



CITY HALL

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

June 2, 2016

Heritage Preservation Commissioners
Winona, Minnesota 55987

Dear Commissioner:

The next meeting of the Heritage Preservation Commission will be held on **Wednesday, June 8, 2016 at 4:00 P.M. in the Council Chambers (Third Floor)** of the Winona City Hall.

1. **Call to Order**
2. **Approval of Minutes – April 13, 2016**
3. **Bridge Discussion – Terry Ward, MN Department of Transportation**
Terry Ward, MN Department of Transportation, will be on hand to provide an overview and answer questions on the bridge rehab project, especially as it pertains to projected costs and options available to address the approach to the bridge.
Attachment – May 2, 2016 MN-DOT Power Point presentation on bridge project.
4. **Winona Schools – Local Designation Public Information Meeting**
Central School – 317 Market Street
Washington-Kosciusko School – 365 Mankato Avenue
Madison School – 515 West Wabasha
Jefferson School – 1268 West Fifth Street
HPC Commission and staff will provide an overview of the process and implications of local designation of the properties. The properties are currently designated on the National Register of Historic Place.
Attachment – National Register of Historic Places Evaluations
Action Requested – Should the Commission elect to move forward with the local designation process, the next step would be to direct staff to offer a resolution initiating the local designation of school properties at the July 13th Heritage Preservation Commission meeting.
5. **Opportunity Winona**
Staff will provide a short monthly update on Opportunity Winona activities
6. **Ongoing Business/Discussion Items**
 - A. Committee Reports
 - Web Development
 - Downtown Outreach
 - Communications and Display
 - Windom Park Update

Heritage Preservation Commission Agenda

June 8, 2016

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7. Upcoming Grant Application – Prioritize

In the upcoming grant round, the HPC has discussed several projects they would like to move forward on. Staff would like some indication as to the Commission's priorities as we would not likely be granted or have the resources to move all projects forward. Projects discussed:

- Web Site Development
- Designation of the Woodlawn Cemetery
- Designation Winona Athletic Club

8. Other Business

9. Adjournment

Sincerely,



Myron White
Development Coordinator

HERITAGE PRESERVATION COMMISSION MINUTES

DATE: April 13, 2016

PRESENT: Kendall Larson, Susan Briggs, Carolyn Larson, Andy Bloedorn, Preston Lawing, Dennis McEntaffer and Peter Shortridge

ABSENT: Mary Edel Beyer, Merle Hanson, and Wes Hamilton

STAFF: Myron White, Development Coordinator and Carlos Espinosa, City Planner

VISITORS: Steve Sarvi, City Manager

1. Call to Order

Kendall Larson called the meeting to order at 4:04 p.m.

2. Approval of March Minutes

Commissioner Lawing made a motion to approve the March 9, 2016 minutes, seconded by Commissioner Lawing. All those present voted aye.

3. Carlos Espinosa – Update on Development Code

City Planner Espinosa was present to discuss various items including the draft of the letter written by Board President Larson to the Planning Commission/Hoisington-Koegler Group regarding zoning code updates.

- Streetscape Plans: Mr. Espinosa discussed plans for a cohesive streetscape in the downtown area and they were working on bike racks, lighting and seating.
- With regard to the development code updates and some of the issues referenced in Board President Larson's letter, Carlos noted that the scope of work regarding the code update includes design standards for downtown and the "downtown fringe" areas.
- Mr. Espinosa went on to reference the letter. He outlined which items of concern that would be addressed in the new development code and which items might best be addressed by proposing changes to the City Code as it pertains to the HPC.

4. May is Preservation Month

Chairperson Larson indicated May will be Preservation Month. Ms. Larson noted that we had created some "This Place Matters" posters and encouraged members of the Commission to distribute them for display throughout the community.

Chairperson Larson also suggested that the HPC had typically recognized building owners who have worked to upgrade and preserve their historic buildings/structures in the past year. Commissioner McEntaffer made a motion to work to recognize the

HERITAGE PRESERVATION COMMISSION MEETING MINUTES

APRIL 13, 2016

PAGE 2

Latsch Building and the downtown Fastenal building. The motion was seconded by Commissioner Bloedorn with all Present voting aye.

5. Meeting Overview – Mayor Peterson, Chad Ubl, Carlos Espinosa, Mark Moeller, Kendall Larson and Myron White

The group met to discuss State Historic Preservation Office funding to prioritize projects and make sure we are not competing with one another for the same grant funds. It was noted that each entity was applying for “funds from a different pot”. It was also noted that perhaps a discussion was in order to determine how the Preservation Office deals with multiple applications from the same community.

6. Opportunity Winona

Development Coordinator White provided an update on Opportunity Winona activities and where monies have been spent to date.

7. Ongoing Business/Discussion Items

- Web Development – Mr. White discussed the need for “critical readers” for the web site narrative.
- Downtown Outreach – It was discussed as a form of outreach that members consider volunteering on a Winona Downtown Main Street committee.
- Windom Park Update – Mr. White provided an update indicating he hoped to have the neighborhood designation document ready for submittal to the State Historic Preservation Office in early May.
- Winona Athletic Club – Mr. White reported that he had reached out to the Athletic Club regarding designation and had not heard a response.

8. Other Business

Commissioner Bloedorn asked about the status of the Winona Athletic Club designation. Staff responded that they had not begun the process. Chairperson Larson presented a communication citing various issues to be addressed and asked staff to communicate with the City Planner.

9. Adjournment

A motion was made by Commissioner Lawing and seconded by Commissioner Shortridge to adjourn the meeting. Meeting adjourned at 5:10 pm.

Myron White
Development Coordinator



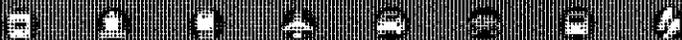
Winona Bridge Project

Bridge No. 3000

Public Meeting

May 2, 2013

We are here to talk about **AOB**



Welcome

Mr. Mark Peterson
Mayor of Winona
Executive Director Winona County Historical Society

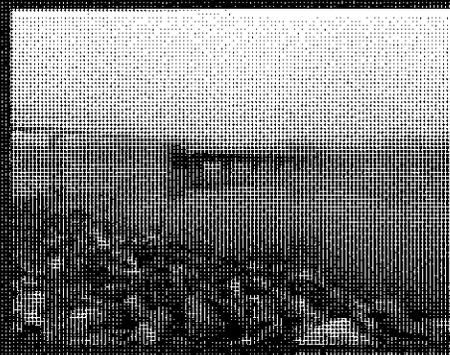


Outline

- 7: Introductions
- 7: Project Goals
- 7: New Bridge - Quick Recap
- 7: Bridge No. 3000 Background
- 7: Cost Growth Information
- 15: Local Officials Feedback
- 15: Options
- 15: Section 109 - Historical
- 15: Option Hybrids
- 15: Open Discussion
- 2: Present Next Steps
- 2: Questions?



Introductions



Winona Involvement

June 2012: Winona City and Community Leaders Officially Call for New Two-Lane Span. Gov. Mark Dayton and U.S. Rep. Tim Woltz also Voice Support for New Two-Lane Span, Express Frustration at Project's Pace.

Source: Winona Daily News, August 4, 2013

Result: Public Meeting in September 2012 to Announce Project Scope including new Bridge



Project Goals – May 2013

- Start Construction on the New Mississippi River Bridge as Expeditiously as Possible.
- Move Traffic to the New Bridge as Expeditiously as Possible to Minimize the Likelihood of Detours Related to Bridge Maintenance Work on the Existing Structure.
- Keep the River Crossing Open During Construction.



Project Goals - Responses

- Selected Project for First use of Construction Manager General Contractor (CMGC).
- Moved up Start of Construction:
 - Previously: Construction Starting in 2015.
 - Currently: July 2014 to March 2015.
 - Open new bridge by end of 2016.
- Assigned New Project Management Team.
- Our Construction Staging Approach will not Close the River Crossing During Construction.



Winona Bridge CMGC Project

○ WHY CMGC?

1. To meet the goal of opening the new bridge by the end of 2016, it was the only procurement method.
 - a. Break Project into Work Packages.
 - b. Overall Master Construction Schedule (fluid).
 - c. Streamline Plan Reviews and Advertisements.
 - d. Coordinate Early with Construction Team.
2. For the Rehabilitation of the Through Truss.
 - a. Recent Significant Bid Overruns on Similar Work.
 - b. Contractor Means and Methods.



Winona Bridge CMGC Project

April 2013 (Design-Bid-Build)

- Construction Limits not finalized.
- Geometric Layout – several iterations underway.
- According to Project Management team – R/W delaying project.
- Municipal Consent discussions with City not initiated.
- Environmental Assessment (EA) – no timeline.
- Final Design Consultant Contracts not started.
- Start of Construction – March 2015 ????



Winona Bridge CMGC Project

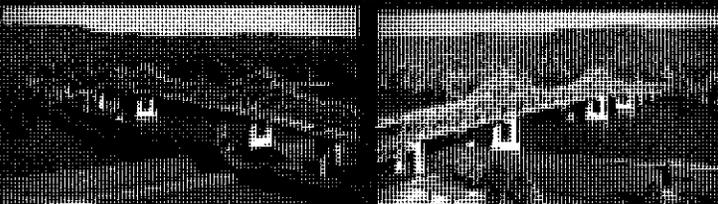
May 2013 (CMGC)

- Construction Limits finalized.
- Geometric Layout finalized.
- R/W not on critical path.
- Municipal Consent scheduled – obtained August 19, 2013.
- Environmental Assessment (EA) obtained January 27, 2014.
- Final Design Consultant Contracts all executed in time.
- Start of Construction – July 2014 to March 2015.
 - Started in July 2014.
 - Slowed down by flooding.



Winona Bridge CMGC Project

Need to look at the entire "Ready to Work"



Winona Bridge CMGC Project

Winona Bridge CMGC Project

Bridge CMGC Inspection Report Conditions



Winona Bridge CMGC Project

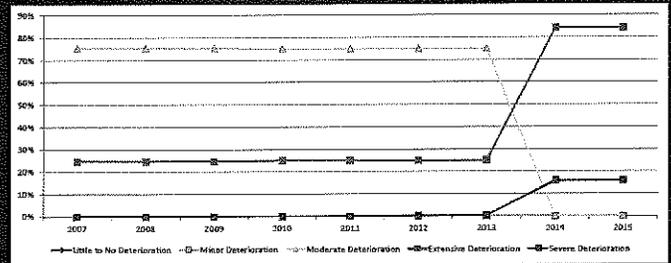
Why is this important?



Winona Bridge CMGC Project

Why is this important

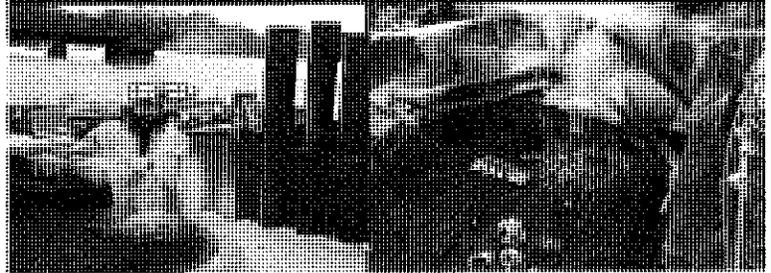
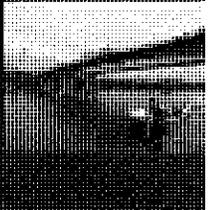
Through Truss - Bottom Chord Element Condition Ratings



New Bridge - Quick Recap

New Bridge - Quick Recap

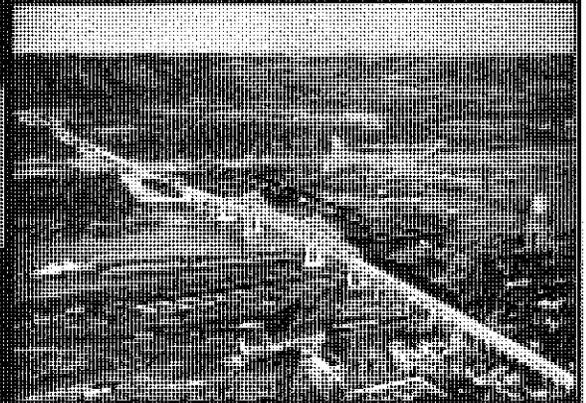
- Goal: Open by end of 2019.
- Started in July 2014.
- Planned to Open Between Labor Day and Thanksgiving.
- On Budget in an Extremely Aggressive Schedule.

