Existing Condition

318 Dakota Avenue

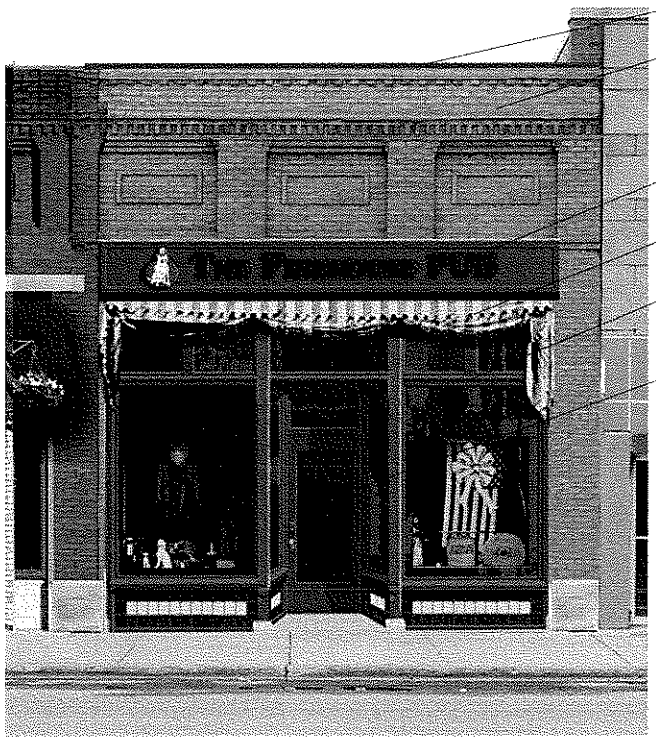
Constructed between 1910 and 1916, this single-story brick building retains its original upper-facade detailing, but the storefront has been completely modified and "modernized" with aluminum framed door and windows.

A commercial sign has been attached to the decorative brickwork above a "vacant" signboard above the storefront.

There is a variety of hardware and fixtures attached to the brick facade that appear to have lost their original function.

The original storefront has been removed and replaced with a modern treatment. The brick framework on the storefront has been covered with a stucco-like sheathing.

Proposed Renovation



Inspect roofing and flashing.

Repair, clean and tuckpoint the brick as necessary.

Remove all unnecessary hardware from the facade.

Place commercial signage on a flush signboard over the transoms and awnings.

Hang retractable canvas awnings over the display windows and the store entrance.

Build storefronts with recessed central doorways, large display windows, transoms above, and bulkhead below.

Replace the modern aluminum door with a wood and glass door.

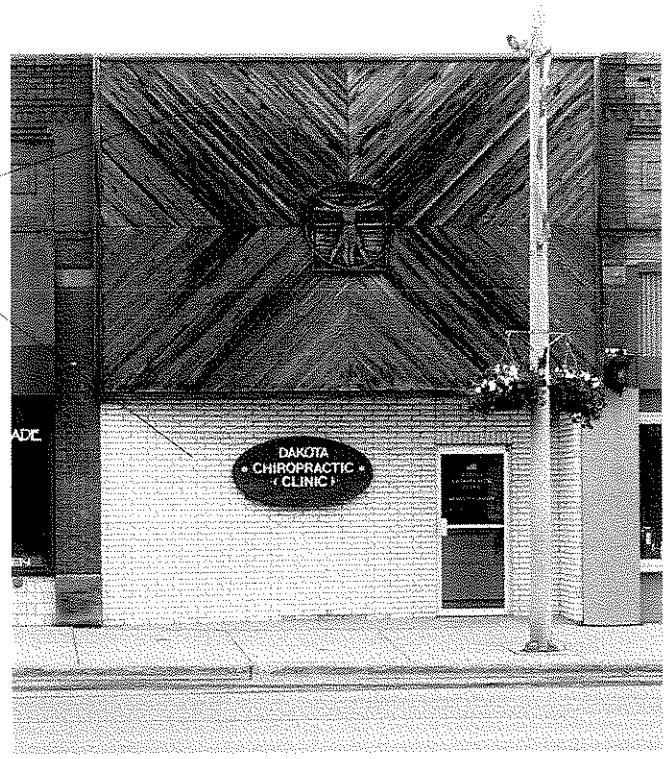
Existing Condition

320 Dakota Avenue

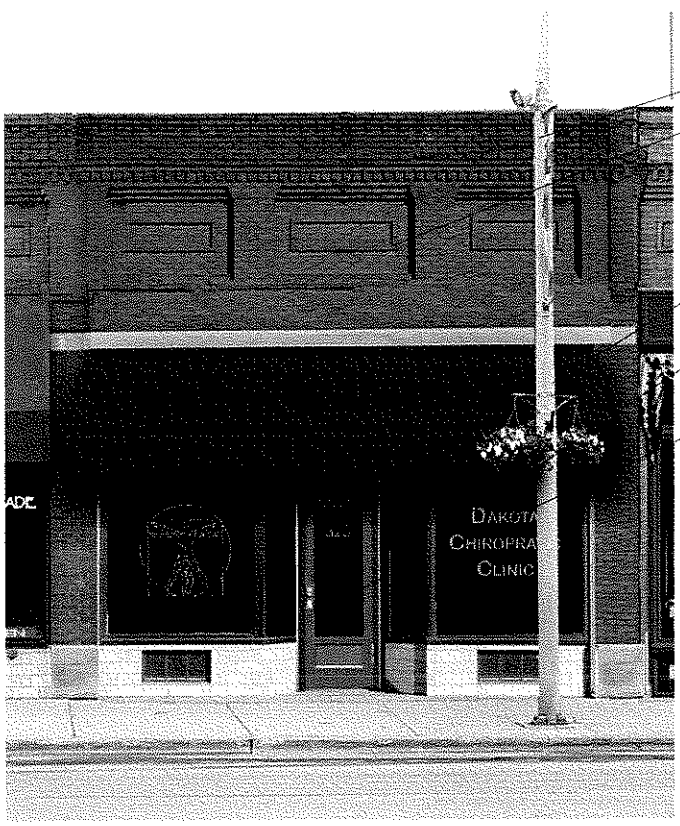
Constructed between 1910 and 1916, this single story brick building is flanked by two similar single-story brick commercial building. However, this facade of this structure is completely hidden by newer materials and treatments.

The original upper decorative brick is covered with a large panel of diagonal wood siding.

The original storefront has been completely infilled with modern white brick and an extruded aluminum framed door.



Proposed Renovation



Inspect roofing and flashing.

Once the upper facade is uncovered, repair, clean and tuckpoint the brick as necessary.

Signage may be placed on a signboard above the storefront, or as in this case, on the display window glass.

Hang retractable canvas awnings over the display windows and the store entrance.

Build storefronts with recessed central doorways, large display windows, transoms above, and bulkhead below.

Replace the modern aluminum door sets with wood and glass doors.

