs)
 - Distance from closest doors and windows
 - Size of Window (for window signs)
4. Lighting (please indicate if no lighting is proposed)
 - Style of lighting (illustration or sample)
 - Location of proposed lighting (both the fixture and aim of the beam)
 - Brightness or intensity of lighting (wattage or photometric information)
5. Sign material & construction method (including Separate pieces, parts, or attachments to the sign with method of attachment if any)
6. Color - True color diagram or diagram keyed to separate paint chips provided
7. Any additional information as identified by staff or the HPC



Projecting Signs 24" x 18"

Boutique
&
Gifts

5th Grant Boutique



Boutique
&
Gifts

5th Grant Boutique

Coffee



OPEN

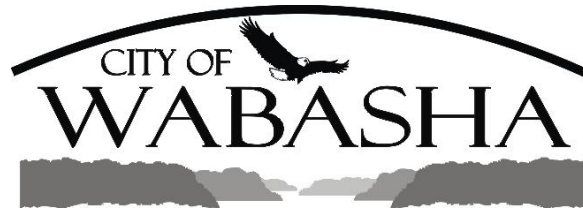
Coffee

Old Legion
Coffee Co.

Welcome

KEE PRO

WADSWORTH
Eagle
Capital
of
America



Memorandum

Office of the City Clerk

To: Wabasha Heritage Preservation Commission
From: Wendy Busch, City Clerk
Date: October 23, 2024
Subject: Review of Sign Application, 155 & 157 Pembroke

MEETING DATE: October 28, 2024

APPLICANT INFORMATION:

Applicant: Chad & Anne Meurer
Building: 155 & 157 Pembroke Avenue
Owner: same

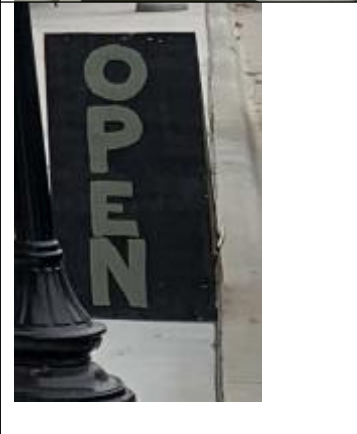
BACKGROUND

New business with the need of updated signage.

PROPOSED SIGNAGE:

There are four signs on the properties that are included in the applicants request for a permit.

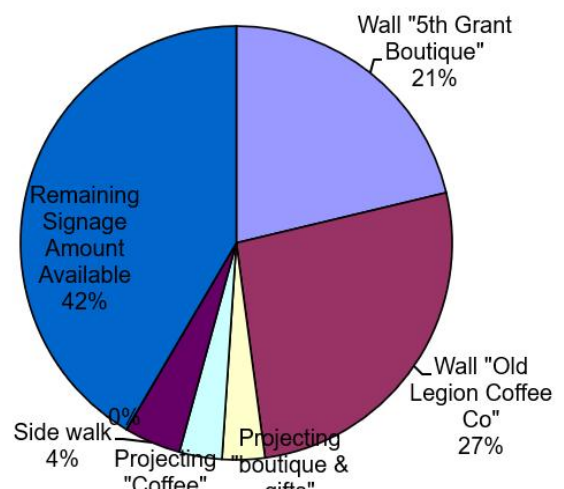
	Wall Signs ○ 12x 1.67 = 20sq ft 155 Pembroke Ave
	Wall Sign ○ 10 x 2.5 = 25 sq ft 157 Pembroke Ave

		Projecting Sign ○ 3 square feet in size 155 Pembroke Ave
		Projecting Sgin ○ 3 square feet 157 Pembroke Ave
		Freestanding sidewalk sign <i>Was not included on the application but sign is painted wood and under the 7 sq ft requirement. Estimated at 4sq ft.</i>

SIGN REQUIREMENTS:

This parcel, has 47 lineal feet of frontage on Pembroke for both buildings, which would allow a total of 94 square feet of signage maximum for the building. The pie chart shows a breakdown of the signs and the amount of signage allowed for this property. The property is eligible for another 39 square feet (or 42% of the total signage allowed)

Wall Signs



There are two installed and proposed wall signs for which the applicant is seeking approval. No more than 10% of any wall façade may be covered in wall signs. The Pembroke Ave façade of this building is an estimated 1,504 square feet (building height is estimated at 32 feet). The amount of wall signs falls under the 10% allowed (meets the requirement).

