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

February 11, 2016

Heritage Preservation Commissioners
Winona, Minnesota 55987

Dear Commissioner:

The next meeting of the Heritage Preservation Commission will be held on **Wednesday, February 17th 2016 at 4:00 P.M. in the Council Chambers** of the Winona City Hall.

1. **Call to Order**
2. **Approval of Minutes - January 13, 2016**
3. **National Alliance of Preservation Commissions, Commission Assistance and Mentorship Program (CAMP) – feedback and wrap-up**
4. **Opportunity Winona:**
   Staff will provide a short monthly update on Opportunity Winona activities
5. **Ongoing business/discussion items**
   A. Committee Reports
   -Web Development
   -Downtown Outreach
   -Communications and Display
   B. Woodlawn Cemetery: Interest in National Register Designation
   C. Windom Park: Public Information Meeting (scheduled at 4:30):
   Each resident was mailed:
   - Cover Letter (see attached)
   - Write up about their property (see attached example)
   - Map of the proposed district (see attached)
   - Frequently asked questions (see attached)
6. **Other Business**
7. **Adjournment**

Sincerely,

Myron White /JEM

Myron White
Development Coordinator

HERITAGE PRESERVATION COMMISSION MINUTES

DATE: January 13, 2016

PRESENT: Merle Hanson, Kendall Larson, Susan Briggs, Carolyn Larson, Andy Bloedorn, Preston Lawing, and Dennis McEntaffer

ABSENT: Mary Edel Beyer and Wes Hamilton

STAFF: Myron White, Development Coordinator

VISITORS: Dave and Kathy Christianson

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1. **Call to Order**
   Kendall Larson called the meeting to order at 4:03.

2. **Approval of December Minutes**
   Preston Lawing made a motion to approve the December 9, 2015 minutes, seconded by Andy Bloedorn. All those present voted aye.

3. **National Alliance of Preservation Commissions (CAMP)**
   Staff presented a brief report on upcoming CAMP on February 12th and 13th and agenda was reviewed and finalized as.

4. **Opportunity Winona**
   Myron provided a brief update on Opportunity Winona informing the commission that a newsletter was in the works.

5. **Ongoing Business**

   A. **Committee Reports**
   Kendall Larson asked if there was a need for a review of committee assignments and if changes were necessary.

   - Web Development: Indicated they will be working on the "research and writing" component of the web site.
   - Communications: Susan Briggs said they would look into a tour of historic sites that would include information on Education Village.

   B. **Education Village**
   Staff passed out information on Education Village. The Commission felt Susan Briggs's idea of a tour to include Education Village would be valuable.

   C. **Windom Park**
   Dave Christianson spoke about the neighborhood and indicated the some

homes have new owners who seemed very open to a historic neighborhood designation. Preston Lawing indicated that perhaps for now we should concentrate on the district borders that were established in 1995. Staff provided an overview of the procedures necessary to establish the district. There was discussion on holding an open house so residents of the neighborhood might ask questions. All thought that would be a good idea.

Preston Lawing made a motion to consider a formal resolution at the February meeting. Carolyn Larson seconded the motion. All those present voted aye.

D. **Winona Athletic Club (773 East 5th)/Brewery Building (32 Walnut) Historic Designation**
Merle Hanson stated that he had limited knowledge of the Athletic Club building. Andy Bloedorn had done some research on both buildings and shared his information. All agreed that the first step in the process would be to talk with ownership to gauge interest in being designated. It was indicated that the Athletic Club held more "culture" and helps "tell the story" of the neighborhood and its people.

Preston Lawing made a motion to begin the process to consider the Athletic Club as the next property to be reviewed for historic designation. The motion was seconded by Andy Bloedorn. All those present voted aye.

E. **Certificate of Appropriateness Reports**
Staff indicated the Baker Shoe building on Third Street had been granted a Certificate of Appropriateness.

6. **Other Business**
Andy Bloedorn indicated he had been contacted by Tim Leahy of Woodlawn Cemetery. They have an interest in being designated as a National Register property. Staff will follow-up.

