



## COMMUNITY DEVELOPMENT

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

February 5, 2020

Heritage Preservation Commissioners  
Winona, Minnesota 55987

Dear Commissioner:

The next meeting of the Heritage Preservation Commission will be held on Wednesday, February 12, 2020 at 4:00 P.M. in the Heritage Room at Winona City Hall.

1. Call to Order
2. Approval of Minutes – January 8, 2020
3. 2019 Priority List Consideration and Update
4. Winona Commercial Historic District Expansion Report
5. Winona Athletic Club Update
6. Committee Reports
7. Other Business
8. Adjournment

Sincerely,

A handwritten signature in black ink, appearing to read "Luke N. Sims", with a long horizontal stroke extending to the right.

Luke N. Sims  
Assistant City Planner

## HERITAGE PRESERVATION COMMISSION MINUTES

**DATE:** January 8, 2020

**PRESENT:** Kendall Larson, Cynthia Jennings, Genia Hesser, Preston Lawing, Merle Hanson, Connie Dretske, Kelly Fluharty, Dennis McEntaffer, and Innes Henderson

**ABSENT:** Peter Shortridge

**STAFF:** Luke Sims, Assistant City Planner

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**1. Call to Order**

Chairperson Genia Hesser called the meeting to order at 4:00 pm.

**2. Approval of Minutes – November 13, 2019**

Commissioner Lawing moved to approve the minutes. Commissioner Jennings seconded the motion. All members present voted aye.

**3. Approval of Minutes – December 11, 2019**

Commissioner Lawing moved to approve the minutes. Commissioner Jennings seconded the motion. All members present voted aye.

**4. 2019 Priority List Consideration and Update**

Mr. Sims recommended the Commission to consider possible projects based on the 2019 priority list, which is a robust list prepared by the Commission in January of 2019 based on the windshield survey conducted in the 1990s. The priority list helps set the stage for the upcoming May/June report to the City Council for budgeting and for pursuit of grants going forward.

Commissioner K. Larson suggested that the Commission look at the full list from the windshield survey before returning back to the 2019 priority list for a 2020 update. Commissioner Fluharty expressed agreement with that idea. Commissioner Larson suggested that this may still meet the grant cycle for legacy grants but that the January deadline on the 10<sup>th</sup> would be tough to meet. Commissioner Dretske asked if multiple legacy grants could be applied for in the year. Chairperson Hesser responded that all four grant windows could be applied for. Commissioner Henderson asked if it would have to be one application per quarter or if they could all be submitted at once. Chairperson Hesser responded that incremental grants building on each other are typically better received and too many open grants could be viewed poorly, but multiple grants could be applied for if an HPC so wished. Commissioner Dretske asked if a grant stays open due to something beyond HPC control whether that affects eligibility. Mr. Sims responded that as long as communication stays open and milestones are hit, having open grants is not necessarily a negative.

Chairperson Hesser asked if there was a clear motion from the Commission.

Commissioner Larson moved to add the Auditorium-Gymnasium to the priority list,

# HERITAGE PRESERVATION COMMISSION MEETING MINUTES

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split out the Central Watkins Conservation District, and have the Commission review additional possibilities and add anything to the list from the larger survey. Commissioner Fluharty seconded the motion. All members present voted aye.

## 5. Certified Local Government Grant Recommendation

Commissioner Larson asked about the Lake Park Band Shell and when its upcoming anniversary was. Mr. Sims responded it was in the next few years. Commissioner Larson mentioned that she would prefer to see something that is in danger and not owned by the City as a priority. Mr. Sims recommended that if the Band Shell is chosen by the Commission, looking at a Legacy grant in the April window would likely be a better fit.

Commissioner Dretske mentioned that she would prefer to look at properties that are at risk rather than properties that are being maintained. She noted that the current list may not have any properties aside from the Auditorium-Gymnasium that are at risk.

Commissioner Larson recommended that a CLG grant decision be made today and the Commission wait for a Legacy grant. Commissioner Fluharty suggested going forward with Windom Park for the CLG grant. Commissioner Fluharty followed up to ask how this would affect the Drew House and whether there were any updates on it. Mr. Sims responded that nothing has come back regarding the Drew House but that it remains in the local historic district, which is what provides protections from demolition.

Commissioner Fluharty moved to put forward Windom Park for the CLG Grant cycle. Commissioner Larson seconded the motion. All members present voted aye.

Commissioner Larson questioned whether the larger Broadway Residential Historic District should be pursued or whether the smaller local historic district should be adhered to. Mr. Sims mentioned that he has approached consultants regarding the project and that the opinion to this point has been that the smaller, local district would be easier to pursue. He mentioned that the HPC could pursue the larger district but that the eligibility of that district may not mean it won't be difficult to officially nominate, which require support of a majority of property owners in the district which may have not have the demonstrated support that the smaller, local district has.

Chairperson Hesser mentioned that if a smaller district is designated, there is the option in the future that it could be added to in the future. Commissioner Lawing mentioned that if expanding the district, more rentals may be included which could be viewed poorly by those landlords who may see this as inhibiting improvements and repairs. Commissioner Dretske asked whether non-contributing properties can do what they want without oversight. Mr. Sims noted that if they are part of a local district, even if non-contributing, they would be subject to HPC review for exterior alterations. Commissioner Dretske asked if emergency repairs did not require HPC input. Mr. Sims responded that emergency repairs and regular maintenance or replacing like-in-kind does not require HPC review.

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Commissioner Larson expressed concern that an expanded district not be seen to be rammed through and in the interest of time, beginning with the Windom Park local district would work better. General assent from the Commission was heard.

Commissioner Dretske mentioned that she sees improvements a block away from the Windom Park district that may be in response to the designated district and whether expansion would make sense.

Commissioner Larson asked if the grant could begin with the larger area and then be shrunk to the current district size. Mr. Sims noted that the Letter of Intent was the only thing due on the 31<sup>st</sup> then it could be pared down by the time of the final application in March.

Commissioner Hesser noted that making sure there is awareness with the district is important and care and time should be taken to communicate with the district or potential expanded district. Commissioner Dretske mentioned that it may be more prudent to begin with what the Commission already knows rather than looking at the expanded district as the Windom Park district took some time to gain support among property owners.

Commissioner Larson asked if the Letter of Intent could work the opposite way and then be expanded. Mr. Sims mentioned that it is unlikely it could be scaled up rather than being scaled back.

Commissioner Fluharty mentioned that she doesn't mind going for the bigger district as it gets the foot in the door and allows for research.

Commissioner Larson asked if there were strong drawbacks to starting bigger. Commissioner Henderson asked that there were no concerns so long as the level of research and public meetings can be held successfully prior to the submission of a full grant application. Commissioner Hesser mentioned that she had concerns about holding the meetings and reaching out the public prior to a full grant application.

Commissioner Dretske mentioned that she would prefer to see more community buy-in before pursuing the larger district and put forth best efforts to communicate.

Commissioner Henderson asked how many property owners in the expanded district have rental properties in that area as this appears to be a concern brought up in the discussion. Commissioner Dretske noted that some property owners in Windom Park have rental certificates and that being a landlord may not necessarily preclude support. She noted that this is something that the Commission doesn't know.

Commissioner Larson asked to clarify the process of determining eligibility and then to nomination to the register. Mr. Sims responded that the Broadway Residential Historic District has already been determined as eligible and that the grant would be to nominate the district.

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Commissioner Lawing asked how the boundaries were determined previously. Mr. Sims responded that the residential nature and cultural ties of the property owners in the district created that boundary. Mr. Sims mentioned that when Windom Park was created as a local district, the intent was to nominate it to the National Register and that is reflected in communication to SHPO. Commissioner Lawing mentioned that the broader district includes properties that are almost six blocks from Windom Park and that it may appear gerrymandered. Mr. Sims responded that the boundary reach was a concern from the consultants that reviewed the potential project.

Chairperson Hesser questioned whether this was an unmanageable larger district due to public response and the boundary concerns. Commissioner Henderson asked whether the direction expressed should be to begin with the smaller district and communicate with property owners in the broader district about potentially joining the district in the future. Chairperson Hesser mentioned that the expansion could be whatever is feasible and may not stretch to include the six blocks distant from Windom Park.

Commissioner Larson moved to put forward the Windom Park Local Historic District for the CLG Grant Letter of Intent due on January 31, 2020. Commissioner Henderson seconded the motion. All members present voted aye.

Chairperson Hesser recommended that the education committee look at a potential plan to reach out to Windom Park's current property owners regarding the application.

### **6. Downtown Strategic Plan Review and Comment**

Mr. Sims mentioned that comments over the next few weeks would be accepted and that the Commission could provide detailed comments via email if they so wishes, there would be a public open house on January 21<sup>st</sup> at 4:30 pm, and that there will be an online review period with surveys for the Commission.

Chairperson Hesser mentioned that the full packet does not need to be reviewed page by page at this time. She asked if the comments should come from the Committee as a whole or whether they should be coming independently as individuals. Mr. Sims said that the City would like Commissioners review and that individual responses are also requested and that responses should come back by end of January, 2020.

Commissioner Larson mentioned that there is a need to clarify that the sense of place in the Chapter Two Summary should include historic nature or character to be referenced specifically. She also noted that money put toward signs, seating, and light posts could be a quick win to help bring in placemaking and character improvements. She also said that page 11 could include references to the historic nature of Winona as well in the summary of placemaking. She also mentioned that the engagement themes on page 22 could include historic connections and character. Chairperson Hesser expressed agreement. Commissioner Larson mentioned that the ease of walking should be included as a tie-in as well. Chairperson Larson noted that historic buildings are listed on page 31 and 32 but

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could be enhanced to talk more about the historic nature of the downtown. She also noted that she was happy to see historic preservation as an incentive for improvement.

Commissioner Fluharty asked where money for improvements of historic buildings could come. Mr. Sims mentioned that small city block grants or other federal programs can be utilized. He noted that the existing façade grant program has a SHPO review but also has prevailing wage requirements which can be prohibitive to property owners going through the process.

Chairperson Hesser mentioned that on page 38, practical art in downtown can enhance the historic nature of the downtown.

Commissioner Larson mentioned that increased code enforcement would be a good suggestion.

Chairperson Hesser suggested that page 63 include language alluding to preserving the historic aspects of design in the downtown area. Chairperson Larson added that there are past documents supporting preservation of brick roads in the Comprehensive Plan but that it hasn't been done but could be addressed as preserving those types of elements.

## 7. Committee Reports

Commissioner Larson mentioned that the Education Committee was planning to meet on January 27<sup>th</sup>.

## 8. Other Business

Commissioner Lawing asked if there was an update regarding the Comprehensive Plan Map Amendment public hearing before the Planning Commission. Mr. Sims responded that the 330 West Second Street public hearing was scheduled for January 13, 2020 at 4:30 pm and it would be a first step toward rezoning of the property. Commissioner Lawing asked if the first step was approved whether I-2 Heavy Industrial could be pursued or I-1 Light Industrial would be. Mr. Sims responded that it could potentially move toward either designation. Commissioner Lawing asked about the zoning to the west. Mr. Sims responded that the property to the west is zoned industrial. Commissioner Henderson asked about a conditional use rather than a rezoning. Mr. Sims mentioned that it is a prohibited use and does not have a conditional use process tied to it for that use.

## 9. Adjournment

On a motion from Commissioner Lawing and a second from Commissioner Jennings, the Commission unanimously voted to adjourn the meeting at 4:54 pm.

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Luke Sims  
Assistant City Planner

## Heritage Preservation Commission

**AGENDA ITEM: 3. 2019 Priority List Consideration and Update**

**PREPARED BY: Luke Sims**

**DATE: February 12, 2020**

In January 2019, the Commission included the following properties on its priority list for preservation. As the 2020 grant cycle begins, it is time to reevaluate the priorities expressed by the Commission in 2019. The 2019 list was generated based on past discussion by the Commission and through the Commission's selections based on the 1991-1993 windshield survey of the community. Below is the priority list as created in 2019. At the Commission's January 8, 2020 meeting it was recommended to consider these items again in February for possible update. Any changes will be reflected in the document going forward.

| 2019 HPC Priority List                 |                    |   |
|--|--------------------|---|
| Recommended by Commission Members      | SHPO Inventory #   | Historic Name                             |
| 111 Riverfront                         | WN-WAC-0389        | McConnon & Company Plant #2               |
| 1155 W. Wabasha St.                    | WN-WAC-0931        | St. Mary of the Angels Chapel             |
| 116 W. Sanborn St.                     | WN-WAC-0124        | House, 116 W. Sanborn St.                 |
| <b>177 Lafayette St.</b>               | <b>WN-WAC-0362</b> | <b>Old City Hall</b>                      |
| 250 Center St.                         | WN-WAC-0133        | Dr. Edward Keyes House                    |
| 256 E. Sarnia St.                      | WN-WAC-0782        | Heise Clinic                              |
| 265 Lafayette St.                      | WN-WAC-0135        | St. Paul's Episcopal Church & Parking lot |
| <i>32 Walnut St.</i>                   | <i>WN-WAC-0390</i> | <i>Park Brewing Company</i>               |
| 451 E. Broadway St.                    | WN-WAC-0676        | Commercial Building, 451 E. Broadway      |
| 55 Franklin St.                        | WN-WAC-0392        | Bay State Milling Sales Office            |
| 601 E. Third St.                       | WN-WAC-0628        | East Side Fire Station                    |
| Broadway Conservation District         | Various            |   |
| East End Conservation District         | Various            |   |
| Johnson and Front streets              | WN-WAC-0482        | Winona Water Works                        |
| Lake Park Bandshell                    | WN-WAC-0136        | Lake Park Bandshell                       |
| Mississippi River and Latch Island*    | WN-WAC-0567        | High Wagon Bridge, Wisconsin Approach     |
| Windom Park Historic District          | Various            |   |
| WSU Neighborhood Conservation District | Various            |   |

\*Likely also North Channel Bridge - WN-WAC-1142, Previously Determined as Eligible

Italics represent properties that have been razed

Bold represents properties that are in progress

At the January 8, 2020 meeting, the Commission also expressed desire to include the Winona Middle School Auditorium-Gymnasium on this list. Please note that the Auditorium-Gymnasium was placed on the National Register of Historic Places in 2004 and designed a Local Historic Site in August, 2018.

The Commission should provide direction on what should be priority items for the upcoming grant cycle and for purposes of budgeting communication to the City Council in May of 2020.

Upcoming Historical Society Small Grant Deadlines are as follows:

- April 10, 2020
- July 10, 2020
- October 9, 2020

## Heritage Preservation Commission

**AGENDA ITEM: 4. Winona Commercial Historic District Expansion Report**

**PREPARED BY: Luke Sims**

**DATE: February 12, 2020**

The documentation for the proposed expansion of the Winona Commercial Historic District boundary to include 102 Walnut Street (Erpelding Block) and 159 East Second Street (Wiebel's Hotel) has been accepted by the State Historic Preservation Office and will be forwarded to the March 24, 2020 State Historic Review Board meeting.