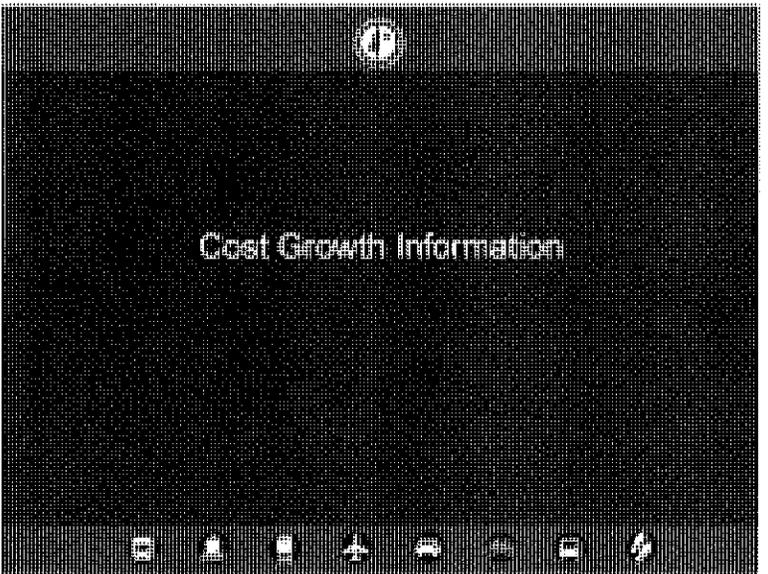
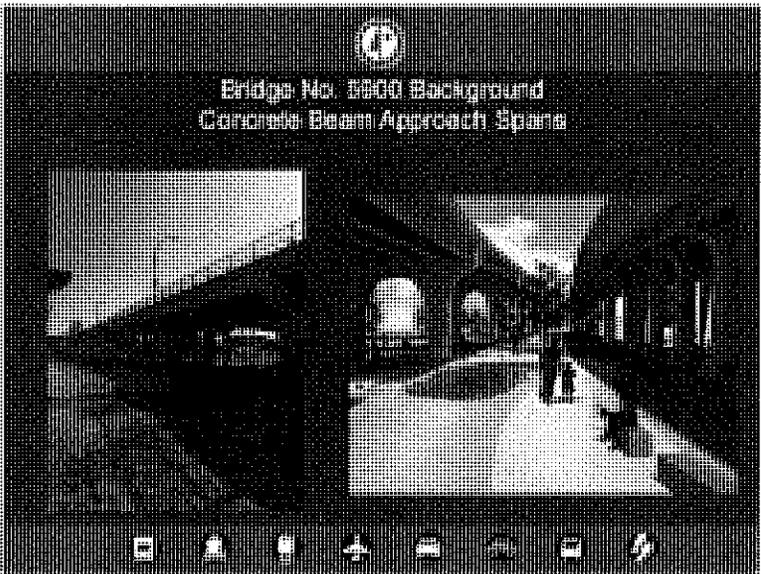
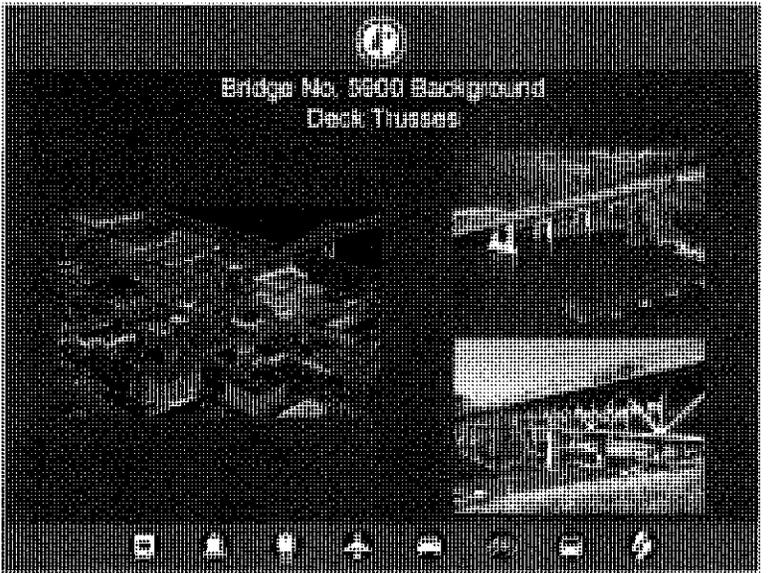
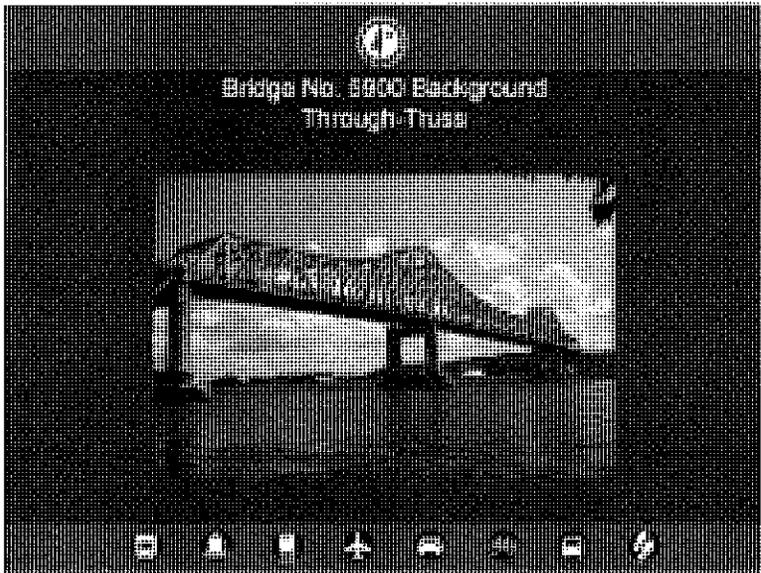
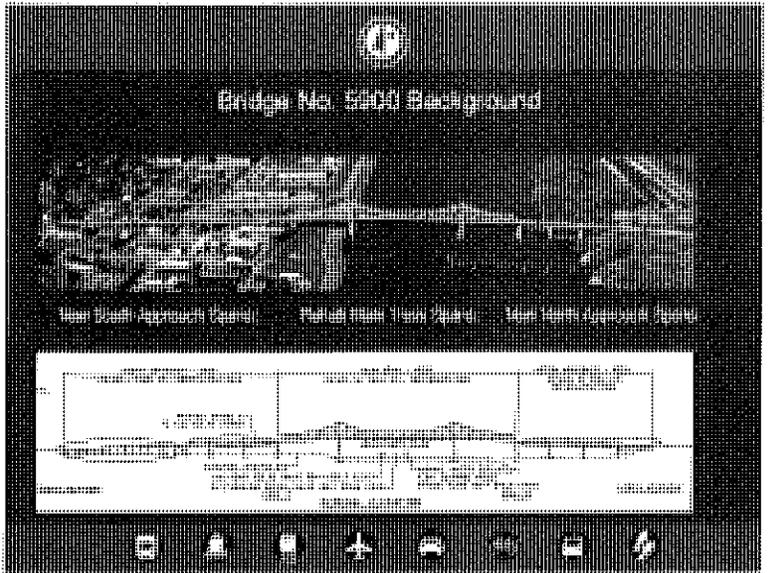


Bridge No. 5900 Background

Bridge No. 5900 Background

THE BRIDGE WAS DESIGNED BY THE STATE OF MINNESOTA AND BUILT BY THE STATE OF MINNESOTA.





Cost Growth Information

Cost Growth Information

- Current Approved Option #1 (Historical Full Build) is Projected to be \$20 million over Budget (construction costs)
 - \$20 million over the Budget for 2000
 - Through the 3-year construction period, 2000 is estimated to be a 4 million in Preliminary Design
- \$10 million overrun in Overall Project Engineering Costs
- Total Project Projected Cost Overrun: \$30 million
- Cost Projections Based on Pricing from Estimating Team and Contractor (Construction Manager General Contractor)
- Budget set in 2000
 - \$142 million for Engineering and Construction
- Cost Overrun Summary Handout
- Hit the "Pause Button"
- Slide Chapter 152 Reading Program Expires June 30, 2019

Local Officials Feedback

Local Officials Feedback

Winona
CITY HALL
201 Lafayette Street
P.O. Box 274
Winona, MN 55991-0274
TEL: 507/467-4211

February 27, 2008

Terrell Wolf
20 W. Lincoln Street
Central Point, MO 64530

Dear Mr. Wolf:

Requested to be responsible (based on authority) for the Winona City Council on February 26, 2008 regarding the bridge project in Winona and the protection of the environment for the bluffs. The Council has given a grant and is requesting that the Winona and State Highway 200 project be made to keep this project going. The funds to rehabilitate a 4-foot, wide project are not at all stated and are not available.

Winona has made it possible to work with you to make sure the project continues to be successful.

Thank you
Sincerely,
David J. Wolf
Mayor

Attachment: 007467-0211

Local Officials Feedback

April 21, 2019

Terrell Wolf
Madison - District 6
2500 48th St NW
Richwood, MN 55931

Dear Mr. Wolf:

The Winona Area Chamber of Commerce recognizes the Minnesota Department of Transportation - District 6 and you as well with the City of Winona and other stakeholders to acquire a loan, on schedule, completion of the Highway 41 Bridge project.

It has always been, and remains today, the position of the Winona Area Chamber that at the end of the bridge project there are almost of bridge traffic over the river. There is no way for the project at this site stage in order from the planned 8 lanes of crossing, to find anything less and will be continuing with considering the best that has been acquired. The business that have been displaced and the management of the intersection to support the planned 4 lanes.

We would like to commend you for being accessible to the business community during the construction project. You, Mr. Wolf, your staff, have been very reliable to the community of the business community. We appreciate the hard work that you, your staff and the City of Winona have put into the project. We pledge our support to you and the Winona City Council to continue to support your efforts to bring the project to a successful and timely conclusion resulting in the two-bridge crossing at the center of the town of Winona.

Sincerely,
Della D. Schmitt
Della D. Schmitt
President/CEO
Winona Area Chamber of Commerce

Options


Options

Developed by MnDOT Project Team Based on Feedback from Public and Project Partners and Previous Consultations.

- Federal Highway Administration (FHWA)
- Minnesota Historical Preservation Office (MnHPO)
- Environmental Permitting Agencies
- Winona City Staff / Council
- Elected Officials
- Email / Phone Calls

 Minnesota Department of Transportation




Options

Winona Station Work Package #5
Route No. 368 (Bridges, Signals, Intersections and Roundabouts)
Interchange # 49
Options 100 Agency Interaction
March 2014

Background
The work under the Winona Station program consists of work on Interchange #49 and the adjacent bridge for the 368 route. The project includes the design and construction of the interchange and bridge, and the associated utility relocation and other work. The project is being funded by the Minnesota Department of Transportation (MnDOT) and the State of Minnesota.