Existing Condition

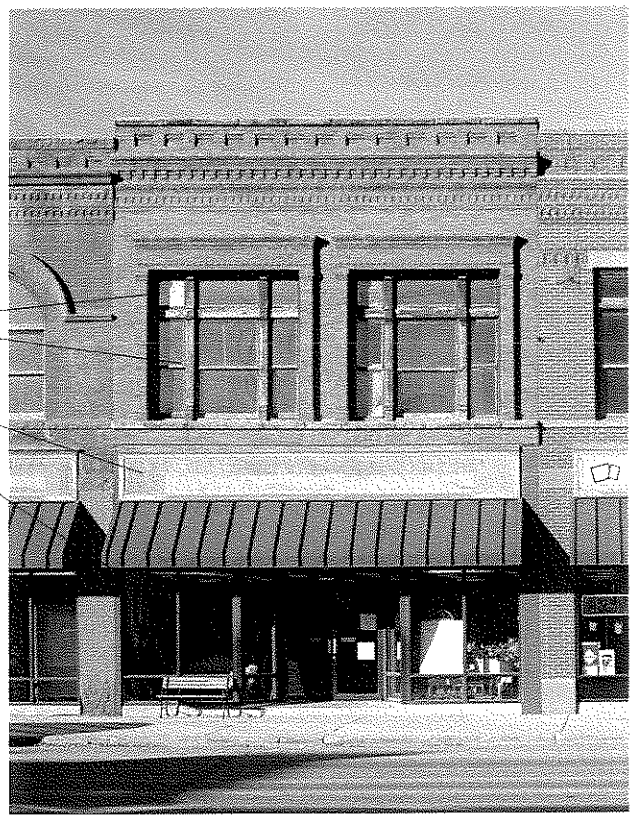
406 Dakota Avenue

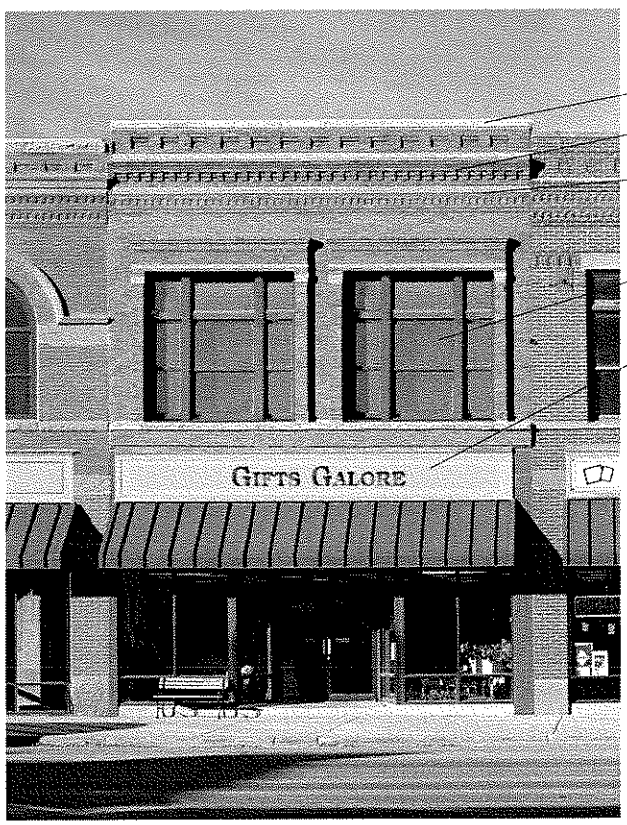
The upper story of this 1902 brick commercial structure remains intact. However, the storefront opening has been infilled with sympathetic, but modern doors, windows, aluminum framing, and a fixed metal awning.

The windows and wood frames have been not been maintained.

The signboard remains empty.

The original storefront has been removed and replaced with a modern treatment.





Proposed Renovation

Inspect roofing and flashing.

Repair, clean and tuckpoint the upper story brick as necessary.

Clean the buildings decorative stonework to provide contrast between the stone and brickwork.

Repair the glass and repair and paint the window frames on the upper story.

Place signage over the awning and storefront.

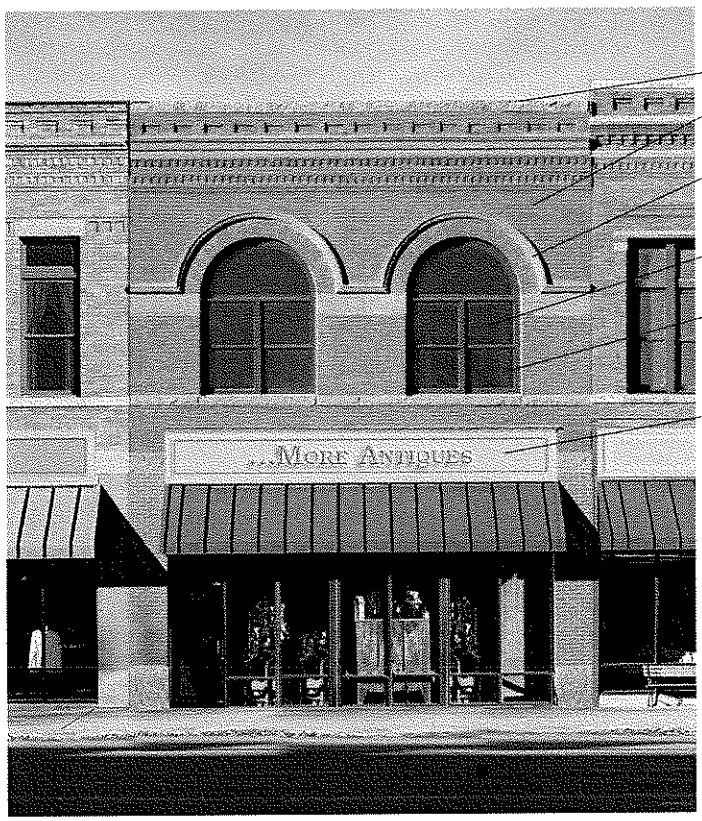
Existing Condition

408 Dakota Avenue

Like its neighbors on either side, this handsome commercial brick structure, built in 1912 retains integrity on the second story with its large "Romanesque" arched windows and displays a modern storefront below.

Like its neighboring building to the east, this structure suffers from a lack of maintenance to the upper story facade.

Also, it displays a vacant signboard, a fixed metal awning and a new storefront that is somewhat sympathetic to the configuration the original.



Proposed Renovation

Inspect roofing and flashing.

Repair, clean and tuckpoint the upper story brick as necessary.

Clean the buildings decorative stonework to provide contrast between the stone and brickwork.

Repair existing windows or replace with insulated double-hung windows.

Repair and paint the window frames on the upper story.

Place signage over the transoms and awning.

