CITY OF WINONA MINNESOTA

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

September 2, 2020

Heritage Preservation Commissioners
Winona, Minnesota 55987

Dear Commissioner:

The next meeting of the Heritage Preservation Commission will be held on Wednesday, September 9, 2020 at 4:00 P.M. electronically via Zoom. Instructions for access to Zoom are attached to this meeting notice.

1. **Call to Order**
2. **Approval of Minutes – August 12, 2020**
3. **Public Hearing – COA Application for Demolition at the Winona Senior High School and Winona Middle School Historic Site – 166 West 6th Street**
4. **Windom Park Historic District National Register of Historic Places Nomination – Consultant Selection**
5. **Committee Reports**
   a. **COA Committee Report**
   b. **Annual Report Committee - Draft Review**
6. **Other Business**
7. **Adjournment**

Sincerely,

Luke N. Sims
Assistant City Planner

Notice of Certificate of Heritage Preservation Commission Meeting
By Electronic Means

Notice is hereby given that on **Wednesday, September 9, 2020 at 4:00 pm in the Dakota Room**, **207 Lafayette Street, Winona, MN,** the **Heritage Preservation Commission** will hold a regularly scheduled meeting.

This meeting is being conducted electrically following Minnesota State Statute 13D.021 pursuant to Resolution 2020-17 Declaring a Special Emergency, as adopted by the Winona City Council on Monday, March 16, 2020. Members of the COA Committee will be attending via electronic means as physical presence is unfeasible due to the ongoing health pandemic and emergency declaration.

All interested parties are invited to attend via Zoom. This meeting is open to the public via web or phone.

To join the Zoom Meeting via web, go to: https://us02web.zoom.us/j/89115253936

- and enter meeting ID: 891 1525 3936
- To join via phone, dial either phone number:
  +1 312 626 6799 US (Priority)
  +1 646 558 8656 US (Backup)
  When prompted, enter the following Meeting ID: 891 1525 3936

THIS NOTICE OF REGULAR MEETING BY TELEPHONE OR OTHER ELECTRONIC MEANS IS GIVEN PURSUANT TO MINN. STAT. § 13D.O4.

Dated: August 31, 2020

Luke Sims
Assistant City Planner

HERITAGE PRESERVATION COMMISSION MINUTES

DATE: August 12, 2020

PRESENT: Cynthia Jennings, Merle Hanson, Kendall Larson, Innes Henderson, Emily Kurash-Casey, Dennis McEntaffer, Connie Dretske, and Peter Shortridge

ABSENT: Genia Hesser, Kelly Fluharty

STAFF: Luke Sims, Assistant City Planner

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1. **Call to Order**
   The designated Chair and Vice-Chair being absent, Acting-Chairperson Peter Shortridge called the meeting to order at 4:03 pm.

2. **Approval of Minutes – June 10, 2020**
   Commissioner Jennings moved to approve the minutes. Commissioner Larson seconded the motion. No discussion forthcoming, the Commission voted on the motion at hand. All members present voted aye via roll call vote.

3. **Evaluation and Nomination Updates**
   Mr. Sims provided an update on the grants the HPC has pursued in support of preservation priorities. Of note, the Certified Local Government Grant was approved for funding by the State Historic Preservation Office for Windom Park Nomination and the Winona Lake Park Bandshell will be re-applied for in the October application period. Mr. Sims also noted that the Winona Athletic Club has been officially listed on the National Register of Historic Places.

   Acting-Chairperson Shortridge said he would reach out to the Athletic Club leadership about local designation and would report back in September. Mr. Sims also agreed to work with the Athletic Club designee regarding upcoming grants. General discussion about the Athletic Club and its governance ensued.

   Acting-Chairperson Shortridge asked about the timeline for the Bandshell. Mr. Sims responded that the goal is still to pursue eligibility evaluation and nomination work in time for the 100th anniversary of the building in 2023/2024. Commissioner Larson suggested that if the grant application is not approved again, the Commission should use the designated matching funds for other projects. Mr. Sims recommended that the conversation about using those funds for other projects be delayed until after hearing about the grant in late 2020.

4. **2020 Annual Report**
   Mr. Sims asked for volunteers to work with him on the 2020 Annual Report as a committee and to report back to the full Commission for the September 9, 2020 meeting. Commissioners Henderson, Hesser, and Larson were assigned to the committee.

5. **Other Business**

Acting-Chairperson Shortridge asked whether there should be a press release for the Athletic Club and also noted that there is rejuvenated leadership at the Athletic Club who are eager to work toward a building structural report or evaluation to plan for projects to improve the building. Mr. Sims agreed that a press release would be good and indicated he would work with Commissioner Shortridge on that project.

There was general discussion among the Commission related to wrapping utility boxes in the Windom Park Historic District. Commissioner Kurash Casey agreed to inquire about cost.