7. **Adjournment**
A motion was made by Preston Lawing and seconded by Dennis McEntaffer to adjourn the meeting. Meeting Adjourned.

_____
Myron White
Development Coordinator

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207 Lafayette Street
P.O. Box 378
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January 29, 2016

Dear Windom Park Property Owner,

Based upon a request from some of the residents of Windom Park, the City of Winona Heritage Preservation Commission (HPC) is in the process of gathering information on the Windom Park neighborhood. Windom Park is considered one of the most historic neighborhoods in the City and the Commission has been asked to determine if the neighborhood merits official designation as an historic district. A historic district is defined as an area with a concentration of historic buildings, structures, sites, space and objects unified by past events, physical development or design.

The designation of a historic district involves several steps and is designed to provide ample opportunity for input from property owners. If the HPC elects to move forward with consideration of the district, property owners will be notified of public hearings held by both the HPC and the City Council. Our first step will be to hold a public information meeting on Wednesday, February 17th at 4:30 PM at the Winona City Hall.

It should be noted that local designation of a historic district will not prohibit you from making changes to your property. However, in some cases changes to the exterior of your home must meet local preservation guidelines. These guidelines ensure that alterations are compatible with the nature of the property. It should also be noted that the designation will not require you to fix up your home or building. Your building will be held to the same building code requirements of other buildings in the community.

Undoubtedly some property owners might be concerned about the restrictions that they feel are put on their properties. Owners should know that the value of homes in designated historic districts has been researched extensively. The results of these studies have been remarkably consistent: property values in local historic districts appreciate significantly faster than the market as a whole. Historic district properties have been found to resist market downturns better than historic, non-designated neighborhoods.

Attached please find:

- Information about your home that has been gathered by the Minnesota Department of Transportation as part of the Interstate Bridge Study.
- A map of the proposed district.
- An information sheet that will show that, if designated, which improvements you could make to your home without review and which improvements would trigger a review process.

In closing, please know we are very early in the process and no decisions have been made. We do, however recognize that the Windom Park neighborhood is a local treasure and its preservation deserves consideration. Please join us for an initial information meeting on Wednesday, February 17th at 4:30 PM at Winona City Hall. This is an information meeting with no decisions being made at that time. Subsequent "decision making" meetings will be scheduled for March and April.

Sincerely,

Kendall Larson, Chair
Winona Heritage Preservation Commission

For additional information please contact HPC Staff:

Myron White, Development Coordinator
City of Winona
207 Lafayette Street
Winona, MN 55987
507.457.8250
mwhite@ci.winona.mn.us

5.2.4.77
WN-WAC-1261
Charles M. and Grace G. Youmans House
227 Wilson Street

WN-WAC-1261, facing west, 6/26/2010.

Description

The Charles M. and Grace G. Youmans House (1912) is a two- and one-half story, Georgian Revival Style house situated on the northwest corner of W. 5th and Wilson streets. The house occupies Lots 9 and 10 of Block 91 of the Original Plat of Winona and faces Wilson Street with a rear porte-cochere accessed off W. 5th Street. The brick-clad structure rests on a brick and stone foundation. The hip roof is clad in composition shingles and has three gabled dormers. A brick chimney is at the western gable end. The primary elevation (east) is symmetrical and the five bays of window openings have six-over-six wood sash with aluminum storm/screens. The central entrance has a porch with paired Ionic columns, curved stone steps and a modillioned cornice. A Palladian window surmounts the entrance porch. One-story, brick sun porches are placed at the north and south elevations. A full-length brick terrace edges the main façade. Heavy dentil molding at the eaves reinforces the Georgian Revival motifs. There is a two-story frame sunporch addition at the rear elevation. A two-car brick garage dating from 1936 has a single dormer at the rear.

