WABASHA HERITAGE PRESERVATION COMMISSION

October 27, 2025 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 9/22/25

4. **Design Review-**
   - **1.** 207 Main Street West - Wabasha Dentistry

5. **Possible upcoming review/request for assistance:**

6. **Old Business/Subcommittee Work**
   - **1.** MNDOT Brown Highway Signage
   - **2.** Main Street Updates

7. **New Business**

8. **Other Business**

9. **Announcements**

10. **Next Meeting Date: November 24, 2025**

11. **Adjourn (Chair)**

Heritage Preservation Commission **3. a.**

Meeting Date: 10/27/2025

SUBJECT: Date of Minutes 9/22/25

DEPARTMENT: Administration

TITLE:

Date of Minutes 9/22/25

PURPOSE:

Attachments

9/22/25 HPC Minutes

D R A F T

HERITAGE PRESERVATION COMMISSION
MINUTES
SEPTEMBER 22, 2025, 9:00 a.m.

Present: Linda Mann, Commissioner; Mary Flicek, Commissioner; Emily Durand, Commissioner; Janet Runions, Commissioner; John Rivers, Commissioner

Absent: Bill Jewson, Commissioner; Jenny Palmen, Commissioner

Also Present: Wendy Busch, City Clerk

1. Call to Order
The meeting was called to order by Commissioner Durand at 9:03 a.m. Commissioner Runions arrived at 9:25 a.m. Commissioner Mann left the meeting at 9:50 a.m.

2. Changes or Additions to Agenda
There were no changes or additions to the agenda.

3. **Approval of Minutes**

1. Date of Minutes July 28, 2025

Motion made by Commissioner Mary Flicek, seconded by Commissioner John Rivers to approve the meeting minutes as drafted.

Vote: 4 - 0 - Unanimously

4. **Design Review**

1. 116 Main Street East - Around the Clock Nutrition
City Clerk Busch provided background information regarding the new location of this business. Exterior paint colors were reviewed. Signage was discussed.

Motion made by Commissioner Linda Mann, seconded by Commissioner Mary Flicek to approve the proposed exterior paint colors and signage for Around the Clock Nutrition, as presented in the application.

Vote: 4 - 0 - Unanimously

5. **Possible Upcoming Review / Request for Assistance**
Potential new businesses and projects were discussed.

6. **Old Business / Subcommittee Work**

1. Main Street Update

Commissioner Flicek discussed the Rethos Wrecking Ball Gala event on October 8. She reported that representatives of Rethos will be making a site visit to Wabasha on October 9. The Downtown trunk or treat event on October 31 was discussed. Commissioner Flicek provided a grant application update. Shop Small Saturday on November 29 and the holiday tree lighting event in December were discussed. The highway sign project was discussed. Data sharing challenges were discussed.

It was reported that the *Roots* mural is planned to be moved, and potential new locations were discussed. City Clerk Busch indicated that a building permit would be required and reviewed site visibility limitations.

2. Fall Conference Review

Commissioner Runions discussed the recent PreserveMN 2025 conference and summarized some of the educational sessions that she attended. She commented that she particularly enjoyed learning about the New Ulm area and its historic buildings. Commissioner Flicek discussed some of the educational sessions and activities that she attended.

It was reported that the 2026 NAPC Forum (National Alliance of Preservation Commissions) will be held in Minneapolis from July 22-26, with no state conference planned in 2026. City Clerk Busch noted that the HPC will cover the cost of attendance and that scholarships will be available.

7. **New Business**

There was no new business.

8. **Other Business**

There was no other business.

9. Announcements

Commissioner Mann discussed a recent meeting at the Wabasha County Historical Society Museum in Reads Landing and summarized the presentations that were provided.

It was noted that the next Wabasha Main Street coffee meet-up is scheduled on November 6.

The roles and responsibilities of the City Clerk and the City Administrator in a Charter city were discussed.

Recent and upcoming community events and activities were discussed. Current projects and programs, potential funding sources, and grant opportunities were discussed.