6. **Adjournment**

On a motion from Commissioner Jennings and a second from Commissioner Kurash Casey, the Commission unanimously voted to adjourn the meeting at 4:32 p.m.

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Luke Sims
Assistant City Planner

Heritage Preservation Commission

AGENDA ITEM:	**3. Public Hearing – COA Application for Demolition at the Winona Senior High School and Winona Junior High School Historic Site – 166 West 6th Street**
PREPARED BY:	**Luke Sims**
DATE:	**September 9, 2020**

Applicant:	Main Square Development LLC
Location:	166 West 6th Street
Parcel ID:	32.000.2840
Historic Name:	Winona High School
Other Names:	Winona Senior High School and Auditorium-Gymnasium
Historic Designation:	Contributing property, Winona Senior High School and Winona Junior High School, an NRHP Historic Site and Local Heritage Preservation Site; Eligible Contributing Property, Broadway Residential Historic District

Request

The Applicant is requesting a Certificate of Appropriateness ("COA") at 166 West 6th Street to demolish the Auditorium-Gymnasium addition – encompassing the auditorium, swimming pool, gymnasium, locker rooms, and mechanical rooms – to the Winona Senior High School building, which is a contributing part of the Winona Senior High School and Winona Junior High School historic site which is both a National Register of Historic Places designated and a locally designated heritage preservation site.

Historic District Designation

The subject property is part of the Winona Senior High School and Winona Junior High School historic site, which was placed on the National Register of Historic Places in 2000. The site was nominated under Criteria A for its related historic contexts to education, representative of progressive public education theories in the early twentieth century. The historic site is made up of roughly 3.0 acres of land, including parcels 32.000.2840, on which the proposed demolition will occur, and 32.000.4100 which is the location of the Junior High School. A non-contributing 1958 addition was demolished circa 2003 when the Winona Senior High School and Winona Junior High School buildings were converted to apartments. The City of Winona designated the Winona

Senior High School and Winona Junior High School site as a heritage preservation site in 2018 for its historic significance related to education.

Past Heritage Preservation Commission Action Associated with the Winona Senior High School and Winona Junior High School Historic Site

In response to potential demolition action by the property's owner, MDI Limited Partnership #78, and prior to preparing and submitting local designation forms, City of Winona staff and then-Heritage Preservation Commissioner Carl Sandquist conducted a site visit on May 30, 2018 to the former Winona Middle School Auditorium-Gymnasium to evaluate the structural integrity, mold bacteria growth, and pigeon feces that had previously been identified in the building. The report from that site visit has been included in the applicant's submission documentation (See Exhibit B to proposed Resolution Attached).

The Winona Heritage Preservation Commission ("HPC" or "Commission") proceeded to designate the site as a local heritage preservation site, submitting its documentation to the Minnesota State Historic Preservation Office ("SHPO") on June 28, 2018. The City Council locally designated the heritage preservation site on August 6, 2018. A primary consideration in designating the site, as reflected in the documentation submitted to City Council, was that locally designating the site provided for a requirement of future local review for exterior changes, including demolition, at the historic site.

Criteria and Staff's Analysis for Demolition or Removal of a Building or Structure

Winona City Code ("City Code"), Section 22.27(I)(6)(ii), governs a COA Application for demolition of a locally designated heritage preservation site and provides that the Commission shall consider four criteria in determining whether or not the proposed COA for demolition or removal of a building is necessary, and its impact on surrounding buildings and neighborhoods. The Commission's written findings shall refer to the following criteria (a-d) as contained in Section 22.27(I)(6)(ii):

a) Consideration shall be given to the significance or architectural merit of the building itself, in terms of unusual or uncommon design, texture, or materials that could not be reproduced or reproduced only with great difficulty or expense, and, if applicable, the contribution the building makes to the historic or architectural character of the district.

The Applicant has included an analysis from Integri-Spec (See Exhibit A to proposed Resolution attached), which notes that the building is hazardous to health as determined by the City of Winona Safety Coordinator, Paul Douglas. Additionally, City of Winona Building Official, Greg Karow, has issued a memorandum dated May 10, 2018 that the building is a public nuisance related to it not being maintained in a safe and healthy condition. Due at least in part to these factors, at this time no economic analysis of the value of the detailed stonework, brickwork, windows, wood elements and detailing on the exterior and interior of the building has been conducted or provided. It is unlikely that the quality of old growth lumber or other limited-access materials, including the brickwork and stonework used, could easily be replaced without great expense.

The May 30, 2018 site visit to the property has revealed that there has been extensive damage from water intrusion, mold, and pigeon feces, to these extant historical elements. Based on the existing and continued degradation of many of the historic elements of the building, it is unlikely that they could be adequately restored or reproduced without great expense, though a specific cost has not been determined based on documentation submitted at this time. The report from that site visit has been included in the Applicant's submission documentation (See Exhibit B to the proposed Resolution attached).

