



**CITY HALL**

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August 4, 2016

Heritage Preservation Commissioners  
Winona, Minnesota 55987

Dear Commissioner:

The next meeting of the Heritage Preservation Commission will be held on **Wednesday, August 10, 2016 at 4:00 P.M. in the Heritage Room** of the Winona City Hall.

1. **Call to Order**

2. **Approval of Minutes – July 20, 2016**

3. **Certificate of Appropriateness – Island City Brewing**

**Resolution #73 will be presented for consideration at the meeting.**

Prior to the August 10<sup>th</sup> meeting, the review committee will visit the site and will present their recommendations at the meeting.

4. **Downtown Historic District Update**

Staff along with HPC member Shortridge visited the site with State Historic Preservation Office representatives. We will provide an update on including 102 Walnut and 159 East Second to the National Historic District.

5. **Windom Park**

Staff is scheduled to meet with Michael Koop and Denis Gardner from the State Historic Preservation Office on Tuesday, August 9<sup>th</sup>. Staff will provide an update.

6. **Islamic Center COA**

Catherine Sandlund of the Minnesota Historical Society is scheduled to visit Winona on Thursday, August 18<sup>th</sup> (time to be determined) to visit with HPC and Islamic Center representatives on the proposal for the 71 West Third Street property. Catherine has worked with Downtown Main Street on design concepts for several Downtown Winona buildings.

# Heritage Preservation Commission Agenda

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## 7. Opportunity Winona

Several community members, including Chairperson K. Larson, met on August 3<sup>rd</sup> with representatives from Metro Plains to talk about and tour the Middle School Auditorium. We will provide an update.

## 8. State Historic Preservation Conference

I did not hear from anyone with an interest in the Conference. I will be attending as staff and as our Certified Local Government representative.

## 9. Ongoing Business

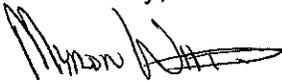
### A. Committee Reports

- Web Development – Nice article on Hannah in the Winona Post.
- Downtown Outreach
- Communications and Display

## 10. Other Business

## 11. Adjournment

Sincerely,



Myron White  
Development Coordinator

## HERITAGE PRESERVATION COMMISSION MINUTES

**DATE:** July 20, 2016

**PRESENT:** Kendall Larson, Carolyn Larson, Andy Bloedorn, Peter Shortridge, Merle Hanson, Wes Hamilton and Preston Lawing

**ABSENT:** Mary Edel Beyer, Susan Briggs, and Dennis McEntaffer

**STAFF:** Development Coordinator Myron White, Community Development Director Lucy McMartin, and City Planner Carlos Espinosa

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### **1. Call to Order**

Chairperson Kendall Larson called the meeting to order at 4:02 p.m.

### **2. Approval of Minutes – June 8, 2016**

Chairperson K. Larson noted additions to the June 8<sup>th</sup> HPC meeting minutes. Ms. K. Larson noted that during the public comment period when Mr. Schild had mentioned conflict of interest, he had made reference to Commissioners K.Larson, Briggs and Lawing. Commissioner Bloedorn made a motion to approve the June 8<sup>th</sup> minutes as amended, seconded by Commissioner C. Larson. All those present voted aye.

### **3. Winona Schools – Local Designation Hearing**

HPC Staff Person White provided an overview of the local designation process.

- It would be a somewhat lengthy process including comment from the Planning Commission, State Historic Preservation Office and additional public hearings at the HPC and City Council level.
- There were four buildings being considered for local designation. It is not required that the HPC consider “all or none”. The HPC has the option to choose which properties might be locally designated.
- City Council makes the final decision with 5 aye votes necessary to locally designate.
- It was noted the local designation is designed to protect the building, clarifying the designation has nothing to do with land use.

Chairperson K. Larson opened the public hearing:

- Robert Frank, 1222 West 4<sup>th</sup> Street, spoke in favor of the retaining neighborhood schools. He explained the schools knit the neighborhood together and the buildings need to be preserved and maintained.
- Steve Schild, 1282 West Broadway, spoke in opposition to the local designation of the schools and urged HPC members not to proceed. Mr. Schild outlined the challenges of aging facilities and declining enrollment and emphasized the designation would make a very complex project even more complicated. Mr. Schild questioned the civic good of doing historic preservation on someone else’s dime.

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- Karl Sonneman, 54 Lois Lane, spoke in favor of local designation and emphasized that historic preservation is a critical issue in Winona. He exclaimed that the buildings in question were built to last. He stated that any problems with the current school buildings are not critical issues and that the school needs to recognize their historic buildings and their responsibilities as it pertains to ownership.
- HPC members read into record letters received from David and Kathy Christenson who wrote in favor of the designation and from Helen Kowalski who voiced her opposition to the designation.

Hearing no other public comments, Chairperson K. Larson closed the public hearing.

**Discussion:**

Commissioner Hamilton emphasized that we needed to consider the buildings, not the land use, and questioned when would a “right time” to consider designation. He noted that the issue would likely never become less complicated.

Commissioner C. Larson echoed Commissioner Hamilton’s comments that there would never be a “right time” and this is a significant issue that needs to be resolved.

Chairperson K. Larson commented that the core question is, “Are the buildings in question considered historically significant?”

Commissioner Lawing stressed that it is important to move forward and our task is preserve the architectural and historic quality of the buildings.

Commissioner Bloedorn mentioned that the designation would not prohibit the demolition of the buildings in question, it would, however, add another layer of oversight and approval.

A motion was made by Commissioner Bloedorn to approve Resolution #71 – Stating that the Heritage Preservation Commission Desires to Initiate the Process of Locally Designating the following properties:

Central School: 317 Market Street  
Washington-Kosciusko School: 265 Mankato Avenue  
Madison School: 515 West Wabasha  
Jefferson School: 1268 West Fifth Street

The motion was seconded by Commissioner Lawing with all members present voting aye.

**4. Certificate of Appropriateness – Island City Brewing**

The Commissioner received a recommendation for approval of Resolution #72 – Granting Approval of a Certificate of Appropriateness to 65 Front Street for Signage for Island City Brewing from Commissioners C. Larson and Hanson.

A motion was made by Commissioner Lawing and seconded by Commissioner Bloedorn to approve Resolution #72. All Commissioners present voted aye.

**5. Historical District Update**

Staff person White provided copies of the Downtown Historic District map and explained staff and Commissioner had met with representatives from the State Historic Preservation Office to determine if we could include two locally designated buildings, 102 Walnut and 159 East Second to the National Historic District.  
Information Only: No action required.

**6. Winona Park**

Staff person White updated the Commission that the Windom Park designation is on the Planning Commission Agenda for July 25<sup>th</sup>.  
Information Only: No action required.

**7. Opportunity Winona**

Staff Person White noted that on September 21<sup>st</sup> Opportunity Winona would be hosting former Duluth Mayor Don Ness to talk about Lessons from the Duluth Revival.  
Information Only: No action required.

**8. Ongoing Business**

Web Development – Chairperson Larson noted that members and staff attended a Learning Club presentation by Hannah Hutchins Windom Park Graduate Project.  
Downtown Outreach – Commissioner C. Larson mentioned that the Main Street Committee meeting for May had been cancelled and she looked forward to the next meeting.  
Islamic Center COA – Staff person White said he was trying to coordinate a meeting with the State Historic Preservation Office regarding the COA.

**9. Adjournment**

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

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Myron White  
Development Coordinator