Projecting Sign

Projecting signs in this district (TDC) are allowed with a maximum of 1 per business or 1 per every 10 feet (whichever is less), maximum size of 7 ½ square feet, maximum height of no taller than the roofline, minimum clearance of 8 feet, and maximum extension from the wall of 5 feet (Chapter 153.45).

Historic District standards allow for painted wood signs that meet design standards for lettering, color and sign layout. Location requirements allow signs where they were historically placed and where they do not obstruct or damage historic features of the building. The signs appear to meet the design requirements of Chapter 153.46 of the sign ordinance (Historic District overlay requirements).

HERITAGE PRESERVATION COMMISSION ACTION:

If the HPC concurs that the proposed signage meets the requirements of Chapter 153 of City Code, a motion should be made to approve the signage proposed. Following is a sample motion with a list of potential findings of fact to approve this design review:



SAMPLE MOTION TO APPROVE:

WHEREAS, Chad & Anne Meurer of 5th Grant Boutique and Old Legion Coffee Co submitted an application dated October 10, 2024 on two wall signs, 2 projecting signs and one addition by staff of a sidewalk sign, located at 155 & 157 Pembroke Avenue , and

WHEREAS, all the proposed signage meets the design requirements for the downtown historic district for color, font size & style, and sign clarity, and

WHEREAS, the proposed signage meets or is below the maximum signage allowed for this property and each sign proposed meets the maximum size or area coverage allowed in this district,

October 23, 2024

NOW THEREFORE, the signage proposed in the application submitted on October 10, 2024 is hereby approved, including the two wall signs, two projecting sign, and one sidewalk sign with the following conditions:

- 1.[the commission may consider additional conditions as appropriate]

If the HPC finds that the proposed signage does not meet the standards, the following motion to deny may be uses.

SAMPLE MOTION TO DENY:

WHEREAS, the proposed signs as detailed in the application submitted for 155 & 157 Pembroke Ave, dated 10-10-24 does not meet the requirements of Chapter 153 of City Code in the following manner:

- 1.[if the H.P.C. chooses to deny the application reasons for denial should be listed]

NOW THEREFORE, the signage proposed in the application submitted October 10, 2024 is hereby denied.

Heritage Preservation Commission

4. b.

Meeting Date: 10/28/2024

SUBJECT: 148 Pembroke Ave "The Common Closet" Design Review Paint Change

DEPARTMENT: Administration

TITLE:

148 Pembroke Ave "The Common Closet" Design Review Paint Change

PURPOSE:

Attachments

Application

Staff Report



**HISTORIC PRESERVATION COMMISSION
DESIGN REVIEW APPLICATION**

The HPC respectfully requests all applicants, or an assignee, attend the design review meeting. The Commission has 60 days to review all applications, however, submittal of a complete application 14 days or more before a meeting will typically secure a spot on the next meeting agenda.

Address of Design Review: 148 154 Pembroke Ave., The Common Closet

Applicant Name: Jean Wodele **Phone:** 651-380-9531

Address: 515 Lawrence Blvd. W, Wabasha

Email: jdwodele@yahoo.com

Owner Name (if different): Wabasha County Resource Center **Phone:** _____

Address: _____

Email: _____

Historical use or name of building or site (if known)

The Common Closet

Type of work proposed (attach additional pages as necessary)

Paint the Store Front

Within 2 wks of approval

ATTACHMENTS REQUIRED:

1. A current photograph of the building or site where work is proposed.
2. An illustration of the proposed work to be completed.
3. Samples of exterior materials, paint chips, or other appropriate material examples.
4. Historic photos (if available) of the site/building where work is proposed.

Applicants Signature

Date

Office use only.