Commissioner Durand provided a Highway 60 realignment project update and discussed a consultant contract. The benefits of roundabout intersections were discussed.

Parking concerns were discussed.

10. Next Meeting Date: October 27, 2025

11. Adjourn

Motion made by Commissioner John Rivers, seconded by Commissioner Emily Durand to adjourn the meeting. The meeting adjourned at 10:11 a.m.

Vote: 4 - 0 - Unanimously

Respectfully submitted by:_____
Wendy Busch, City Clerk

_____
Adopted Date

Heritage Preservation Commission **4. 1.**

Meeting Date: 10/27/2025

SUBJECT:

DEPARTMENT: Administration

TITLE:

207 Main Street West - Wabasha Dentistry

PURPOSE:

ITEM SUMMARY:

Maintenance painting with color testing for the brick. Color is Pennywise, Sherwin William on brick, Tempest Teapopt, Valspar or matched Shermin Williams on th black trim.

Window/door replacements with the same look but going to clad. Please find the attached summary write up from applicants Scott and Emily Durand.

STAFF RECOMMENDATION:

Maintenance items typically do not require any approval. The proposed fire restoration modifications are listed to match those that are existing, except for materials which will provide longevity to the structure. Staff recommends approval of the proposed fire restoration modifications.

Attachments

Application

HPC app Wabasha Dentistry fire rehab 2025.pages

CITY OF WABASHA

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: 207 Main St. W

Applicant Name: Scott Durand **Phone:** 651-262-8735

Address: 230 Main St. E.

Email: durand design@gmail.com

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

Address: _____

Email: _____

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

H. H. Jewell Building

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

See attached.

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

- [x] 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)

- [x] Paint chips and/or sample materials to be used.
  Photos of paint samples included

- [x] 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?) Maintenance painting has started. Window and door replacement is dependent on insurance claim timeline.

- [x] 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**

207 West Main - H.H. Jewell building 1880

This two story, brick Italianate commercial building with relief brick cornices; arched windows with stone sills and keystones and glass storefront has a name and date block (1880) and is known by it's National Register listing as the H.H. Jewell building. The east facade is five bays divided by two story pilasters; brick relief courses between stories. There is a later one story addition at the rear. See Wabasha Commercial District National Register Nomination Form, 1980--registered 1982). The west facade has a ghost sign for Squirt soda. The building was altered at the lower level in the early 20th century. See photos. Built as a hardware store, the second story also held the ladies library association. Owners of the hardware business included prominent citizen Julius Schmidt. Later uses included a 1900s hardware, plumbing and heating business, a 1940s-70s bowling alley, a 1980s-2000s pharmacy, and in 2018 became a dental office. It was rehabilitated significantly in 1984 as a pharmacy when the storefront windows were reintroduced, and again as a Certified Historic Tax Credit rehabilitation for adaptive reuse as a dental office when side windows and access to the second story were reintroduced.

