

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

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 8th 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 8th 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.
- Summary of City Attorney opinions:
There has been identified no financial interest or financial benefit in a decision by the HPC for a member of the HPC, which would indicate that there cannot be a contractual or non-contractual conflict of interest, which would otherwise require abstention in voting for a matter coming before the HPC.

HPC members can exercise independence of judgement and still be active on issues in the community without having conflicts of interest.

Board members are acting in their official capacities.

Board members should be mindful of conflicts as they may occur and contact

HERITAGE PRESERVATION COMMISSION MEETING MINUTES
JULY 20, 2016
PAGE 2

staff if they have questions about a specific set of circumstances, but they should not give credence to allegations that have no basis.

Chairperson K. Larson opened the public hearing:

- Robert Frank, 1222 West 4th 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.
- 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 to 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.

HERITAGE PRESERVATION COMMISSION MEETING MINUTES
JULY 20, 2016
PAGE 3

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 25th.
Information Only: No action required.

7. Opportunity Winona

Staff Person White noted that on September 21st 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.

HERITAGE PRESERVATION COMMISSION MEETING MINUTES
JULY 20, 2016
PAGE 4

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.

A handwritten signature in black ink, appearing to read "Myron White", is written over a horizontal line.

Myron White
Development Coordinator