History

Earle Stimson Youmans (1825-1909), a native of New York, built a house at the northwest corner of W. 5th and Wilson streets in 1866 and lived there until his death. His son, Charles Montgomery Youmans (1856-1946), and his wife, Grace Grafton Youmans (1857-1942), next demolished the older house and hired Minneapolis architect William Channing Whitney to design the new house (WRH 3 Feb. 1912). The Georgian Revival style building was completed in 1912. Earle's brother, Addison B. Youmans, owned the neighboring house at the north. Upon his death, in 1920, a portion of the house was moved to 275 Wilson Street. Charles Youmans expanded his yard to the vacant lot at the north (WRH 26 July 1920:2). Youmans also constructed a brick, two-car garage at the rear of the house in 1936 (WRH 7 Dec. 1936: 9) The Youmans raised their children, Florence (1880-1972) and Edward (1882-1940), in the house; Florence resided there until her death. In ca. 1985 townhouses were built on the lot to the north.

Significance

Charles M. Youmans

Charles M. Youmans was born near Saratoga Springs, New York and came to Winona as a young child with his family. Charles Youmans' father, Earle Youmans, arrived in Winona in 1857. With his brother, Addison, he founded the Youmans & Brother Lumber Company the same year. Their first mill stood at the foot of Grand Street (Hill 1883:504). In 1860 a shingle-mill was built and was replaced by a larger mill within ten years. Abner Hodgins (WN-WAC-0315; NHRP) joined the company in 1871 and the firm was reorganized as Youmans Brothers & Hodgins. The firm was located at W. 2nd and Grand streets and employed 275 men by 1883 (Hill 1883:501). After Hodgins joined the firm, a new mill allowed annual production of 40 million feet of lumber, 25 million shingles, and 10 million lath (WSN 26 Jan. 1969:4). In 1898 the company sold its logging interests to the Mississippi River Logging Company and the retail yards to Charles Youmans who formed the C. M. Youmans Lumber Company (WRH 12 July 1949:19). The lumber company quickly expanded with the purchase of the Marshall Lumber Company in 1901 and the Union Lumber Company in 1903 (WRH 13 May 1901:1, WRH 17 April 1903:10). Eventually, C.M. Youmans Lumber Company operated sixteen retail lumberyards throughout southern Minnesota and South Dakota (WP 6 July 1983:24). The lumber retail yard remained active until Youmans sold it in 1945 to the Farmer's Lumber & Supply Company of St. Paul (WRH 25 March 1946:3).

At the time of his death in 1946, Youmans was president of First National Bank of Winona and Winona General Hospital Association (WRH 25 Nov. 1946). He and Grace Youmans were life-long members of St. Paul's Episcopal Church.

William Channing Whitney and the Georgian Revival Style

After architectural training at MIT and practice in Boston, William Channing Whitney (1851-1945) left Massachusetts for Minneapolis in 1879. He formed a partnership with James Record and five years later started his own firm (Lathrop 2010: 226). Whitney specialized in large, expensive residences. In Minneapolis the Georgian Revival Style Ebert L. Carpenter House (1906, NRHP) and the Hinkle-Murphy House (1886, NRHP), considered Minnesota's first Georgian Revival Style house, were exemplary of his work. Whitney was at the peak of his career in 1911, having just completed the Minneapolis Club (1892) and Abbott Hospital (1910; NRHP), as well as the Horace Irvine House (1911, NRHP) on Summit Avenue in St. Paul. Irvine was a lumber executive with the Weyerhaeuser Timber Company and his house was probably known to Youmans. Whitney traveled to Winona in 1907 to consult with members of the Arlington Club about a possible new building or renovation (WRH 10 July 1907:8).

The construction cost of Whitney's design for the Youmans was estimated at $7000 (WRH 31 Dec. 1911:3). The local press reported on construction in December 1912:

> Although it will not be completed until early spring, the building has been enclosed and favorably impressed the passerby. Workmen are now and will be engaged in completing the interior of the building which will provide a comfortable and convenient home with all modern conveniences. The dwelling is about 45 feet in width with a sun parlor, 10 x 20 feet, to the south of the structure. The building is two and one half stories in height and is constructed entirely of Winona brick (WRH 31 Dec. 1912:3).