Date application submitted: _____ Date application complete: _____

15-day notice: _____ 60-day notice: _____

HISTORIC DISTRICT DESIGN REVIEW CHECKLIST QUICK LIST FOR PREPARING APPLICATION

- ☒ Current Photos of the building/site where changes will occur.
(include both views from the street and close-up details of the area to be changed and features already present)
- ☐ Detailed sketch of proposed changes to the site.
(The more involved the project, the more detailed your sketch should be. For some projects an architect-produced drawing may be recommended)
- ☒ Paint chips and/or sample materials to be used.
- ☐ Historic photos or information about the history of the building and site.
(if available)
- ☒ Provide a timeline for construction (when do you expect to start and complete the project?)
- ☐ The **application form along with the assembled items above must be submitted 1 week prior** to the meeting where the design review will occur.
(sample materials may be brought to the meeting if not available ahead of time)

Ordinances and requirements along with Design Guidelines used to review all projects are available from City Hall.

Contact Wendy Busch, City Clerk to answer questions at:
651-565-4568 or clerk@wabasha.org

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File size **~106 KB**



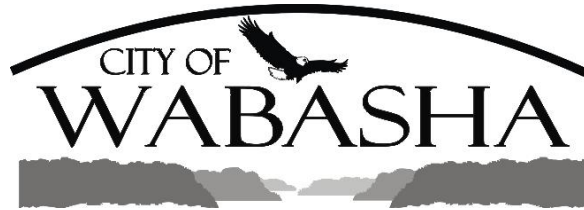
Red trim will be black
Brown siding will be white

London Lights
V110-1



Tomcat
V114-3





Memorandum

Office of the City Clerk

To: Wabasha Heritage Preservation Commission
From: Wendy Busch, City Clerk
Date: October 23, 2024
Subject: Façade painting

MEETING DATE: October 28, 2024

APPLICANT INFORMATION:

Applicant: The Common Closet
Building: 148 Pembroke Ave
Owner: Wabasha County Resource Center

PROPOSED ACTIVITY REQUIRING DESIGN REVIEW:

The Common Closet at 148 Pembroke is requesting to repaint the façade of his building to a different color than what is currently present. Because this is a change in the exterior appearance of the building, a design review is required. The new paint scheme utilized two colors. Black (Tomcat V114-3) and White (London Lights V110-1) Both Valspar colors. The current red trim will be painted black and the brown on the lower building will be the proposed white.



While there are portions of the historic (1888) building present in this structure (according the National Register Nomination Form), it is considered non-contributing as an historic feature to the district. Properties are considered “non-contributing” to the district due to extensive later alterations or when they are new altogether. “These sites must still be reviewed under the standards established in the Design Guidelines The HPC will consider age of the structure and its relationship to the remaining sites in the district when determining appropriateness of proposed activity.”¹

¹ Understanding the Requirements (Part I, page 7)

CHECKLIST BASED ON CHAPTER 153 OF CITY CODE, ADOPTED HPC DESIGN GUIDELINES, & SECRETARY OF INTERIOR STANDARDS

The checklist is intended to assist the commission in considering how the project does or does not meet the standards adopted and further provide potential wording in the creation of findings to support their decision. The commission may find additional standards from city code, or the adopted design guidelines which they choose to cite in relation to this project and also may choose to add to or remove staff suggested findings.

Type of Activity Requiring Design Review

	Street and utility
X	Remodel, repair or alteration which will change the exterior appearance of a building
	New construction
	Parking facility
	Relocating a building
	Change the nature or appearance of a landscape features
	Demolition of a building or landscape feature
	Emergency Repair to protect the safety of the structure and its inhabitants in conformance with the U.S. Secretary of Interior's

Requirements of Specific Project Proposed

	Findings for Approval	Findings for Denial
Are proposed colors appropriate for the historic era of the building?		
Are proposed colors appropriate for the historic era of the district?		
Are proposed colors appropriate for the site context (neighboring buildings)?		
Does the color scheme highlight or at least not cover or obstruct architectural elements (in particular historic architectural elements)?		
Does the color scheme reflect the complexity of the architectural style of the building?		

STAFF HERITAGE PRESERVATION COMMISSION ACTION:

As required in the Ordinance, The Commission should “determine if the work to be performed would adversely affect the Heritage Preservation Landmark or District based on the adopted Heritage preservation Guidelines.” The checklist on proceeding pages is intended to assist the H.P.C. with the task of making such a determination.

