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

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.

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