During his career, Whitney served as President of the Minneapolis Society of Architects and was a Fellow in the American Institute of Architects. He was on the Board of Trustees of the Minneapolis Institute of Arts from 1888 until his death in 1945 (Hoisington 2004).

Evaluation
The Charles M. and Grace G. Youmans House was evaluated for local significance under Criterion A for its association with lumber pioneer Youmans and Winona's early 20th-century business community. This property is associated with a prominent local business owner and life-long Winona resident. Charles Youmans began his career in the family lumber business before founding the C. M. Youmans Lumber Company in 1900. This was Youmans' principal residence for the length of his career and continued in family ownership until 1972. It is recommended that the property is locally significant under Criterion A. The period of significance is 1912 to 1946.

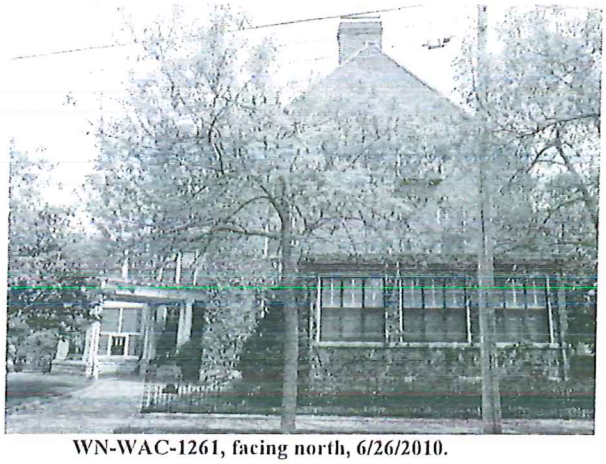
Although associated with locally significant business owners, the property is not associated with any persons highly important in history and is recommended as not significant under Criterion B.

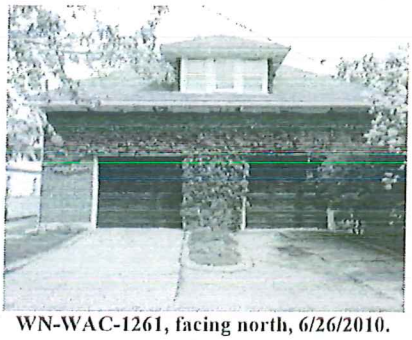
The property retains excellent integrity and is a representative example of the Georgian Revival Style designed by prominent Minnesota architect, William Channing Whitney. It is locally significant under Criterion C. The period of significance is 1912.

The property has not yielded, nor is it likely to yield, information, important in prehistory or history and, therefore, is recommended as not significant under Criterion D.

Integrity
The Youmans House possesses excellent integrity in design, materials, workmanship, feeling and association. The house has been well maintained throughout its life with few alterations. The building is in its original location and continues in use as a dwelling in a residential area.

Recommendation
The Charles M. and Grace G. Youmans House is recommended as eligible for listing in the NRHP under Criterion A for its association with lumber pioneer Youmans and Winona's early 20th-century business community. The period of significance is 1912 to 1946. It is recommended as eligible under Criterion C for its representation of the Georgian Revival Style and the work of William Channing Whitney. The period of significance is 1912. It is also a contributing property to the Broadway Residential NRHP Historic District.