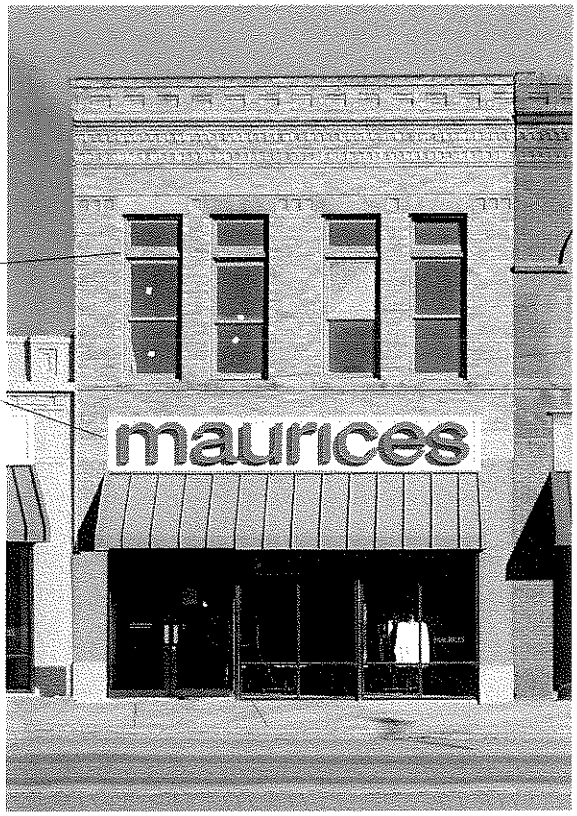
Existing Condition

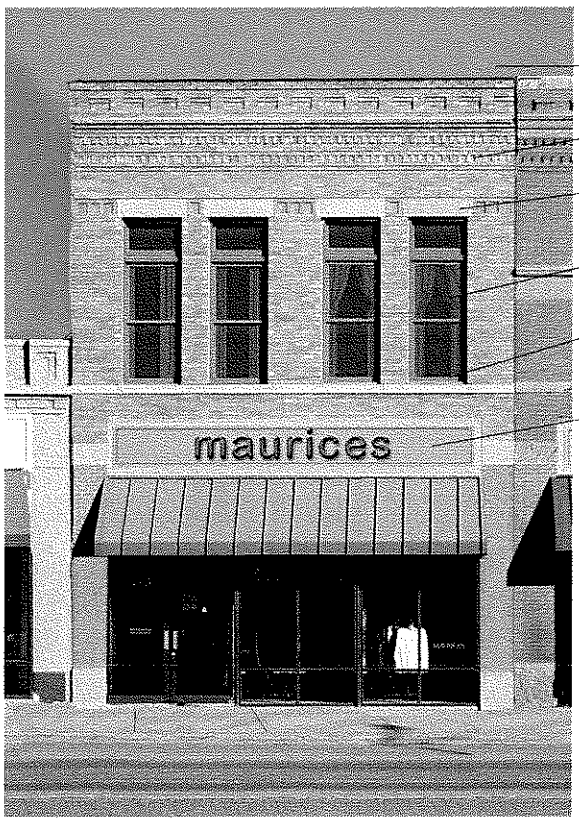
410 Dakota Avenue

Similar to the buildings to the east, this early 20th century brick structure's facade remains intact except for its modern storefront infill.

Like its neighboring buildings to the east, this structure suffers from a lack of maintenance to the upper story windows.

Although the commercial sign is on a signboard above the storefront, the lettering is oversized and detracts from the composition of the facade.





Proposed Renovation

Inspect roofing and flashing.

Repair, clean and tuckpoint the upper story decorative brick as necessary.

Clean the buildings stonework to provide contrast between the stone and brickwork.

Repair existing windows or replace with insulated double-hung windows.

Repair and paint the window frames on the upper story.

Place commercial signage with moderately-sized lettering on a flush signboard over the transoms and awning.

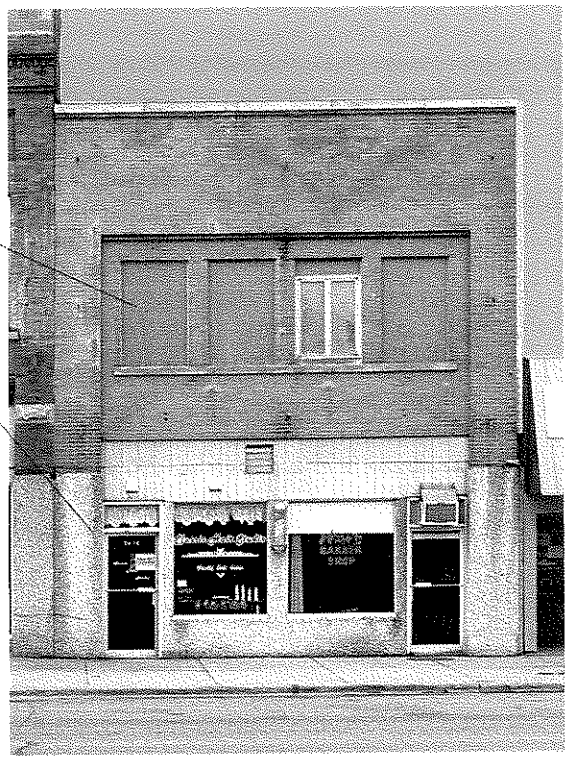
Existing Condition

516 Dakota Avenue

This modest two story brick structure, built in 1914, has been hidden for decades behind a modern metal screen which was removed in the spring of 2008.

The upper windows have been infilled with wood panels.

The storefront modifies with a stucco-like sheathing and modern windows and doors.



Proposed Renovation

Inspect roofing and flashing.

Tuckpoint and repair brick and stone as necessary.

Replace infill on second-story with one-over-one windows. New windows should be double insulated.

Place commercial signage on a flush signboard over the storefront.

Add retractable canvas awnings over the entrance way.

Remove the projecting window air conditioner from the front facade.

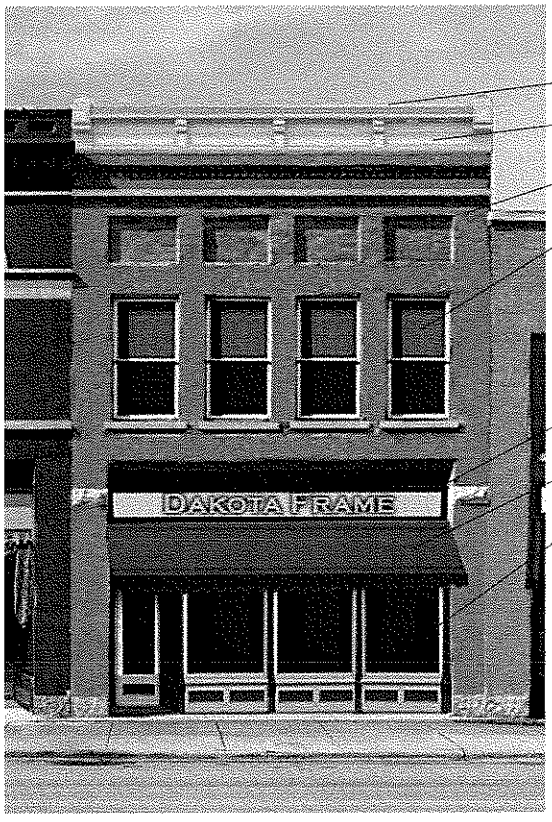
Remove stucco-like sheathing at street level and construct new storefront with large display windows, bulkhead below, and wood doors with glass panels.

