WABASHA HERITAGE PRESERVATION COMMISSION

August 24, 2026 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 June 22, 2026

4. **Design Review-**
   - **1.** 131 Pembroke Ave - SVJ Paul Bruhn Grant
   - **2.** 222 Main St W - Design Review Application

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

6. **Old Business/Subcommittee Work**
   - **1.** Main Street Update (Flicek)
   - **2.** FORUM - Update (Flicek/Palmen)

7. **New Business**

8. **Other Business**

9. **Announcements**

10. **Next Meeting Date: September 28, 2026**

11. **Adjourn (Chair)**

Heritage Preservation Commission **3. a.**

Meeting Date: 08/24/2026

SUBJECT:

DEPARTMENT: Administration

TITLE:

Date of Minutes June 22, 2026

PURPOSE:

Attachments

6-22-26 HPC Minutes

D R A F T

HERITAGE PRESERVATION COMMISSION
MINUTES
JUNE 22, 2026, 9:00 a.m.

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

Absent: Mary Flicek, Commissioner; Bill Jewson, Commissioner

1. Call to Order
The meeting was called to order by Chair Durand at 9:02 a.m.

2. Changes or Additions to Agenda
The agenda was discussed. A request was made to add a discussion item to New Business relating to photo binders.

3. **Approval of Minutes**

a. Date of Minutes 4/27/2026

Motion made by Commissioner Jenny Palmen, seconded by Commissioner Linda Mann to approve the meeting minutes as drafted.

Vote: 4 - 0 - Unanimously

4. **Design Review**
There were no design reviews.

5. **Possible Upcoming Review / Request for Assistance**
A railing project outside the State Farm office was discussed. City Clerk Busch indicated that she will research this.

6. **Old Business / Subcommittee Work**
The upcoming forum was discussed.

Chair Durand summarized a recent conversation with a representative of the City of Ashland, Wisconsin, relating to public and private murals and art tours.

1. Wabasha Main Street Update
Commissioner Flicek was not in attendance.

7. **New Business**

1. Underrepresented Communities Grant
Chair Durand discussed this grant opportunity.

City Clerk Busch indicated that she has been asked why there have been no requests for new National Register designations or requests to expand the City's historic district. Chair Durand provided comments in this regard.

2. PAUL BRUHN Historic Revitalization Grant
City Clerk Busch and Chair Durand discussed the grant program. Potential applicants were discussed.

3. Photo Binders
It was noted that two binders of historic photos were recently dropped off at City Hall.

8. **Other Business**
There was no other business.

9. Announcements
A reenactment event at the Broadway Theater on June 14, "Soldiers of the American Revolution," hosted by the Wabasha County Historical Society, was discussed.

It was noted that a Civil War era historic flag will be displayed at the Historical Society Museum and at the Wabasha County Fair this summer.

An upcoming presentation in August by author Lee Hendrix, former barge captain and riverboat pilot, was discussed. It was noted that the Sultana was a commercial steamboat that exploded and sank in the Mississippi River in April of 1865, killing more than 1100 people.

10. Next Meeting Date: July 27, 2026

11. Adjourn

Motion made by Commissioner Jenny Palmen, seconded by Commissioner John Rivers to adjourn the meeting. The meeting adjourned at 9:28 a.m.

Vote: 4 - 0 - Unanimously

Respectfully submitted by:_____
Wendy Busch, City Clerk

_____
Adopted Date

Heritage Preservation Commission **4. 1.**

Meeting Date: 08/24/2026

SUBJECT: 131 Pembroke Ave - SVJ Paul Bruhn Grant

DEPARTMENT: Administration

TITLE:

131 Pembroke Ave - SVJ Paul Bruhn Grant

PURPOSE:

ITEM SUMMARY:

They will be using Hayfield vinyl windows from Interstate as of right now. Currently, they are old single pane windows that allow a lot of heat and cold in. They will have white trim for the windows, and paint touch-up. The windows will be 1 1/2" smaller on each side in order to be able to trim the windows on the inside because of insulating the porch to be a four-season porch. They are triple pane, double-hung windows.

The door is to be a vintage-style insulated door, 36", going out onto the deck.