As part of the process of review, the Winona HPC is requested to submit a report indicating its opinion as to whether the buildings comprising the boundary increase meet the National Register Criteria.

In reviewing the attached documentation, it is recommended that the Commission formulate that opinion through discussion and request City staff and the Chair of the HPC to submit a draft to the Commission for review and approval at the regularly-scheduled HPC meeting on March 11, 2020. The report from the Commission, should it be submitted, is due back to the SHPO on March 20, 2020.

January 14, 2020

Kendall Larson, Chair  
Winona Heritage Preservation Commission  
207 Lafayette Street  
PO Box 378  
Winona, MN 55987

Re: Certified Local Government comment on the Boundary Increase to the Winona Commercial Historic District, with the addition of 102 Walnut Street (Erpelding Block) and 159 East Second Street (Wiebel's Hotel).

Dear Kendall Larson:

The above referenced boundary increase to the National Register-listed Winona Commercial Historic District may be considered by the State Historic Preservation Review Board (SHPRB) on March 24, 2020. Because the City of Winona has been granted Certified Local Government (CLG) Status under the provisions of 36 CFR 61.5 and the Minnesota State Historic Preservation Office's "Procedures for Applying for and Maintaining Certified Local Government Status," the boundary increase (copy enclosed) is being sent to the Office of the Mayor and to the Heritage Preservation Commission for review at this time.

This boundary increase is classified as historical. After allowing a reasonable opportunity for public comment, the Commission may prepare a report indicating its opinion as to whether the buildings comprising the boundary increase meet National Register Criteria (copy enclosed). At least one Commission member who meets the Federal Standards for History (see Appendix A of the state CLG procedures) should participate in formulating that opinion.

If the Heritage Preservation Commission does not include a member who meets the Federal Standards, the city may choose not to comment on this boundary increase through the CLG review process (in which case please advise the Preservation Office of that choice), or the Heritage Preservation Commission may obtain the opinion of a qualified professional in the subject area and consider the opinion in its recommendations. The comment must include both the credentials and opinion of the consulted professional. If the city chooses not to comment under the CLG process outlined above, comments on the boundary increase may still be submitted to the Preservation Office, as any interested party has the opportunity to comment.

The Mayor may transmit the report of the Heritage Preservation Commission together with his comments on the eligibility of the property to Amy Spong, Deputy State Historic Preservation Officer, 50 Sherburne Ave., Suite 203, St. Paul, MN 55155. This response must be received before the close of business on March 20, 2020. Pursuant to the National Historic Preservation Act, if both the Heritage Preservation Commission and the Mayor determine that the boundary increase documentation does not demonstrate that the National Register Criteria have been met, the boundary increase will not be further considered unless an appeal is filed with the state office.

We should note that the standard notification of SHPRB consideration of this boundary increase has been sent to the owner. Appropriate officials will be notified approximately one month before the scheduled meeting.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Amy Spong  
Deputy State Historic Preservation Officer

enc.: National Register Program  
National Register Criteria  
Copy of National Register Nomination

cc: 102 Walnut Winona LLC  
111 Riverfront  
Suite 205  
Winona, MN 55987

## THE NATIONAL REGISTER OF HISTORIC PLACES PROGRAM

The National Register of Historic Places (NRHP) is the official list of historic properties recognized by the Federal Government as worthy of preservation for their significance in American history, architecture, archaeology, engineering or culture. The NRHP was created in 1966 and is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our significant historic places under the provisions of the National Historic Preservation Act. The National Park Service (NPS) provides oversight for the program under the Secretary of the Interior. The program is managed by the professional staff of the National Register in Washington, DC, State Historic Preservation Officers, and the Preservation Officers in Federal Agencies. Contact the State Historic Preservation Office (SHPO) for information describing the National Register program (MNSHPO@state.mn.us). For online information go to:

[http://www.nps.gov/history/nr/national\\_register\\_fundamentals.htm](http://www.nps.gov/history/nr/national_register_fundamentals.htm)  
<http://www.nps.gov/history/nr>  
<http://mn.gov/admin/shpo>

For further information on National Register Federal Program Regulations refer to the Code of Federal Regulations (CFR) 36 CFR60. For online information go to:  
<http://www.nps.gov/history/nr/regulations.htm>

### **LISTING IN THE NATIONAL REGISTER PROVIDES BENEFITS TO HISTORIC PROPERTIES:**

**Eligibility for Federal Tax Provisions:** Since 1976 the Federal Internal Revenue Code has contained a variety of incentives to encourage capital investment in historic buildings and to spur revitalization of historic properties. These incentives include a 20% investment tax credit to encourage the preservation of historic commercial, industrial, and rental residential buildings listed in the NRHP by allowing favorable tax treatments for rehabilitation. Owners of NRHP properties who choose to participate in the preservation tax incentive program must follow the Secretary of the Interior's Standards for Rehabilitation and receive approval by the NPS of the rehabilitation project in order to receive the tax credit. For online general information go to: <https://www.nps.gov/tps/tax-incentives.htm>

For further information on building certification requirements refer to 36 CFR67. For online information go to:  
<https://www.nps.gov/tps/tax-incentives/taxdocs/36cfr67.pdf>

**Eligibility for State Tax Provisions:** The Minnesota Historic Structure Rehabilitation Tax Credit was signed into law in April 2010. The state rehab tax credit mirrors the 20% federal historic preservation tax credit and must be used in conjunction with the federal credit. Property owners who are undertaking a historic rehabilitation project are eligible to receive a state income tax credit up to 20% of qualifying rehabilitation expenses. Owner may elect to receive a grant in lieu of a credit equal to 90% of the allowable credit. For online information go to:  
<http://mn.gov/admin/shpo/incentives/state>

**Easement Donations:** The Federal Internal Revenue Code also provides for Federal income, estate, and gift tax deductions for charitable contributions or partial interests in real property (land and buildings). Taxpayers' gifts of qualified interest may be "exclusively for conservation purposes." For online information go to:  
<http://www.nps.gov/tps/tax-incentives.htm>

Because tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. Colleen Gallagher is the IRS representative who serves taxpayers in Minnesota. She can be contacted at 763-347-7361.

**Consideration in planning for Federal, federally licensed, and federally assisted projects:** Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effects of their actions on historic properties listed on or determined eligible for the NRHP. Regulations of the Advisory Council on Historic Preservation, an independent Federal agency, guide this consultation process, which is intended to assure that the value of the historic property is considered in project planning. For online information go to: <http://www.achp.gov>

For further information on the Advisory Council refer to 36 CFR Part 800. For online information go to:  
<http://www.achp.gov/regs-rev04.pdf> and <http://www.achp.gov/citizensguide.html>

**Qualification for Federal grants for historic preservation:** Presently, funding levels are inadequate for these grants to be available.

**Consideration in planning for State, state licensed, and state assisted projects:** Minnesota Statutes Chapter 138 requires that state departments, state agencies, and political subdivisions of the state (counties, townships, cities, etc.) have the responsibility to protect the physical features and historical character of properties listed in the NRHP. The

relevant public agency is required to consult with the SHPO before carrying out any undertaking, or funding, or licensing, or permitting an undertaking by other parties, in order to determine appropriate treatments and to seek ways to avoid and mitigate any adverse effects on NRHP-listed properties. For further information, refer to Minnesota Statutes Chapter 138.665 and 138.666. The statutes are online at:

<http://www.revisor.mn.gov/statutes/?id=138.665>

<http://www.revisor.mn.gov/statutes/?id=138.666>

**Consideration before demolition:** The rules of the Minnesota Environmental Quality Board (EQB) require preparation of an Environmental Assessment Worksheet (EAW) by the responsible unit of government for any proposed demolition, in whole or in part, or moving of a property listed in the NRHP. For further information on the Environmental Quality Board refer to Minnesota Rules Parts 4410.0200, 4410.1000 and 4410.4300 subpart 31 or call 651-201-2477. For online information go to:

<https://www.revisor.mn.gov/rules/?id=4410>

<https://www.revisor.mn.gov/rules/?id=4410.4300>

**ADDITIONAL INFORMATION ABOUT THE NATIONAL REGISTER PROCESS AND THE MEANING OF LISTING:**

Owning a property listed in the National Register does not automatically impose a regulatory burden on an individual property owner. Listing in the NRHP does not mean that the Federal Government wants to acquire the property, place restrictive covenants on the land, or dictate the color or materials used on individual buildings. State and local ordinances, local historical commissions, or laws establishing restrictive zoning, special design review committees, or review of exterior alterations, are not a part of the NRHP.

Historic properties of national, state, or local significance under private or local/state government ownership may be nominated by the SHPO. Property owners, historical consultants and SHPO staff may prepare nominations. A Federal agency's Federal Preservation Officer nominates properties under Federal ownership to the NRHP. For online information go to: <http://www.achp.gov/fpoagencyinfo.html>

Tribal Historic Preservation Offices (THPO) perform the same type of preservation activities as those performed by SHPO's. These activities, however, are associated with historic properties located on Tribal Lands. Contact the SHPO for a list of THPO's in Minnesota. For online information go to: <http://www.achp.gov/thpo.html> and [www.nps.gov/THPO](http://www.nps.gov/THPO)

In recognition of the importance of local actions to historic preservation, the 1980 amendments to the National Historic Preservation Act established the Certified Local Government (CLG) program that required each State preservation program to develop a mechanism for the certification of local governments in the State. As a CLG the mayor and the heritage preservation commission have the opportunity to comment on a property being nominated in their city. If both the mayor and the heritage preservation commission determine that the property does not meet NRHP criteria, the nomination will not be considered unless an appeal is filed with the SHPO. For a list of certified local governments, contact the SHPO.

State Historic Preservation Office  
50 Sherburne Ave.  
Suite 203  
St. Paul, Minnesota 55155  
651-201-3287  
[mnshpo@state.mn.us](mailto:mnshpo@state.mn.us)  
<http://mn.gov/admin/shpo>

Updated 4/30/2018

 **DEPARTMENT OF  
ADMINISTRATION**  
STATE HISTORIC PRESERVATION OFFICE

## NATIONAL REGISTER CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

- (a) that are associated with events that have made a significant contribution to the broad patterns of our history; or
- (b) that are associated with the lives of persons significant in our past; or
- (c) that 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; or
- (d) that have yielded, or may be likely to yield, information important in prehistory or history.

CRITERIA CONSIDERATIONS. Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that meet the criteria or if they fall within the following categories:

- (a) a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- (b) a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- (c) a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with their productive life; or
- (d) a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- (e) a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- (f) a property primarily commemorative in intent if design, age, tradition or symbolic value has invested it with its own historical significance; or
- (g) a property achieving significance within the past 50 years if it is of exceptional importance.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

|   |
|---|
| <b>Winona Commercial Historic District<br/>Boundary Expansion</b> |
| Name of Property<br>Winona, Minnesota                             |
| County and State  |
| NR Reference Number   |

**1. Name of Property**

Historic name: Winona Commercial Historic District (NRIS 98001220) Boundary Expansion

Other names/site number: Third Street Commercial Historic District

Name of related multiple listing:

N/A

**2. Location**

Name of related multiple listing:

Street & number: 102 Walnut Street and 159 East Second Street and alley behind buildings to the south (boundary expansion area); adjacent to existing Winona Commercial Historic District boundary between Third Street between Franklin and Johnson Streets and twelve contiguous cross-street properties (the existing district area).

Not For Publication:

Vicinity:

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

|   |
|---|
| <b>Winona Commercial Historic District<br/>Boundary Expansion</b> |
| Name of Property<br>Winona, Minnesota                             |
| County and State  |
| NR Reference Number   |

**3. State/Federal Agency Certification**

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this \_\_\_ nomination \_\_\_ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property \_\_\_ meets \_\_\_ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

\_\_\_ national      \_\_\_ statewide      \_\_\_ local

Applicable National Register Criteria:

\_\_\_ A      \_\_\_ B      \_\_\_ C      \_\_\_ D

|  |             |
|--|-------------|
| _____  |             |
| <b>Signature of certifying official/Title:</b>             | <b>Date</b> |
| _____  |             |
| <b>State or Federal agency/bureau or Tribal Government</b> |             |

|   |  |
|---|--|
| In my opinion, the property ___ meets ___ does not meet the National Register criteria. |  |
| _____   |  |
| <b>Signature of commenting official:</b>  | <b>Date</b>  |
| _____   |  |
| <b>Title :</b>  | <b>State or Federal agency/bureau<br/>or Tribal Government</b> |

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

|  |
|--|
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| <b>Boundary Expansion</b>                  |
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**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) \_\_\_\_\_

\_\_\_\_\_  
Signature of the Keeper

\_\_\_\_\_  
Date of Action

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**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

**Category of Property**

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

**Number of Resources within Property**

(Do not include previously listed resources in the count)

| Contributing      | Noncontributing   |            |
|-------------------|-------------------|------------|
| <u>2</u>          | <u>0</u>          | buildings  |
| <u>          </u> | <u>          </u> | sites      |
| <u>          </u> | <u>          </u> | structures |
| <u>          </u> | <u>          </u> | objects    |
| <u>2</u>          | <u>0</u>          | Total      |

Number of contributing resources previously listed in the National Register 65

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**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

COMMERCE/TRADE/Warehouse/Commercial Storage

COMMERCE/TRADE/Specialty Store

COMMERCE/TRADE/Business/Office Building

COMMERCE/TRADE/Hotel

INDUSTRY/PROCESSING/EXTRACTION/manufacturing facility

**Current Functions**

(Enter categories from instructions.)

VACANT/Not in use

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|--|

**7. Description**

**Architectural Classification**

(Enter categories from instructions.)

LATE VICTORIAN/ITALIANATE

LATE 19<sup>TH</sup> AND EARLY 20<sup>TH</sup> CENTURY AMERICAN MOVEMENTS/COMMERCIAL STYLES

\_\_\_\_\_

\_\_\_\_\_

**Materials:** (enter categories from instructions.)

Foundation: BRICK; STONE/Limestone/Granite; CONCRETE

Walls: BRICK;CONCRETE;WOOD

Roof: ASPHALT/METAL

**Narrative Description**

*(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)*

**Purpose of Amendment**

This amendment to the Winona Commercial Historic District is a boundary expansion that adds two contiguous contributing properties to the district listed in the National Register of Historic Places in 1998. <sup>1</sup> The district was originally listed in the NRHP for its significance under Criterion A in the area of Commerce. The period of significance is 1868 through 1920. The contiguous additional properties, the Erpelding Block (1870; 102 Walnut Street) and Weibel's Hotel (1870; 159 East Second Street) both contribute to the district's significance under Criterion A in the area of Commerce. The Erpelding Block is also associated with the district's historic manufacturing and warehousing land uses under Criterion A in the area of Industry.