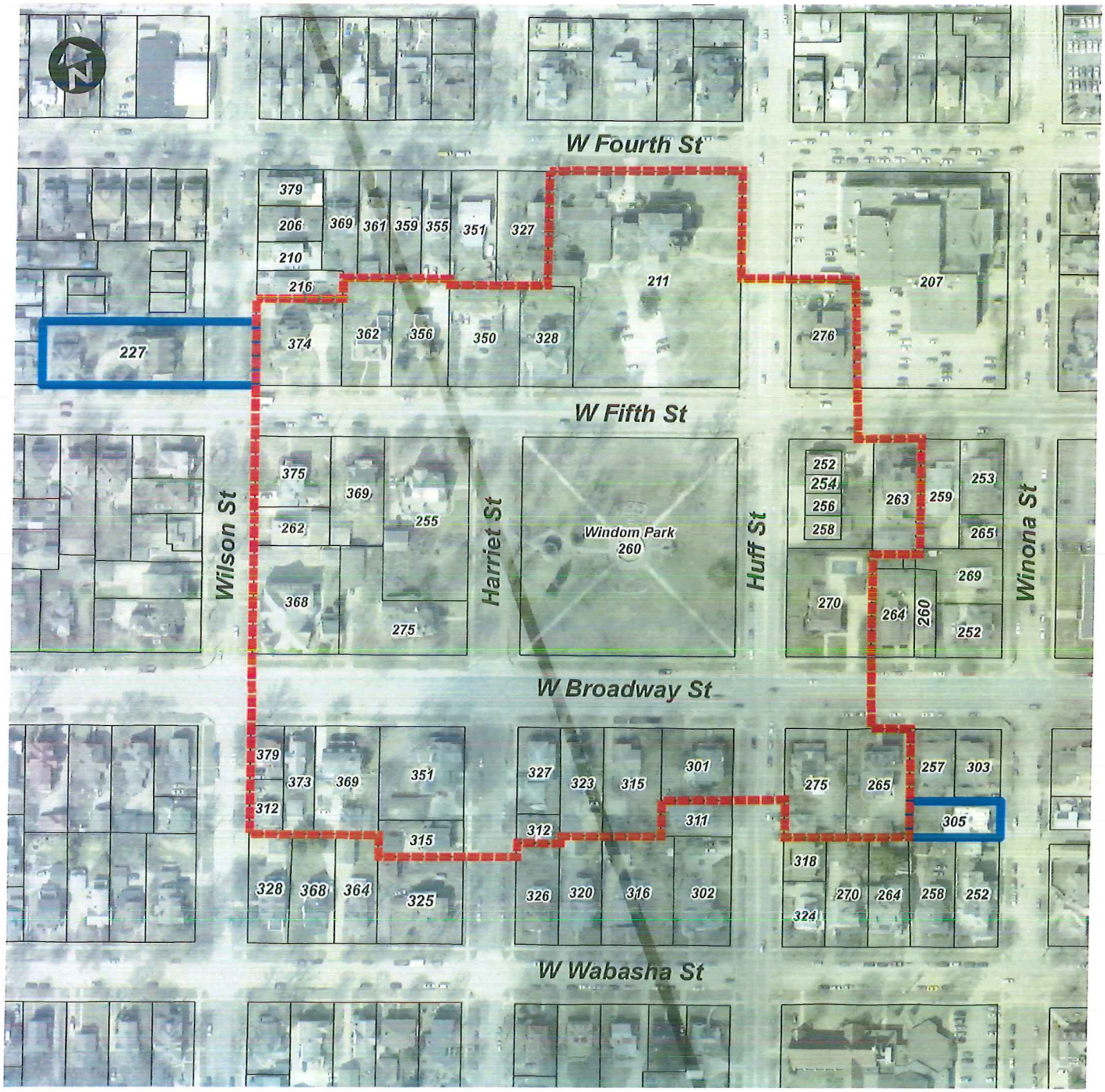

WN-WAC-1261, facing north, 6/26/2010.


WN-WAC-1261, facing north, 6/26/2010.

Windom Park Local Historic District

Winona, Winona County, Minnesota

Proposed Additions to District - 227 Wilson St and 305 Winona St



This map was compiled from a variety of sources. This information is provided with the understanding that conclusions drawn from such information are solely the responsibility of the user. The GIS data is not a legal representation of any of the features depicted, and any assumptions of the legal status of this map is hereby disclaimed.

0 100 200 400 Feet

THE REVIEW PROCESS

The Winona Heritage Preservation Commission requires a property owner, planning exterior alterations to a structure or new construction within the historic districts, to complete an application form to obtain a Certificate of Appropriateness (C.O.A.). The application is reviewed by the Commission, which consists of eleven residents of the City, appointed by the Mayor. The Commission will review the proposed work according to the *Secretary of the Interior's Standards for Rehabilitation*, and the City of Winona's *Design Guidelines*. A building permit will be issued following the Commission's approval of the project plans for the exterior of the structure.