Attachments

Windows & Doors Design Plan


Richie
Safe Wire
565-3517








NOTICE
NO SMOKING
NO VAPING
NO E-CIGARETTES
NO MARIJUANA
Do what makes
Your heart sing


NOTICE
LENNOX



Interior Exterior

My Configuration

Print

show

VINYL CLASSICS

Double Hung 801



Interior | Exterior

My Configuration

Print

show

VINYL CLASSICS

Double Hung 801

Heritage Preservation Commission **4. 2.**

Meeting Date: 08/24/2026
SUBJECT: 222 Main St W
DEPARTMENT: Administration

TITLE:
222 Main St W - Design Review Application

PURPOSE:

ITEM SUMMARY:
Proposal of repainting the outside molding and adding signage. The applicant will be present at the meeting to discuss the full scope of the proposed project. Currently, she is indicating that the projected signage will not be placed. The adjacent property may be added to the proposal and the applicant will provide information on that during the meeting.

ACTION REQUIRED:
Motion to approve the painting and front redesign as well as proposed wall signage. The signage meets all the necessary zoning requirements within size, amount and placement.

Attachments

Design Review Application and pictures
storefront_sign_permit_diagram_fin
storefront_sign_permit_diagram_final
coordinated_facade_220_222_diagram
Classical gold
Tricorn Black
Tulsa Twilight
Urbane Bronze

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: 222 Main Street West

Applicant Name: Vienne Cordet-Schuth **Phone:** 507-421-5512

Address: 9137 Hwy 60, Wabasha, MN 55981

Email: VienneCordet1@gmail.com

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

Address:

Email:

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

See attached sheet

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

Refresh of outside moulding since all is warped + broken. Change of paint. Sign as shown in attached photo – window lettering. (Awning may not be possible as there is limited space.)

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** 08/10/26

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.
Paint color will be Tricorn Black w/ an aubergine (deep) an almost black eggplant purple with warm undertones. Highlight colors, secondary/complementary will be gold. All trim will be replaced with historically accurate trim.

☑ Historic photos or information about the history of the building and site. (if available)

See attached page.

☑ Provide a timeline for construction (when do you expect to start and complete the project?) I am already reaching out to contractors and painters and the sign company. I also have been in contact with the awning company. Opening Spring 2027.

☑ 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)

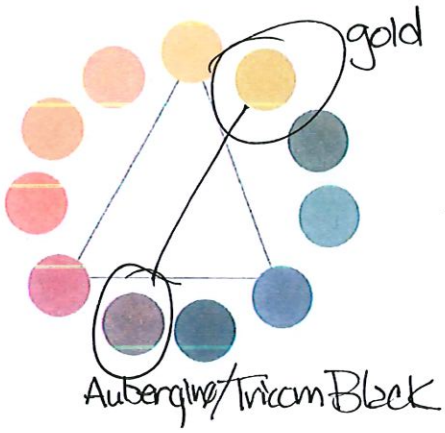
Ordinances and requirements along with Design Guidelines used to review all projects are available from City Hall.

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

Appendix I Color

The paint scheme of a building is the most visible and easily understandable feature of a building for most people to comprehend. Therefore it is one of the most important aspects of an historic properties design.





Choosing a pallet

For Victorian-era buildings, (which includes most of downtown Wabasha), the most historically accurate colors tend to be deep, rich, earth tones. This category includes a multitude of colors, but all in a tone that typically has a brown or grey (earthy) tone. These colors were used in combinations of three or four colors or tones of the same color. Another option is use "jewel tone" paint schemes. These are also deep and often rich colors that are brighter or less "earthy" in tone. Though less accurate in terms of the actual paint used historically, these color schemes can provide similar affects in terms of highlighting architectural features on historic buildings. Second and third colors for trims and highlighting architectural details should be of differing tint or complementary on the color wheel.

Buildings of an earlier era (such as the "first generation" wood structures in Wabasha) used lighter color pallets including whites or other pale hues. Browns and other earth tones continued to be used into the 20th century, but were not as often used in multiple combinations like in the high Victorian era. Other color schemes may be appropriate for buildings constructed after the mid 20th century.