Existing Condition

518 Dakota Avenue

Displaying architectural interest in the upper brick facade, this two-story commercial block, was built in 1902.

Proposed Renovation



Inspect roofing and flashing.

Consider adding a new cornice to crown the building.

Tuckpoint and repair brick and stone as necessary.

Replace infill and inappropriate down-sized windows on second-story with one-over-one windows. New windows should be double insulated.

Place commercial signage on a flush signboard over the storefront.

Add retractable canvas awnings over the entrance way.

Remove stucco-like sheathing at street level and construct a new storefront with large display windows, bulkhead below, and wood door with a glass panel.

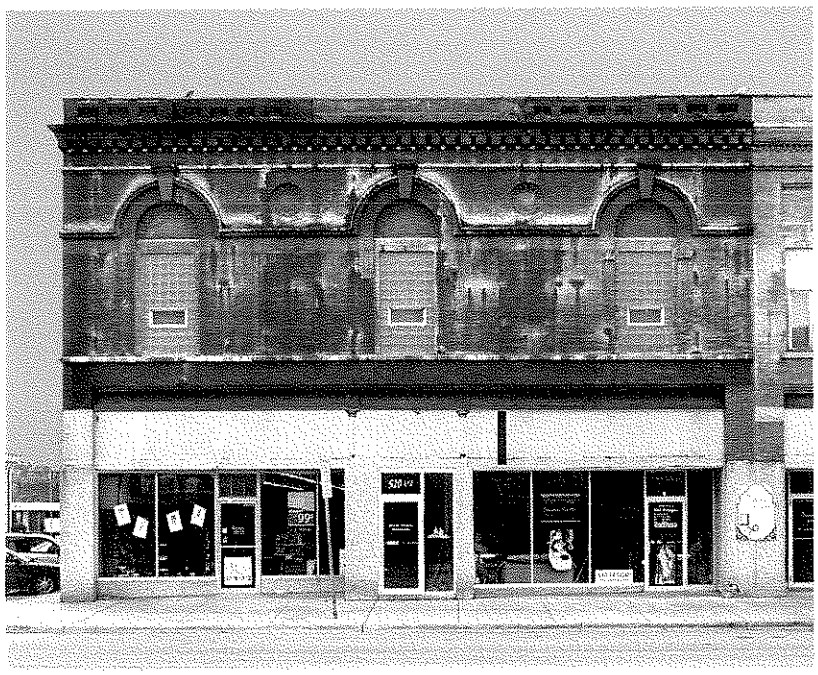
Existing Condition

518 Dakota Avenue Masonic Temple Building

Originally constructed in 1892 to house commercial services on the first floor and a Masonic Lodge above, this ornate Romanesque commercial block has been hidden for decades under "modern" metal screening.

Long before the building was encapsulated in the mid-twentieth century, two of the second story windows were infilled with painted concrete block and the three remaining windows were infilled with glass block.

Like the buildings to the east, the pedestrian level brick piers were cover with a stucco-like sheathing and the Victorian storefronts and doors removed and replace with aluminum framed doors and display windows.



Proposed Renovation

Inspect roofing and flashing.

Repair the parapet wall at the roof line.

Clean, tuckpoint and repair brick and stone as necessary.

Remove infill block and replace glass block windows on second-story with one-over-one windows. New windows should be double insulated.

Place commercial signage on a flush signboards over the transoms.

Add retractable canvas awnings over the entrance way.

Remove modern infill and rebuild storefronts with appropriate large display windows, bulkhead below, and wood doors with a glass panels.

The designs of the 2nd story entrance door and shop doors should suggest different uses.

Existing Condition

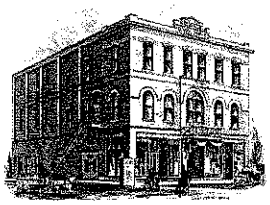
403 Dakota Avenue
The Opera House

This 3-story brick landmark was constructed in ca. 1892, as an opera house with retail on the first floor. In late 2007 the metal panels covering the upper levels were removed revealing the buildings original fenestration.

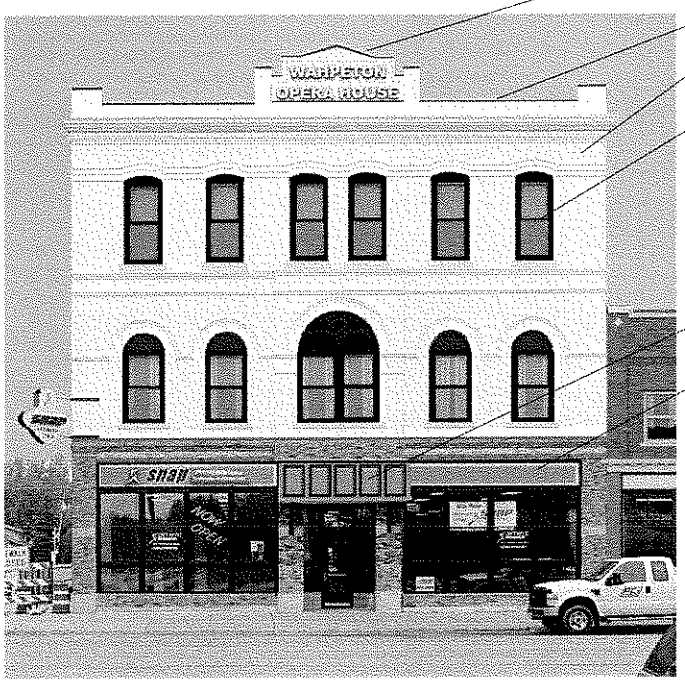
The upper story windows on Dakota Avenue have by "down-sized" with smaller windows and wood panels, and the second story arched windows have been infilled with plywood.

Although the storefront has been "modernized" it retains its original configuration with a center doorway.

From historic photograph documentation it appears there were few, if any, canvas awnings hung over storefronts on the south side of Dakota Avenue.



Proposed Renovation



Consider rebuilding the crowning nameplate on the parapet.

Inspect roofing and flashing.

Repair, clean, tuckpoint and repaint the upper story brick.

Replace infill and inappropriate down-sized windows on second and third-story with one-over-one windows. New windows should be double insulated.

Give the central canopy architectural interest with woodwork detailing.

Place signage over the transoms and awnings.

Unfortunately, when a brick building has been painted it is often difficult, if not impossible, to remove the paint safely without destroying the integrity of the brick. Therefore, repainting is often recommended.

Sandblasting is never an appropriate cleaning method for historic masonry.

Existing Condition

405 Dakota Avenue

The Benda Block

This early 20th-century two-story brick building retains most of its upper story integrity and the original configuration at the storefront level.

One stone capping piece is missing over the building's name block.

The building has useless hardware attached to the brick facade.

A decorative minor cornice has deteriorated or been lost over time.

The original storefront has been removed and replaced with a modern treatment.

Proposed Renovation

Replace missing stone on building cap.

Inspect roofing and flashing.

Repair, clean and tuckpoint the upper-story brick as necessary. This should involve removing any useless hardware.

Inspect, repair and repaint windows as necessary. New windows should be double insulated.