Key Findings

- The project is being funded by the Minnesota Department of Transportation (MnDOT) and the State of Minnesota.
- The project includes the design and construction of the interchange and bridge, and the associated utility relocation and other work.
- The project is being funded by the Minnesota Department of Transportation (MnDOT) and the State of Minnesota.

Item	Agency	Comments	Response
1	FHWA
2	MnHPO
3




Options

Meeting Dates

- January 20, 2014
 - Presentations for Option #1 - Historical Plan Bled
- February 10, 2014: Budget Projections Presented to Council
 - "Phase Option"
 - "Phase Option"
- March 20, 2014
 - Presentations for Option #2 - New-Home and Apartment Units
 - to be held on February 10, 2014
- April 4, 2014
 - City Council Update on Options
- April 23, 2014
 - Presentations for Option #3B - Small-Plan Homes for Land Trust
 - to be held on February 10, 2014




Options

Discussion of Options
Options and Agency Interactions Handout




Options

Local Officials Feedback




Options

Local Officials Feedback


CITY HALL
225 Jackson Street
Winona, MN 55994
Phone: 507.538.1028
Fax: 507.538.1025

April 6, 2014

Mr. Terry (Tom) F. BRUCE, PMP
Vice Mayor
Project Manager
MnDOT District 5

Dear Mr. Bruce

The Winona City Council would like to thank you for your input on the various options regarding the Project #5, Route No. 368 (Bridges, Signals, Intersections and Roundabouts) project. The council will be reviewing your input and will be making a decision on the project in the near future. The council will be reviewing your input and will be making a decision on the project in the near future.

- The council will be reviewing your input and will be making a decision on the project in the near future.
- The council will be reviewing your input and will be making a decision on the project in the near future.

The council appreciates the information that you have provided and will be reviewing your input and will be making a decision on the project in the near future.

Sincerely,
David J. Johnson
City of Winona





Discussion of Options

Options Evaluation Criteria

1) Purpose and Needs for the Project

- The purpose of the project is to provide a structurally sound bridge crossing of the Mississippi River Channel at New Orleans, Mississippi that maintains access to Lakech Island and the Houma and Bayou system, with adequate capacity to safely accommodate existing and future residential needs within the design life of the bridge, while maintaining traffic in the structure during construction.

2) Public Feedback

3) Historical Context (National Register Eligibility)

4) Cost



Discussion of Options Options Status

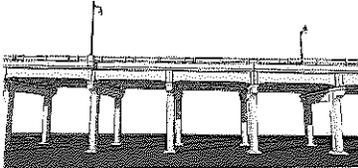
- 1) Option #1 - Historical Full Build: The Current Approved Option and Still Being Pursued.
- 2) Option #2 - Through-Truss Historical Full Build with Non-Historic Approach Spans: Being Pursued along with Hydrade between #1 and #2.
- 3) Options #3 (Removal), #4 (Production Facility) and #5 (Through-Truss 20-year life) considered but not supported and not currently being pursued.



Option #1 – Historical Full Build



EXISTING - LOOKING EAST - PIERS 7 THROUGH 11



PROPOSED - LOOKING EAST - PIERS 7 THROUGH 11

5

Kimley & Horn

5
Scale: 1/8" = 1'-0"
DATE: 11/14/14
PROJECT: MISSISSIPPI RIVER BRIDGE
PIERS 7, 8, 9, 10, 11



Top: Option #1 - Historical Full Build

Bottom: Option #2 - Non-Historic Approach Spans



EXISTING - LOOKING EAST - PIERS 11 THROUGH 15



PROPOSED - LOOKING EAST - PIERS 11 THROUGH 15

3

Kimley & Horn

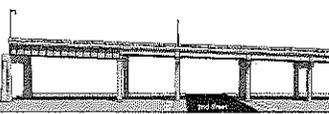
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PROJECT: MISSISSIPPI RIVER BRIDGE
PIERS 11, 12, 13, 14, 15



Option #1 – Historical Full Build



EXISTING - LOOKING EAST - PIERS 11 THROUGH 15



PROPOSED - LOOKING EAST - PIERS 11 THROUGH 15

3

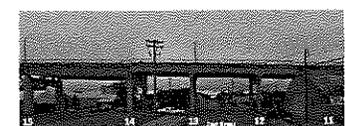
Kimley & Horn

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PROJECT: MISSISSIPPI RIVER BRIDGE
PIERS 11, 12, 13, 14, 15

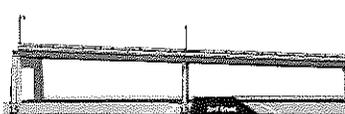


Top: Option #1 - Historical Full Build

Bottom: Option #2 – Non-Historic Approach Spans



EXISTING - LOOKING EAST - PIERS 11 THROUGH 15



PROPOSED - LOOKING EAST - PIERS 11 THROUGH 15

3

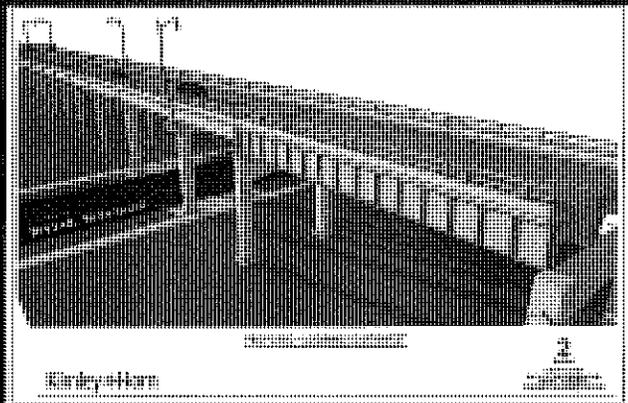
Kimley & Horn

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PIERS 11, 12, 13, 14, 15





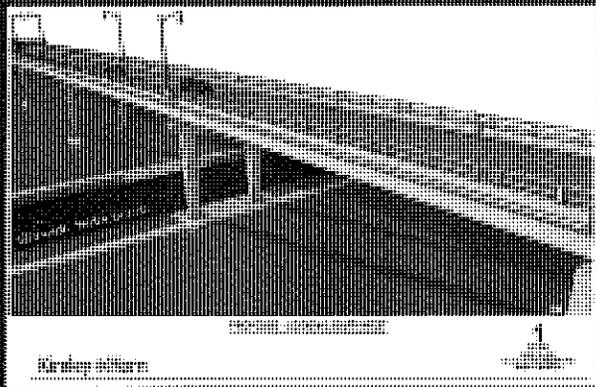
Option #1 – Historical Full Build



Kimley-Horn



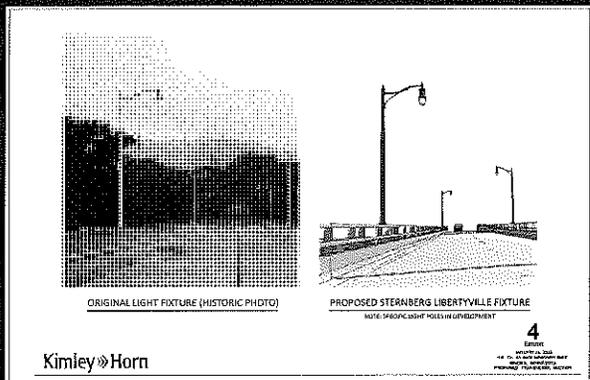
Option #2 – Non-Historic Approach Spans



Kimley-Horn



Option #1 – Historical Full Build



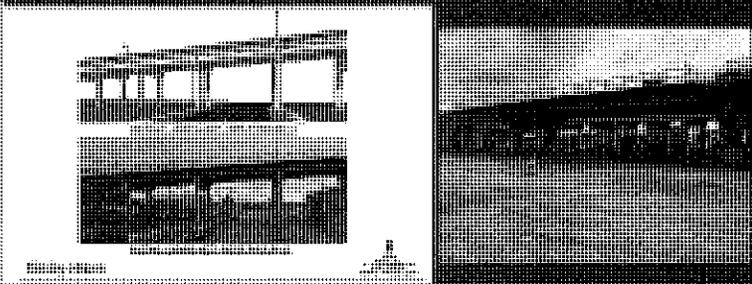
Kimley-Horn



Option #2 – Non-Historic Approach Spans



Option #1 – Existing Conditions



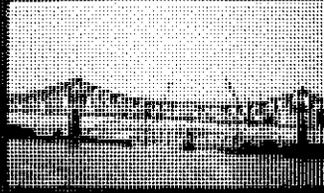
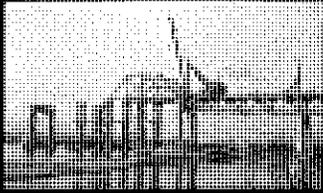
Option #2 – Potential Cost Savings

- a. 1) Concrete Beams and Longer Span Lengths on Existing Concrete Spans: Approx. \$2 million.
- b. 2) Deck Trusses to Concrete Spans: Approx. \$9-\$8 million.
- c. 1) + 2) above = \$9-\$10 million minus \$1 million for engineering and mitigation = \$7-\$9 million.
- d. Cost of Steel Plate Girders: Approx. \$1 million (steel prices projected to rise).





Winona Bridge Project



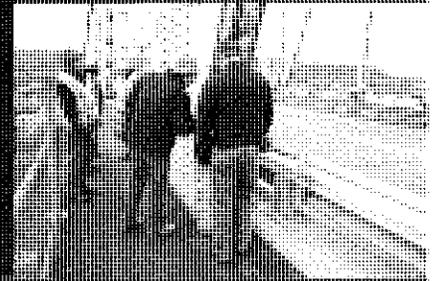
Section 106 Process

City of Winona, MN



OVERVIEW

- Section 106 Process
- Partners- agencies & organizations
- Section 106 Review Components
 - Archaeology
 - Architecture
 - Historic Bridge
 - New Bridge



Section 106 Partners

- Federal Highway Administration (FHWA)
 - MnDOT Cultural Resources Unit (CRU) – delegated agent
- Other Federal agencies (e.g., Corps)
- MnDOT
 - District 6, Bridge Office, Environmental Stewardship
- Minnesota Historic Preservation Office
- City of Winona
- Tribes
- Public



Section 106 Process

- Section 106 requires federal agencies to take into account the effects of their undertakings on historic properties
- Federal funding or permits invokes Section 106 of the National Historic Preservation Act
- FHWA is the lead federal agency responsible for compliance with Section 106



Section 106 Process

- As allowed in the Section 106 regulations, FHWA delegates review authority to professionally qualified staff in MnDOT's CRU
- CRU makes all Section 106 determinations and findings on behalf of FHWA. MnHPO reviews and provides comments on all Section 106 determinations and findings.
- FHWA is legally responsible for all findings and determinations made by CRU.



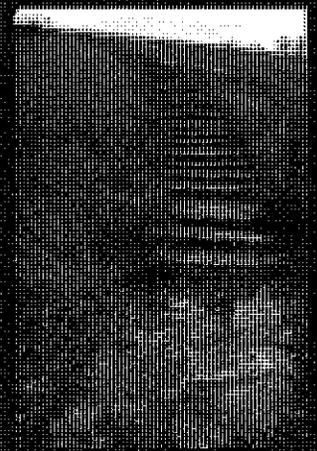
Section 106 Process

Are historic properties present in project area?

- Archaeological survey
- Architectural survey

If yes, then effects (direct or indirect) to these properties are determined.