The 1998 district nomination documented Third Street as the core of a dynamic downtown commercial district. These adjacent properties, however, are also significant under the same criterion, and were part of the same commercial as well as light manufacturing activity during the period of significance. The existing district boundary already includes nine properties located on adjacent streets, including one

<sup>1</sup> Christine A. Curran and Charlene K. Roise, "Winona Commercial Historic District," National Register nomination form, May 1998, on file, Minnesota State Historic Preservation Office, Saint Paul.

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attached to a East Second Street building and representing the area of Industry (Winona Candy Co. Warehouse, 107 Lafayette Street, 1911).

**Summary Paragraph**

**Winona Commercial Historic District (1998) and Boundary Expansion Amendment (2019)**

The Winona Commercial Historic District is located in Winona, Winona County, Minnesota, approximately three blocks south of the Mississippi River at the center of the city's original commercial area (Figure 1). The district was listed in the NRHP in 1998. It is approximately six and one-half blocks long and is comprised of ninety-one buildings (sixty-five contributing and twenty-six noncontributing), two parking lots and two vacant lots, occupying a total of approximately thirty acres.<sup>2</sup> Most of the buildings have party walls, and represent an "extended streetscape of attached construction typical of late nineteenth-century commercial districts."<sup>3</sup>

The district includes all East and West Third Street properties located between Franklin and Johnson Streets, and contiguous buildings at 160-162 Franklin Street; 117 and 118 Market Street; 116-120, 117, 159, and 163-165 Walnut Street; 107 and 160 Lafayette Street; 116-118 Center Street; 164 Main Street, and 160 Johnson Street.

Five properties are individually listed in the National Register of Historic Places. Anger's Block (1872, listed 1978), at 116-120 Walnut Street; the Choate Department Store (1881, listed 1976), at 51 East Third Street; the Winona Hotel (1889, listed 1983), at 157 West Third Street; the Schlitz Hotel (1892, listed 1982, at 129 West Third Street; and the Merchants National Bank (1912, listed 1974), at 102 East Third Street all retain good historic integrity. In 2008 the City of Winona locally designated the Winona Commercial Historic District.

Between Center and Lafayette Streets, four contributing properties at the northern tier of the Winona Commercial Historic District abut three contributing properties at the southern tier of the East Second Street Commercial Historic District (NRHP, listed 1991; locally designated 2008; Figure 1).<sup>4</sup>

The contributing properties in the district represent Winona's commercial activity from 1868 through 1920. Seven date from the period between 1868 and 1880, twenty-seven from the 1880s, and sixteen from the 1890s. A total of eleven date from 1900 to 1920. Few buildings were added to the district after 1920. The overall level of historic integrity is good.

<sup>2</sup> Curran and Roise, 1998.

<sup>3</sup> Curran and Roise, 7:1.

<sup>4</sup> Michael Koop, "East Second Street Commercial Historic District" (1989).

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The Winona Commercial Historic District's period of significance is 1868 to 1920. As shown in Figure 1, the additional contributing properties are the three-story Erpelding Block (1870) at 102 Walnut Street and the two-story Weibel's Hotel (1870) at 159 East Second Street (*Photos 1-6*). The additional properties fall within the same period of significance as the district, and have a good level of historic integrity. There are no non-contributing buildings or vacant lots included within the boundary increase. In 2008 the amended properties were designated as part of the local Winona Commercial Historic District. The amended properties occupy .35 acres (.14 hectares), with an amended total district area of approximately 30.35 acres (12.28 hectares).

**Narrative Description**

*Location*

The Winona Commercial Historic District, as listed in the NRHP in 1998, is a "reflection of Winona's commercial activity from 1868 through 1920" (Figure 1).<sup>5</sup> During this period the city became the most important commercial center in southern Minnesota, with a strong economy based on five railroads and the processing and distribution of lumber, grain, and agricultural commodities. The early 20th-century expansion of diversified manufacturing helped to mitigate the city's loss of lumber and grain industries.

Levee Park and the Mississippi River are about three blocks north of the district. A predominantly industrial area comprised of warehouses and an active flour mill along the Canadian Pacific (CP) rail line is located to the northeast, and a primarily commercial area is to the south. The CP, formerly the Winona and St. Peter Railroad (W&StP), and later the Chicago and North Western (C&NW), remains an active line north of the amended district boundary. Also immediately north of the Winona Commercial District, the East Second Street Historic District (NRHP 1991), between Center and Lafayette Streets, is comprised of nineteen buildings that primarily represent Winona's initial period of commercial development, including fourteen constructed before 1872.<sup>6</sup>

The blocks within the Winona Commercial Historic District and the amended area retain the grid-plan street and alley layout of the Original Plat of Winona (1851). In the amended area, the Erpelding Block and Weibel's Hotel occupy two lots of Block 13 between East Second and East Third Streets. In the late 19th and early 20th centuries, this block was devoted to a variety of retail, commercial and industrial uses. Several small manufacturing companies, including Stott & Son, manufacturers of awnings, gloves and mittens at (220-226 East Third Street), were located at this eastern end of the district.

<sup>5</sup> Curran and Roise 8:1.

<sup>6</sup> Michael Koop, "East Second Street Commercial Historic District" (1989); Zellie (2018), 8.

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***Current Physical Appearance:***

***Winona Commercial Historic District (1998) and Amended (Boundary Expansion) Area***

Building exteriors in the Winona Commercial Historic District (1998) are clad in various shades of red, dark brown, and cream brick. There are also examples of limestone and Kasota Stone. Many brick exteriors are painted. Excellent examples of the Italianate, Queen Anne, Romanesque Revival, Classical Revival, Prairie, and Commercial styles spanning 1868 to 1920 are evident throughout the district (Photos 7, 8). Many Italianate facades from the 1870s retain cast-iron or brick storefronts with arched colonnades, and windows and entries are decorated with carved limestone keystones and voussoirs (Photo 9). The Queen Anne style is the most prevalent in the district, and many examples have elaborate cornices of wood and metal, and terra cotta decorates some gable ends and window and entry surrounds. Carved stone details are also evident on Richardsonian Romanesque style buildings, which were popular with the builders of banks, hotels, and department stores. Winona architect Charles G. Maybury is credited with at least eight district buildings, three of which are individually listed in the NRHP and are representative of the Queen Anne style. The early 20th century is best represented by the Prairie style Merchant's National Bank (1912, NRHP), designed by architects Purcell Feick, and Elmslie, which exhibits expanses of stained glass framed by rich terra cotta ornamentation. The NRHP nomination noted that in addition to various iron works, the Biesanz Stone Company and Voelker and Groff brick yards were among local firms that provided abundant building material.<sup>7</sup>

Overall, the district retains a good level of historic integrity. The qualities of location and setting remain excellent. The quality of design, materials and workmanship at the upper stories of contributing buildings generally ranges from fair to excellent. At the ground level of many properties, however, storefront and other alterations have diminished historic integrity. There has also been loss or damage to buildings due to fires. During the past fifty years, a number of property owners have completed historically appropriate renovation projects that have resulted in greatly improved exterior integrity. With the exception of parking lots, the densely-built district has relatively few intrusions, and retains an outstanding variety of late 19th- and early 20th-century commercial buildings.

***Individual Descriptions: Contributing Properties in the Amended (Boundary Expansion) Area***

**Erpelding Block /A.M. Ramer Candy Co. / H. D. Foss Candy Co. / Winona Textile Company  
(1870, 1906-07, 1913)  
102 Walnut Street**

The three-story Erpelding Block faces north at the southeast corner of Walnut and East Second Streets (Photos 1-5; Figures 1-5). The public alley between Walnut and Market streets is the south property boundary, and a party wall is shared with Weibel's Hotel (1870) to the east at 159 East Second Street.

<sup>7</sup> Curran and Roise 8:1.

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Anger's Block, a two-story Italianate style commercial building dating from 1872, is located across the alley immediately to the south (NRHP). Built as a general-purpose office block, the Erpelding Block had three major additions within its first forty years. The first two were completed in 1884 and 1889, followed by an addition and third-story alteration in 1906-07 and 1913. The building is currently vacant.

The building has a limestone foundation with a limestone sill. The flat roof has a shallow parapet with an overhanging sheet metal cornice. The exterior is clad in red brick that shows evidence of past additions and alterations and various brick and mortar colors and textures, including paint.

*North Facade*

The north facade is comprised of the 1870s original building and its 1884 and 1889 additions (*Photo 1*). A deep, red-painted stone sill divides the first and second stories across the 1870 and 1884 blocks. The first level of the 1870 block and the 1884, three-bay addition are divided by smooth and rusticated brick columns that frame window and entry openings. Each column has a simple stone capital and base. Some of the capitals and bases have been painted. A contemporary and compatible storefront system, consisting of three-part storefronts with a paneled knee wall, storefront window, and transom has been installed in the historic storefront openings; the westernmost storefront opening contains a non-historic door and two windows that appear to date from after ca. 1958.

The window openings on this façade are stacked. Above the windows, a painted stone belt course extends the length of the façade. Above the belt course, brick dentils are extant over the six easternmost window openings. The windows at the second level all have stone sills. Moving from east to west, at the first bay, three rectangular window openings, which had long been infilled with corrugated plastic, have new contemporary compatible four-over-four, aluminum-clad wood sash. At the second bay, three arch-topped window openings have brick hoods with stone keystones and have new contemporary double-hung aluminum-clad wood sash. The remaining second-level windows have stone hoods with stone keystones; these openings have new contemporary double-hung aluminum-clad wood sash. At the third level, all windows have stone sills and flat-arched brick headers. All openings have long been infilled with corrugated plastic; the openings have new contemporary compatible four-over-four, aluminum-clad wood sash.

*West Facade*

The west facade faces Walnut Street (*Photo 2*). At the first level, the storefront wraps the northwest corner and maintains the pilaster pattern and painted stone belt course of the north façade; the openings have been altered and infilled with brick. The brick has been painted. With the exception of the decorative windows at the second level, this façade is more utilitarian in its appearance. The rear portion of this facade is an addition that dates to 1906.

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There are two pedestrian entrances and one loading entrance at this façade. The first pedestrian entrance is adjacent to the corner storefront and was likely a primary entrance to the building, as evidenced by the articulated brick surround and metal pediment. The door is a non-historic metal door with a single light. The second pedestrian entrance and the loading entrance are not historic.

At the first level, historic window openings, which have long been infilled with brick or non-historic materials, have new contemporary compatible four-over-four, aluminum-clad wood sash. Original openings are identifiable by intact historic stone window hoods. The first-level windows at the south addition have arched openings and sash; the windows have brick hoods and sills and historic two-over-two wood sash. The arch-topped windows at the second level have stone hoods and sills and new contemporary compatible two-over-two, aluminum-clad wood sash. The rectangular window openings at the third level have flat-arched brick headers and stone sills. The openings, which had all been infilled with corrugated plastic, have new contemporary compatible four-over-four, aluminum-clad wood sash.

*South Facade*

The south facade is a secondary facade that faces a service alley (*Photos 3 and 4*). It is comprised of the 1906 addition. The fenestration pattern echoes the pattern on the addition at the west facade. All openings have long been infilled with corrugated plastic; the plastic has been removed and the openings have new contemporary compatible four-over-four, aluminum-clad wood sash. Two historic loading entrances are located on this façade. Both entrances have overhead rollup doors. The building's elevator overrun is visible at the southeast corner.

*East Facade*

The east facade faces a parking area (*Photo 5*). The stacked window openings are the only ornament. The arched window openings have brick hoods and stone sills. The windows, which have been infilled with corrugated plastic, have new contemporary compatible four-over-four, aluminum-clad wood sash. There is a hole in the masonry that became apparent following the removal of overgrown vegetation.

**Weibel's Hotel (1870)**  
**159 East Second Street**

This two-story, painted red brick Italianate commercial block has a limestone foundation (*Photo 6*). It faces north and shares a party wall with the Erpelding Block (102 Walnut Street) to the west. The flat roof has a brick parapet with a stepped center bay and a corbeled cornice with brick consoles. With its round-arched openings, the facade shares similarities with the design of Anger's Block (1872; NRHP 1978), to the south just around the Walnut Street corner in the Winona Commercial Historic District (*Photo 9*).

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The four-bay storefront has an off-center entrance flanked by display windows and a stair entrance, all set in an arched colonnade divided by brick columns. Each column rests on a stone base and has a stone

capital. The entry shelters a double-leaf wood door with rectangular lights. Two of the arched transoms over the first-story openings retain two-paned glazing set in wood sash, and the other two are wood-paneled. A corbeled cornice divides the storefront from the second story, where three segmental-arched windows have stone sills and brick hoods with stone keystones and sills. The windows have modern glazed transoms and one-over-one sash. There is a small wood and corrugated metal shed attached to the east elevation. The shed-roofed structure apparently dates to the 1940s and the period when the building was occupied by the Winona Produce Company.

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**8. Statement of Significance**

**Applicable National Register Criteria**

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

**Criteria Considerations**

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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**Areas of Significance**

*(Enter categories from instructions.)*

Commerce

Industry

**Period of Significance**

1868-1920

**Significant Dates**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

*(Complete only if Criterion B is marked above.)*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A  
\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

None identified  
\_\_\_\_\_  
\_\_\_\_\_

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**Statement of Significance Summary Paragraph** (*Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.*)

*Winona Commercial Historic District (NRHP listed 1998)*

As listed in the NRHP under Criterion A for its significance in the area of Commerce, the Winona Commercial Historic District is locally significant for its association with Winona's commercial development from 1868 through 1920. The district spans the city's period of post-Civil War prosperity through World War I. Few buildings were constructed in the downtown core after 1920, and the historic district nomination (1998) noted that "the peak of streetcar use in 1920 and the subsequent decline of vigorous commercial activity on Third Street through the 1930s and 1940s suggest 1920 as an appropriate end to the downtown's period of historic significance."<sup>8</sup> The district reflects the historical patterns identified by three Minnesota historic contexts, "Early Agriculture and River Settlement, 1840- 1870," "Railroads and Agricultural Development, 1870-1940" and "Urban Centers, 1870-1940."<sup>9</sup> Contributing properties in the district retain a generally good level of historic integrity reflected in the qualities of location, setting, design, materials, workmanship, feeling, and association.

Third Street was the chief commercial artery of downtown Winona, but with similar commercial buildings lining East Second and East Fourth Streets as well as the cross streets between Washington and Franklin Streets. Two blocks on the north side of East Second Street comprise the separate East Second Street Commercial Historic District (1991). Winona Commercial Historic District Boundary (1998) did not include certain contiguous commercial and industrial properties that possess the same themes as those in the Winona Commercial Historic District.

The amendment adds two contributing commercial properties, the Erpelding Block (1870) and Weibel's Hotel (1870). These buildings contribute to the district's significance under Criterion A in the areas of Commerce and Industry. The Erpelding Block and Weibel's Hotel both reflect the commercial vitality of the district through the early 20th century, and the Erpelding Block is also associated with the district's related manufacturing and warehousing uses. The district's period of significance remains 1868 to 1920. The buildings possess good historic integrity. In 2008, both were designated as contributing properties within the local Winona Commercial Historic District.

<sup>8</sup> Curran and Roise 8:10

<sup>9</sup> Curran and Roise 8:1.