1. Obtain an application for a Certificate of Appropriateness from the City of Winona, City Hall, 207 Lafayette Street, Winona, Minnesota, or call 507-457-8250. You must submit the application for a C.O.A. ten (10) working days prior to the next regularly scheduled meeting of the Heritage Preservation Commission (HPC). The Commission generally meets once a month.

2. Call the staff at the City Hall, for the date and time of the next scheduled meeting. Review the City of Winona's guidelines (found in this book) and *The Secretary of Interior's Standards for Rehabilitation*. The HPC provides specific guidelines and details on permissible alterations to the exterior of your downtown building. You are encouraged to contact the city staff prior to submitting your application.

3. Prepare the application for a C.O.A. and include the following items:
a. Plans drawn to a legible scale showing the proposed alteration, including size, description of materials and work to be completed.
b. A site plan dimensioned to legible scale showing existing property lines and any prominent features of the site.
c. A current photo of the structure.
d. A detailed sketch of the renovation or repair(s) you wish to perform to the structure or property.
e. A completed application form for a C.O.A..

4. Sign and return the application form for a C.O.A. with your drawings, photos, and site plan to the City of Winona, Community Development Department, 207 Lafayette Street, Room 210, P.O. Box 378, Winona, Minnesota, 55987.

Frequently Asked Questions

Doesn't this just add a layer of bureaucracy?
When changes or additions are proposed to designated buildings, the Heritage Preservation Commission's review process will be expeditious, predictable, and integrated into the normal review given all construction permits. If the Commission has neither approved nor denied the C.O.A. within twenty working days from the filing, the plans and permit application shall be considered approved. The determination will be

given in writing, and if the proposal is not approved, the reasons for disapproval should be given. As owners become accustomed to this procedure it should proceed quickly, taking no longer than other approvals.

Must I restore my house to its original condition?
No. The design guidelines are passive. You are not required to make any alterations to your property. The property can remain as it is when designated and all materials can be replaced in kind with similar materials. If the roof is asphalt shingles, you can replace it with asphalt shingles of any color. You may also replace existing vinyl or aluminum siding with a different colored siding of the same material. You only need an HPC Certificate of Approval to change the materials or alter the design.

Do I need permission for ordinary maintenance to my building?
No. As long as the materials and design are not changed, you do not need permission to paint, make repairs, or replace materials in-kind (replacing wood siding with the same type of wood siding, etc.). In addition, the City Manager is empowered to approve emergency repairs without prior Commission action. Work that is specifically exempt from review includes painting, interior remodeling, and use of the structure.

Can I paint my building any color I want, even purple and green?
Yes, you can! The Heritage Preservation Commission does not regulate paint colors inside or out. However, owners who contemplate painting a building are invited to discuss appropriate color schemes with the HPC. Note, though, that the guidelines do not permit painting the exterior of a brick building that is now unpainted.

Are there any tax benefits?
At present, there are only a few tax benefits. If the property is income-producing, it may qualify for a 20% federal historic preservation tax credit.

Can I alter the office space, re-arrange rooms, and remodel the interior without HPC review and a Certificate of Approval?
The HPC has no jurisdiction on the interior of historic properties, just the exterior.

Can I put an addition on my historic property?
Yes, you usually can. The Heritage Preservation Commission (HPC) prefers additions to be located away from public view to preserve the period streetscape. The HPC encourages people to meet with them early in the design process and get feedback on the design. The addition should be compatible with your building and appropriate for your streetscape. Additions also must comply with the zoning ordinance and receive building permits.

Is there a fee for a Heritage Preservation Commission Certificate of Appropriateness?
No.

Is the HPC Certificate of Approval all I need?
Not always. You still must have approved building, fence, sign, electric and other permits as required by the City of Winona.

