



CITY HALL

207 Lafayette Street
P.O. Box 378
Winona, MN 55987-0378
FAX: 507/457-8212

January 7, 2013

Heritage Preservation Commissioners
Winona, Minnesota 55987

Dear Commissioner:

The next meeting of the Heritage Preservation Commission will be held on **Wednesday, January 9, 2013 at 4:00 p.m. in the Heritage Room** of the Winona City Hall.

1. **Call to Order**
2. **Minutes – October 10, 2012 & December 12, 2012**
3. **Greg Gaut Presentation Final Local Nomination Form - 275 Harriet Street.**
4. **Other Business**
5. **Adjournment**

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Moeller".

Mark Moeller
City Planner

HERITAGE PRESERVATION COMMISSION MINUTES

DATE: December 12, 2012

TIME: 4:00 p.m.

PRESENT: Susan Briggs, Bruno Borsari, Robert Sebo, Carolyn Larson, & Mark Peterson

ABSENT: Wes Hamilton, Shaune Burke, Mary Edel Beyer and Lynn Englund

STAFF PRESENT: Mark Moeller

The meeting was called to order at 4:00 p.m. by Chairman Sebo. He noted that given the lack of a quorum, approval of minutes from the Commission's meeting of October 10th would need to be deferred to the next regular meeting. He further noted that on a recent visit to the Theatre du Mississippi space, located within the Masonic Temple building, he had made some general mental notes that that space is in severe need of upgrades. In part, these included new paint and carpet.

Mr. Moeller replied that he has been in contact with Chad Ubl, Community Services Director, and during those conversations, have discussed potential projects for the building. As of now, the more significant will include a new roof. As with many projects, funding is an issue for this building. Given that, Mr. Ubl is looking at a number of options including the Legacy Grant opportunities from the State Historic Preservation Office. In short, although all agree that interior renovations are certainly necessary, the initial effort will include needed roof and other structural projects which will generally maintain structural integrity.

Meet with Greg Gaut regarding Nomination Form processes for 275 Harriet Street and Amtrak Depot

Chairman Sebo noted that Greg Gaut was in attendance this afternoon to provide preliminary data relative to the Amtrak Depot National Register Nomination Form and the Local Historic Nomination Form for 275 Harriet Street.

He then opened the floor to Mr. Gaut.

Mr. Gaut noted that his presentation would begin with the proposed Amtrak National Register Nomination Form. As of today, the form is substantially complete and SHPO staff has been requested to review and comment on the information submitted. Given preliminary feedback from SHPO, Mr. Gaut noted that it had presented questions relative to the proposed boundary of the nomination, the certification of original track and station features in noncontributing brick pavers. Mr. Gaut noted that, in part, these pavers did serve to replace an original wooden platform that initially surrounded the entire station and flowed onto an adjoining covered waiting area. Pursuant to 1894 Sanborn Insurance map information, this platform also extended several hundred feet east and west of the station along the spur line which brought passenger trains from the main line to the station. He

HERITAGE PRESERVATION COMMISSION MEETING MINUTES

DECEMBER 12, 2012

PAGE 2

further explained that was with many of these types of buildings, this one does not exhibit any coherent style. It was designed primarily to meet certain functional requirements and was decorated with a neglected mix of elements. The contrasting brick and stone echoes some of the brick and stone buildings constructed at about the same time in Winona like the Choate Building or the Winona Hotel.

Mr. Gaut stated that although there had been many changes over the structures 125 year history, the Milwaukee Road Station retains its essential integrity because it exhibits essential physical features that convey its historic identity. Few people passing this building would fail to identify it as a train depot, even if it was not adjacent to track and trains. It continues to be used by Amtrak for its original intended purpose.

At this point, Mr. Gaut referenced a number of historic photos of the Depot's structure which highlighted his graphic description of the building.

Mr. Gaut emphasized that along with conversations with SHPO, he has been in contact with Amtrak and applicable railroad ownerships relative to the proposed nomination. As of now, it appears that all are on board with the project and are willing to support it. Again, this support will be critical to a successful nomination approval.

Mr. Gaut then directed his presentation to the Christiansen property located at 275 Harriet Street. He noted that the Local Nomination Form for this property is in a rough draft. Currently, he is attempting to get into the home to take interior picture of it, and to discuss, with the current homeowner, what changes have occurred over time. In his draft report, Mr. Gaut stated that the significance of the structure remains the same as defined under the properties National Register Designation, that being historical and architectural.

General discuss ensued relative to the fact that although the initial structure on the property had been built by William Windom, that structure, or most of it was apparently removed for the present one. Mr. Gaut stated that his additional research of the property will continue to look at and further define this activity.

In short, Mr. Gaut hoped to be in a position to provide a final form by the February completion date. If he is successful in securing interior pictures for the home, it was conceivable that he would be able to come back with a more finalized nomination form during the Commission's January meeting.

Chairman Sebo thanked Mr. Gaut for his presentation this afternoon and commended him for his excellent work so far.

Chairman Sebo noted that this was Mark Peterson's last meeting prior to him becoming Mayor of the City as of January 1, 2013. He stated that Mr. Peterson had been a charter member of the Commission since its start back in 1990 and had been a very valuable resource to the group since that time.

Mr. Peterson stated that he hoped to be able to fill current Commission vacancies as soon as convenient after the first of the year.

HERITAGE PRESERVATION COMMISSION MEETING MINUTES

DECEMBER 12, 2012

PAGE 3

Commissioner Borsari asked if Mr. Moeller had been contacted by the campus planner at Winona State University relative to membership on the Commission. Mr. Moeller responded that he had not but would also check with Monica Hennessy Mohan, the City's Clerk, to see if an application had been submitted.