H.H. Jewell Building from the Wabasha Herald Annual for 1889

Wabasha Pharmacy, prior to rehab

Wabasha Pharmacy, 2016

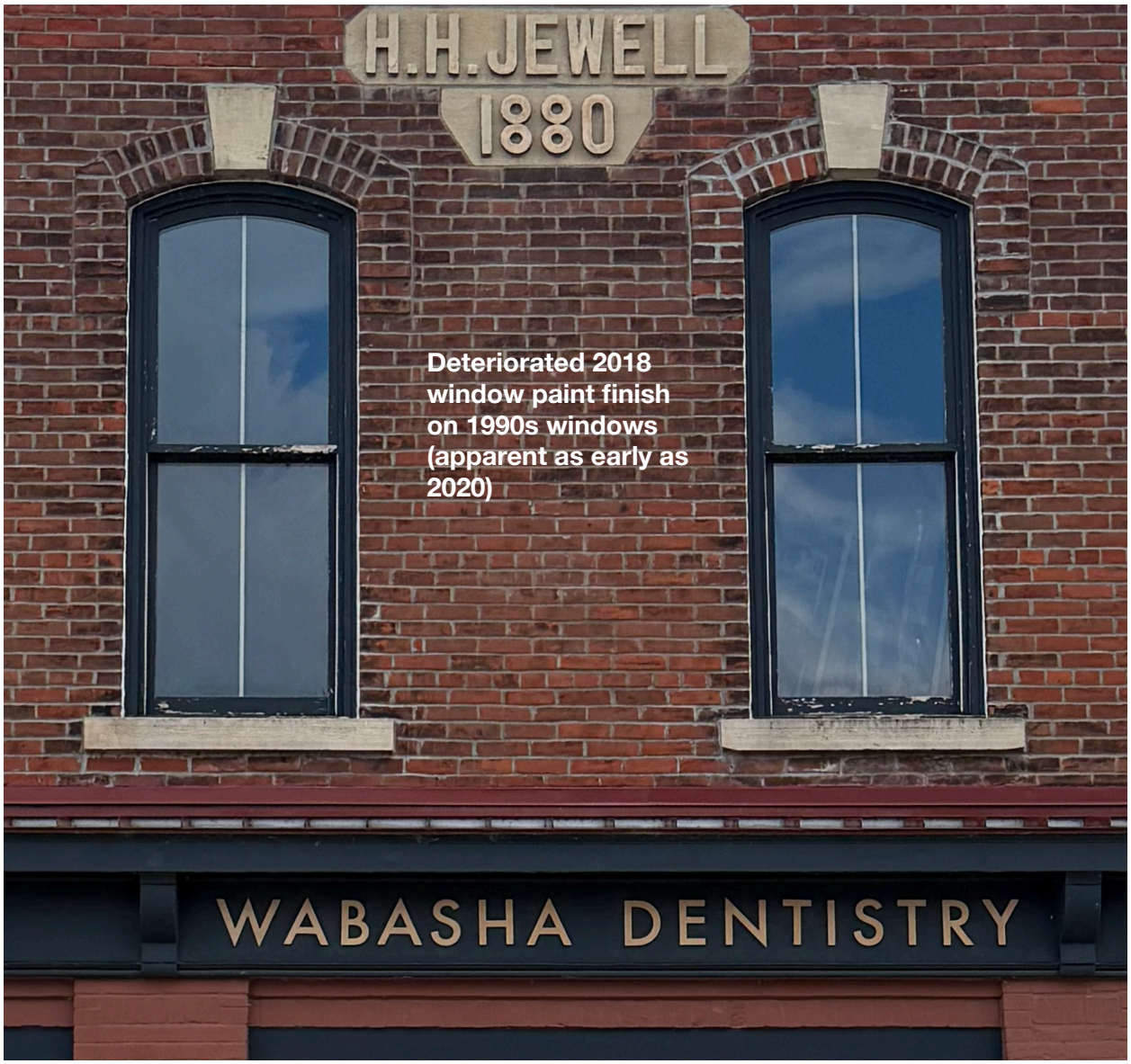
Wabasha Bowl

Wabasha Dentistry, 2025

Wabasha Dentistry, 2025

Deteriorating paint on 2018 replacement Marvin windows

Deteriorating paint on 2018 replacement Marvin windows



Deteriorated 2018 window paint finish on 1990s windows (apparent as early as 2020)

Back volume (altered from original 1940s addition) during 2017-18 Historic Tax Credit qualified rehabilitation

Wabasha Dentistry, 2018 new roof

Wabasha Dentistry, 2022 solar installation

View from neighboring roof

Storefront, signage, door and lighting detail

Squirt ghost sign

Proposed Work

Proposed window, storefront and door replacement is in response to a January 31, 2025 fire in the building. Significant damage was sustained due to fire, heat, smoke and fire department response. Structural damage did not occur. Wherever possible, repair and replacement will match the exact specifications of a 2018 Historic Tax Credit qualified rehabilitation which was approved by the Wabasha HPC, the U.S. Department of the Interior and the Minnesota State Historic Preservation Office in 2017-18.