- No Adverse
- Adverse



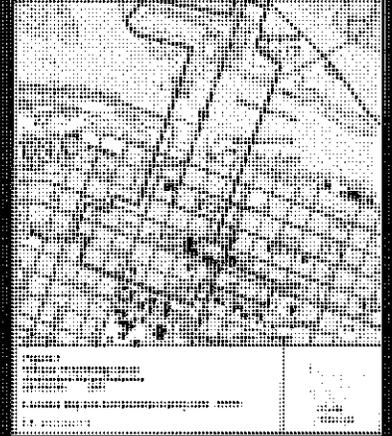
Section 106 Process - Archaeology

- Surveyed proposed construction limits
- Few parcels recently surveyed once right-of-way acquired
- No sites that meet the National Register criteria were identified



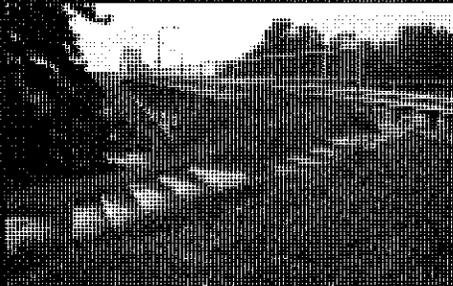
Section 106 Process - Architectural

- Surveyed all properties over 50 years in age
- Identified 34 properties listed on or eligible for the National Register



Section 106 Process-Finding

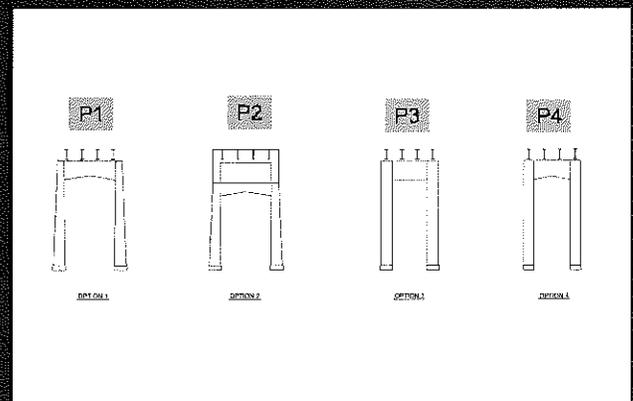
- MnDOT's preferred alternative
 - Rehabilitate existing bridge and building new parallel bridge
- MnDOT CRU found No Adverse Effect; SHPO concurred.
- Formal Programmatic Agreement executed for entire project.



Section 106 Process - Next Steps

- If the preferred alternative is changed, then additional evaluation of effects is conducted.
 - All appear to cause an Adverse Effect to the bridge
 - The finding would go to MnHPO for review and concurrence, and to consulting parties, and the public for their review and comment.
 - Mitigation would be developed and implemented.
- If preferred alternative remains the same, no additional Section 106 review is needed.

Options - Piers



Options - Piers



Options - Hybrids Between Option #1 and #2

Hybrids: 2CP1 etc.

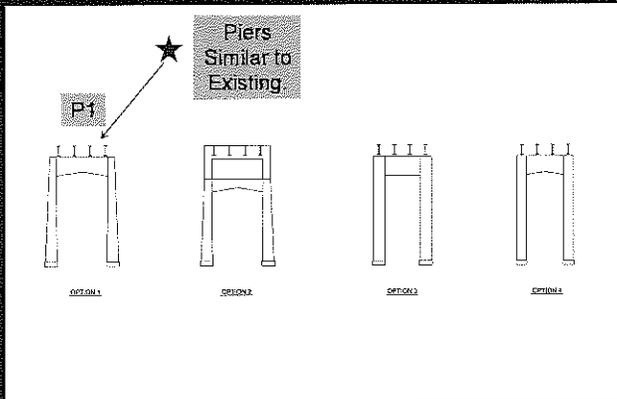
Coding:
Option 2, Concrete (C) or Steel (S) beams, Pier # 1-4



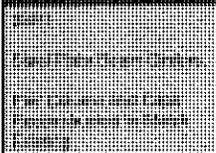
Options - Hybrids



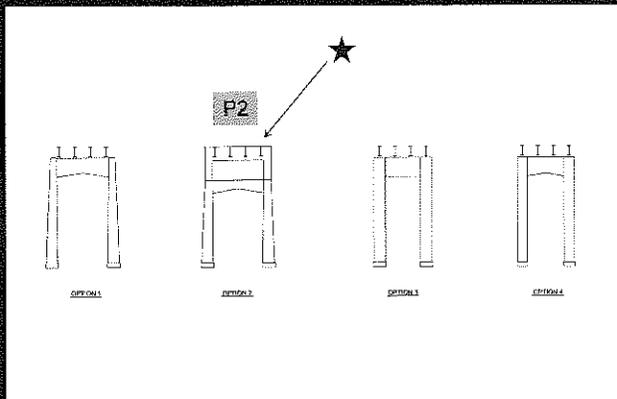
Options - Hybrids



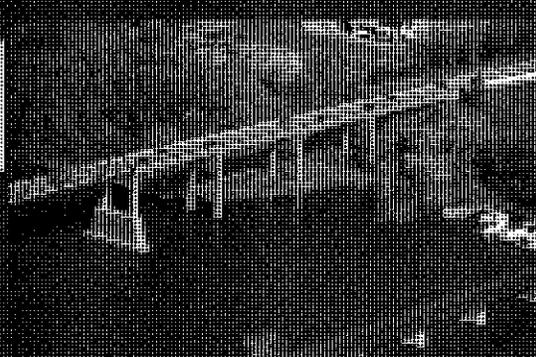
Options - Hybrids

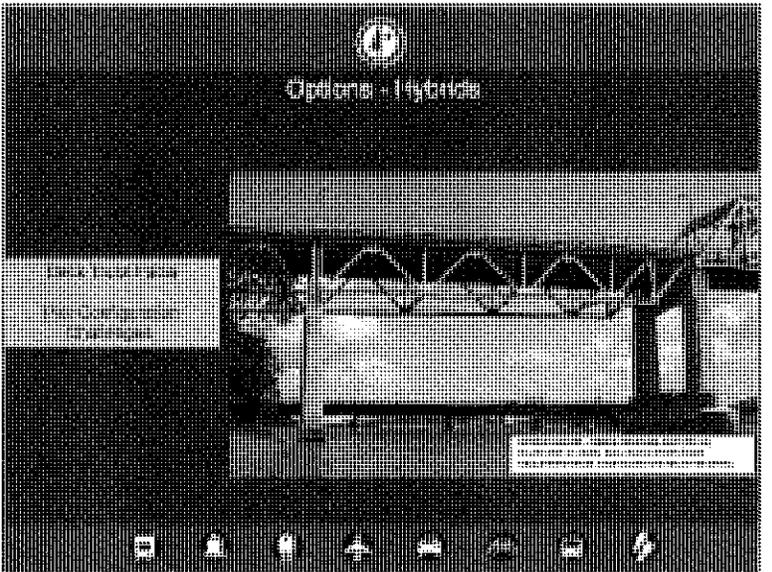
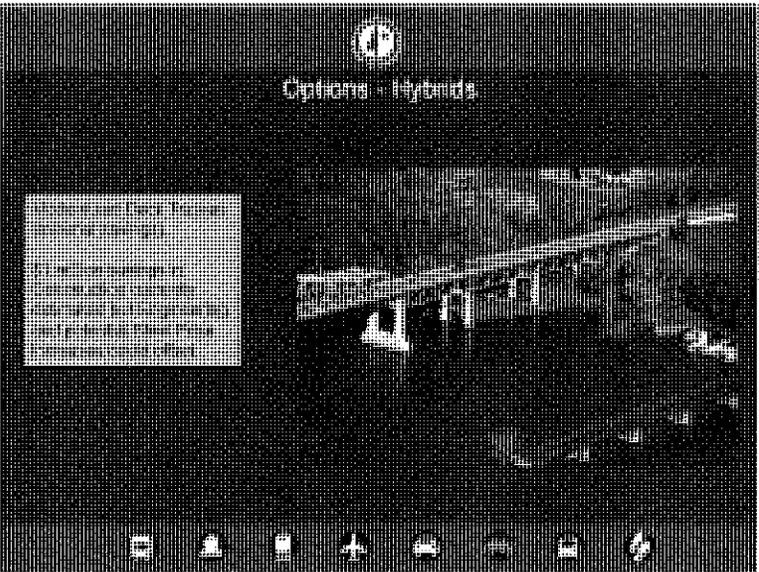
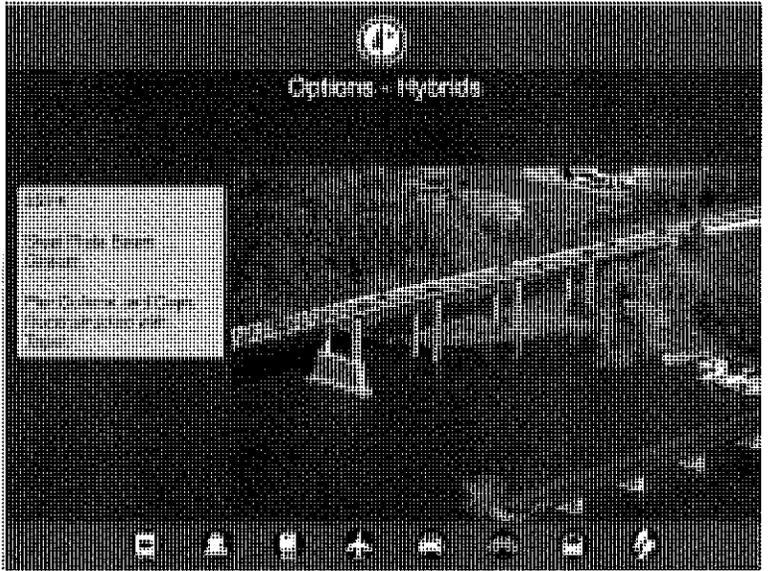
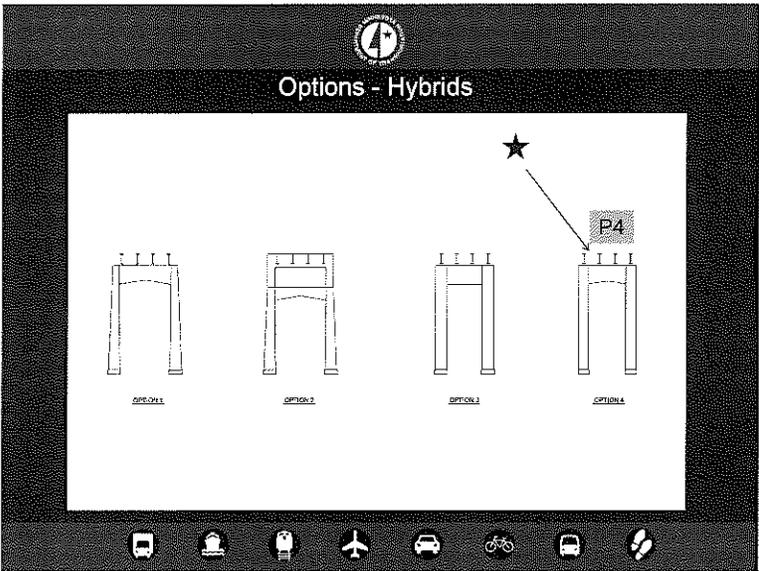
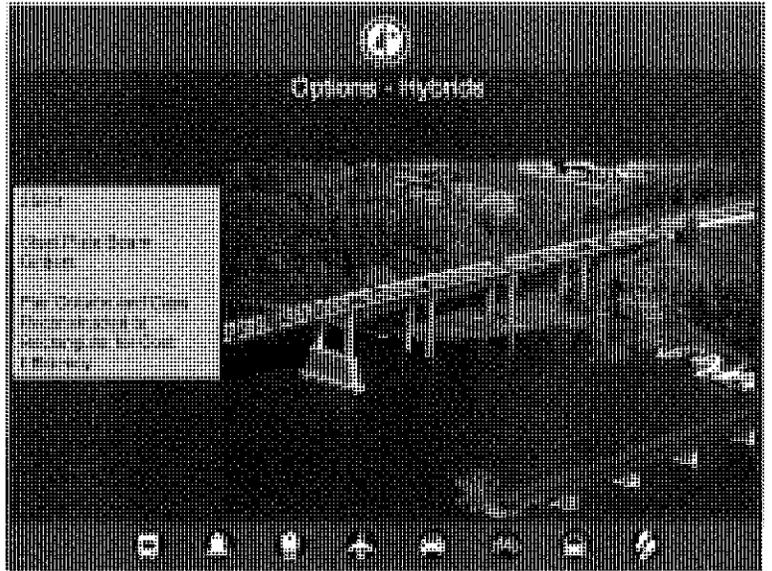
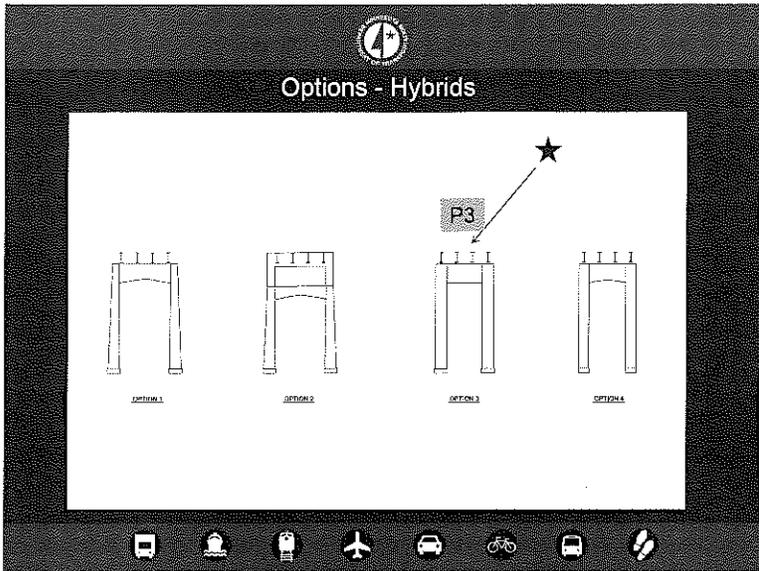