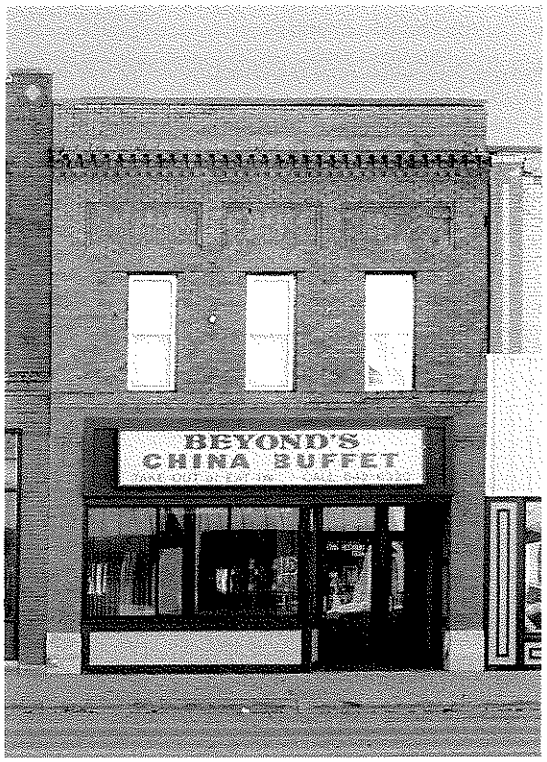
Rebuild a decorative cornice above the storefront.

Place signboard over storefront.

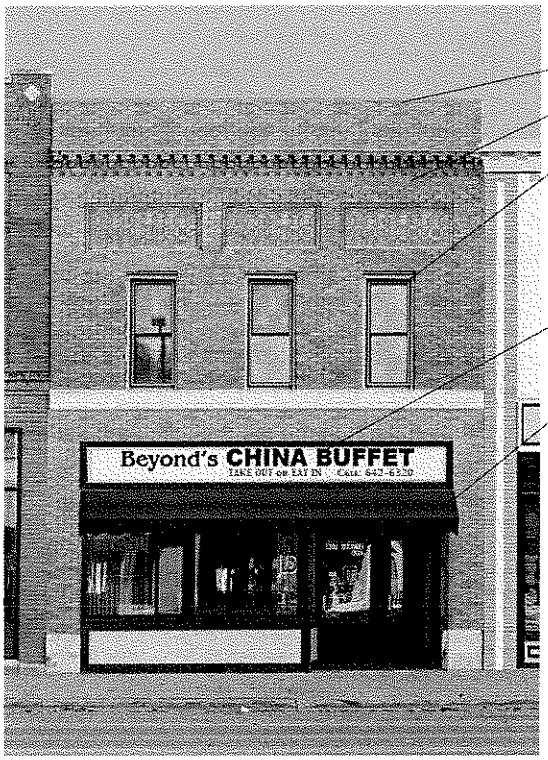
Existing Condition

407 Dakota Avenue

This modest structure, built circa 1891, maintains most of its brick detailing and storefront design which was added to the structure in the 1910s.



Proposed Renovation



Inspect roofing and flashing.

Tuckpoint, repair and clean brick and stone as necessary.

Repair and repaint existing upper-story windows if possible. Replacement windows should match the original window design in dimensions and profile. New windows should be double insulated.

Place commercial signage on a flush signboard above the transoms. Signage color should be compatible with the color palate of the building and surrounding buildings.

A canvas awning, while not common on a north-facing storefront, may add visual interest and some protection for pedestrians during bad weather.

Existing Condition

409 Dakota Avenue

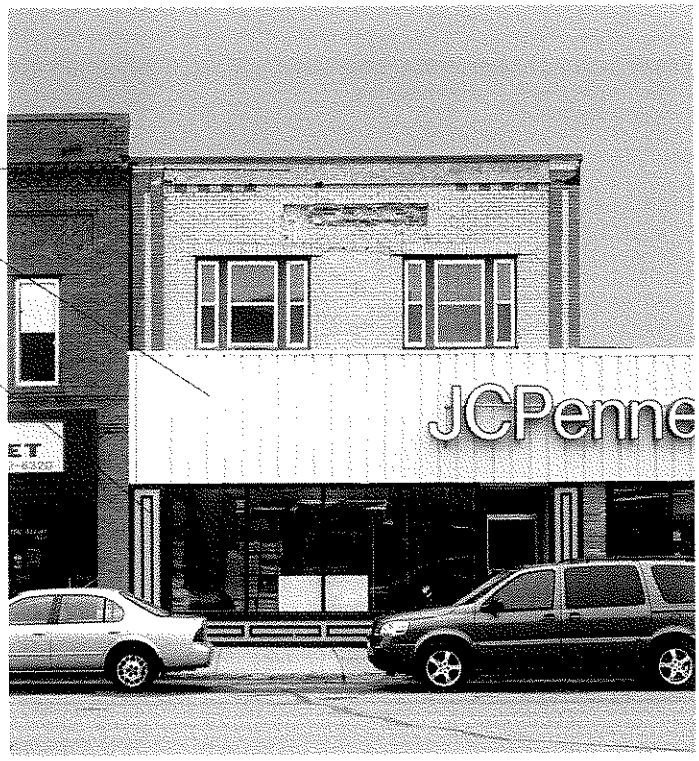
The Hawes Block

This brick structure once displayed a builders plaque below the cornice that read, "19 HAWES 29," noting a completion date of 1929.

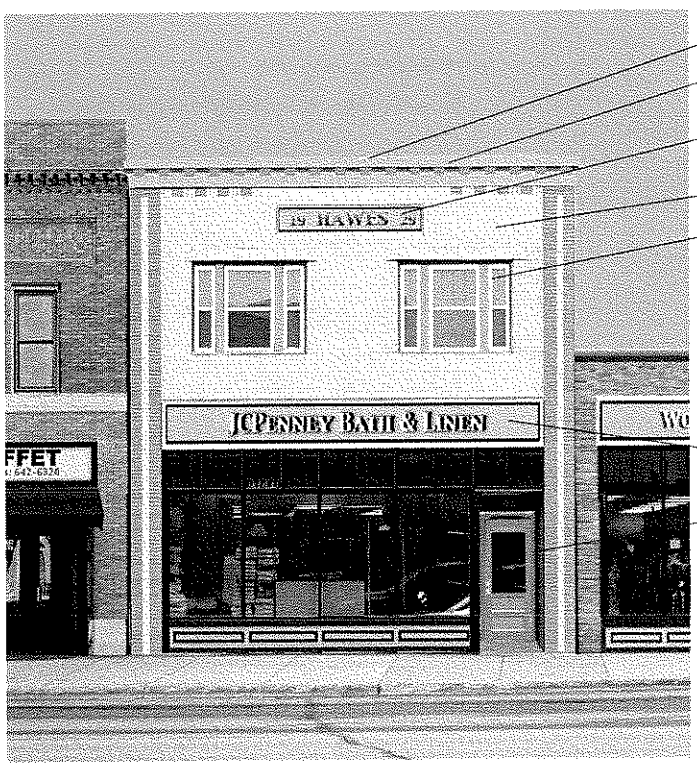
The decorative cornice is now removed along with the building's nameplate.