Color Trends Over Time

Mid 1800's – Soft neutral shades of brown, gray, green, blue, tan (straw, sand, slate, earth) trimmed with white were popular

Late 1800's – Colors darken and contrasts become more pronounced, olive & forest green, ochre, brick red, and dark browns were in style

Early 1900's (20th Century) – Natural colors continue in fashion with a lighter and less complex approach (lighter browns, grays, greens & golds). Classical revival styles bring whites and lighter colors back to fashion.

Generally pastels and clear bright colors are inappropriate for Wabasha's historic district, particularly for a base color. Neon or fluorescent colors are not appropriate in the historic district.

History of 222 Main Street West, Wabasha, MN 55981

222 Main Street West is located within Wabasha's historic downtown commercial district and is associated with the area historically developed around the Kuehn mercantile enterprise. Lucas Kuehn, one of Wabasha's leading nineteenth-century merchants, arrived in Wabasha in 1855. He established a bakery in 1862, entered the general merchandise trade in 1864, and erected his first commercial block in 1868. In 1874, following the arrival of the railroad, the Kuehn Block was expanded to approximately three times its original size and became the largest retail establishment in Wabasha—a position it retained into the twentieth century. The Kuehn Block is recognized as a contributing part of the Wabasha Commercial Historic District.

The building at 222 Main Street West continued in commercial and professional use during the twentieth and early twenty-first centuries. Records place the Nordstrom Law Office at this address in the late 1990s. More recently, it housed Workforce Development, Inc./CareerForce, providing employment and workforce services to the Wabasha community. The building is now being adapted for The Velvet Spider, continuing its long-standing use as part of Wabasha's active downtown commercial streetscape.

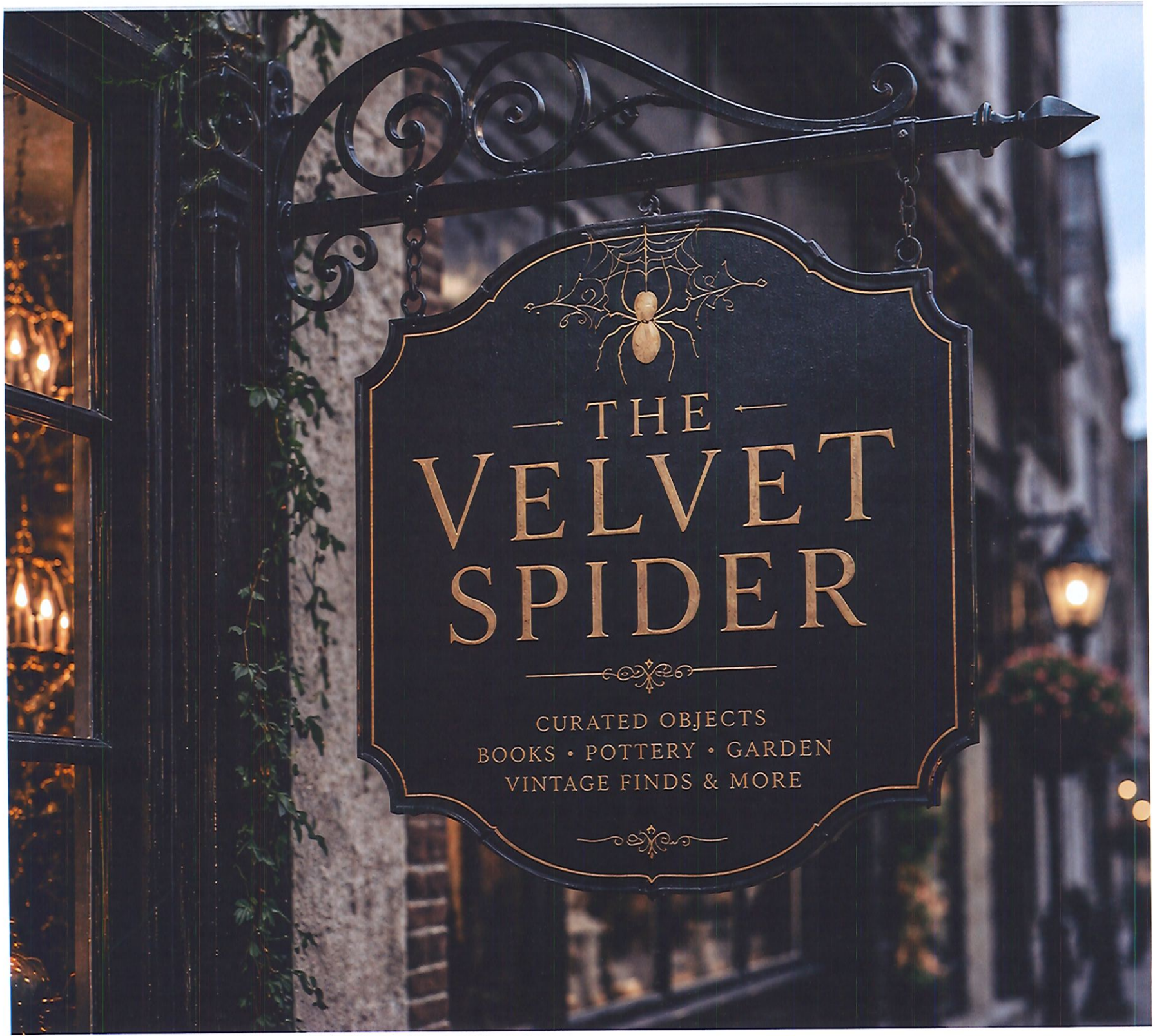
The historical sequence above is supported by the National Park Service's documentation of Lucas Kuehn and the Kuehn Block, the City/Chamber's historic walking-tour material, a 1999 Minnesota Court of Appeals record identifying Nordstrom Law Office at 222 Main Street West, and listings for the former Workforce Development/CareerForce office.