Staff has provided one sample resolution for use in approval of the project. If the commission determines other findings of fact than those provided here, they may choose to cite them as a reason for denial in a similarly stated resolution.

Worksheet for approval

WHEREAS, Chapter 153 of City Code requires Heritage Preservation Commission design review and approval or disapproval of construction and demolition activities, including remodel, repair or alteration to a property which in any manner will change the exterior appearance; and

WHEREAS, an application for design review has been submitted by the owner of 148 Pembroke Avenue for façade painting; and

WHEREAS, The Wabasha Heritage Preservation Commission provides the following findings:
[insert findings from checklist, the HPC should list as many or few as deemed appropriate]

1.

NOW THEREFORE, IT IS HEREBY RESOLVED, the Heritage Preservation Commission approves the facade painting as indicated in the application submitted October 16, 2024.

[The HPC should list as many conditions as deemed appropriate]

Heritage Preservation Commission

4. c.

Meeting Date: 10/28/2024

SUBJECT: 180 Main St W (Hill's Hardware Bldg)

DEPARTMENT: Administration

TITLE:

180 Main St W-Hill's Hardware Bldg (Design Review)

PURPOSE:

ITEM SUMMARY:

Removal of the current exterior stairs and replace with a new staircase.

Attachments

180 Main St W-Design Review Application

Application part 2

Staff Report



**HISTORIC PRESERVATION COMMISSION
DESIGN REVIEW APPLICATION**

The HPC respectfully requests all applicants, or an assignee, attend the design review meeting. The Commission has 60 days to review all applications, however, submittal of a complete application 14 days or more before a meeting will typically secure a spot on the next meeting agenda.

Address of Design Review: 180 Main St W Wabasha MN 55981

Applicant Name: George Hill **Phone:** 651-564-0427

Address: 610 Washington Ave Wabasha MN 55981

Email: geo.hank@hotmail.com

Owner Name (if different): _____ **Phone:** _____

Address: _____

Email: _____

Historical use or name of building or site (if known)

Kuhn Block Building

Type of work proposed (*attach additional pages as necessary*)

Removal of current exterior staircase located on Alleghany Ave side of building. Replace with new
staircase as historically accurate as can be replicated. To be built by Josh Risch of Driftless Ironworks
Nelson WI. Work to be done as soon as possible in conjunction with grant from Wabasha Port Authority.

ATTACHMENTS REQUIRED:

1. A current photograph of the building or site where work is proposed.
2. An illustration of the proposed work to be completed.
3. Samples of exterior materials, paint chips, or other appropriate material examples.
4. Historic photos (if available) of the site/building where work is proposed.

Applicants Signature George Hill **Signing for George Hill Date** 10/22/24

Office use only.

Date application submitted: 10-22-2024 **Date application complete:** _____

15-day notice: _____

60-day notice: _____









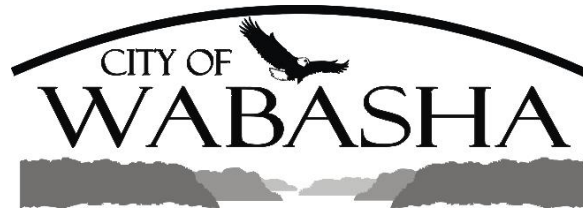




The Kuhn Building at 180 Main Street West currently houses Hill's Hardware Hank on the main floor and four occupied apartment units on the upper floor.

The exterior stairway attached to the west side of the building is deteriorating and not to current code standards. Pieces of cast iron are falling off. Finding a contractor to repair the existing stairway has been unsuccessful or cost prohibited. Removal and replacing with a new stairway is the most viable option.

Stairway will be constructed with steel metal stringers and support post as well as the railings. The treads and risers are a composite decking material bolted onto metal framing. All metal will have a zinc coated primer and be powder coated in black. The composite stair treads and risers will be of a dark gray tone. The intention is to rebuild a staircase that replicates the existing one in a design aspect.