The signboard / transom area, between the first and second floor is now obscured by a panel that stretches across 5 buildings and reads: JCPennys.

The storefront has been modernized but is sympathetic to the original design.



Proposed Renovation



Inspect roofing and flashing.

Install a decorative cornice appropriate to the age and design of the building.

Consider replacing the name building's name plate.

Clean and repair the brick facade.

Repair and repaint existing windows, if possible. Replacement windows should match the original window design in dimensions and profile.

Repaint the second story window frames with a subtle accent color. New windows should be double insulated.

Remove the metal panel that stretches across the 5 building's.

Hang a signboard directly above the display windows.

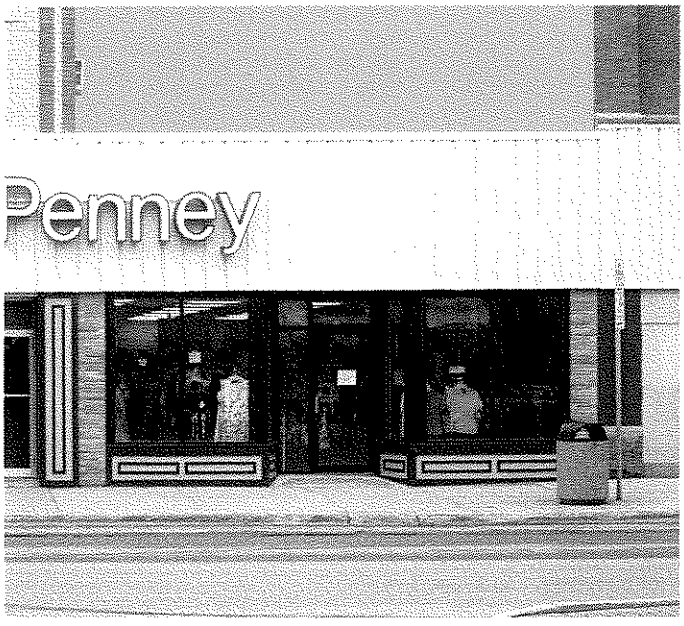
Replace modern extruded aluminum door with a wood door with glass panel.

Paint the signboard, storefront bulkhead and entry door with compatible, earth-tone colors.

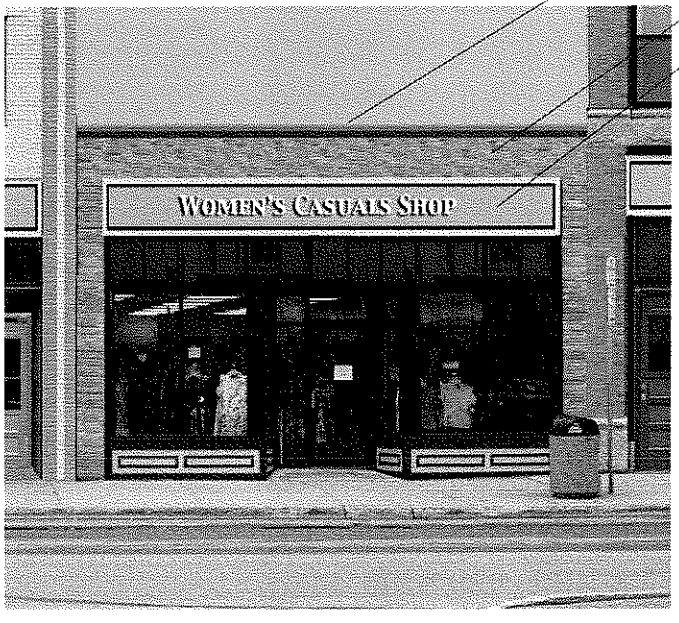
Existing Condition

411 Dakota Avenue

This salmon colored quarry-faced brick structure was built in 1954. all that remains visible of the structure is the brickwork on either side of the storefront.



Proposed Renovation



Inspect roofing and flashing.

Remove the metal panel that stretches across the 5 building's.

Clean and repair the brick facade.

Place commercial signage on a flush signboard above the transoms.

Paint the signboard and storefront bulkhead with compatible, earth-tone colors.

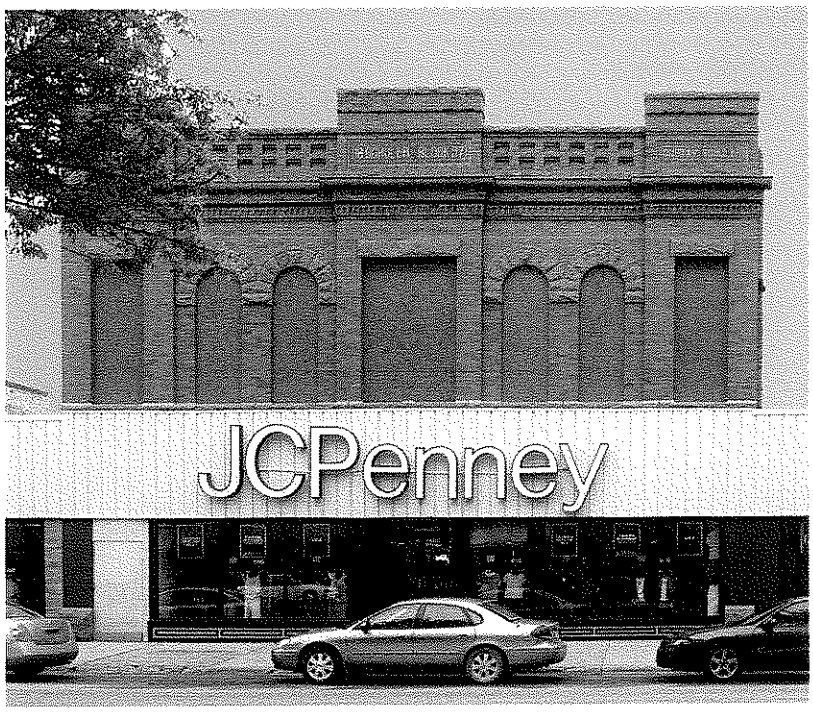
If one retailer uses several buildings, make the signage compatible without forfeiting the integrity of the individual buildings.

Existing Condition

413 Dakota Avenue

The Schuler Block

Built in 1897, this highly refined Romanesque Revival commercial building displays graceful architectural detailing on the upper story. The structure has lost its second story fenestration, and like its adjacent buildings its integrity is severely compromised by the commercial branding, banding and signage.



The upper-story windows have been removed and infilled with a stone-like sheathing.

A decorative stone band, and the transom band of windows has been covered by the JCPenny sign above the storefront.

The storefront is not original, but is sympathetic to the building's original design.

The original side entry door which provided access to the second story has been replaced with an inappropriate, flat, featureless door.

Backlit plastic signs are not appropriate for historic buildings.

Proposed Renovation

Inspect roofing and flashing.

Tuckpoint, repair and clean stone as necessary.