Options - Hybrids



Options - Hybrids







Open Discussion

Community Feedback Time



Potential Next Steps

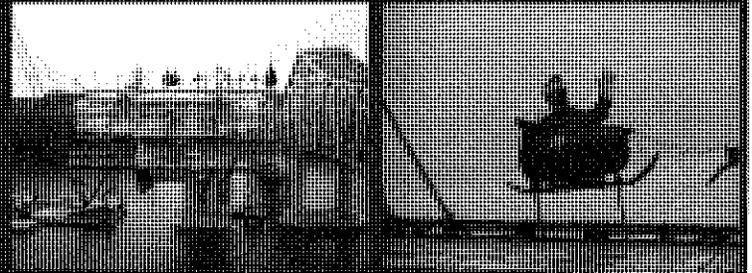


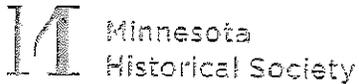
Potential Next Steps

- a. May 16th Council Meeting (if cleared by council)
- b. June 2016 Final Design Team / CMDC Inspections
- c. Discussions with FHWA, MnHPO, City of Winona. Public Feedback Continues.
- d. Early June – Likely Eliminate Some Options.
- e. Construction Work Package #5
 - Through-stay Full Structural Rehabilitation
 - Approach Span Rehabilitation
 - January thru August 1, 2016
 - Cost Estimate: \$20 million
- f. Construction Work Package #6
 - Cracked Approach Beam Capon
 - January thru Spring 2017
 - Cost Estimate: \$20-\$30 million depending on scope of work.



Questions?





August 23, 2010

Mr. Bob Sebo, Chair
Winona Heritage Preservation Commission
City of Winona
207 Lafayette Street
PO BOX 378
Winona, Minnesota 55987-0378

Dear Mr. Sebo:

RE: National Register of Historic Places Evaluation of Central School, 317 Market Street;
Washington-Kosciusko School, 365 Mankato Avenue; Madison School, 515 West Wabasha
Street; and Jefferson School, 1268 West Fifth Street, Winona, Minnesota

State Historic Preservation Office (SHPO) staff completed a review of documentation on the above schools prepared by Daniel J. Hoisington for the Winona Heritage Preservation Commission. It is the opinion of the SHPO that the four schools are eligible for nomination to the National Register of Historic Places under National Register Criterion A and the area of Significance of Education and National Register Criterion C and the area of significance of Architecture. Winona was clearly pursuing something substantial with its educational system in the 1930s, and the schools' exceptional physical integrity reflects this.

When considered within Winona's educational context, the schools were largely built one right after the next, within a period of about eight years. Three of the four schools followed a plan specifically prepared for Winona by the University of Minnesota. Although the fourth school (Jefferson) was not part of the original plan, it was completed because money became available for its construction under the auspices of the Public Works Administration (PWA), an important component of the federal relief programs established to ameliorate the effects of the Great Depression.

According to the report, in the 1930s, Winona was making an educational statement with the construction of these schools, and the implementation of the theory of "progressive education." This theory is central to a Criterion A argument for significance and will need to be expanded in the nomination.

Under Criterion C, staff recommends that the architectural significance of the schools focus less on the specific architectural style and interior ornamentation and focus more on how the design and construction of the schools physically reflect the principals espoused by progressive educators. Art and architecture combine to support, "the importance of the emotional, artistic, and creative aspects of human development" reflected in the schools. The school grounds and athletic fields also need to be included in this discussion because they are also an important landscape component of the educational complex.

If you have questions regarding this evaluation or the National Register Program, please contact me at the address below or at 651/259-3451 or susan.roth@mnhs.org

Sincerely,

A handwritten signature in cursive script, appearing to read "Susan Roth".

Susan Roth
State Historic Preservation Office

cc: Mr. Jerry Miller, Mayor, City Hall, 207 Lafayette, PO BOX 378, Winona, MN 55987
Ms. Stacey Mounce Arnold, Chairperson, Winona Public Schools, 903 Gilmore Avenue, Winona,
MN 55987
Mr. Daniel Hoisington, Hoisington Preservation Consultants, PO BOX 13790, Roseville, MN
55113

1-9-10

National Register of Historic Places Evaluations

Daniel J. Hoisington
Hoisington Preservation Consultants
P. O. Box 13790
Roseville MN 55113
651-415-1034

Properties:

- Central School, 317 Market Street, Winona, Minnesota
- Washington-Kosciusko School, 365 Mankato Avenue, Winona, Minnesota
- Madison School, 515 West Wabasha Street, Winona, Minnesota
- Jefferson School, 1268 West Fifth Street, Winona, Minnesota



Central School, main entrance, view to west from Market Avenue

National Register of Historic Places Evaluation

Properties:

- Central School, 317 Market Street, Winona, Minnesota, PIN 320003280
- Washington-Kosciusko School, 365 Mankato Avenue, Winona, Minnesota, PIN 322402550
- Madison School, 515 West Wabasha Street, Winona, Minnesota, PIN 320007430
- Jefferson School, 1268 West Fifth Street, Winona, Minnesota, PIN 323203570

I. Introduction

Daniel Hoisington, principal of Hoisington Preservation Consultants, completed a historic resource evaluation of four public schools in Winona, Minnesota, in order to determine if the properties are eligible for the National Register of Historic Places (NRHP).

II. Criteria of Evaluation

The National Register of Historic Places is the official list of the Nation's historic places worthy of preservation. Authorized by the National Historic Preservation Act of 1966, the National Park Service's National Register of Historic Places is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect America's historic and archeological resources.

To be considered eligible, a property must meet the National Register Criteria for Evaluation. This involves examining the property's age, integrity, and significance.

- Age and Integrity. Is the property old enough to be considered historic (generally at least fifty years old) and does it still look much the way it did in the past?
- Significance. Is the property associated with events, activities, or developments that were important in the past? With the lives of people who were important in the past? With significant architectural history, landscape history, or engineering achievements? Does it have the potential to yield information through archeological investigation about our past?

There are four criterion used to determine whether a property is significant. These include resources that are one or more of the following:

- Criterion A: are associated with events that have made a significant contribution to the broad patterns of history (such as a Civil War battlefield or a Naval Ship building Center);
- Criterion B: are associated with the lives of persons significant in our past (such as Thomas Jefferson's Monticello or the Susan B. Anthony birthplace);
- Criterion C: embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction (such as Frank Lloyd Wright's Taliesin or the Midwestern Native American Indian Mounds) or;
- Criterion D: have yielded or may likely yield information important in prehistory or history (such as prehistoric ruins in Arizona or the archaeological sites of the first European settlements in St. Augustine, Florida or at the Presidio of San Francisco).

A resource can also be listed as contributing to a group of resources that are listed on the National Register. In other words, the resource is part of a historic district as defined above.

III. Methodology

In March 2010, Hoisington completed research at the Minnesota Historical Society. Two key documents were the city's historic context report and the NRHP nomination for the Winona High School and Winona Junior High School (2004).

In April 2010, Hoisington visited the four schools to document existing conditions. Additional research was conducted at the Winona County Historical Society. Research conducted at the above repositories included a review of assorted clippings files, maps, and research collections for information about the property and associated persons.

IV. Historic context

These four elementary-level schools in Winona reflect the aspirations of the Winona Board of Education to provide modern school facilities that applied progressive education theory. Built between 1931 and 1937, the buildings are part of the school plan, developed by the University of Minnesota for the city in 1922, designed to showcase some of the prominent educational trends of the time.

In 1922, Winona's educational system included eleven public school buildings, ten of which were constructed in the nineteenth century. One of the elementary school buildings was constructed just at the close of the Civil War; two were constructed during the 1870s; two, during the 1880s; and four between 1890 and 1895. The only new facility was the Senior High School, built between 1915 and 1917. Nearly two-thirds of the school children enrolled in Winona were attending in school buildings that were more than thirty-five years old.

Understanding that the aging infrastructure would have to be addressed, the Winona school board approached the University of Minnesota, asking its College of Education to survey its existing buildings and recommend a building program.¹

It was an opportune time. During the 1920s, education turned increasingly to "scientific" techniques such as intelligence testing and cost-benefit management, progressive educators insisted on the importance of the emotional, artistic, and creative aspects of human development. Imbued with Progressive educational theory, the College of Education, under its new dean, Melvin Haggerty, had two primary focuses: the training of teachers and administrators. As a historian of the college noted, "Of these twin purposes, the latter was apparently considered to be the more important, judging by the relatively large number of faculty who were appointed in educational administration." To that end, Haggerty hired energetic, talented instructors. He also encouraged the institutionalization of research with an "apprenticeship program" that used graduate and upper undergraduate students to assist faculty.²

Two faculty members took on the responsibility for the study: Mervin Neale and Sigurd Severson. Neale had served as Professor of Educational Administration at the University of Missouri College of Education. In that role, he helped to complete a landmark survey of 359 urban schools, *Know and Help Your Schools*, for the National Committee for Chamber of Commerce Cooperation with the Public Schools. Neale's national credentials were further enhanced by a widely-cited article in *The American City*, "The Alarming Crisis in American Education and How Some Cities Are Meeting It," and his Columbia University dissertation, published as *School Reports as a Means of Securing Additional*

1 Winona Board of Education, Minutes, June 6, July 10, and August 4, 1922; Winona Board of Education, Minutes, April 7 and May 5, 1924

2 Robert H. Beck, *Beyond Pedagogy: A History of the University of Minnesota College of Education* (Minneapolis: North Central Pub. Co., 1980), 105-06.