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**Narrative Statement of Significance** (*Provide at least one paragraph for each area of significance.*)

*Winona Commerce Context*

Winona's location on the Mississippi River and at the intersection of several rail lines made it ideally positioned after the Civil War for development as a flour and lumber production and distribution center. By 1870, the city had become the "fourth largest primary grain market in the United States," and secured a national market for many of its products.<sup>10</sup> The city's continuing success with flour, lumber, and agricultural commodity processing is reflected in the buildings of the Winona Commercial Historic District, which mirrors the city's growth and economic prosperity from 1868 to 1920. The period from 1880 to 1890, when Winona's population rose from 10,208 to 18,208, is especially well represented.

During the 1860s and 1870s, portions of East Second Street, immediately to the north near the levee and railroad tracks, were devoted to retail and railroad-related businesses primarily housed in Italianate style buildings. Beginning in the late 1860s, however, both East and West Third Streets were developed with buildings for dry goods stores and hotels, and "restaurants, saloons, butchers, pharmacies, clothiers, harness shops and other merchants."<sup>11</sup> Third Street gradually overtook Second Street as the city's commercial center, although department and other retail stores remained in operation on Second Street. Consumer-oriented businesses filled street-level storefronts, and "grain elevator companies, doctors, dentists, fraternal organizations and offices for lumber and milling companies" were among upper-story tenants.<sup>12</sup> Some of the largest office buildings, including the Stott & Son and the Stott Manufacturing Company at 220-226 East Third Street (NRHP) and the Erpelding Block, were adapted to provide manufacturing and warehouse space for printing, clothing, cigar and confectionary companies.

The majority of Third Street's buildings, and most of those remaining on the south side of adjoining Second Street, were constructed before 1900, and reflect Italianate, Queen Anne and Richardsonian Romanesque commercial styles. Typical of late-nineteenth-century commercial streetscapes in many Minnesota urban centers, most buildings were designed with party walls, and featured an ornate façade with a rear elevation of common brick. Corner buildings were designed for full exposure on two sides, and often included prominent corner turrets and canted entries. The storefront and display areas were typically flanked by two entries, with one entry accessing a staircase leading to the upper floors.

The Winona City Railway provided the commercial district with streetcar service in 1883 and fourteen new commercial blocks were completed along Third Street in 1884.<sup>13</sup> Construction peaked in the early 1890s, however, and was generally extinguished by the nationwide financial Panic of 1893. Following the nationwide Panic of 1893, Winona's prosperity was further threatened in the 1890s, when Red River Valley wheat production supplanted that of southern Minnesota, and direct grain shipment to Minneapolis became

<sup>10</sup> Curran and Roise 8:1.

<sup>11</sup> Curran and Roise 8:6.

<sup>12</sup> Curran and Roise 8:6.

<sup>13</sup> Curran and Roise 8:5.

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standard practice. A second blow was the end of Winona's lumber milling industry following the cutover of the white pine forests of Minnesota and Wisconsin. Railroads and diversified manufacturing, encouraged by two periods of wartime demand, sustained the city's economy through the mid-twentieth century.

By 1910, Winona was the terminal for the Chicago & Northwestern and the Green Bay & Western Railways, and a total of five railroad lines converged at Winona, making it "possible to cover 35,000 miles of territory with one rate and one way bill to the Pacific Coast or to New York."<sup>14</sup> In addition to the Chicago & Northwestern's corporate offices, several pharmaceutical companies, notably the Watkins Medical Company, and candy and textile manufacturers, breweries, and a variety of creameries and other food processing companies led the city's economy.<sup>15</sup> Beginning with the Winona Board of Trade founded in 1879, a succession of civic organizations worked to attract new businesses and planned for the needed transition to diversified manufacturing. Civic organizations also secured public parks and other improvements such as street lighting and paving.<sup>16</sup> The city's promoters advertised the availability of a skilled labor force and the continued vitality of its railroad network, which were the foundation of sales and distribution to a national market.<sup>17</sup>

In 1910, there were 149 automobiles registered in Winona. Gasoline stations, auto dealerships and repair facilities began to modify the edges of the district where liveries previously operated.<sup>18</sup> The next generation of buildings, however, including the Merchant's National Bank (1912, NRHP), represented the survival of Third Street as Winona's early 20th-century commercial center. Streetcar service ended in the 1920s, however, and following the Depression and World War II, vacant storefronts and large surface parking lots were also part of the downtown corridor. Third Street and the rest of downtown Winona now competed with outlying new shopping centers that could be easily reached by automobile. Planning for general downtown urban renewal and a pedestrian mall along Third Street began in the mid-1960s. Levee Plaza, completed in 1969, extended from Main to Walnut Streets and Center Street between Second and Fourth Streets.<sup>19</sup> Automobiles were prohibited on the mall, and surface parking replaced street parking lots along the south side of East Second Street, resulting in building demolition on the block between Lafayette and Walnut Streets.<sup>20</sup> In 1993, the plan was reversed when a reconstructed Third Street was reopened to two-way traffic.<sup>21</sup>

<sup>14</sup> "Transportation Facilities of Winona," *Winona Republican-Herald* (hereafter *WRH*), 26 July 1911:10.

<sup>15</sup> "Winona, A Manufacturing Center," *WRH* 26 July 1911:33.

<sup>16</sup> "New Body to Promote Interests of Winona," *WRH* 19 Sept 1912:5.

<sup>17</sup> "A.M. Ramer Company," *WRH* 26 July 1911:47.

<sup>18</sup> "List of Automobiles Registered," *WRH* 23 March 1911:4.

<sup>19</sup> *Winona Daily News* (hereafter *WDN*) 29 Sept 1967:3; *WDN* 7 Oct 1969:3.

<sup>20</sup> *WDN* 26 Sept 1967:3.

<sup>21</sup> "Throwback Thursday: When downtown revitalization went awry," *WDN* 31 Aug 2017:5.

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*Industry Context*

Most of the commercial buildings in the district and in the surrounding area initially housed retail stores, offices and professional services, but some were built to also house small manufacturing firms or, as in the case of the Erpelding Block (1870), were adapted to factory and warehouse use. Printing, textile, clothing, cigar and candy confectionary companies were well suited for location in the commercial area. They were not served by rail spurs like buildings in the city's main industrial district near the levee, but many remained in business in the commercial district for decades.

Stott & Son and the Stott Manufacturing Company at 220-226 East Third Street, contributing buildings in the Winona Commercial Historic District, are exemplary of such use. In 1883, Thomas Stott (1826-1906) founded Stott & Son, a general mercantile and house furnishings dealer, with his son, Enoch Stott (1856-1923).<sup>22</sup> In 1892, Stott built a four-story store building at 220 East Third Street, near the corner of Franklin Street about a block south from the Erpelding Block, and used part of the building for manufacturing. By 1895, the firm produced awnings, tents, and stack covers. In 1899, Harry Stott, son of Enoch Stott, joined the company, and they added cotton flannel gloves, mittens, and work shirts. The Stott Manufacturing Company was formed in 1906 to manufacture an expanded line of work clothes, including shirts, jackets, and overalls. The adjoining Meier Block, at 222 to 226 East Third Street (1893) was acquired in 1909 and a fifth floor added to the Stott & Son Building.<sup>23</sup> The two companies jointly occupied the buildings, employing more than 200 workers. Together the buildings created what the *Winona Republican Herald* called "Sewing Machine Row" within today's Winona Commercial Historic District.<sup>24</sup> Production in 1955 was throughout the Midwest, selling about two million pair of gloves and mittens.<sup>25</sup> In 1918 the Rosenberg Manufacturing Company, producers of "American Ace" and "Great Six" overalls, acquired part of the business.<sup>26</sup>

**History and Significance: Amended Area**

**Erpelding Block /A.M. Ramer Candy Co. / H. D. Foss Candy Co. / Winona Textile Company (1870, 1884, 1889, 1906-1907, 1913)  
102 Walnut Street**

Peter Erpelding (1813-1900), of Rollingstone, was the builder of the 40' x 90' structure at 102 Walnut Street, which was finished with a "cut stone front" and "supported by iron columns."<sup>27</sup> A steep mansard roof, a hallmark of the Second Empire style, crowned the three-story Erpelding Block and made it an immediate

<sup>22</sup> "Enoch Stott," *WRH* 16 June 1923:1.

<sup>23</sup> "Deal is Now Closed," *WRH* 13 March 1909:16.

<sup>24</sup> "Stott & Son and the Stott Mfg. Co.," *WRH* 26 July 1911:46.

<sup>25</sup> *WDN* 19 No. 1955:57.

<sup>26</sup> "Rosenbergs Add to New Winona Plant," *WRH* 10 April 1920:16; *Winona Daily News*, "Great Six New Trademark" 28 March 1922:9.

<sup>27</sup> "City and Vicinity," *Winona Daily Republican* (hereafter *WDR*) 11 Jan 1871:3.

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landmark.<sup>28</sup> The *Winona Daily Republican* praised its architectural beauty.<sup>29</sup> Erpelding likely observed that Winona's population was reaching 7,000 and was "conceded without question the third place in importance and population in Minnesota."<sup>30</sup> Second Street was a busy artery along the rail corridor and well situated for new general business blocks. The business initially housed a millinery shop and a basement saloon.

Dr. Rudolphe Alberti, a physician, became a tenant in 1871.<sup>31</sup> In 1873, the first floor was occupied by the Charles Miller Grocery Store and Ice Operation, which remained for about a decade. Miller also added a farm implement shop. During the next twenty-five years, the Erpelding Block had many commercial tenants, including grocery, meat, and retail shops, newspaper offices for the *Winona Adler*, a rental meeting hall that appealed to local masonic lodges such as the Ancient Order of Druids, and upper-floor lodging rooms, and the popular Johnny's Saloon. A two-story addition was completed by 1884 (Figure 4) and a second addition was completed at the east end of the building in 1889.<sup>32</sup> The Winona Mill, a grain dealer, and Fertig, Lamm and Company, a feed mill firm, were tenants.<sup>33</sup>

By 1898, an armory that was used for indoor baseball and as a social hall was located in the northwest corner of the building. The White House Mercantile Store and the Koch Vegetable Tea Company were also housed in the building.<sup>34</sup>

*A. M. Ramer Candy Company*

Nicholas Killian owned the Erpelding Block in 1903 when it was purchased for \$6,750 by A. M. Ramer, who had about a decade of previous candy making experience in the city.<sup>35</sup> By this time, excellent rail facilities allowed Winona to develop wholesale grocery firms as well as breweries, packing plants, and creameries, and the city was well situated for candy and confectionary manufacture.

In 1894, when Ramer first scouted Winona as a location for a wholesale candy firm, the city had a number of small retail candy dealers. Although the city's Board of Trade customarily supplied aid to such new businesses, Ramer reportedly asked only that the retailers patronize his local firm.<sup>36</sup> He partnered with a "practical candy maker" from La Crosse. The firm leased the Bolcom Building at one block to the west at 62 East Second Street, and occupied all floors.<sup>37</sup> Most of the work was done by girls supervised by a head candy maker. The next year, a competitor, the Winona Candy Factory, was founded by Mueller and Grade

<sup>28</sup> *WDR* 30 June 1870:3.

<sup>29</sup> "City and Vicinity," *WDR* 11 Jan 1871:3.

<sup>30</sup> H. H. Hill, *History of Winona County* (Chicago: H. H. Hill and Co., 1883), 841.

<sup>31</sup> *WDR*, 8 April 1871:3.

<sup>32</sup> *Winona City Directory*; 102 Winona Street, Winona Historical Society property file.

<sup>33</sup> *Winona City Directory*; "Ramer Candy Company Timeline," prepared by Preservation Design Works (PVN), 2018; Winona Heritage Preservation Commission files.

<sup>34</sup> *Winona City Directory*.

<sup>35</sup> "Buys White House," *WRH* 10 Oct 1903:10; "Overhaul White House," 28 Nov 1903:10.

<sup>36</sup> "The Candy Factory," *WDR* 29 March 1894:3.

<sup>37</sup> "Local Brevities," *WDR* 20 April 1894:3.

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and first located at 57 East Second Street (razed, vacant parcel in East Second Street Historic District (NRHP 1991)).<sup>38</sup>

By 1901, Ramer claimed that his firm distributed product to east coast cities and competed successfully with Minneapolis and St. Paul manufacturers.<sup>39</sup> New articles of incorporation for his firm were filed in 1901, stating that the purpose of the business was the “purchase and sale of candies, cigars, gum, and confections . . . and purchase and manufacture of candies and confectionary of all kinds.”<sup>40</sup>

Ramer immediately refitted the interior of the Erpelding Block for candy production, adding refrigeration and an elevator, and the firm doubled their production capacity.<sup>41</sup> The project was immediately praised for giving employment to a “large number of persons” and noted that the company’s progress stemmed from small beginnings, a characteristic of the city’s “best manufacturing institutions.”<sup>42</sup> In 1906-07, Ramer built a three-story rear addition and replaced the mansard roof with a flat roof. The *Winona Republican Herald* again praised the project and noted that although brick “junctures” were visible, after painting, the building would give the appearance of “one, large three-story building 160 by 140 feet in size.” The repainting was in red.<sup>43</sup> Another addition was completed in 1913 (Figure 5).

Meanwhile, in 1906 the Winona Candy Company moved to the two-story Buffum Block, two blocks to the west, at 77-79 East Second Street (in East Second Street NRHP Historic District [1991]).<sup>44</sup> The company doubled output in 1910 as part of a plan to expand beyond the Minnesota, Wisconsin and Iowa territory, and in 1911 built a three-story warehouse at 107 Lafayette Street.<sup>45</sup> This addition is a contributing building in the Winona Commercial Historic District (Figure 1).

By this time, Winona had developed a significant candy and chocolate industry, with both Ramer and Winona Candy achieving national distribution.<sup>46</sup> Both firms focused on chocolate manufacture and remodeled their former general business blocks to suit production needs. A. M. Ramer died in 1910, and was succeeded by George Ramer as president and treasurer.<sup>47</sup> In 1911, the company’s 150 employees produced 15,000 pounds of chocolate confections. The firm continued to rent space to other businesses, including the Koch Vegetable Tea Company and the Winona Milling Company. In 1917, candy

<sup>38</sup> *WDR* 21 Dec 1895:5.

<sup>39</sup> *WRH* 22 April 1901:3.

<sup>40</sup> “Articles of Incorporation,” *WRH* 2 March 1906:6.

<sup>41</sup> “Buys White House,” *WRH* 10 Oct 1903:10; “Overhaul White House,” 28 Nov 1903:10; “Plant Works Perfectly,” 5 May 1904:3; “Ramer Candy Company Timeline,” PVN, 2018; “Larger Quarters,” *WRH* 6 Feb 1906:5.

<sup>42</sup> “Improve Factory,” *WRH* 6 May 1903:8.

<sup>43</sup> “Building is Transferred,” *WRH* 19 April 1906:6.