Local oral histories also recall a period when the premises were used as an entertainment or dancing venue-a strip club- although the dates and business name have not yet been independently confirmed.

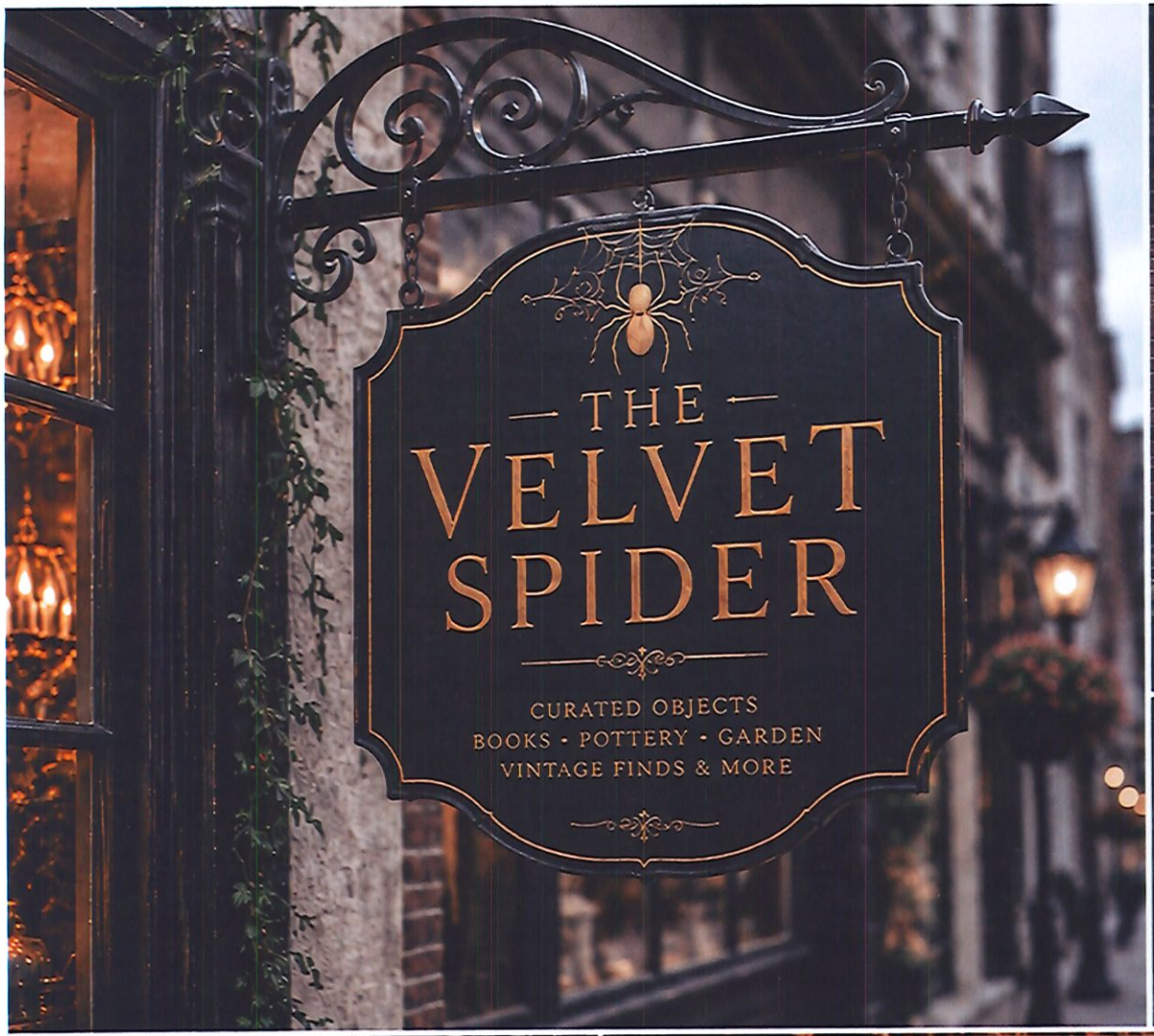

For SALE
SALE-LEASE
Marcou