Support for Education in American Cities. Indeed, Neale's link of school reports and funding addressed a major concern of the Winona school board.³

The final report, *A School Building Program for the City of Winona, Minnesota*, was published by the University of Minnesota, "because of its general interest to the state and to the country as a whole." In his preface to Neale's report, Melvin Haggerty, the dean of the College of Education, made a case for the national significance of the study:

It lies in the fact that a big educational problem is approached by scientific methods, and a thoroughgoing solution is proposed in the light of results. It carries for the solution of other educational problems confronting communities throughout the country. . . . More and more will scientific methods be used to investigate such problems; more and more will experts be enlisted for such specialized study. At the same time, it brings the advanced students of the University into direct study of the problems of school administration, school supervision, and all problems related thereto. Both the University and the local community thus contribute to the project and both receive a measurable return.

Based on a literature review, this appears to be the first such study conducted by the College of Education. Although Neale completed a similar study of the Duluth schools that same year, the Winona project was the one selected for publication by the University and the one with an introduction by Haggerty.⁴

The report's recommendations were:

1. Construction of a junior high school building.
2. Construction of an auditorium and gymnasium building for junior and senior high school pupils.
3. Construction of buildings to replace the Central and Madison.
4. Purchase of additional playground space and repair of the Jefferson and Lincoln school buildings.
5. The replacement of the Washington and Kosciusko buildings.

Its authors stated that a new junior high school should take priority because of the poor condition of the existing building, and because a new building would relieve congestion at the elementary schools, then housing seventh grade students, as well as freeing up space in the high school where many junior high classes were being held.

3 National Committee for Chamber of Commerce Cooperation with the Public Schools, *Know and Help Your Schools* (New York: American City Bureau, 1920); Mervin G. Neale, "The Alarming Crisis in American Education and How Some Cities Are Meeting It," *The American City*, 22 (May 1920); Mervin G. Neale, *School Reports as a Means of Securing Additional Support for Education in American Cities* (Columbia, Mo., Missouri Book Co., 1921).

4 Mervin G. Neale and Sigurd B. Severson, *A School Building Program for the City of Winona, Minnesota* (Minneapolis: University of Minnesota, 1922). Also see Mervin G. Neale and Sigurd B. Severson, *A School Building Program for the city of Duluth, Minnesota* (Duluth, Minn., Printed at Manual Training High School, 1922). Similar studies would be conducted in several Minnesota cities over the next decade. Neale went on to become president of the University of Idaho in 1930, returning to the University of Minnesota in 1937, where he continued to work with state school districts.

This report, then, provided the framework for the modernization of the Winona public schools over the next decade, beginning with the Winona Junior High School (NRHP, 2004) and then with construction of three of the schools under consideration. The fourth school, Jefferson, was not specifically recommended in the Neale report, but when funds became available under the Public Works Administration (PWA), the school board proceeded, using the same basic architectural plan.

For the first project, the Junior High School, the board chose Saint Louis architect William B. Ittner, who had served as Commissioner of School Buildings for the Saint Louis Board of Education from 1897 to 1910. During Ittner's career, his firm designed hundreds of schools in more than twenty-five states, and the National Education Association appointed him to its Committee on Administration of Secondary Education in 1922. The board also searched for a Minnesota firm that would be more directly involved and could assist with a campaign to raise bond funds for the school buildings, hiring Croft and Boerner of Minneapolis.⁵

In 1924 Croft and Boerner designed the junior high with Ittner as a consulting architect. Construction began in February 1925, with Carlstad Brothers of Minneapolis as general contractors. At the same time, a power plant was constructed behind the high school to heat both school buildings. The combined cost for both projects was \$275,000.¹¹

Beginning in 1930, with construction of the Central School, the Neale recommendations were implemented for Winona's elementary schools. Madison School was completed two years later. Washington-Kosciusko (1935) and Jefferson School (1937) were built with the assistance of the Public Works Administration.

For these properties, however, the board turned to the local architectural firm of Boyum, Schubert, and Sorenson. Other representative works include Winona City Hall (NRHP, 1999), Maxwell Library (Winona State University), Central Lutheran Church, St. Martin Lutheran School, and the West End Fire Station. For Central School, Ittner served as a consultant.

The schools have remained in use since construction. In recent years, Central School has been targeted for closure.

V. Evaluation of Significance

Criterion A:

The four schools, as a whole, represent a significant period of the community's history, giving evidence to the development of its educational system. It reflects an interest in the principles of progressive education, based on a plan completed in close association with the University of Minnesota's College of Education. The properties reflect the patterns identified in the Minnesota state historic context, "Urban Centers, 1870-1940."

In 2004, the Winona High School (1916) and the Winona Junior High School (1924) were listed on the National Register of Historic Places.

Criterion B:

This criterion does not apply because the schools represent the work of a community, through its school board, rather than that of one individual.

⁵ Winona Board of Education, Minutes, June 6, July 10, and August 4, 1922; April 7 and May 5, 1924.

Criterion C:

The four buildings are good examples of school architecture, circa 1930s. In general, they lack the distinctive architectural quality needed for eligibility under Criterion C. However, Central School stands out because of its association with the objects of art contributed by Paul Watkins.

Criterion D:

National Register Criterion D is generally used for archeological findings, which was not part of this evaluation.

VII. Conclusion

The four schools, viewed within the context of education in the Progressive era, are recommended as eligible for the National Register of Historic Places under Criterion A. A Multiple Property nomination seems to be the appropriate format.

In addition, Central School should be considered eligible under Criterion C.

The properties are significant on a local level, since, as a group, they show the transformation of the community's educational system as its buildings moved, almost literally, from the nineteenth into the twentieth century. The plans and designs were so thoughtful that the properties remain in use more than seventy years later. The schools might also be eligible on a state level of significance, due to their association with the Neale study, a pioneering joint effort by the Winona school board and the University of Minnesota Department of Education to bring "scientific" planning to school construction on a district-wide basis.

All four schools retain excellent integrity, retaining the same locations and settings. Primary facades have not been substantially altered or obscured by additions. Materials are generally unaltered, excepting replacement windows. Given their steady use for more than seventy years, the interiors also retain their integrity. The finishes, especially the tiles and wood work, are fine representatives of 1930s-era interior design.

Madison School

Address: 515 West Wabasha Street

UTM: 15 608072E 4878535N

Date of Construction: 1933

Historic Use: EDUCATION:school

Current Use: EDUCATION:school

Architectural Style: LATE 19th AND 20th CENTURY REVIVALS: Late Gothic Revival

Narrative Description

Madison School is located on the south side of West 7th Street on a city block bounded by Olmstead on the east, West Sanborn Street on the south, and Dakota Street on the west. The overall measurements are 125 feet wide and 196 feet long. Unlike Central School, the plan is a H-form, with the main entry in the front recessed courtyard.

The two-story structure is reinforced concrete with a dark brick exterior. Brick is from the local Voelker-Groff brickyard and all stonework is from the Bieranz quarry. The roof is flat with composition sheathing. The main entry is Gothic in style, with a stepped Gothic arch and stone quoins on the outer edges.

On the interior, there is a central entry leading to a horizontal corridor, then two perpendicular corridors. Wainscot-height tile lines the halls, with ornamental tiles every two feet. One of the most striking interior elements are two stone friezes. One, a copy of part of the Cantoria, Lucia del Robbia, is on the south side of the east end of the second floor corridor. The second frieze is on the west end of the hall. Both were in the first Madison school and moved to the new building.

Historical Background

Madison School was the second elementary school built following adoption of the 1922 Neale Report. Completed in 1933, it was nearly a third larger than Central School and cost \$176,000.¹ The general contractor was T. S. Willis of Janesville, Wisconsin.²

Work began in April 1932 and the school formally opened October 9, 1933.³ On opening, it had eighteen classrooms, with a library, kitchen, teachers room, and office space. Advances in engineering drew the widest praise, with a modern fire system, telephones, intercom, and ventilation.

1 *Winona Republican-Herald*, 8 March 1932.

2 *Winona Republican Herald*, 12 March 1932.

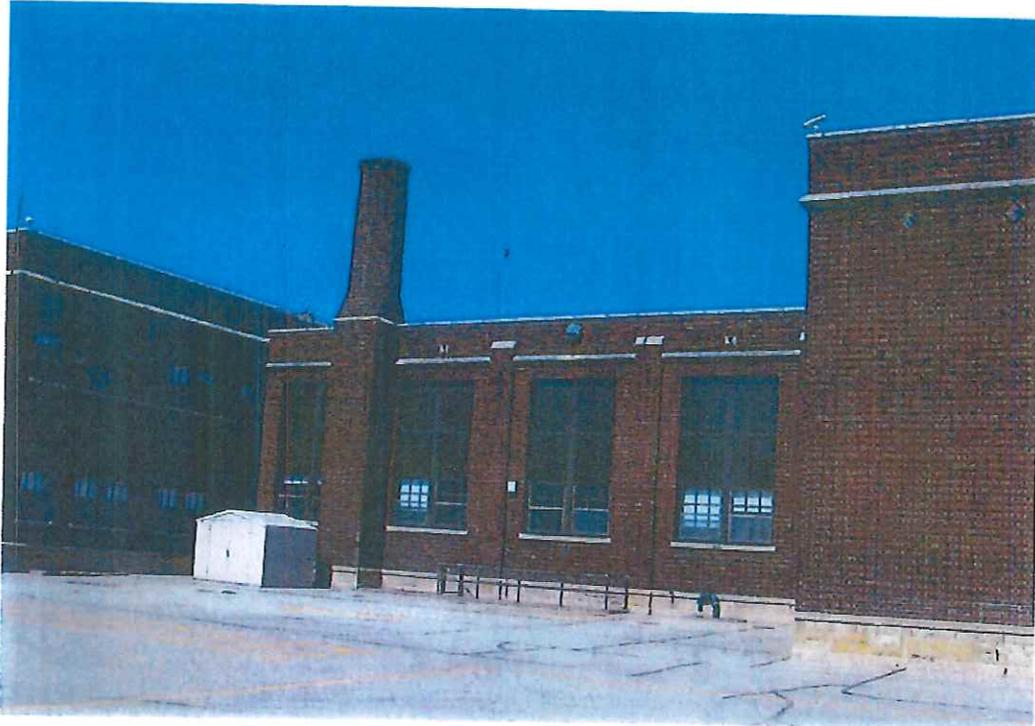
3 *Winona Republican Herald*, 7 March 1933.