<sup>44</sup> *WRH* 21 July 1906:8.

<sup>45</sup> *WRH* 31 Jan 1910:6.

<sup>46</sup> *WRH* 31 Dec 1912:11.

<sup>47</sup> “A.M. Ramer Company,” *WRH* 26 July 1911:47.

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manufacture occupied the entire building.<sup>48</sup> World War I sugar rationing handicapped candy manufacturers, and Ramer announced the firm would build a new five-story Winona factory if sugar policies improved.<sup>49</sup> In 1920, however, the company instead built a well-furnished new factory at 367 Grove Street in Saint Paul and relocated.<sup>50</sup>

*H. D. Foss Company*

The Winona Commerce Association assisted the H. D. Foss Company, a Boston firm, in expanding its Midwest and West markets by locating in Winona. Foss immediately occupied the Ramer factory and remained until 1931.<sup>51</sup> Although the Ramer Company, now of Saint Paul, was invited to return to operate the plant, by this time the firm had been acquired by Griggs Cooper & Co.<sup>52</sup> Ramer's early competitor, the Winona Candy Company, closed in 1934.<sup>53</sup>

The Schuler Chocolate Company concurrently became Winona's third and largest candy firm. Charles Schuler first operated a local ice cream company and founded the Schuler Candy Company in 1907. After 1911, the firm focused on chocolate. After several building campaigns at the corner of East Second and Franklin Streets, in 1919 Schuler completed a six-story, steel and concrete factory at 228 East Second Street (razed 2015).<sup>54</sup> With its sanitary white interior, the plant was called "one of the most modern and complete candy factories in the country."<sup>55</sup> Despite a period of receivership in the 1930s, it was the only local candy firm to remain in business after the Depression. Schuler built a new factory on West Fifth Street in 1940.<sup>56</sup> The successor firm in recent years, the Chicago-based Ferrara Candy Company, remained in operation in Winona until 2016.<sup>57</sup>

Candy and chocolate manufacture created local demand for various types of specialty boxes. Another aspect of Winona's candy industry was its work force. Following the national practice, Winona's factories employed girls and women as dippers and wrappers, and many were housed in nearby lodging rooms. Early twentieth-century labor reformers studied such plants, and current research has focused on the working conditions and culture of this industry.<sup>58</sup>

<sup>48</sup> *WRH* 22 April 1901:3.

<sup>49</sup> "Ramer Plans New Factory Coming Year," *WRH* 15 Dec 1917:10.

<sup>50</sup> *Saint Paul Pioneer Press*, 11 April 1920.

<sup>51</sup> *WRH* 26 Dec 1931:3.

<sup>52</sup> "Ramer Candy Co. Not to Operate Ross Plant Here," *WRH* 3 Jan 1931:3.

<sup>53</sup> *WRH* 17 March 1934:3.

<sup>54</sup> *WRH* 31 Dec 1912:15; *WDN* 19 Nov. 1955:75.

<sup>55</sup> *WRH* 31 Dec 1912:15.

<sup>56</sup> *WRH* 6 March 1940:3.

<sup>57</sup> *Winona Post* 2 Feb 2016.

<sup>58</sup> April Merleaux, *American Empire and the Cultural Politics of Sweetness* (Chapel Hill: University of North Carolina Press, 2005).

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*Winona Textile Mill*

The building was vacant between 1931 and 1937, when the Mitchell Knitting Mills installed their yarn spinning operations. The yarn was supplied to the Mitchell Knitting Mill of Winona for use in sweaters and women's garments.<sup>59</sup> At this time, textile firms that manufactured yarn as well as finished goods were becoming a significant part of Winona's manufacturing output.

The Mitchell firm was founded in 1933 as a merger of the Woodlawn Knitting Mills of Winona and the Onalaska, Wisconsin spinning plant owned by H. L. Mitchell. The Woodlawn Mills were brought to Winona in 1932 from New York by the Winona Association of Commerce. The association paid for the relocation. The reason for the move was to "take advantage of better market and more suitable labor conditions."<sup>60</sup> In 1938, Mitchell sold his interest to Sears, Roebuck and Company. They continued to operate the spinning mill and the textile mill at 400 West Third Street.<sup>61</sup> In 1941, the Winona Textile Mill moved into the building. Founded in 1938 by J. E. Temple of Winona and Max Sloan and D. C. Shepard of Saint Paul, the Winona Textile Mill produced high-grade wool yarn that supplied the Winona Knitting Mills, established by H. J. Stone and W. R. Woodworth of Cleveland, Ohio.<sup>62</sup> In 1942, the Winona Association of Commerce helped to offer the former Webster Mill (the Cannabis Building) at 902 East Second Street as an incentive for the Winona Knitting Mills to relocate in Winona.<sup>63</sup> Six years later the company had the fourth-largest payroll in the city. The firm employed between 50 and 100 workers to produce wool and cotton garments for many national markets including mail-order companies (Figure 6).<sup>64</sup> In 1954 the Winona Textile Mill began spinning cashmere yarn from Kashmir wool imported from Mongolia.<sup>65</sup> Production ended in 1958 when the firm relocated to Cleveland. Part of the reason for relocation was lack of expansion space in Winona.<sup>66</sup>

By 1959, a succession of other industries next occupied the building, including the Boland Manufacturing Company, Allied Industries, National Chemicals Inc., and Asco Inc.<sup>67</sup> A fire in 1968 damaged the northeast corner of the roof. In 1976, the Riverhaven School moved into part of the building. A final tenant, Intech, vacated in 2015.<sup>68</sup>

The building's current exterior and interior shows its history of adaptation to business needs. Interior and exterior modifications were made through the first thirty-year period as a general-purpose office block, and

<sup>59</sup> "Spinning Department of Mitchell Mills Soon to Operate at Capacity," *WRH* 10 Feb 1937:3.

<sup>60</sup> "New Corporation Formed by Woodlawn Mill Owners," *WRH* 13 Sept 1933:3.

<sup>61</sup> "Chicago Firm Takes Over Mitchell Mills Plants Here," *WRH* 15 Aug 1938:5.

<sup>62</sup> "Textile Mills Closing Here to Cleveland," *WDN* 8 Oct 1958:3.

<sup>63</sup> "Production Underway at New Winona Knitting Mills," *WRH* 30 Sept 1943; Jerome Christianson, "Thursday Throwback: Cannabis Inc. and the marijuana men of Winona," *Winona Daily News* 7 Jan 2016.

<sup>64</sup> *WRH* 31 Dec 1949:14; *WDN* 19 Nov 1955:51.

<sup>65</sup> "Textile Mills Make Cashmere Yarns Exclusively," *WDN* 19 Nov 1955:46.

<sup>66</sup> "Textile Mills Closing Here to Cleveland," *WDN* 8 Oct 1958:3.

<sup>67</sup> *WDN* 29 Dec 1972:3; *Winona City Directory*.

<sup>68</sup> "Ramer Candy Company Timeline," PVN, 2018; *Winona City Directory*.

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then through the period of candy factory occupancy, 1903-1931. The mansard roof was removed to accommodate candy manufacture. Some modifications may have been made for the textile manufacturing period, ca. 1937-1958.

**Weibel's Hotel**  
**159 E. 2nd Street (1870)**

Hotels followed the growth of Winona's commercial development. There were 26 hotels in operation by 1900, reflecting the city's past as a steamboat port as well as a rail hub for businessmen and travelers. Many early establishments near the levee offered modest accommodations for traveling salesmen. The Greek Revival style Huff's Hotel (1856, razed) was Winona's pioneer lodging establishment, and was well known in Southern Minnesota. The Eagle Hotel (ca. 1867) remains at 120 Washington Street, but is extensively altered.<sup>69</sup> By the late 1870s, the Merchant's Hotel (razed), at the northwest corner of East Second and Walnut Streets, was a large facility of unknown exterior appearance. In operation until ca. 1891, it offered a saloon and dining room as well as a livery behind the hotel<sup>70</sup> (Figure 5). By the late 1880s, Winona's luxury lodging was offered by the five-story Winona Hotel at 157 West Third Street (1889; NRHP) and the three-story Schlitz Hotel at 129 West Third Street (1892, NRHP). Both buildings are located in the Winona Commercial Historic District.<sup>71</sup>

Peter Weibel (1838-1931), a native of Switzerland, built the two-story Weibel's Hotel, opposite the Merchant's Hotel, as a six-room establishment suitable for the traveling salesmen and longer-term boarders. Weibel first built a hotel on this site in 1866, but it was destroyed in a fire.<sup>72</sup> He resided in the new hotel with his wife, Ursula Pernes Weibel, also a native of Switzerland.<sup>73</sup> After retiring and closing the business in 1911, Weibel continued to reside in the building until his death in 1931. Between 1943 and 1972 the building was occupied by the Winona Produce Company. The company operated an egg de-candling operation at this address, and in an adjacent warehouse.<sup>74</sup>

Weibel's Hotel retains good historic integrity and is a rare remaining example of a late 19th-century hotel building. It is also exemplary of the small red brick Italianate style commercial buildings that comprise the Winona Commercial Historic District. Most notably, with its four arched openings, it reflects the architectural motifs of the Italianate style Anger's Block (1872, NRHP). This building, at 116-120 Walnut

<sup>69</sup> Carole Zellie and Amy Lucas, "Phase I and II Architectural History Evaluation for the Winona Bridge Study, Winona, Winona County, Minnesota. Final Report." Submitted to the Minnesota Department of Transportation, Saint Paul, Minnesota (2011), 3, 87.

<sup>70</sup> Sanborn Map Co., Winona Sheet 8, 1884.

<sup>71</sup> Sanborn Map Co., Winona Sheet 8, 1884; "Winona Hotels Well Kept Up," *WRH* 31 Dec 1912, 16; Camille Kudzia, "Winona Hotel," National Register of Historic Places Nomination Form, June 1982. Accessed at [https://en.wikipedia.org/wiki/National\\_Register\\_of\\_Historic\\_Places\\_listings\\_in\\_Winona\\_County,\\_Minnesota](https://en.wikipedia.org/wiki/National_Register_of_Historic_Places_listings_in_Winona_County,_Minnesota).

<sup>72</sup> "Resumption of Business," *WDR* 18 Nov 1870:2.

<sup>73</sup> *WRH* 17 April 1920:6; "Peter Weibel, Retired Hotel Man, Dead," *WRH* 16 Feb 1931:4.

<sup>74</sup> *Winona City Directory*.

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Street in the Winona Commercial Historic District, is directly behind the Erpelding Block at 102 Walnut Street and was listed in the National Register in 1972.

**Conclusion**

This amendment to the Winona Commercial Historic District is a boundary expansion that adds two contiguous contributing properties to the district listed in the National Register of Historic Places in 1998. The district was originally listed for its significance under Criterion A in the area of Commerce, although it also had buildings devoted to various types of light manufacturing and warehousing. The boundary expansion is comprised of the Italianate style Weibel's Hotel (1870; 159 East Second Street), a notable early example of the small hotels in the district, and the Erpelding Block (1870; 102 Walnut Street), a notable example of a commercial building that also housed several manufacturers. This amendment recognizes the buildings' significance under Criterion A in the area of Commerce and also recognizes the significance of the Erpelding Block in the area of Industry.<sup>75</sup>

<sup>75</sup> Christine A. Curran and Charlene K. Roise, "Winona Commercial Historic District," National Register nomination form, May 1998, on file, Minnesota State Historic Preservation Office, Saint Paul. The 1998 nomination did not include Industry as an area of significance and should at some future point be modified with Additional Documentation (AD) demonstrating its significance under that area.

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**Previous documentation on file (NPS):**

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # \_\_\_\_\_
- recorded by Historic American Engineering Record # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: Winona Historical Society

**Historic Resources Survey Number (if assigned):** WN-WAC-0399, WN-WAC-0400

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**10. Geographical Data**

**Acreeage of Property** .35 acres (.14 hectares)

Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |              |            |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

Original Winona Commercial Historic District (1998):

- |             |                  |                   |
|-------------|------------------|-------------------|
| 1. Zone: 15 | Easting: 609250  | Northing: 4878160 |
| 2. Zone: 15 | Easting: 609680  | Northing: 4878280 |
| 3. Zone: 15 | Easting: 609660  | Northing: 4878160 |
| 4. Zone: 15 | Easting : 608960 | Northing: 4878440 |

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Amended (Boundary Expansion) Area (2019):

|             |                         |                          |
|-------------|-------------------------|--------------------------|
| 5. Zone: 15 | Easting: 609476.760544  | Northing: 4878615.790583 |
| 6. Zone:15  | Easting : 609458.212309 | Northing: 4878567.949364 |
| 7. Zone:15  | Easting: 609511.473412  | Northing: 4878596.231254 |
| 8. Zone:15  | Easting : 609494.469823 | Northing: 4878559.114509 |

**Verbal Boundary Description** *(Describe the boundaries of the property.)*

Lot 5 of Block 13 of the Original Plat of Winona including the west 1/3 of Lot 4 (102 Walnut Street) and Lot 4 of Block 13 (159 East Second Street) in Winona, Winona County, Minnesota.

**Boundary Justification** *(Explain why the boundaries were selected.)*

The amended boundary includes two contributing properties historically associated with the existing Winona Commercial Historic District and its commercial and industrial themes. The contributing properties retain historic integrity and were built within the period of significance, 1868-1920.