651-565-3321
Google Map


THE VELVET SPIDER
220

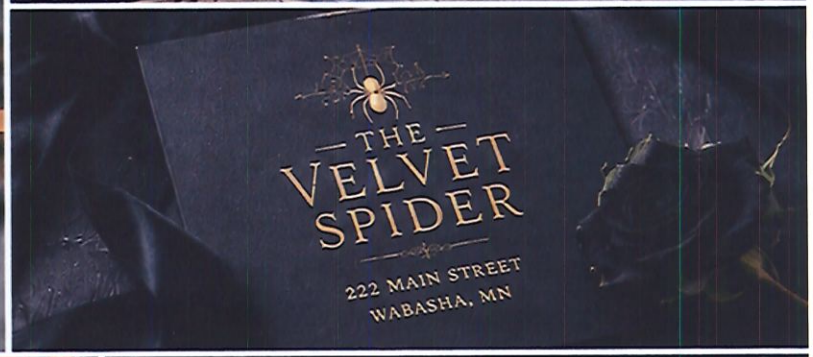

THE VELVET SPIDER
BOOKS
ANTIQUES
CURIOSITIES
JEWELRY
& MORE
CURATED.
BEAUTIFUL
UNEXPCTED
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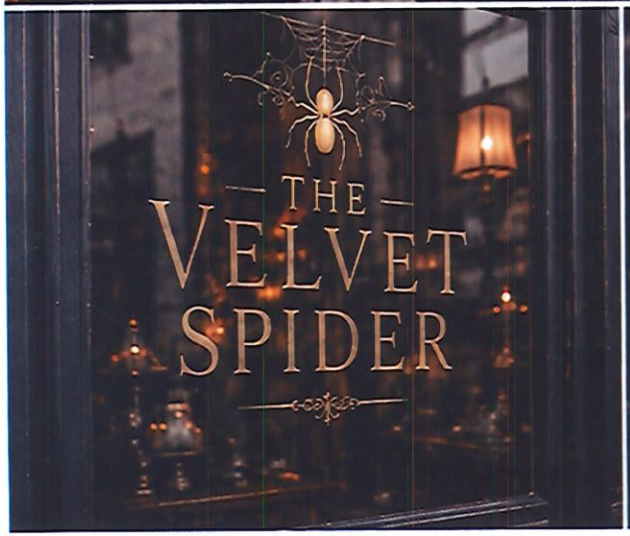