Tuckpoint, repair and clean stone as necessary.

Replace the upper-story windows to reflect the original fenestration in dimensions and profile. New windows should be double insulated.

Remove the inappropriate commercial signage.

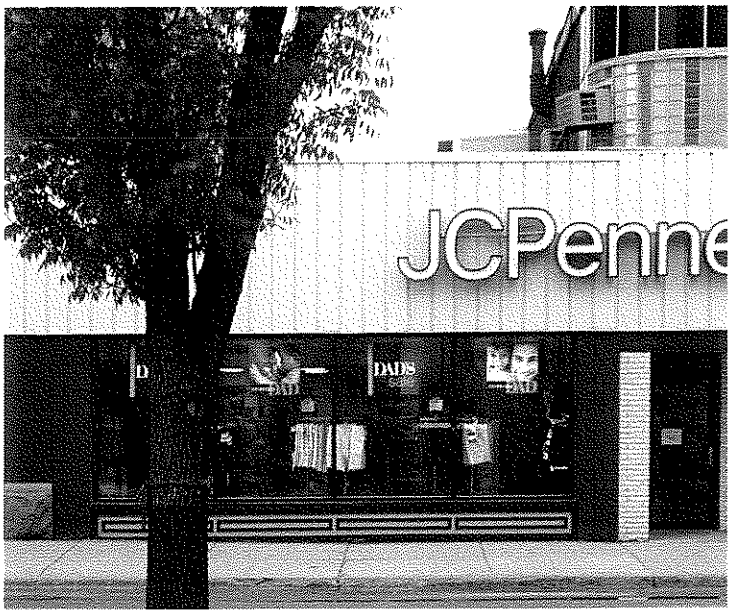
Place commercial signage on a flush signboards above the transoms.

Reconstruct storefront with transoms, display windows, recessed doorway and side entrance with appropriate materials.

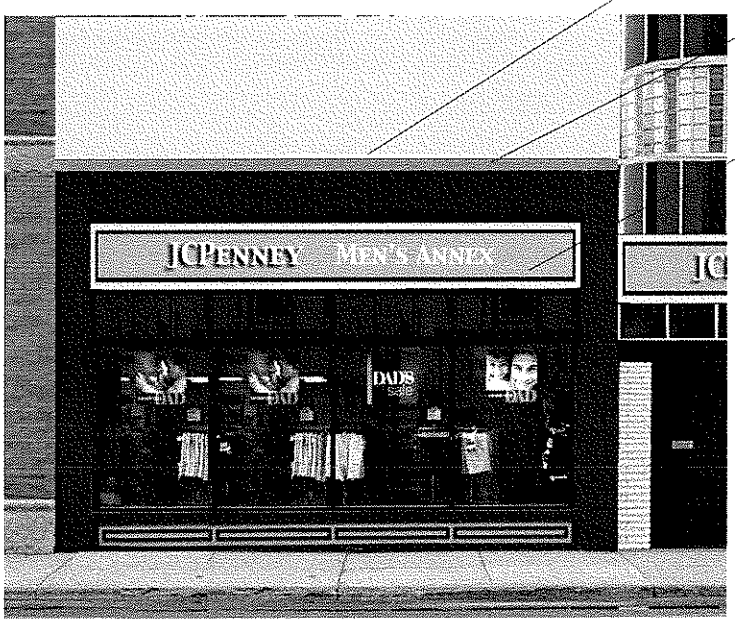
Existing Condition

415 Dakota Avenue

This dark brick, one-story structure, was constructed in 1922. And like 411 Dakota Avenue, this building displays little of its original facade.



Proposed Renovation



Inspect roofing and flashing for needed repairs.

Remove the metal panel that stretches across the 5 building's.

Clean and repair the brick facade.

Place commercial signage on a flush signboard above the transoms.

Paint the signboard and storefront bulkhead with compatible, earth-tone colors.

Existing Condition

419 Dakota Avenue

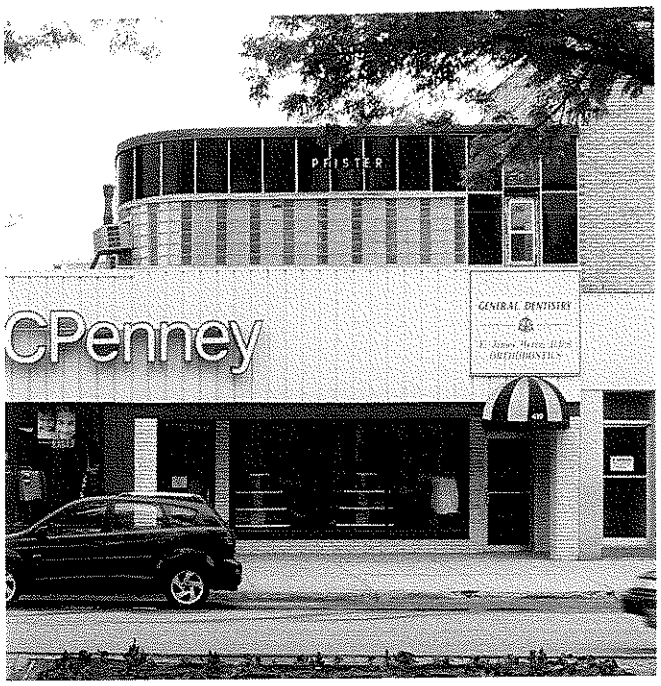
The Pfister Building

This 1936 structure is one of Wahpeton's only Art Deco structures with its "moderne" curving facade made of reflective and polished materials. The beauty of this building is also obscured with the commercial branding.

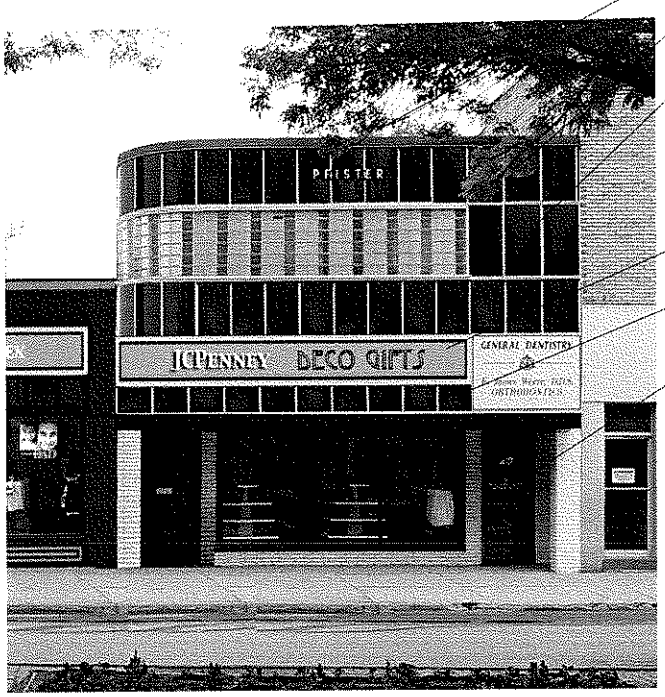
Only a portion of the upper-story of the Pfister Building displays it's Art Deco design.