Memorandum

Office of the City Planning Assistant

To: Wabasha Heritage Preservation Commission
From: Wendy Busch
Date: October 23, 2024
Subject: 180 Main Street West (Alleghany Ave Side)

MEETING DATE: May 28, 2019

APPLICANT INFORMATION:

Applicant: Hills Hardware, George Hill
Building: 134 Main Street West
Owner: George Hill

PROPOSED ACTIVITY REQUIRING DESIGN REVIEW:

George Hill is proposing to remove the current exterior staircase located on the Alleghany Ave side of the building and replace it with a new staircase as historically accurate as possible. The proposed work will be built by Josh Risch of Driftless Ironworks from Nelson, WI. The proposed work will be done as soon as possible in conjunction with the grant from the Wabasha Port Authority.

Building Background:

The building is considered a contributing influence on the Wabasha Historic Preservation District. The building is believed to have been constructed in 1868-1874. The historic name of the building per the designation Sheet is "Kuhn Block 1868-1874".

REQUIREMENTS:

Chapter 159 of City Code requires that The Heritage Preservation Commission (H.P.C.) shall "review and approve or disapprove" any alteration to a property "*which in any manner will change the exterior appearance*" of that building or landmark within the National Register District.

The H.P.C. is required to review an application based on "adopted guidelines" and the Secretary of Interior standards.

HERITAGE PRESERVATION COMMISSION ACTION:

As required in the Ordinance, The Commission should “determine if the work to be performed would adversely affect the Heritage Preservation Landmark or District based on the adopted Heritage preservation Guidelines.” Checklist intended to assist the H.P.C. with the task of making such a determination follows.

If the H.P.C. determines that the work would not adversely affect the Landmark or District and is consistent with the H.P.C. Guidelines and Secretary of Interior Standards, staff suggests the following motion:

A motion to approve the removal and replacement of the stairway on the side façade facing Alleghany ave at 180 Main Street West, as presented in the application dated 10-22-24.

REVIEW OF CONSTRUCTION AND DEMOLITION ACTIVITY
CHECKLIST & FINDINGS

(From Section 315.09 of City Code, HPC Design Guidelines, & Secretary of Interior Standards)

Project Name & Address Side Façade Rehabilitation/Egress Stairway - 184 Main Street West
Type of Activity Requiring Design Review

	Street and utility
X	Remodel, repair or alteration which will change the exterior appearance of a building
	New construction (addition)
	Parking facility
	Relocating a building
	Change the nature or appearance of a landscape features
	Demolition of a building or landscape feature
	Emergency Repair to protect the safety of the structure and its inhabitants in conformance with the U.S. Secretary of Interior's

Guidelines & Standards Checklist:

Modifications to *existing* historic buildings/properties:

Y	N	N.A.	Will Alterations/rehabilitation preserve or enhance the original design
Y	N	N.A.	Will Alterations/rehabilitation preserve or enhance the original materials
Y	N	N.A.	Will Alterations/rehabilitation preserve or enhance the original architecture
Y	N	N.A.	Is every reasonable effort being made to make the proposed use historically compatible with the historic building or it's surroundings
Y	N	N.A.	Are distinguishing original qualities or character of the historic building and it's surroundings being preserved

Notes:

Y	N	N.A.	Are proposed alterations based on a historical basis (existing features, historic documentation or photographic evidence)
Y	N	N.A.	Are changes that have occurred to the property over the years, which now contribute to the property's historic significance, being recognized and respected
Y	N	N.A.	Are distinctive stylistic features or examples of skilled craftsmanship being retained (if possible) & treated sensitively
Y	N	N.A.	If possible, are deteriorated architectural features being repaired rather than replaced
Y	N	N.A.	If surface cleaning is proposed, is it being done with the gentlest means possible
Y	N	N.A.	If archaeological resources are present, is every effort being made to protect and preserve them
Y	N	N.A.	Is less than 25% of the original exterior walls or surfaces being destroyed, removed, or covered
Y	N	N.A.	Is the maximum amount of original exterior walls or surfaces being retained

Findings

The above checklists indicate “findings” which are in accordance with the adopted Heritage Preservation Guidelines and the Secretary of the Interior's Standards for Historic Preservation projects.

Y	N	Will the work to be performed adversely affect the Heritage Preservation Landmark or District based on the adopted Heritage preservation Guidelines	Notes:
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