THE
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SPIDER
CURATED OBJECTS
BOOKS • POTTERY • GARDEN
VINTAGE FINDS & MORE


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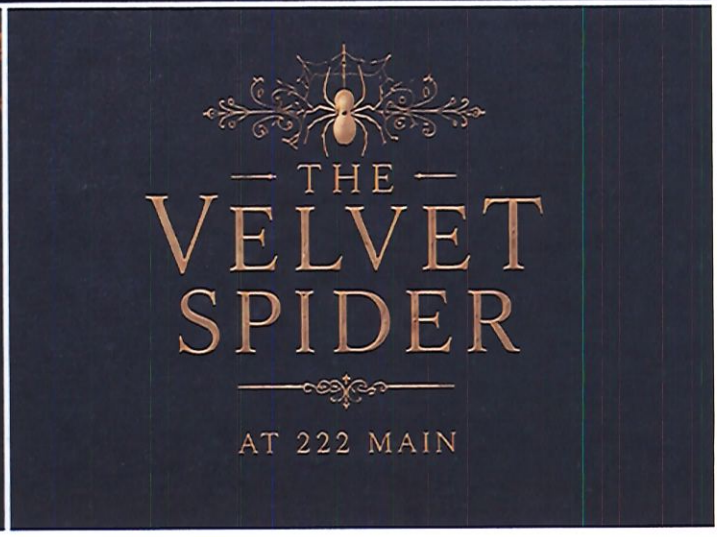

THE
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CURATED OBJECTS
BOOKS · POTTERY · GARDEN
VINTAGE FINDS & MORE


THE VELVET SPIDER
VELVET
SPIDER


THE
VELVET
SPIDER
222 MAIN STREET
WABASHA, MN


THE
VELVET
SPIDER


BEAUTIFUL
THINGS
HAVE
STORIES


THE
VELVET
SPIDER
AT 222 MAIN



SIGN PERMIT DIAGRAM

The Velvet Spider

222 Main Street West, Wabasha, MN

SIGN FACE

Width: 248 in. / 20 ft. 8 in.
Height: 24 in. / 2 ft.
Total sign area: 41.33 sq. ft.
Panel thickness: approx. 1/4 in.

LETTERING

Message width: approx. 14–16 ft.
Capital height: approx. 16–18 in.
Lowercase height: approx. 10–12 in.
Letter depth: approx. 1/4–1/2 in.
Coverage: approx. 40% of face

LOCATION

In existing sign band, full width between brick sides, directly above first-floor storefront windows.
Bottom: approx. 12 ft. 8 in.
Top: approx. 14 ft. 8 in.

MATERIAL / ATTACHMENT

Exterior composite panel with painted dimensional composite letters. Panel mechanically secured using existing sign anchors. Letters bonded with exterior-rated adhesive.

ARCHITECTURAL SURROUND

Traditional-style crown, approx. 4 in. H × 3 in. P; full width with side returns.
Two Yorktown corbels: each 6 in. W × 20 in. H × 8 in. D at outer ends.
Maximum projection: approx. 8 in.
Adhesive + concealed fasteners per mfr.
Profiles shown: proposed or similar equivalent.
Lighting: 3 historic-style solar goosenecks.

PHOTO ELEVATION — APPROXIMATE
Proposed dimensions; decorative profile may vary.



SIGN PERMIT DIAGRAM

The Velvet Spider

222 Main Street West, Wabasha, MN

SIGN FACE

Width: 248 in. / 20 ft. 8 in.
Height: 24 in. / 2 ft.
Total sign area: 41.33 sq. ft.
Panel thickness: approx. 1/4 in.

LETTERING

Message width: approx. 14–16 ft.
Capital height: approx. 16–18 in.
Lowercase height: approx. 10–12 in.
Letter depth: approx. 1/4–1/2 in.
Coverage: approx. 40% of face

LOCATION

In existing sign band, full width between brick sides, directly above first-floor storefront windows.
Bottom: approx. 12 ft. 8 in.
Top: approx. 14 ft. 8 in.