On the second story above the entry door an enameled metal panel has been removed and a down-sized window has been installed.

In addition to the masking nature of the JCPenny signage, the building's storefront was remodeled in 1968.



Proposed Renovation



Inspect roofing and flashing for needed repairs.

Clean are repair as necessary the original windows and enameled panels.

Remove inappropriate window and replace with black enameled panel.

Remove the metal panel that stretches across the 5 building's.

Place commercial signage on a flush signboard above the storefront.

Consider infilling the area above the storefront to compliment the Deco design of the upper story.

Paint or replace the extruded aluminum entry door on the west facade of the storefront.

Existing Condition

421 Dakota Avenue

Constructed in 1897, this cream-colored brick building retains its second story detailing, while the pedestrian lever has been modified with modern aluminum framing, doors and windows.

An upper-story window opening has been partially infilled.

There is considerable staining of the brick from hardware and connectors that no longer serve any function.

The signboard and transom area have been covered with flat metal panelling.

The original storefront has been replaced with modern, aluminum surround display windows and commercial doors.

The footprint of the commercial entry has also been modified with a diagonal bulkhead and display window in the west bay.

Proposed Renovation

Inspect roofing and flashing.

Tuckpoint, repair and clean brick as necessary.

Remove any unnecessary hardware from the facade.

Remove the infill panel and replace the windows with full-size, one-over-one windows. New windows should be double insulated.

Place the signboard directly above the display windows.

A canvas, retractable awning may be hung over the display windows and the store entrance. If desired, the awning could stretch across the entire storefront, including over the apartment entrance.

Reconstruct the original storefront with display windows, recessed doorway and side entrance.

The designs of the apartment door and the shop door should suggest the different uses.

Existing Condition

513 Dakota Avenue

This light brick two-story structure was built in 1929.

The original upper story windows have been covered, removed or infilled with paneling and downsized.

The signboard and transom area has been covered with a tall panel.

The first floor storefront, like most of its neighbors, has been "updated" with a newer window and door configuration and materials.

Proposed Renovation

Inspect roofing and flashing.

Repair, clean and tuckpoint brick as necessary.

Remove infill in the upper window openings and install new window frames with either transparent or opaque glass.

Remove over-sized panel over storefront and place signage over the new transoms.

Replaced extruded aluminum frames and modern on storefront.

Existing Condition

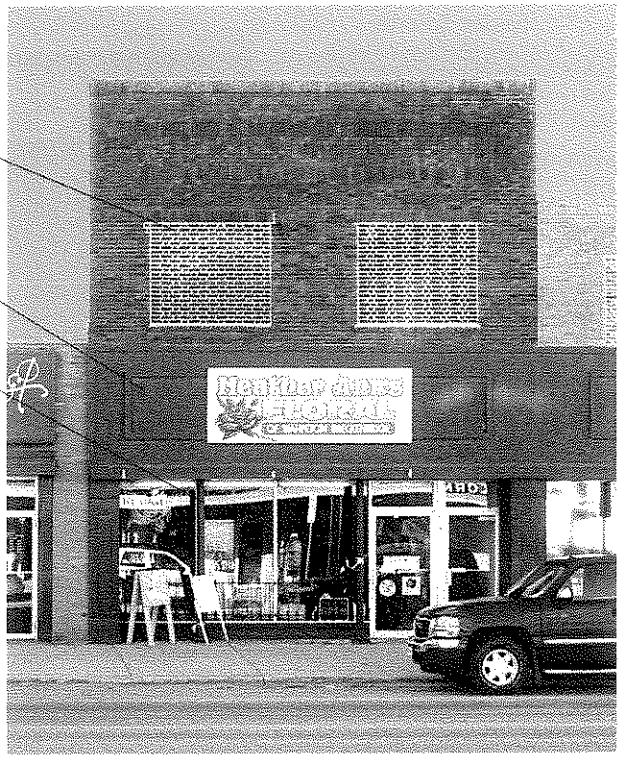
519 Dakota Avenue

This unadorned brick structure was probably built in the first half of the 20th century.

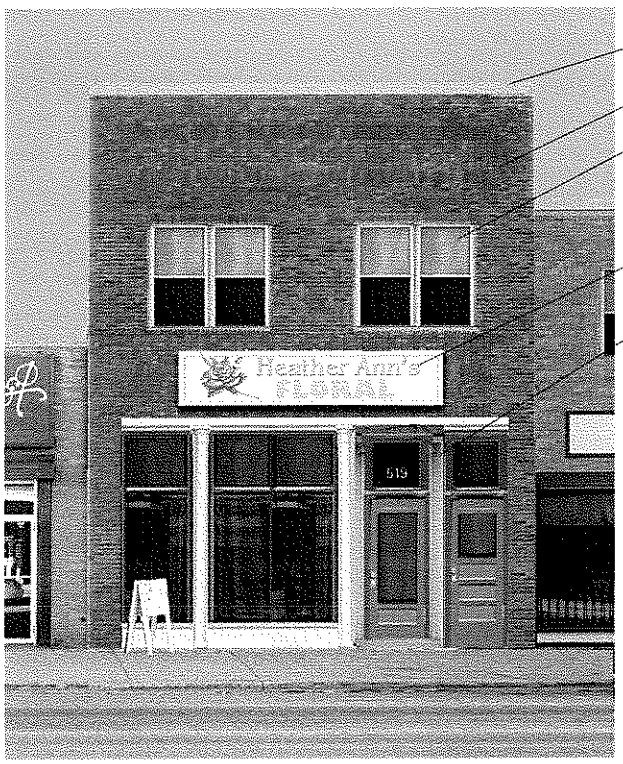
The upper story windows have been infilled with a matching brick but a nearly white mortar calling undue attention to the unsympathetic modification.

The buildings integrity is also compromised by the signboard banding that extends across both this building and its neighbor to the west.

The original storefront has been replaced with a modern treatment. All that appears to remain of the original are the iron posts framing the display windows.



Proposed Renovation



Inspect roofing and flashing.

Repair, clean and tuckpoint brick as necessary.

Remove infill in the upper window openings and install double-hung windows. New windows should be double insulated.

Remove shared signboard panel and place a flush signboard over the storefront.

Reconstruct the original storefront with display windows, and side doorways.

Existing Condition

521 Dakota Avenue

This mid-20th century building, like its neighbor to the east, has its upper story windows infilled with brick. It shares its signboard with the adjacent structure.

Like its neighbor to the east, this building's upper story windows have been infilled with brick. In this case the brick is a mismatch.

The buildings integrity is also compromised by the signboard banding that extends across both this building and its neighbor to the east.

The signage is plastic backlit which is generally inappropriate in historic downtowns.

Proposed Renovation

Inspect roofing and flashing.

Replacement windows should match the original window design in dimensions and profile. New windows should be one-over-one, double-hung and insulated.

Repair, clean and tuckpoint brick as necessary.

Remove shared signboard panel and place a flush signboard over the storefront.

Paint storefront window surrounds to soften and make entry more inviting.