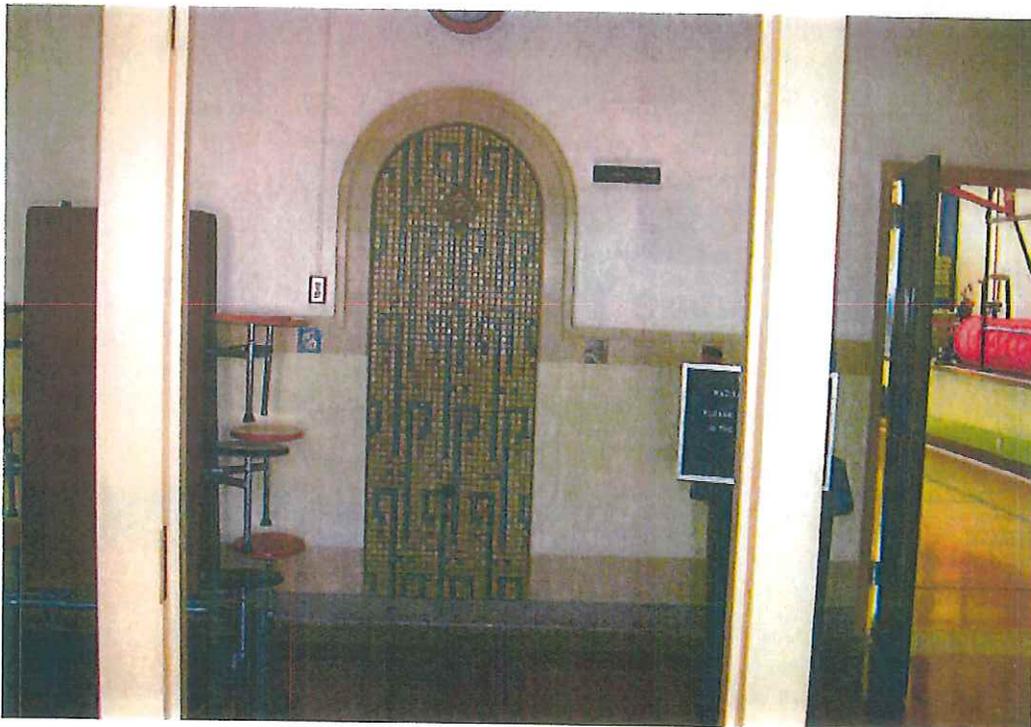
1. View to southeast from Seventh Street.



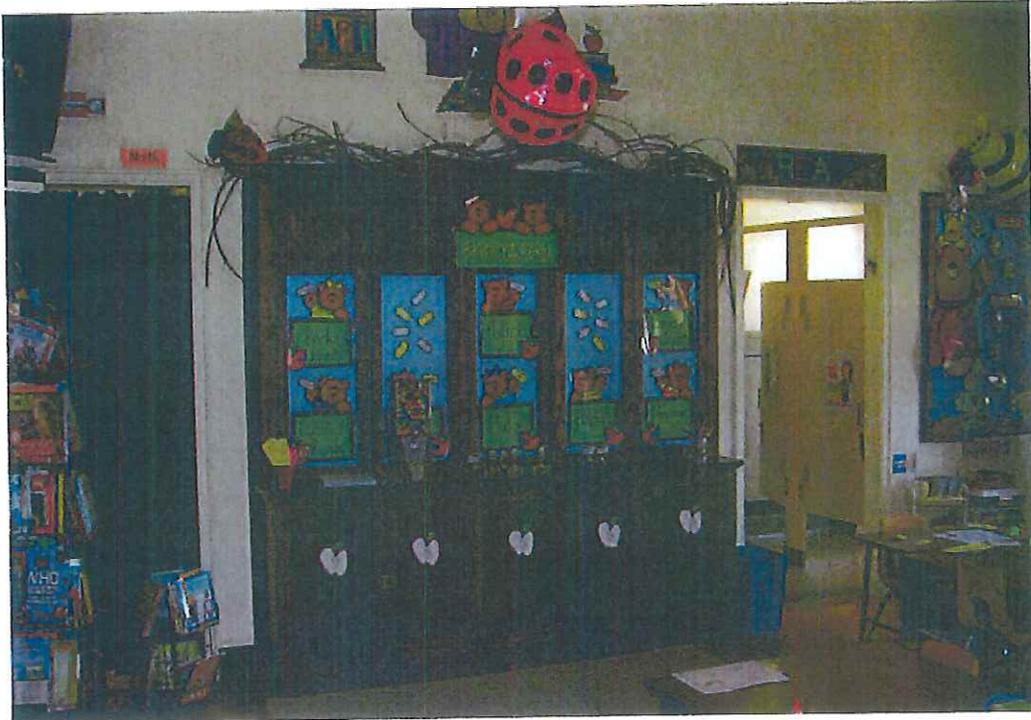
2. View to southwest from Seventh Street.



3. View to north from Eighth Street.



4. Front entry interior, view south. Note tile work and gymnasium of right.

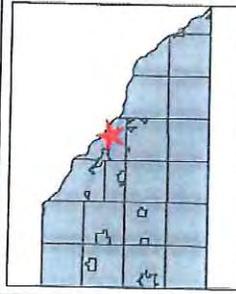
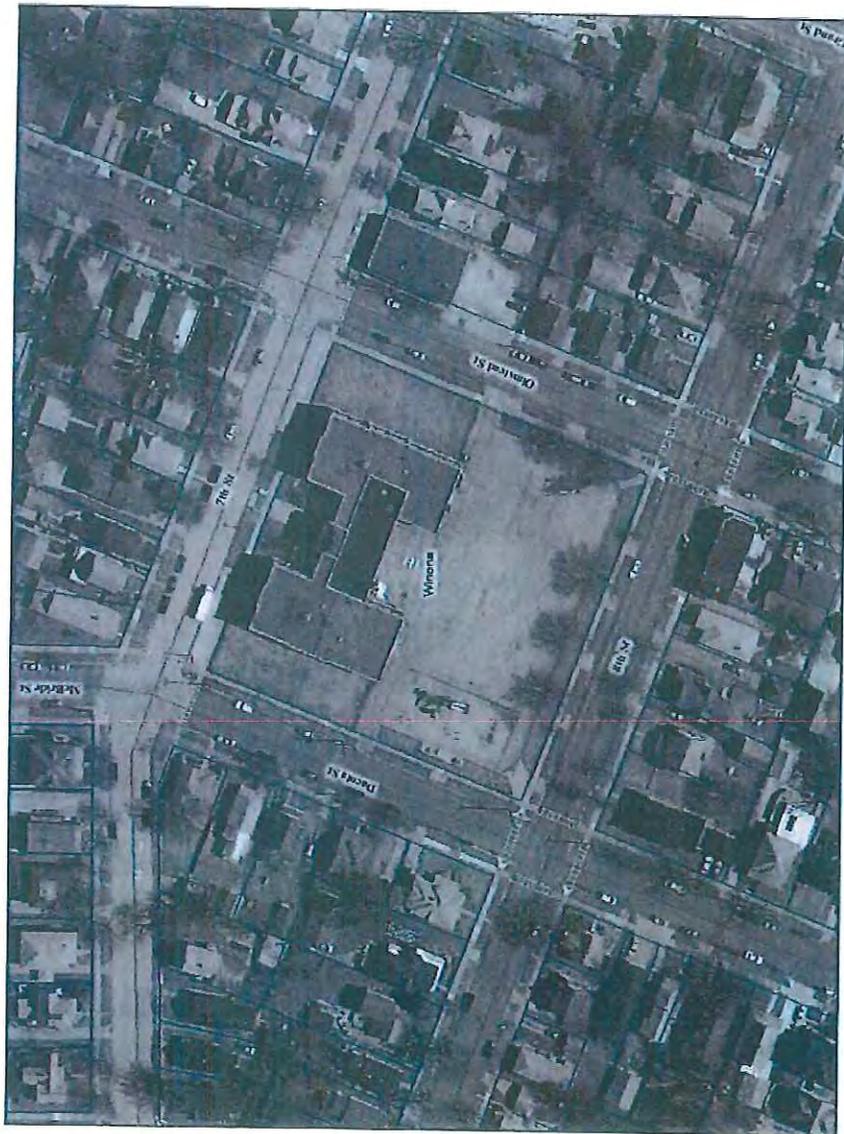


5. Second floor classroom, view to northwest.



6. Corridor, stonework.

Madison School



- Legend**
- Local Roads
 - Major Collector
 - Minor Arterials
 - Minor Collector
 - Municipal Streets
 - Principal Arterial
 - Private Roads
 - Parcel
 - County
 - Municipality Labels
 - 2005 HiRes Imagery

Scale: 1:1,571

Map center: 44° 3' 5.3" N, 91° 39' 5.0" W

0 150 300 450 ft.

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR IN PLACE OF A SURVEY.

Washington-Kosciusko School

Address: 365 Mankato Avenue, Winona

UTM: 15 610617E 4877521N

Date of Construction: 1935

Historic Use: EDUCATION:school

Current Use: EDUCATION:school

Architectural Style: MODERN MOVEMENT: Art Deco

Narrative Description

The Washington-Kosciusko School is located on the south side of Mankato Avenue, on a city block bounded by E. Sanborn Street on the south, High Forest Street on the west, and E. Wabasha Street on the north. Built in 1935, it reflects many elements of the Art Deco style of architecture. This is a two-story school building above a ground floor. The general plan is rectangular with the primary (long) elevation paralleling Mankato Avenue. The water table is a rusticated stone. The exterior is a light-brown brick with alternating common and English bond rows. Windows are mixed, generally single or tripled, with 6 panes below and a one opaque panel above. Sills are stone.

The Mankato Street facade has a stepped central entry block with two flanking, symmetrical blocks, each with their own entries. Each entry block is stepped with building is slightly recessed with buff-colored, smooth concrete and stone finishes, with a strong vertical emphasis.

The interior is arranged in an H-plan wrapped around the gymnasium. There is a central entry leading to a horizontal corridor, then two perpendicular corridors. Wainscot-height tile lines the halls, with ornamental tiles every two feet. This design element continues in the gymnasium, measuring 80 by 40 feet. The original balcony and stage, however, have been enclosed. Much of the original woodwork remains in classroom and office spaces.

Historical Background

The Washington-Kosciusko School was formed by a merger of the Washington, Sugar Loaf, and Kosciusko schools. It replaced an older school, built in 1876-77. Built in the largely Polish working class neighborhood of the East End, there was, said a local reporter, "a spirited discussion" about the name, leading to the hyphenated final selection. One board member complained that "the spelling of the Polish hero's name will continue to be difficult for children and others."¹

Construction was funded in part by the Public Works Administration. Of a total cost of \$279,015, \$84,500 came from the federal government. As with the previous schools, architects Boyum, Schubert, and Sorenson completed the plans and Standard Construction Company of Minneapolis acted as general contractor. A federal supervisory role was held by C. W. Moberg of St. Paul.²

This school, however, included classrooms for junior high, with the intent to relieve pressure on the relatively new Junior High School adjacent to the Senior High, permitting more classroom space to be

1 *Winona Republican-Herald*, 13 July 1934.

2 *Winona Republican-Herald*, 7 August 1934.

allotted to the older grades. Junior High classes were built on the second floor, north wing. For those grades, domestic science and industrial arts rooms were constructed.