MATERIAL / ATTACHMENT

Exterior composite panel with painted dimensional composite letters. Panel mechanically secured using existing sign anchors. Letters bonded with exterior-rated adhesive.

LIGHTING / SURROUND

Proposed: 3 small historically styled solar gooseneck lights, aimed down. Fixture sample/specifications and final cornice/corbel projection to be supplied.

PHOTO ELEVATION — APPROXIMATE
Written dimensions govern; not a survey.



COORDINATED FAÇADE RESTORATION PROPOSAL

220 & 222 Main Street West

Wabasha, Minnesota

UNIFIED BUILDING SCOPE

Coordinated restoration of both lower storefronts; openings/configuration remain. 220 acquisition pending. HOA unanimously approved repairs/colors August 17, 2026.

PAINT SCHEDULE

- **SW 6258 Tricorn Black**
  222 storefront and architectural trim
- **SW 7048 Urbane Bronze**
  220 primary frames, doors and trim
- **SW 7038 Tony Taupe**
  220 lower panels and secondary fields

222 MAIN STREET

Wall sign: 248 in. W × 24 in. H; 41.33 sq. ft.; dimensional gold letters. Traditional crown; Yorktown-style corbels; two 8 in. W × 144 in. H pilasters with capitals/plinths. Max projection: 8 in.

220 MAIN STREET

Paint existing lower storefront using Urbane Bronze and Tony Taupe as keyed. Remove and replace cracked, warped, separating and loose architectural trim.

BOTH STOREFRONTS

Exterior polyurethane/PVC traditional stepped casing, approx. 2–3 in. wide. Approx. 2 in. applied panel moulding on lower bulkheads; profiles may be similar equivalents. Existing openings unchanged.

INSTALLATION

Exterior adhesive plus concealed corrosion-resistant fasteners; seal joints/cuts per mfr. Repair/replace deteriorated substrate as found.

PHOTO ELEVATION — APPROXIMATE

Submit manufacturer paint chips with application.

SAVE ♡

H Historic Color

SW 2831

Classical Gold

FULL DETAILS ⌄

Sample this color:

FREE Color Chip

Paint Sample

Or, shop paint:

Interior Paint

Exterior Paint



Actual color may vary from on-screen representation. To confirm your color choices prior to purchase, please view a physical color sample.

SW 6258 | SW 6990 | SW 6991 | SW 6992 | SW 6993 | SW 6994 | SW 7069

SAVE

Expert Pick

SW 6258

Tricorn Black

FULL DETAILS

Smarten up your space with this trendy, never-boring black. Pair it with white for a classic contrast. Since it's a true black, it works with any undertone.

Sample this color:

- FREE Color Chip
- Peel & Stick
- Paint Sample

Or, shop paint:

- Interior Paint
- Exterior Paint



Tulsa Twilight

2070-10

A bewitching black warmed by violet undertones.

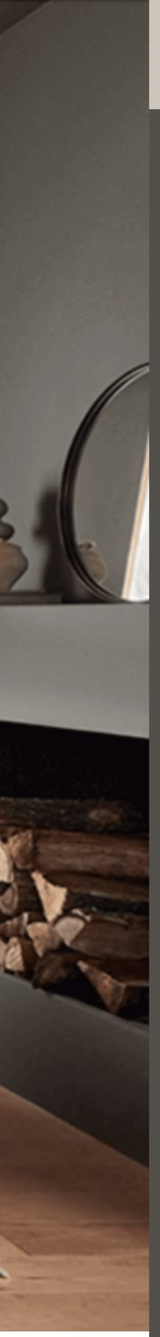
Color Information

LRV

5.01

Collection

Color Preview®



SW 7043 | SW 7044 | SW 7045 | SW 9171 | SW 7046 | SW 7047 | SW 7048

SAVE ♡

2021 Color of The Year

SW 7048

Urbane Bronze

FULL DETAILS ⌄

Rooted in nature, this brownish gray evokes a down-to-earth tranquility and a subtle sophistication that is hard to beat.

Sample this color:

FREE Color Chip

Peel & Stick

Paint Sample

Or, shop paint:

Interior Paint

Exterior Paint