**11. Form Prepared By**

Name/title: Carole S. Zellie  
Organization: Landscape Research LLC  
Street & number: 765 Hampden Avenue  
City or town: St. Paul state: MN zip code: 55114  
e-mail czellie@landscaperesearch.net  
Telephone: (651) 641-1230  
Date: December 9, 2019

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**Additional Documentation**

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

**Photographs**

*Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.*

**Index of Figures**

|                 |  |
|-----------------|--|
| <b>Figure 1</b> | Existing Winona Historic Districts and Amended Area of the Winona Commercial Historic District (Erpelding Block, 102 Walnut Street; Weibel's Hotel, 159 East Second Street). |
| <b>Figure 2</b> | Sketch Map, Photo Key. Detail of Figure 1.   |
| <b>Figure 3</b> | USGS Map with UTM coordinate locations and detail.   |
| <b>Figure 4</b> | Sanborn Fire Insurance Map of the Erpelding Block (102 Walnut Street) and Weibel's Hotel (159 East Second Street), 1884, Sheet 8. Properties are outlined.                   |
| <b>Figure 5</b> | Sanborn Fire Insurance Map of the Erpelding Block (102 Walnut Street) and Weibel's Hotel (159 East Second Street), updated to 1917, Sheet 34. Properties are outlined.       |
| <b>Figure 6</b> | Sanborn Fire Insurance Map of the Erpelding Block (102 Walnut Street) and Weibel's Hotel (159 East Second Street), updated to 1949, Sheet 34. Properties are outlined.       |

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Winona Commercial Historic District  
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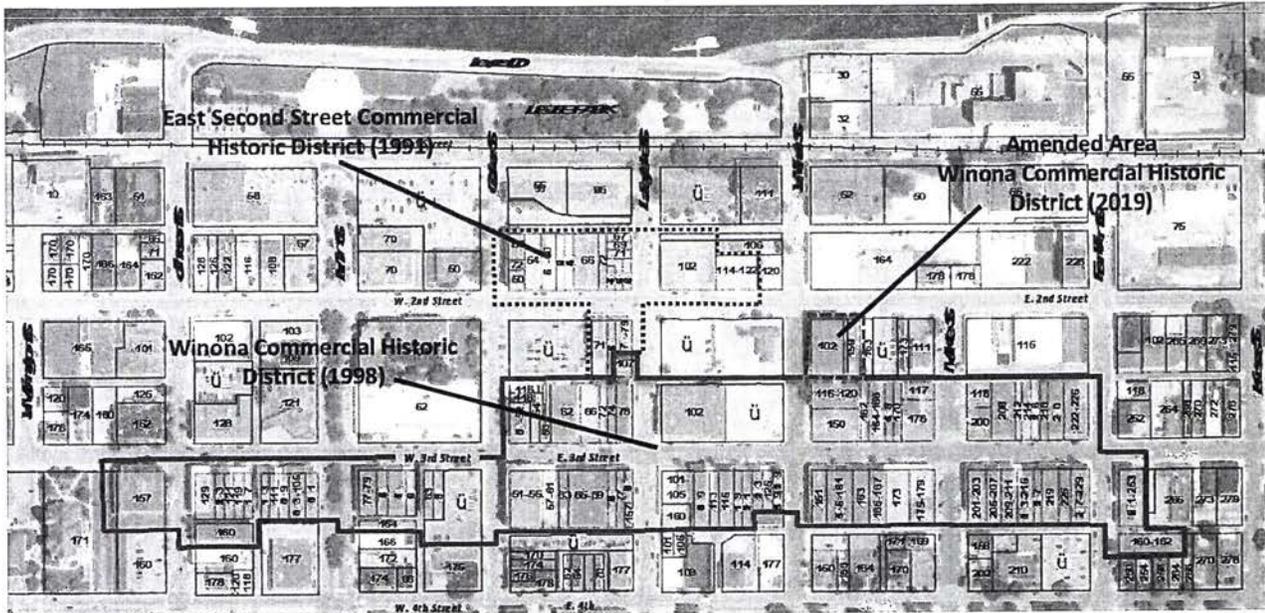


Figure 1. Existing Winona Historic Districts and Amended Area of the Winona Commercial Historic District (Erpelding Block, 102 Walnut Street; Weibel’s Hotel, 159 East Second Street). See Figure 2 for detail.

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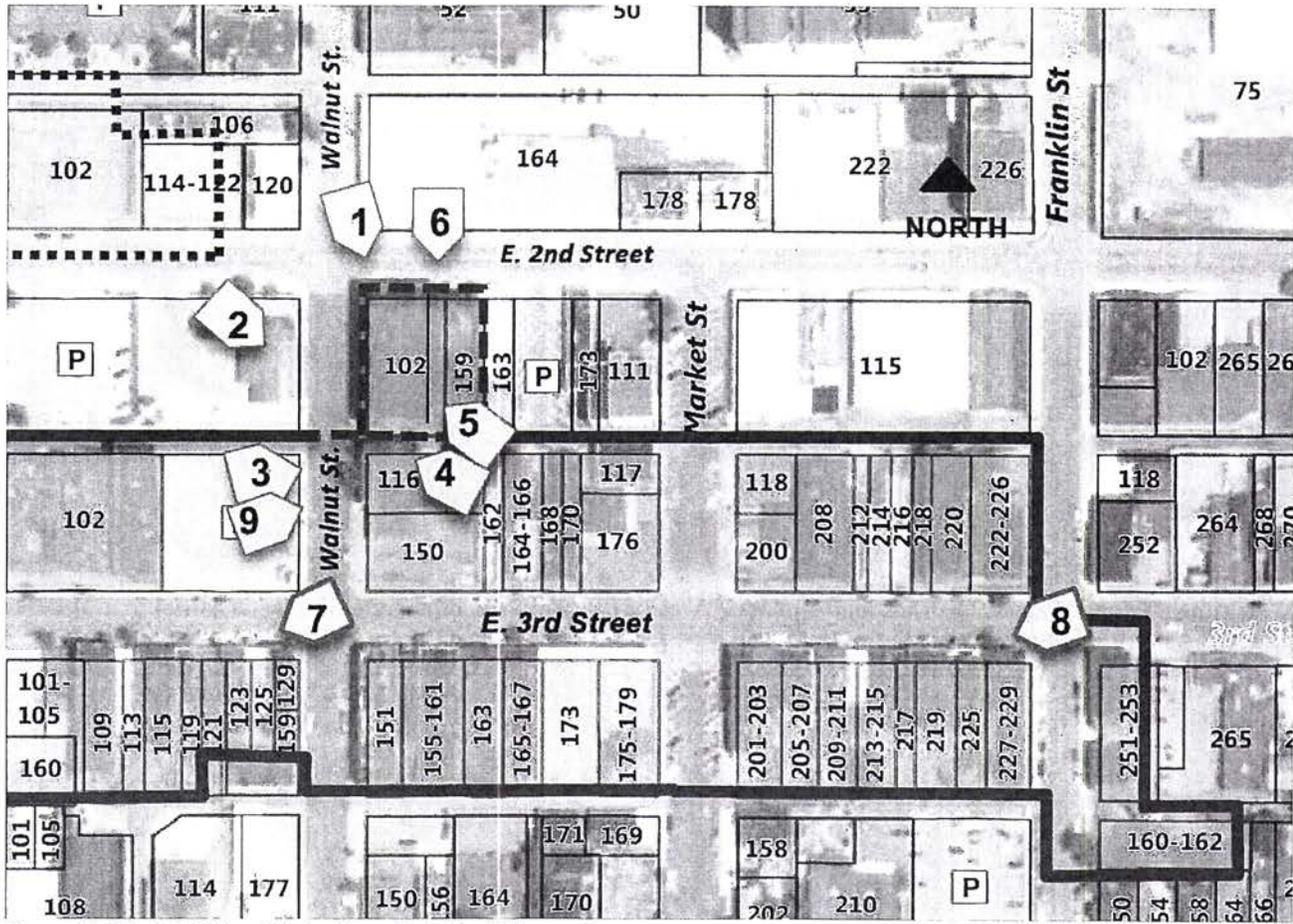


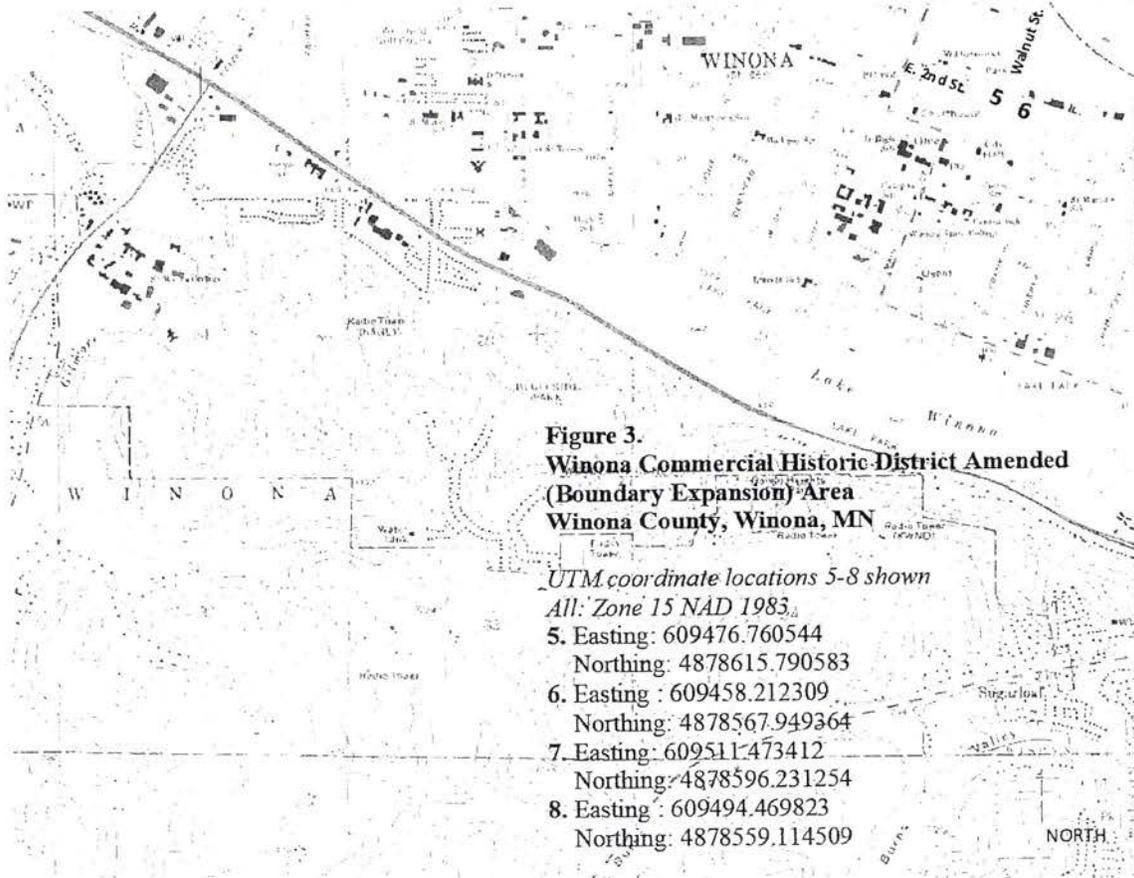
Figure 2. Sketch Map, Photo Key. Detail of Figure 1.

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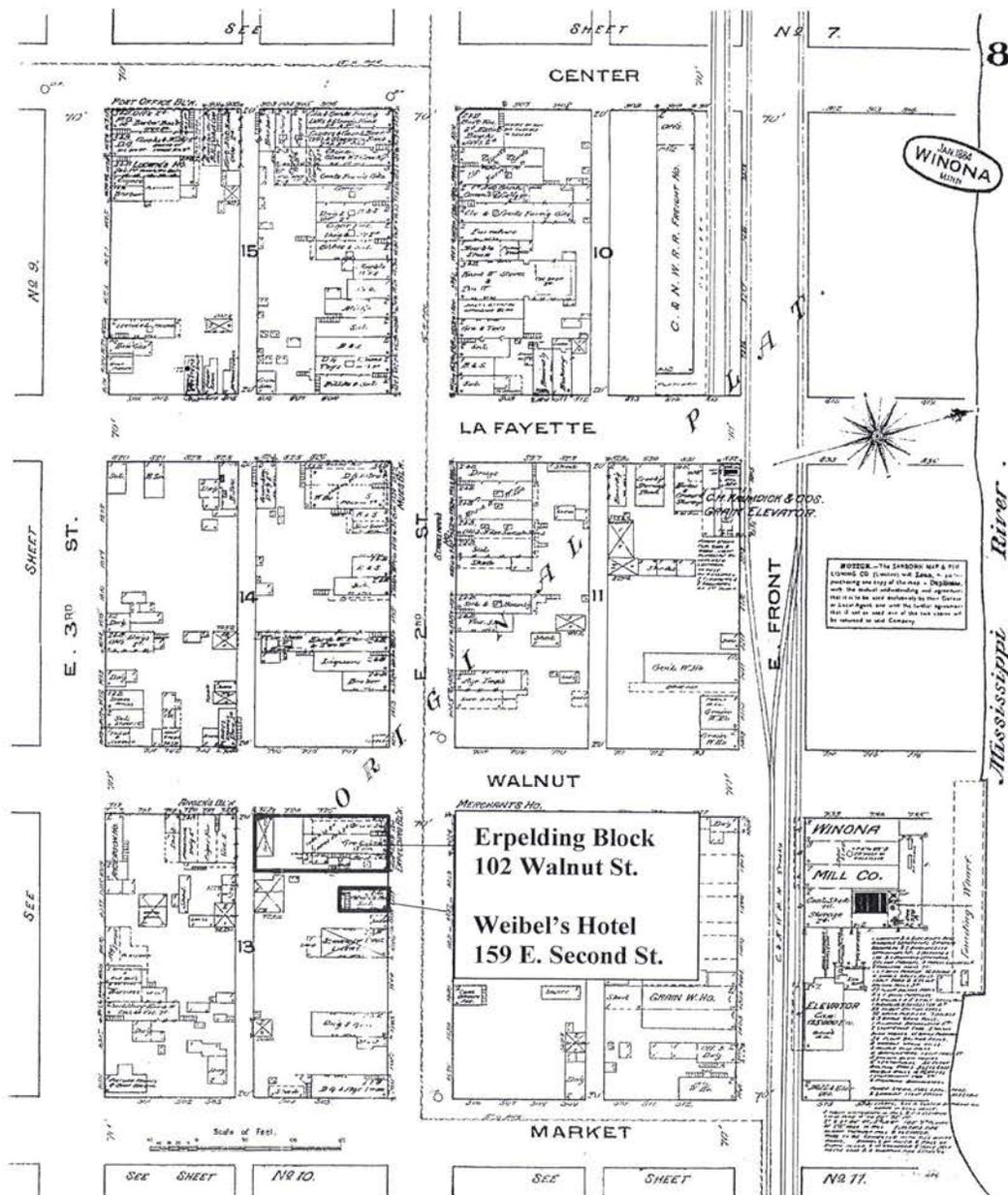


Figure 4. Sanborn Fire Insurance Map of the Erpelding Block (102 Walnut Street) and Weibel's Hotel (159 East Second Street), 1884, Sheet 8. Properties are outlined.