Signage

- All signage will currently be retained including the box sign on the East facade, the raised letter "WABASHA DENTISTRY" sign above the front entry and the historic Squirt ghost sign. A new sign in in the works to replace the box sign on the Allegheny corner (upper story).

Lighting

- All exterior lighting will be replaced to match existing.

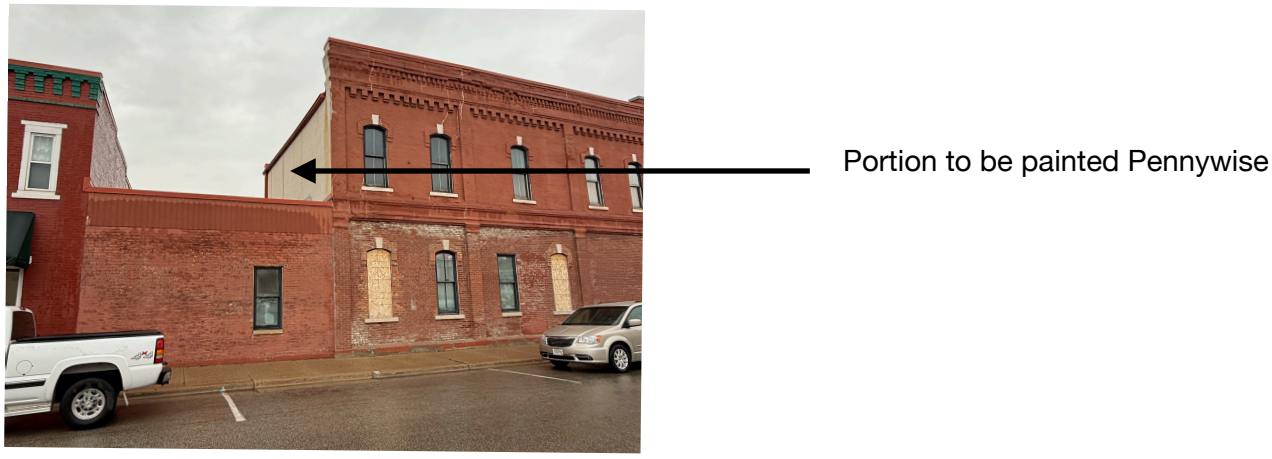
Doors and Windows

- All doors and door hardware are proposed for replacement (match existing).
  - Front doors will be replaced as solid, unpainted, Douglas fir, full single light to match existing.
- All windows are proposed for replacement and will match existing dimensions, trim, divisions and function
  - The storefront windows will need to be reglazed and rebuilt (match existing)
  - Double hung windows on both the first and second level will be replaced with Anderson Class E aluminum clad windows in black. Marvin wood windows on the ground floor selected in the 2018 Historic Tax Credit qualified rehabilitation have been challenging to maintain as paint began to show deterioration as early as 2020, hence the selection of a clad window. The window installer will create a custom composite sill and surround, painted black.
  - Windows on the second story were not a part of the 2018 Historic Tax Credit qualified rehabilitation. Because several were broken and damaged during fire response, and others have deteriorated, all are proposed for replacement.

Roof and rooftop solar array

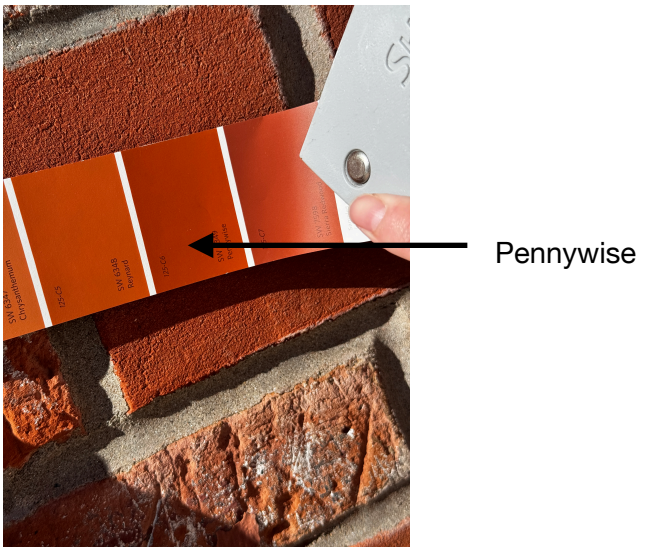
At this time it is undetermined whether the roof will need replacement. If so, it will be replaced to match existing and the solar array will be placed back into service.