The Applicant has included an extensive 2019 Reconnaissance Architectural History Survey and Assessment of Effects Study from 106 Group (See Exhibit C to the proposed Resolution attached), detailing the potential impact of demolition, as proposed, upon the heritage preservation site and surrounding area. The report has found that demolition will have direct physical impacts across all seven aspects of the heritage preservation site's integrity (See page 34), ultimately resulting in an adverse effect. However, the report found that the demolition of the Auditorium-Gymnasium will not have an adverse effect upon the heritage preservation site's integrity of location, design, materials, or workmanship (See page 34). There will be an adverse effect upon the heritage preservation site's integrity of setting, feeling, and association (See page 34).

The 2019 Reconnaissance Architectural History Survey and Assessment of Effects Study also found that the demolition of the Auditorium-Gymnasium would not adversely affect the Broadway Residential Historic District's overall integrity (See page 51-52) or surrounding historic sites, including the Winona Commercial Historic District (See page 57).

b) Consideration shall be given to the economic value, usefulness and replacement cost of the building as it now stands and as remodeled or rehabilitated, in comparison to the value or usefulness of any proposed structures designated to replace the present building or buildings, and to what viable alternatives may exist.

The Auditorium-Gymnasium portion proposed to be demolished has sat vacant since the Winona Area Public Schools moved from this site to the present Winona Middle School located at 1552 Homer Road. While the Auditorium-Gymnasium addition to the Winona Senior High School building was maintained during the renovation of the Senior High School and Junior High School buildings into Washington Crossings apartments circa 2003, the Auditorium-Gymnasium was closed and unused. Over the past 20 years, there has been limited interest in potential use as a theater by private organizations. As water intrusion began to affect the property in the mid-2010s, the economic value and usefulness of the Auditorium-Gymnasium addition declined. Per Winona County, while the estimated land value of the Winona Senior High School property has increased from $351,000 in 2016 to $468,000 in 2020 (+$117,000), the estimated building value has decreased from $1,705,000 in 2016 to $1,694,500 in 2020 (-$10,500). The Winona County Assessor's Office estimates the Auditorium-Gymnasium value at $5,000.

No viable alternatives for use of the building both before and after degradation from water intrusion and associated impacts have been successfully implemented over a period of 20 years. No estimated replacement cost of the building as it now stands and as remodeled or rehabilitated has been provided nor has a comparison to the value or usefulness of any proposed structures to replace where the existing Auditorium-Gymnasium is sited.

The May 30, 2018 report (See Exhibit B to the proposed Resolution) from HPC and City Staff's site visit includes an estimate of $460,096 for mold remediation and an additional $291,000 for water remediation for a total of $751,296. This estimate does not account for removal of pigeon feces, air/swab testing of the structure, price adjustment for tall ceilings, or specialty equipment rental or permit fees. The Applicant is proposing to use the space currently occupied by the Auditorium-Gymnasium and the extant surface parking lot for more parking in the form of a two-level parking ramp to serve the recently developed Main Square Development across the street to the northeast. The 2019 Reconnaissance Architectural History Survey and Assessment of Effects Study previously referenced a proposed surface parking lot, however, the Applicant has recently submitted a preliminary site plan and mockup of a structured, two-level parking ramp use at the location following demolition of the Auditorium-Gymnasium. The parking, as currently proposed by the Applicant, would be private parking.

Current Assessed Value	Assessed Value of Parking Garage	Assessed Value of Senior High School Building w/o Auditorium-Gymnasium	Value Difference
$2,162,500	$TBD	$TBD	$TBD

c) Consideration shall be given to the present structural integrity of the building to determine whether or not it constitutes a clear and present danger to the life and safety of the public. The Commission may contract for a professional estimate of the structural integrity and an estimate of the cost of correcting dangerous deficiencies, with Council approval.

The City of Winona Building Official, Greg Karow, was present for the May 30, 2018 site visit to the Auditorium-Gymnasium portion of the heritage preservation site. At the time, Mr. Karow concluded that the structural members have not been adversely affected due to the exposure to water, but did note there are structural beams directly exposed to water infiltration and signs of rust on the steel beam. He determined that with continued exposure to water, there is potential for additional deterioration and damage to the structural posts and beams as well as the bearing conditions. (See Exhibit D to proposed Resolution).