Where can I go for assistance in developing design changes that will be appropriate for the historic district?
Historic District property owners who want assistance may contact the Heritage Preservation Commission. The Commission cannot develop plans or designs but can offer some suggestions based on the Design Guidelines. Consultations in the early design stages are especially encouraged and can eliminate miscommunication.

Is there historical information about my building?
Probably. The Heritage Preservation Commission completed a survey of historic properties and inventory forms are available at the Historic Preservation Office. The Winona County Historical Society also has archives and collections on local properties and people. In addition, Winona County tax records offer a wealth of information.

What is the difference between a local historic district and listing on the National Register of Historic Places?
National Register listing, while largely honorary, protects properties from any federal or state sponsored impact. For example, if a state highway project was planned for downtown Winona, it would require a review of its impact on the historic district and possibly call for mitigation. If the property is considered contributing to the district, it also qualifies for the federal preservation tax credit.

A local district—approved by local ordinance—places the task of design review in the hands of a city-appointed commission, many of whom own buildings in the district.

Will inclusion in a local Historic District restrict how I may use my property?
No. Historic district designations do not restrict zoning or land use. No new restrictions are placed on the use of properties in historic districts.

What might happen to the value of my property if it is included in the Historic District?
Designation of an area as a historic district will not directly affect property values. Because the Historic District properties have some protection and tax incentives available, owners may be more inclined to make improvements to their properties, and this may increase the value of all property in a given district. Studies have shown that property values typically increase following historic district designation.

Are all buildings in the historic districts necessarily historic?
No. The boundaries include several non-historic properties, such as the Winona County Bank and the former American Legion Hall. Changes made to non-historic properties can often be done in a way that will enhance or be in keeping with the integrity of the entire district.

Can new buildings be constructed in the historic districts?
Yes. New construction and additions are subject to design review to ensure that they are compatible with the surrounding district. New buildings do not have to be imitations of historic ones.

Do I have any say as to whether my property is included in the local historic district?
Yes. Before the Commission designates a property, all residents and owners of property in the proposed local district—including those within 300 feet of its boundaries—have the opportunity to express their views at a public hearing before the Winona Heritage Preservation Commission. Its action must be further approved by the Planning Commission and the City Council.

If I am unhappy with a decision made by the Commission concerning my Certificate of Appropriateness

Application, may I appeal?
Yes. Appeals may be made to the Winona City Council, which may overturn the Commission's decision by a majority vote of all the members.

Won't this just cause unnecessary hardship to property owners?
The act of designation should not cause economic hardship. The ordinance does not restrict the owner's use of the property. These guidelines are completely passive—no owner is required to change his property, simply to follow standards if a change is made. In fact, the owner can draw on the experience and advice of the Heritage Preservation Commission to make changes that will enhance the value of their property. Often, small adjustments are all that are necessary to conform to the design guidelines. Finally, as a last resort, owners who feel they have been unfairly penalized may typically appeal to the city council.

Couldn't the designation just be voluntary rather than mandatory?
A voluntary ordinance is inherently weak. For example, a city would not typically consider a voluntary zoning ordinance or building code.

The community interest in historic preservation is twofold. The primary purpose of historic preservation is for its cultural values—sustaining a sense of place, maintaining the historic associations of buildings with past events and people, and preserving the aesthetic qualities of older structures. Through careful consideration of community values, with advice from knowledgeable historians, the Heritage Preservation Commission brings a wide perspective to the question of whether a property is historically significant. Historic designation is the only protection against demolition or destructive alterations that might permanently destroy community treasures.

Historic preservation is also a sound economic investment. Study after study shows that designating a landmark or district typically maintains if not boosts the value of the property, and as an economic development tool, historic preservation has proven its worth.

Yet, a critical mass is necessary to gain the greatest benefit from a historic district. Intrusive buildings, inappropriate architectural elements, and empty lots diminish a sense of place. For that reason, local historic designation offers a way for property owners to work together for the common good by following these simple design guidelines. These guidelines are completely passive—no owner is required to change his property, simply to follow standards if a change is made.