Commissioner Borsari stated that given his current work schedule for the coming year it may be very difficult for him to attend meetings of the Commission. Given that, it may be most appropriate to simply resign from the group. Mr. Moeller noted that, although he hoped Mr. Borsari would reconsider, should he feel it necessary to resign, a letter or email to that effect would be needed.

Adjournment

There being no further business to come before the Commission, the meeting was adjourned.

Mark Moeller
City Planner

HERITAGE PRESERVATION COMMISSION MINUTES

DATE: October 10, 2012
TIME: 4:00 p.m.
PRESENT: Mary Edel Beyer, Mark Peterson, Susan Briggs, Robert Sebo, Wes Hamilton and Shaune Burke
ABSENT: Bruno Borsari, Carolyn Larson and Lynn Englund
STAFF PRESENT: Mark Moeller

The meeting was called to order at 4:00 p.m. by Chairman Sebo. The minutes from the Commission's meeting of September 19, 2012 were reviewed and following motion by Commissioner Edel Beyer, and second by Commission Burke, were unanimously approved as submitted.

Meet with Greg Gaut regarding Nomination Form processes for 275 Harriet Street and Amtrak Depot

Chairman Sebo called on Mark Moeller, City Planner, to introduce the selected consultant for proposed nomination forms of 275 Harriet and the Amtrak Depot.

Mr. Moeller noted that given Council approval of October 1, 2012, Greg Gaut had been selected for the project. At this point, he introduced Mr. Gaut who noted that he greatly appreciated the City's support in granting him the opportunity to complete this project. As a former Commission member, the selection meant that he had to resign from the Commission.

Mr. Gaut stated that although this project is scheduled to be completed by March 1 of next year, given back log of work duties at SHPO, he was proposing to have draft forms completed prior to the Christmas holiday. He further noted that 275 Harriet was listed on the National Register in 1984. Following the Commission's creation in the early '90's, City files for this property indicated that an effort was made to begin local designation of the site. However, this was never completed. Mr. Gaut indicated that he has discussed the project with the Christianson family, who has owned the property since 1976, and they are excited that the project is moving forward. Further, in reviewing the National Register Form for this property, its listing was based upon both architectural style and the significance of individuals who had resided in it.

Mr. Gaut noted that although somewhat brief, information contained in the present National Register Nomination Form will need to be expanded in the development of the local form. Given this, the local form will include a bit more detail than what presently exists in the National Register Form.

In addressing the Amtrak Station, Mr. Gaut stated that a National Register Nomination had been prepared for the property in 1984. However, because of opposition from the land owner at the time, the process was never completed. He further explained that, given his

HERITAGE PRESERVATION COMMISSION MEETING MINUTES

OCTOBER 10, 2012

PAGE 2

preliminary research, the Soo Line bought the building in 1986 and in 1989, the railroad held its centennial celebration supporting the depot in early railroad history. Presently, the depot is the only surviving rail depot in Winona.

Again, Mr. Gaut explained that the story of the depot is something that needs to be told. He further noted that the upper story of the structure may have been used for a worker residence.

Commissioner Peterson stated a need to reference the William Windom history in terms of defining 275 Harriet. Mr. Gaut assured Mr. Peterson that this would be part of the Nomination Form. Chairman Sebo thanked Mr. Gaut for attending this afternoon and stated that he looked forward to working with him in this project.

Discussion-Chad Ubl, Community Services Director, Regarding City Website Update

Chairman Sebo stated that in its recent goal setting session, the Commission had expressed a strong desire for a more enhanced presence on the City's website. Given discussion occurring at the last meeting, current access, to what little exists on the City's website, can be challenging. In addressing the issue, the Commission had entertained the concept of submitting a Legacy Grant for the purpose of hiring a consultant to prepare a more accessible, user friendly webpage, the Commission had recently been informed that the City was going to be upgrading its website. Following discussion between staff and Chad Ubl, Community Services Director, it was also his understanding that this process could include the development of a more accessible site. In this discussion, Mr. Ubl had been invited to attend this meeting to offer his thoughts and comments. At the same time, the Commission may want to offer preliminary ideas it has relative to an upgraded webpage.

Mr. Ubl stated that a core group of City staff is presently working with Vision Design Group in its website update. Given discussion occurring to date, he was very confident that this new site could include many new features and that possibilities were unlimited. At this point, he asked the Commission if it had ideas as to what they would like to see included in an updated site. Ideas to surface included:

- "Searchable" maps.
- Video streaming.
- Access to sister city information.
- Access to adopted Design Guidelines and remodeling resources (possibly to include contractors).
- Future sites that may highlight various property owner preservation efforts on a monthly basis.
- The possible inclusions of a City preservation site endangered list.

Mr. Gaut stated that, as a citizen of the City, he would also like to see maps that are not only searchable but interactive.

HERITAGE PRESERVATION COMMISSION MEETING MINUTES
OCTOBER 10, 2012
PAGE 3

Commissioner Burke stated that it was important to include cultural, as well as historic, resources on the site.

Mr. Ubl stated that it was hoped that the new website could be launched by January 1st of next year. Obviously, an enhanced preservation site will not include everything that the Commission would like to see included on an immediate basis. However, it was conceivable that a system could be set up to easily promote expansion of the site in the future.

Chairman Sebo stated that the Commission did have a logo at one point in time. However, it was unclear as to what happened to this.

Chairman Sebo thanked Mr. Ubl for attending this afternoon's meeting.

Adjournment

There being no further business to come before the Commission, the meeting was adjourned.

Mark Moeller
City Planner