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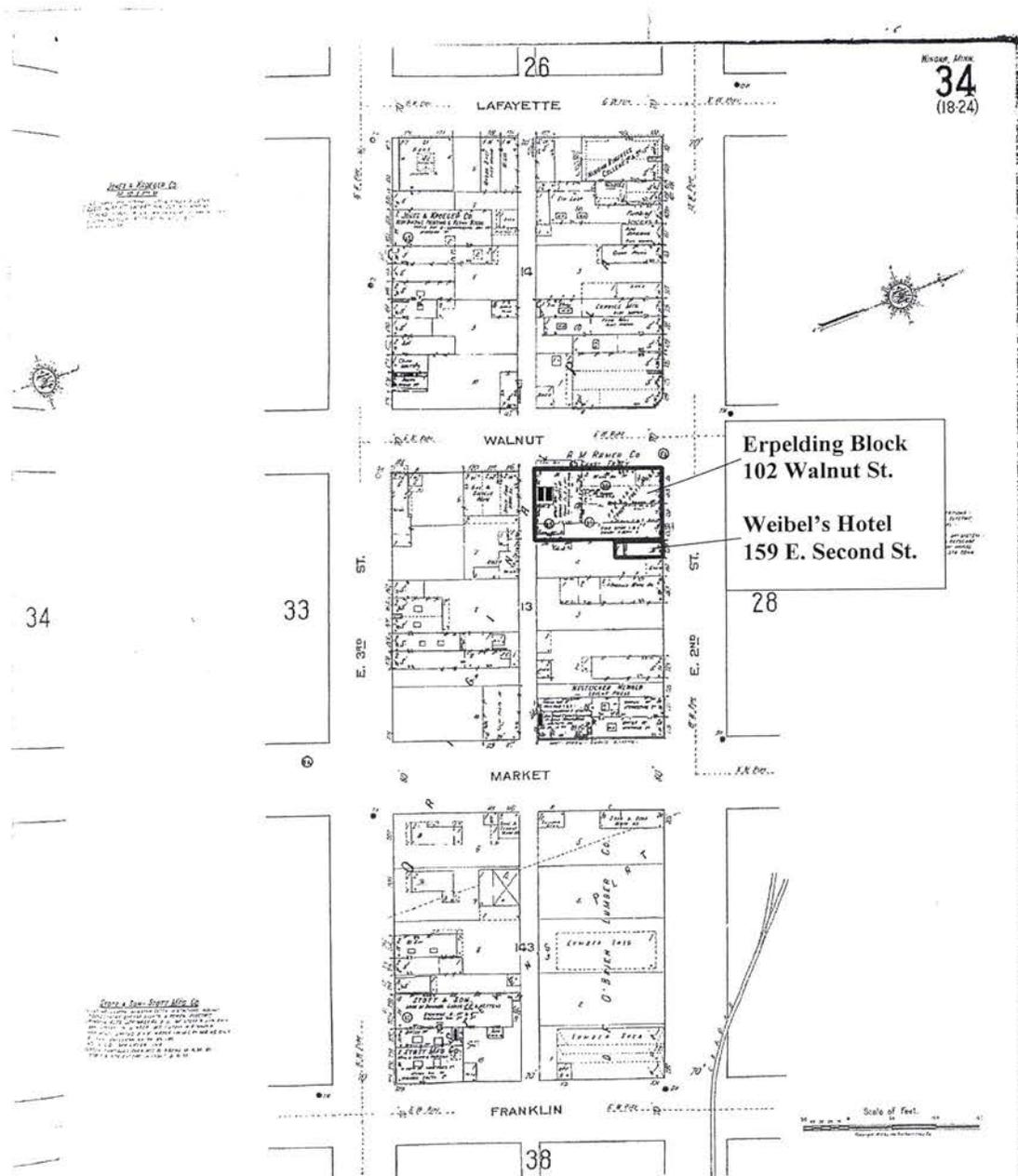


Figure 5. Sanborn Fire Insurance Map of the Erpelding Block (102 Walnut Street) and Weibel's Hotel (159 East Second Street), updated to 1917, Sheet 34. Properties are outlined.

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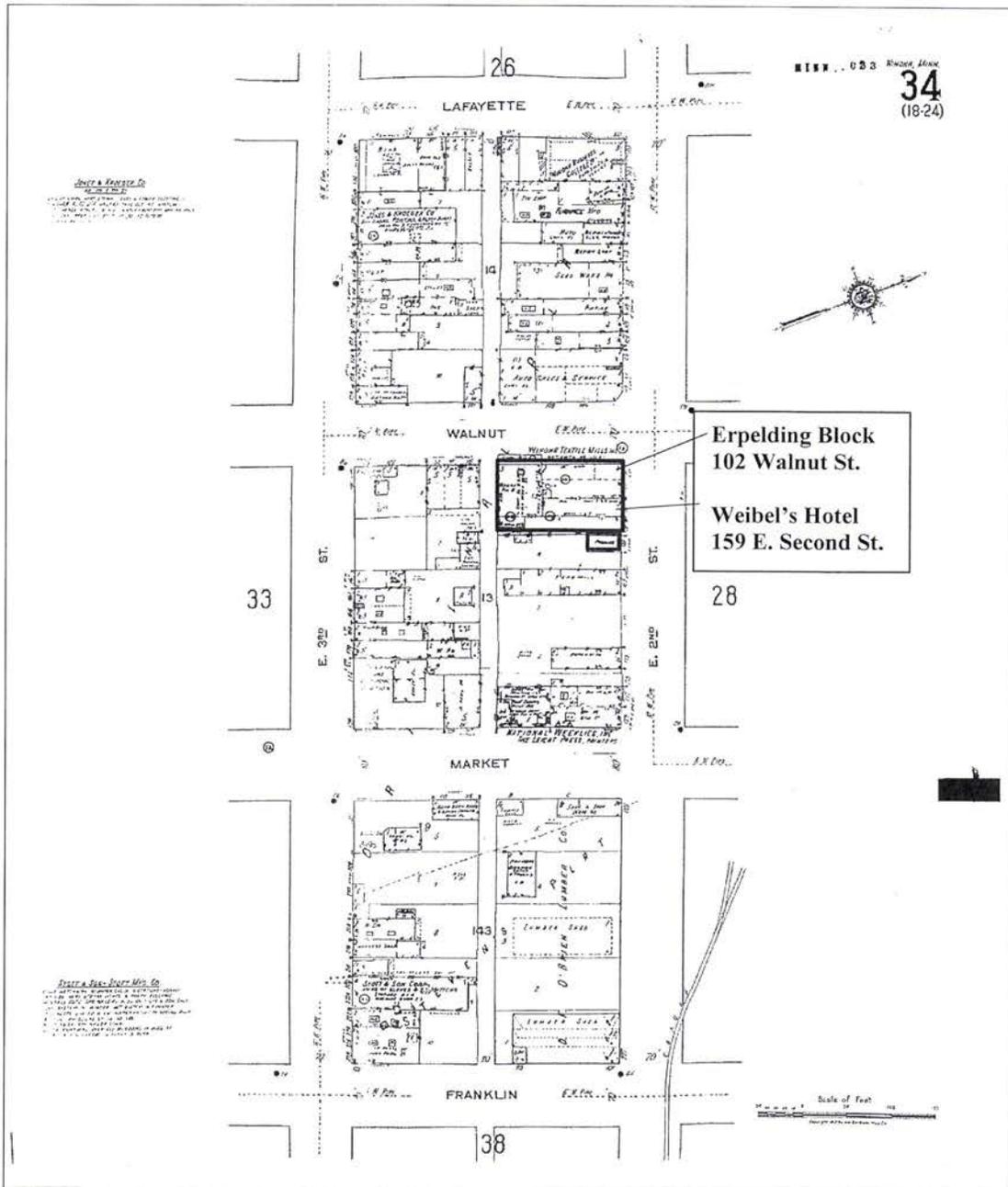


Figure 6. Sanborn Fire Insurance Map of the Erpelding Block (102 Walnut Street) and Weibel's Hotel (159 East Second Street), updated to 1949, Sheet 34. Properties are outlined.  
Sections 9-end page 37

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**Photo Log**

Name of Properties: Erpelding Block (102 Walnut Street); Wiebel's Hotel (159 E. Second Street); Winona Commercial Historic District

City or Vicinity: Winona

County: Winona State: MN

*Photographer: Tamara Halvorsen Ludt*

Date Photographed: April 2019

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo #1 MN\_Winona County\_Winona Commercial Historic District (Boundary Expansion)\_0001  
Exterior, Erpelding Block, 102 Walnut Street, north elevation, camera facing southeast.

Photo #2 MN\_Winona County\_Winona Commercial Historic District (Boundary Expansion)\_0002  
Exterior, Erpelding Block, 102 Walnut Street, west elevation, camera facing east.

Photo #3 MN\_Winona County\_Winona Commercial Historic District (Boundary Expansion)\_0003  
Exterior, Erpelding Block, 102 Walnut Street, west elevation and south elevation, camera facing northeast.

Photo #4 MN\_Winona County\_Winona Commercial Historic District (Boundary Expansion)\_0004  
Exterior, Erpelding Block, 102 Walnut Street, south elevation and east elevation, camera facing northwest.

Photo #5 MN\_Winona County\_Winona Commercial Historic District (Boundary Expansion)\_0005  
Exterior, Erpelding Block, 102 Walnut Street, east elevation, camera facing northwest.

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| <b>Winona Commercial Historic District<br/>Boundary Expansion</b><br><hr/> Name of Property<br>Winona, Minnesota<br><hr/> County and State<br><hr/> NR Reference Number |
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*Photographer: Daniel Pratt*

Date Photographed: May 2018

Description of Photograph(s) and number, include description of view indicating direction of camera:

Photo #6 MN\_Winona County\_Winona Commercial Historic District (Boundary Expansion)\_0006  
Exterior, Weibel's Hotel, 159 East Second Street, north elevation, camera facing south.

Photo #7 MN\_Winona County\_Winona Commercial Historic District (Boundary Expansion)\_0007  
South side of E. Third street, Walnut to Lafayette Streets, camera facing southwest.

Photo #8 MN\_Winona County\_Winona Commercial Historic District (Boundary Expansion)\_0008  
South side of E. Third Street, Market to Franklin Streets, camera facing southwest.

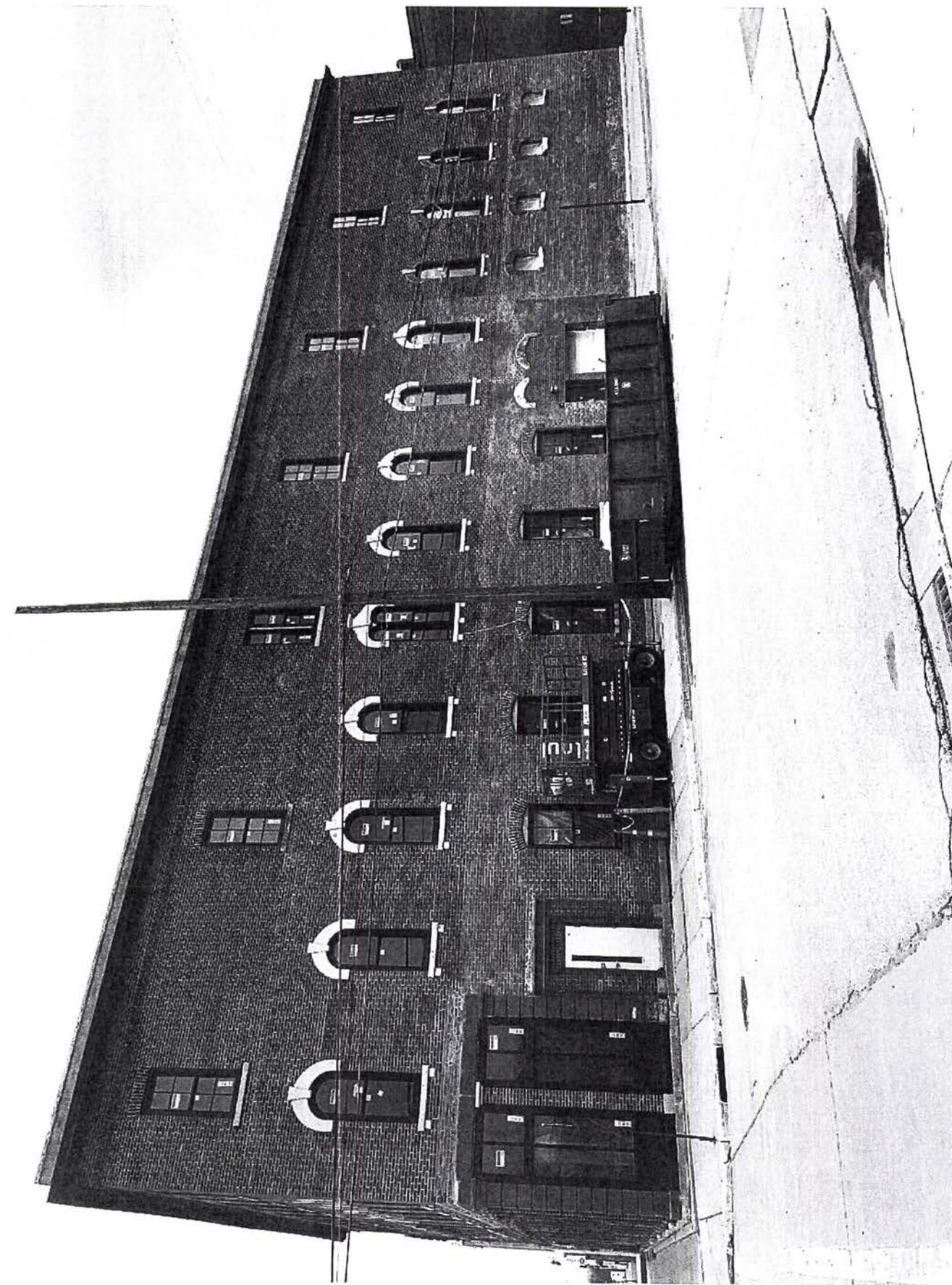
Photo #9 MN\_Winona County\_Winona Commercial Historic District (Boundary Expansion)\_0009  
Exterior, Anger's Block, 116-120 Walnut Street, west elevation, camera facing east.

**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

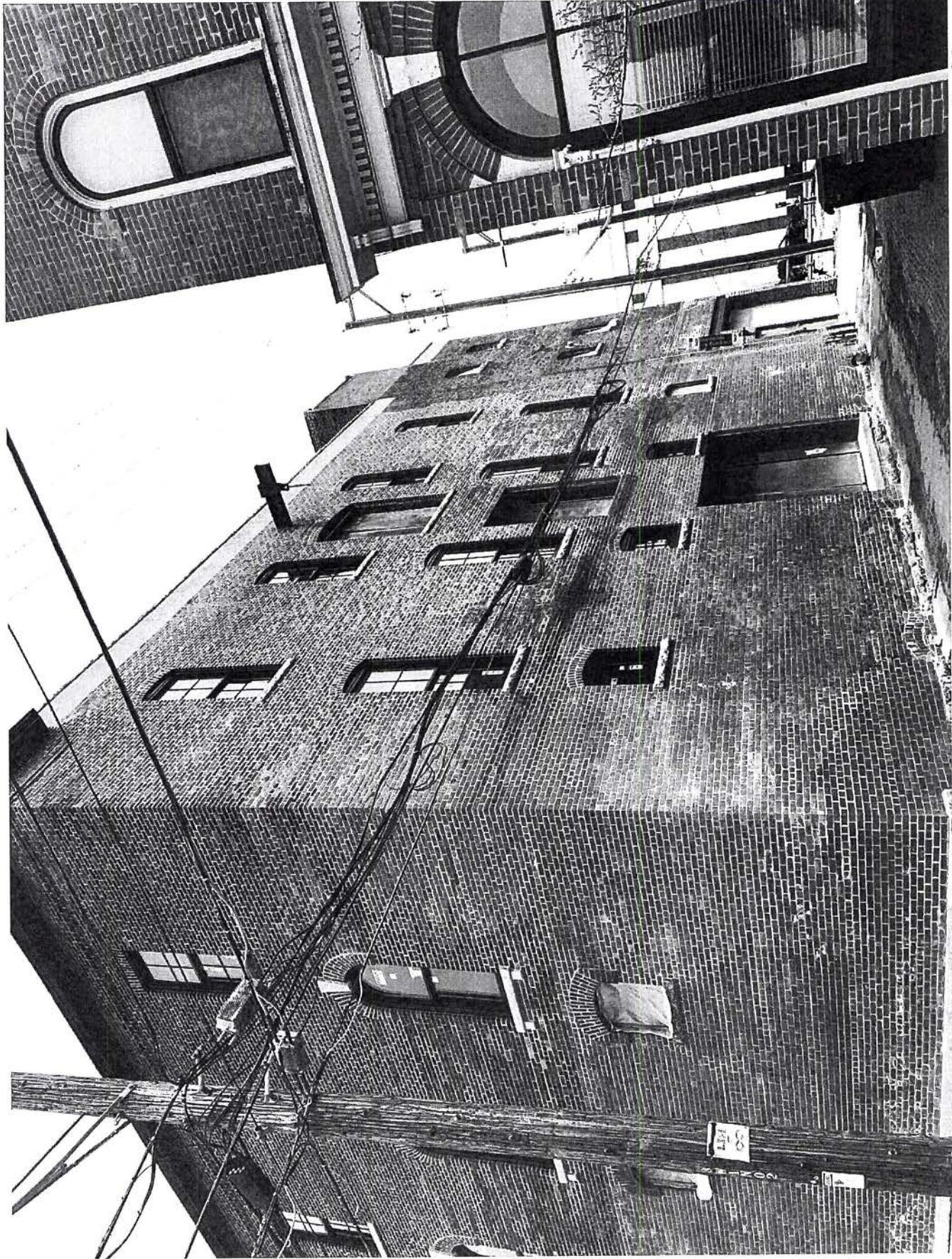
**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.