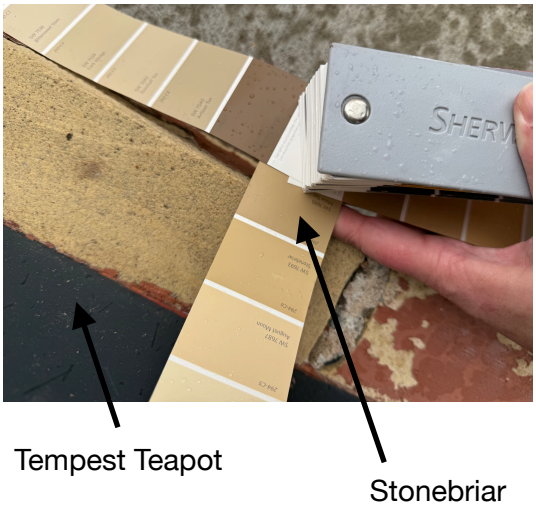
Painting (new)
The upper rear facade of the building was to painted in 2018 to match the rest of the building and will be painted in a brick color (Pennywise - Sherwin Williams)



Painting (maintenance)
Repainting was planned to be completed after repointing as part of the 2018 rehabilitation, but has not yet been completed as repointing did not occur until 2022-23.

- Previously painted brick areas will be repainted in a brick color (Pennywise - Sherwin Williams)
- Previously painted storefront and window trim details will be repainted in a black color (Tempest Teapot - Valspar)





Additional building history:

Erected in 1880 for $5,000, this building housed the Jewell & Schmidt Hardware. Started in 1858 as Egbert & Robinson, it soon was purchased by H.H. Jewell whose son H.B. and their tinsmith Julius Schmidt formed the firm of Jewell & Schmidt. This 34 x 77 foot brick building housed a salesroom, tin shop, iron and nail room on the first floor, the basement was given to storage while the second floor housed offices and the rooms of the Ladies Library Association which The Ladies Library Association (LLA) of Wabasha played a crucial role in establishing and maintaining the city's first public library.

In 1871, when the LLA took over the existing subscription library, it had a mere 150 books. By 1900, through their dedicated efforts, the LLA significantly expanded the collection to over 4,000 volumes. The LLA continued to manage and fund the library until 1911, when it transitioned to the control of the city of Wabasha and became the Wabasha Public Library on 257 West Main Street in the second story of old City Hall.

In the early 1900's the building was called Benn Hardware, Plumbing & Heating. The second story was used as offices and apartments over the years. Including Arnold Hatfield, Judge of District Court, 3rd Judicial District, whose name remains painted on the door to his former law office.

Sometime around 1940 the first floor became the Wabasha Bowl. At that time the second story outside entrance and windows were bricked in. An addition on the back of the building was added.

In 1980, 100 years after the building was built, it became the home of Wabasha Pharmacy. The remodeling was 15 times the original cost of construction.

Heritage Preservation Commission **6. 2.**

Meeting Date: 10/27/2025

SUBJECT: Main Street Updates

DEPARTMENT: Administration

TITLE:

Main Street Updates

PURPOSE:

Attachments

Nov Coffee Meet Up

Coffee Meet Up

MAYOR EMILY DURAND

City & Port Authority

PROJECT UPDATES

THURSDAY NOV. 6TH

8:00-9:00AM

ANDERSON HOUSE

SPONSOR:
WABASHA MAIN STREET