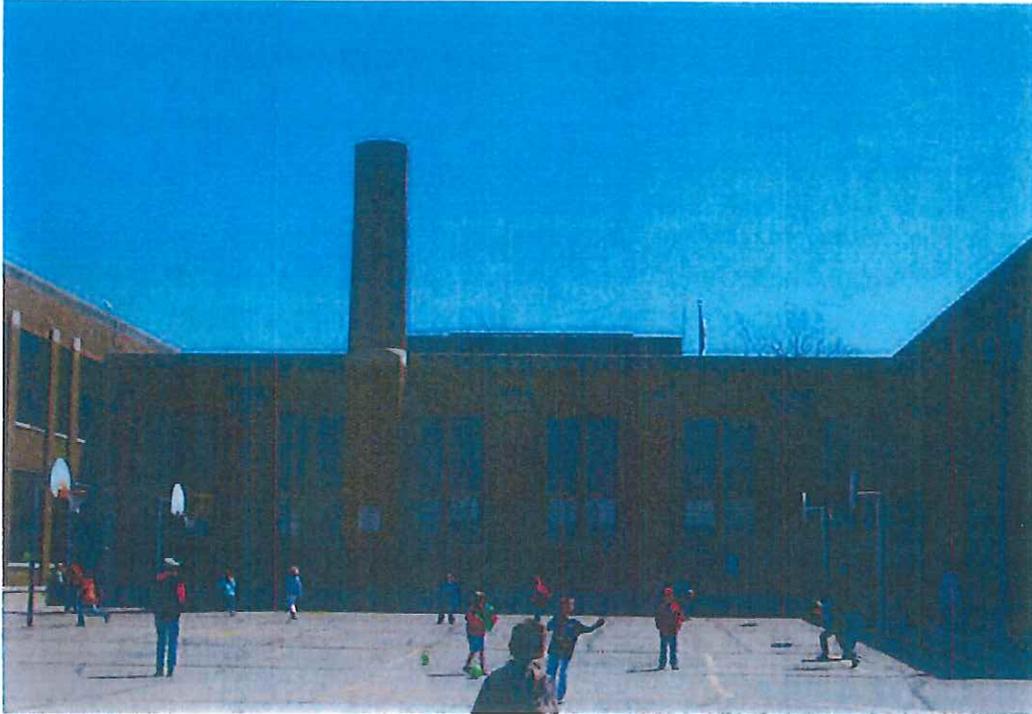
On its opening in December 1935, a local newspaper praised its modern features: forced air climate control, large classrooms with intercoms, and fully equipped rooms for industrial arts and home economics. The interior tile work, one of the school's most striking interior elements, was done by the Hoff Marble & Tile Company of St. Paul.



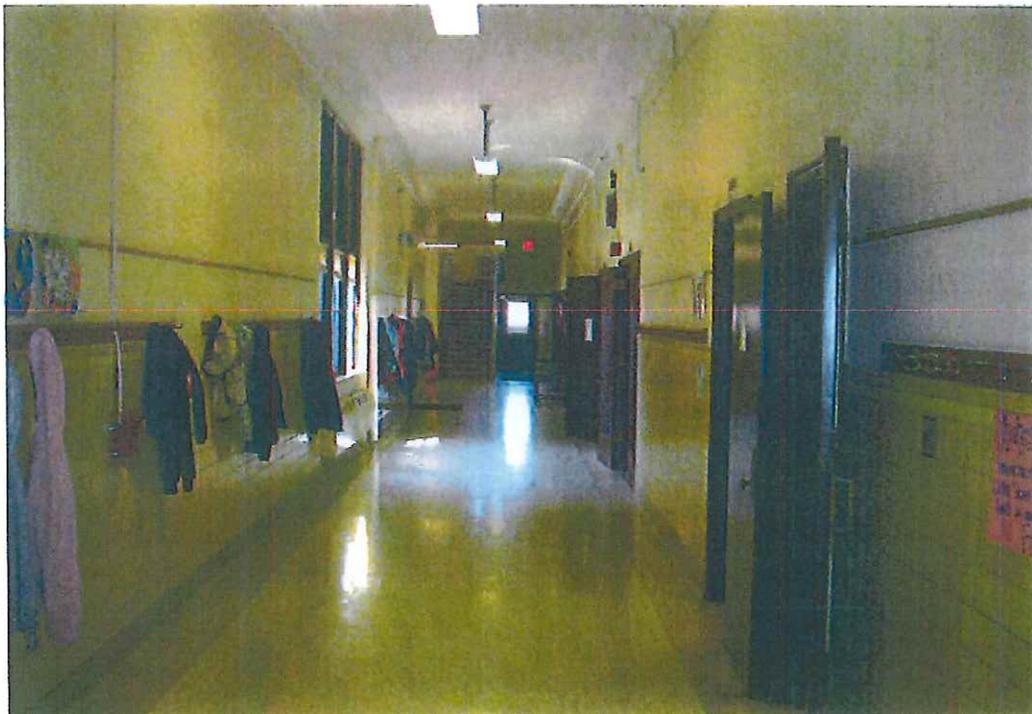
1. View to southwest from Mankato Avenue



2. View to northwest from Mankato Avenue. Detail of stonework over entrance.



3. View to east from High Forest Street.



4. View to south corridor looking west on 1st floor.

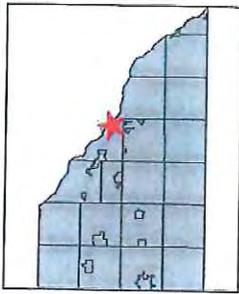


5. View to west, main entry. Note water fountain.



6. Office space with original doors.

Washington-Kosciusko School



Legend

- Roads**
- Local Roads
 - Major Collector
 - Minor Arterials
 - Minor Collector
 - Municipal Streets
 - Principal Arterial
 - Private Roads
- Parcel
 - County
 - Municipality Labels
 - 2006 HIRas Imagery

Scale: 1:1,492



Map center: 44° 2' 33.5" N, 91° 37' 10.9" W

0 140 280 420 ft.

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Jefferson School

Address: 1268 W. Fifth Street, Winona

UTM: 15 606510E 4878759N

Date of Construction: 1937-38

Historic Use: EDUCATION:school

Current Use: EDUCATION:school

MODERN MOVEMENT: Art Moderne

Narrative Description

Jefferson School is located in the West Side neighborhood of Winona, just north of Fifth Street, bounded by Hilbert, Lee, and West Third Streets. The building is set back approximately fifty feet from the street, overall dimensions of 270 feet by 141 feet. The two-story building, with full basement, is a concrete-reinforced steel structure with a buff-colored brick exterior. Brick came from the local Voelker & Groff brickyard and stone from Biesanz. It has a flat composition roof.

The architectural style reflects some of the shifts in taste between 1935, when the Washington-Kosciusko school was finished, and 1937, when construction began here -- a subtle inclusion of Art Moderne sleekness over the ornate stone carving Art Deco look of the older school.

The general plan is rectangular with the primary (long) elevation paralleling Fifth Street. The watertable is a rusticated stone. The exterior is a light-brown brick with alternating common and English bond rows. Windows are generally single or paired, with horizontal glazing. Sills are stone.

The Mankato Street facade has a central entry, stepped out from the main wall, with two flanking entries. Each entry is slightly recessed with buff-colored, smooth concrete and stone finishes, with a strong vertical emphasis.

The interior is arranged in an H-plan wrapped around the gymnasium. There is a central entry leading to a horizontal corridor, then two perpendicular corridors. Wainscot-height tile lines the halls, with ornamental tiles every two feet. This design element continues in the gymnasium, measuring 80 by 40 feet. The original balcony and stage, however, have been enclosed. Much of the original woodwork remains in classroom and office spaces.

The interior retains much of the same look as the other three elementary schools, yet with a more Moderne feel. This is particularly notable with the curved metal staircase railings.

Historical Background

Built in 1863, the original Jefferson School was located on the corner of Wabasha and Grand Streets. Following construction of Madison School in 1875, the building was turned over to the fire department. As student population grew, another Jefferson School was opened on the corner of Cumming and West Broadway in 1887. This was demolished in 1938, following opening of the newest Jefferson School, the building that currently stands on W. 5th Street.¹

1 "Bids for Razing of Old Jefferson School Tabled," *Winona Republican Herald*, 31 August 1938.

Although the recommendations of the Neale Report did not include a new Jefferson School, when Public Works Administration (PWA) funds became available, the school board leaped at the opportunity. It would "provide West End children with an adequate new school several years sooner than was expected, provide employment for a number of Winona workmen, and practically complete the public school building program."²

Like the Washington-Kosciusko School, this was built as a combined junior high and elementary facility. The first task was to acquire land for the school, and the board voted to buy lots off West Fifth Street known as the "Circus grounds" from Dr. E. P. Clapp.³

Construction began in 1937, with H. B. Kilstofts of Winona as general contractor, and the new building opened January 20, 1939. A local reporter compared the new school with the recently completed Washington-Kosciusko school, writing, "The new school is similar . . . in many respects. It is the same shape and approximately the same size but has a larger floor area on account of a more extensive utilization of basement space." One major difference was the configuration of the gymnasium, with the newer school having the stage on the outer wall with a balcony and lower floor seats extending along the full length of the room (rather than the width).⁴

In 1941, Boyum, Schubert, and Sorenson developed plans for the school grounds as "a city-wide sports and recreation center."⁵ These were never fully implemented until after World War II, and the playing fields have been reconfigured over the years and no longer retain enough integrity to include as a contributing resource.

2 *Winona Republican Herald*, 4 September 1935.

3 *Winona Republican Herald*, 31 August 1935.

4 *Winona Republican Herald*, 31 December 1937.

5 *Winona Republican Herald*, 7 June 1941.



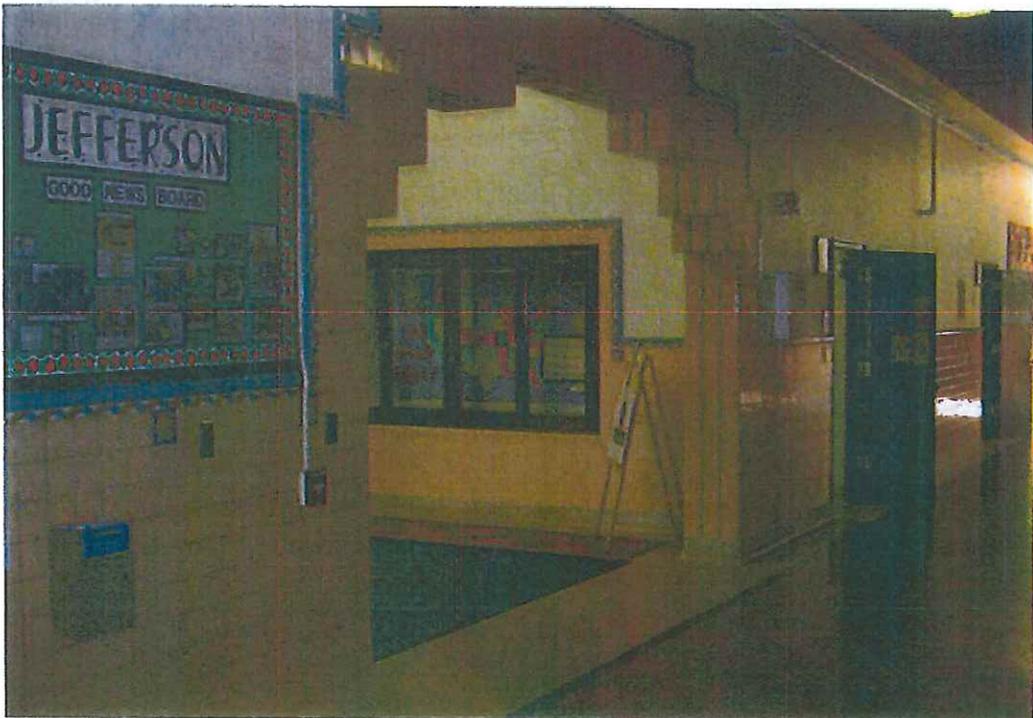
1. View to north from Fifth Street.



2. View to north from Fifth Street.



3. View to south.



4. Main entry and corridor. View to southwest.



5. View to stairway, southwest corner.



6. View of auditorium/ gymnasium.

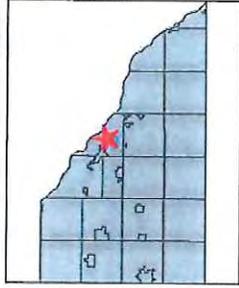
Jefferson School



0 210 420 630 ft.

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Map center: 44° 3' 17.9" N, 91° 40' 19.6" W



Legend

- Roads
- Local Roads
 - Major Collector
 - Minor Arterial
 - Minor Collector
 - Municipal Streets
 - Principal Arterial
 - Private Roads
- Parcel
- County
- Municipality Labels
- 2006 HIRes Imagery



Scale: 1:2,169