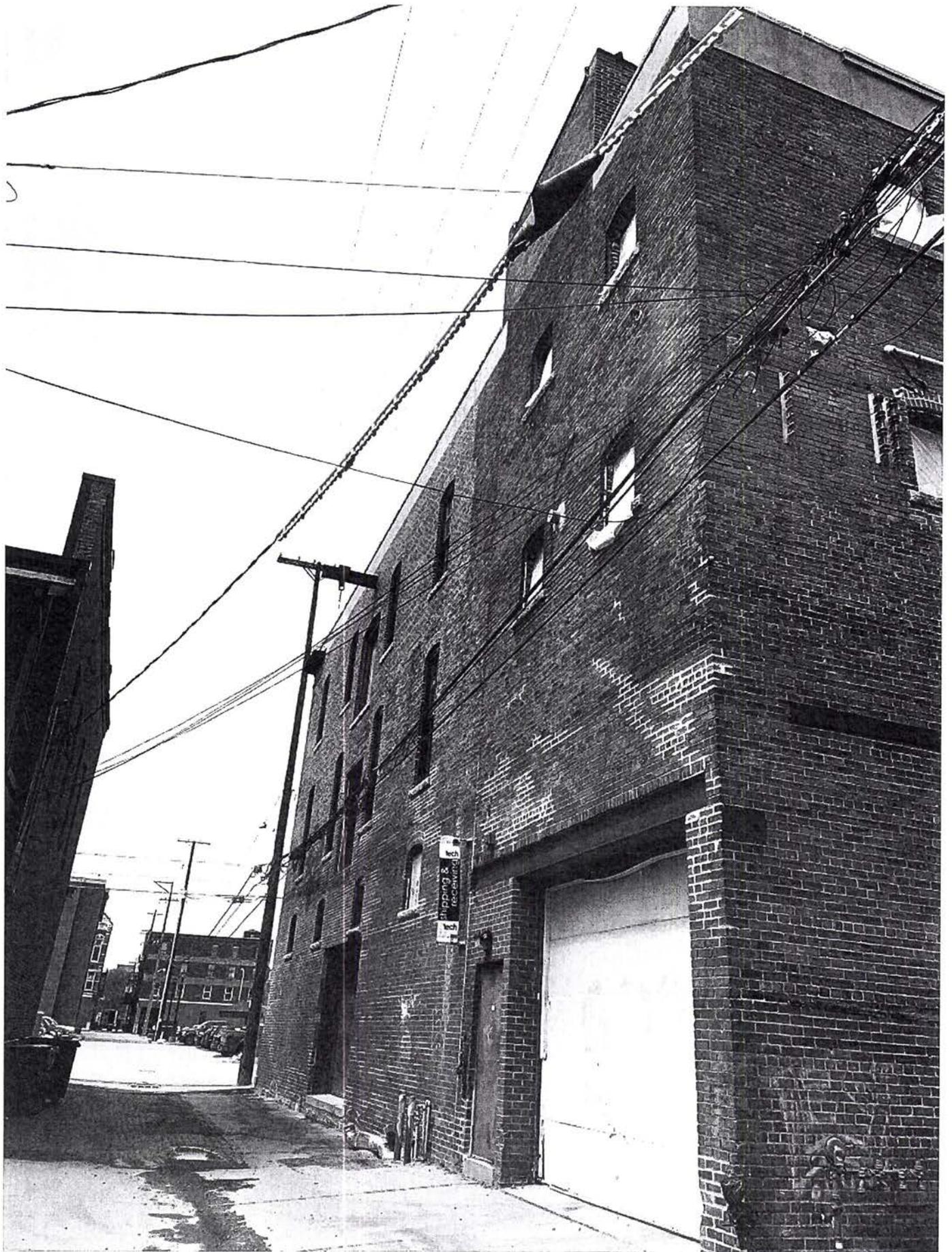
Winona Commercial Historic District (Boundary Expansion)\_0001  
Exterior, Erpelding Block, 102 Walnut Street, north elevation, camera facing southeast.



Winona Commercial Historic District (Boundary Expansion)\_0002  
Exterior, Erpelding Block, 102 Walnut Street, est elevation, camera facing east.

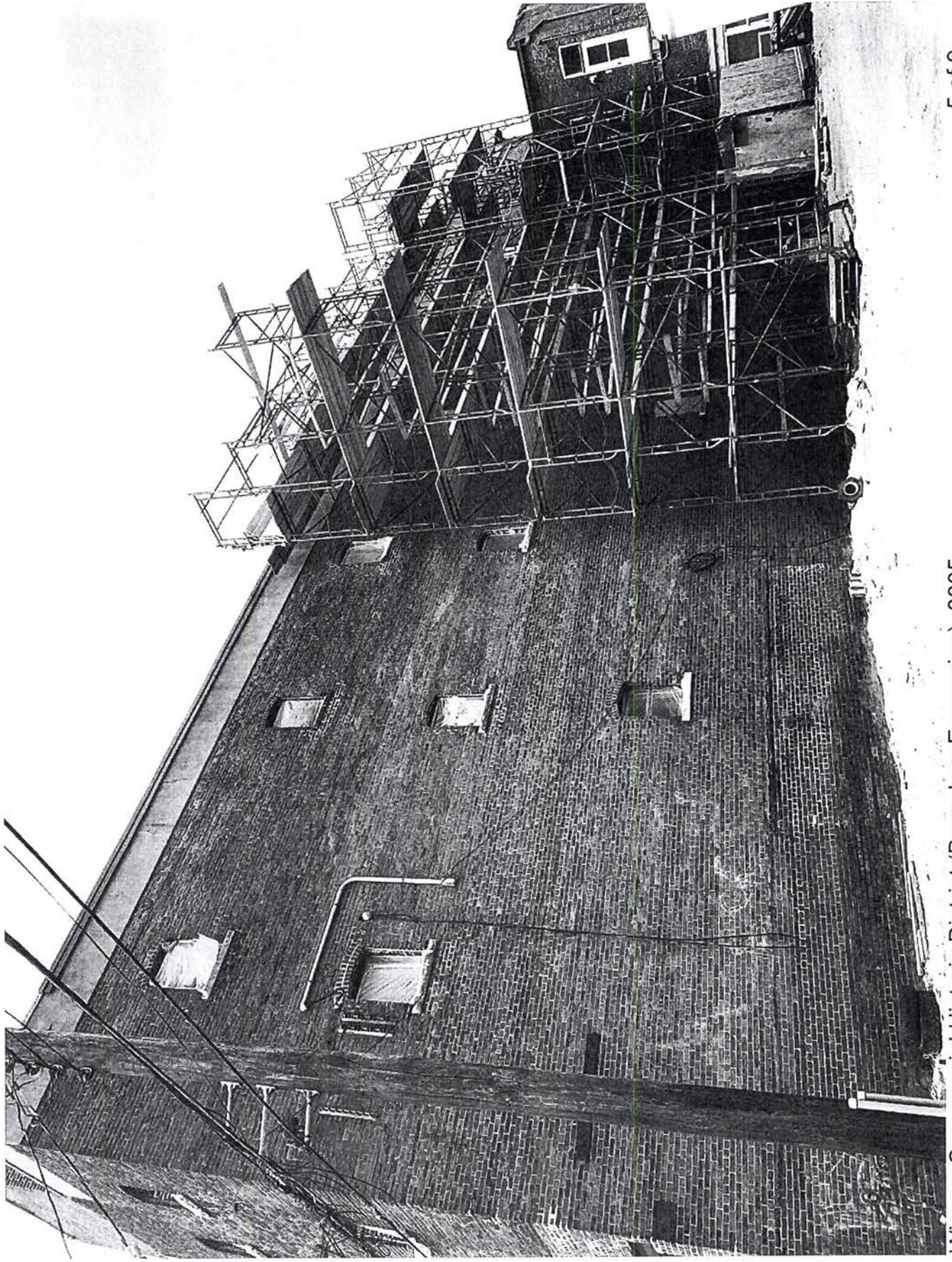


Winona Commercial Historic District (Boundary Expansion)\_000  
Exterior, Erpelding Block, 102 Walnut Street, east elevation and south elevation, camera facing northeast.

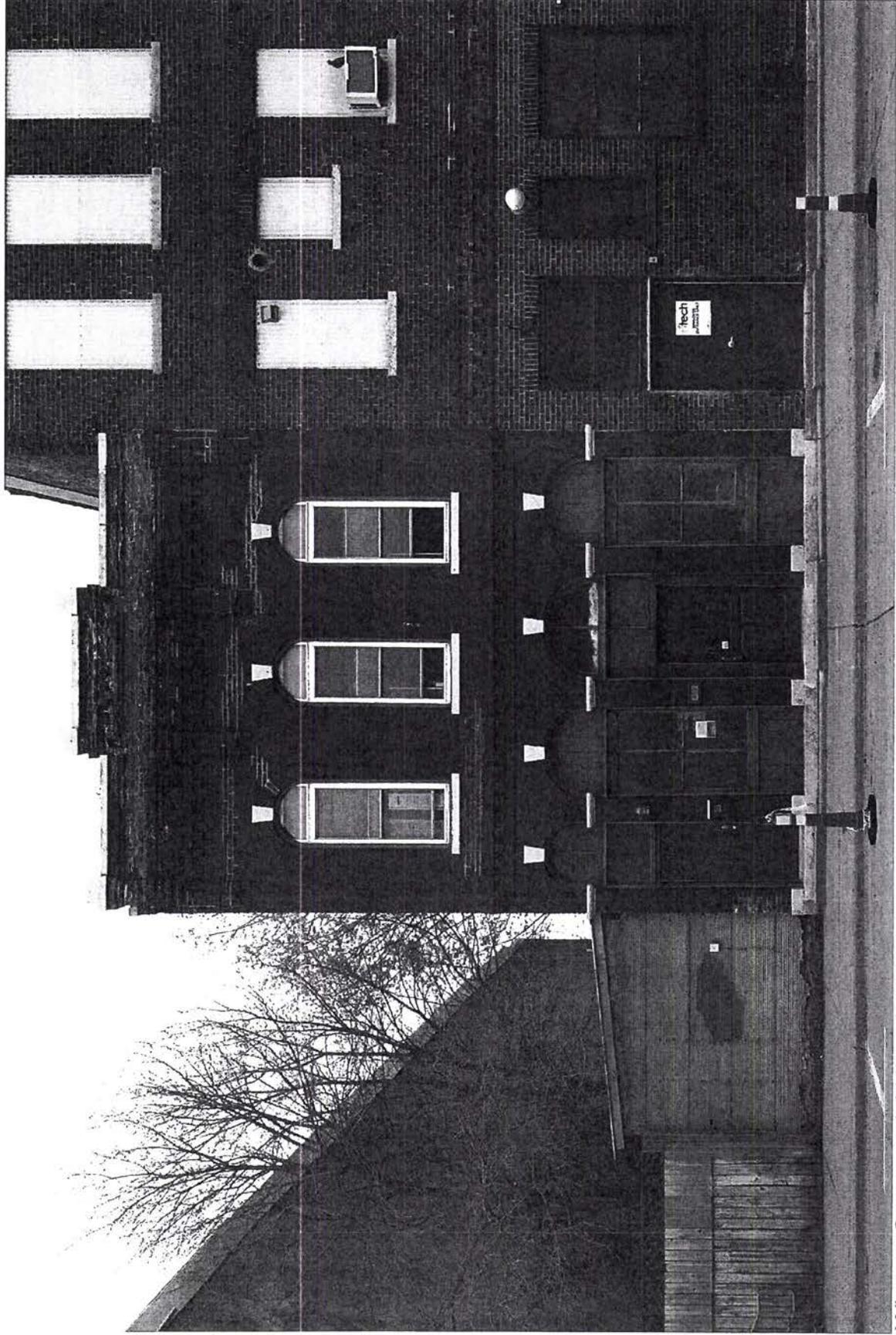


Winona Commercial Historic District (Boundary Expansion)\_0004

Exterior, Erpelding Block, 102 Walnut St., S elevation & E elevation, camera facing NW.



Winona Commercial Historic District (Boundary Expansion)\_0005  
Exterior, Erpelding Block, 102 Walnut Street, east elevation, camera facing northwest.



Winona Commercial Historic District (Boundary Expansion)\_0006  
Exterior, Weibel's Hotel, 159 East Second Street, north elevation, camera facing south.



Winona Commercial Historic District (Boundary Expansion)\_0007  
South side of E. Third street, Walnut to Lafayette Streets, camera facing southwest.



Winona Commercial Historic District (Boundary Expansion)\_0008  
South side of E. Third Street, Market to Franklin Streets, camera facing southwest.



Winona Commercial Historic District (Boundary Expansion)\_0009  
Exterior, Anger's Block, 116-120 Walnut Street, west elevation, camera facing east.

## Heritage Preservation Commission

**AGENDA ITEM: 5. Winona Athletic Club Update**

**PREPARED BY: Luke Sims**

**DATE: February 12, 2020**

City staff is pleased to report that the final documentation for the nomination of the Winona Athletic Club has been accepted by the SHPO and is scheduled to proceed to the May 12, 2020 State Review Board meeting. The \$6,500 Minnesota historical and Cultural Heritage Legacy Grant has met all milestones and been closed.