The City of Winona contracted Integri-Spec to collect and evaluate necessary air-spore trap samples and determine the presence or absence of mold in the air space of the Auditorium-Gymnasium structure. The Applicant has included Integri-Spec's summary analysis assessment report and EMSL Analytical, Inc.'s lab report as part of their application. (See Exhibit A to the proposed Resolution). The report found that Aspergillus/Penicillium was higher than the mold contaminated threshold of 36,037/m3 with the exception of the samples collected outdoors and in Mechanical Room 2. The highest count of 94,500/m3 was collected in the auditorium. Additionally, the report found that there were Stachybotrys samples above the unusually high threshold of 48/m3 in the gymnasium and Mechanical Room 1. The gym had a count of 100/m3. Further, the report found that the Chaetomium samples collected in the auditorium, stairwell, gym, hallway by the gym, hallway by the locker room and the locker room were above the threshold of 48/m3. The highest counts were in the gym (300/m3) and the auditorium (200/m3). Based on these findings, the City of Winona Safety Coordinator, Paul Douglas, has advised City Staff to not enter the building due to present health risks. If entry to the building is necessary, Mr. Douglas advises use of personal protective equipment to include a full-face, air-assisted respirator. The report from Integri-Spec also notes the corrosion to metal building components observed by Building Official Karow. Integri-Spec further warns of acid being released from pigeon fecal matter that could cause irreversible structural damage to I-beams, limestone, and sandstone in addition to significant health risks.

d) Consideration shall be given as to whether or not the demolition is necessary to facilitate a defined public purpose.

The proposed demolition would serve a defined public purpose by remediating the current public nuisance, hazardous, degraded, dilapidated and substandard conditions present at the site, which are in violation of City Code, including but not limited to, the health risk posed by airborne mold, fungi, and other matter inside the Auditorium-Gymnasium addition. The site visit by City Staff and analysis conducted by Integri-Spec specifically addresses violations of City Code Sections 32.01(b)(5), 32.01(b)(15), 32.01(b)(17), 32.01(b)(21), and 32.01(b)(22), which defines public nuisance as:

(5) A building or its appurtenances, a road, a driveway, a parking area, or any open area used without the application of all reasonable measures to prevent particulate matter from becoming airborne. Particulate matter includes dust, dense smoke, noxious fumes, gas, soot, cinders or other discharge of any material or substance, or vapor irritating or noxious to human life.

(15) A condition intentionally established and habitually maintained in or adjacent to a residential district by an owner, tenant or occupant to attract animals or birds or both to the property and which condition in fact habitually attracts to the property and adjoining property a large number of animals or birds or both, which animals or birds are at liberty to come and go free of restraint. For the purposes of this paragraph "habitually" means: each day for a period of consecutive days or on most of the days in a period of consecutive days.

(17) In any area of the city, the existence of a structure which because of fire, wind, natural disaster or physical deterioration is no longer suitable as a dwelling, nor useful for any other purpose for which it was intended.
Ord. No. 3012 03/19/90

(21) Vacant land or vacant buildings and the land on which such buildings are located which are not maintained in a clean, safe, sanitary and secure condition.

(i) Any of the following conditions shall be prima facie evidence of a vacant building: unoccupied and foreclosed upon; unoccupied and windows or entrances are boarded up or closed off and multiple window panes are broken and unrepaired; unoccupied and doors to the premises are smashed through, broken off, unhinged, or continuously unlocked; unoccupied and gas, electric or water service to the premises has been terminated; unoccupied and rubbish, trash, or debris has accumulated on the premises; unoccupied and the police department has received at least two reports of trespassers on the premises or of vandalism or other illegal acts being committed on the premises; or unoccupied and the premises are deteriorating due to fire damage, inadequate maintenance or neglect.

(ii) Vacant buildings shall be secured consistent with M.S. Sec. 463.251. Secure may include, but is not limited to, installing locks, repairing windows and doors, boarding windows and doors, posting "no trespassing" signs, installing exterior lighting or motion detecting lights, fencing the property, and installing a monitored alarm or other security system.

(22) Buildings which have not been maintained in a safe and healthy condition under the Minnesota State Building Code. Any one of the following shall be prima facie evidence of failure to maintain a building in a safe and healthy condition:

(v) roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effect, and all roof drainage systems that are not properly anchored;

(ix) all exterior finishes including joints between building envelope and the perimeter of windows, doors and skylights, stucco, wood, vinyl, aluminum, steel, or cement board siding, which are not weather resistant or water tight and free of decay, cracks, rot, tears, holes, gaps, or breaks;

Additional consideration should be provided to the City of Winona's 2007 Comprehensive Plan, which details specific goals related to locally designated historic sites like the Winona Senior High School and Winona Junior High School site, namely:

Historic Preservation Plan
As identified in the Comprehensive Plan, the lack of adequate protections of historic buildings should be addressed by the creation of local historic districts. The creation of the Winona Senior High School and Winona Junior High School site was, in part, related to protecting the overall site from adverse impacts. Demolition of historic structures in downtown Winona for employee parking is a stated reason for supporting the creation of local historic districts.

The Historic Preservation Plan also calls for the preservation of the City's unique character and states objectives such as infill construction appropriate to the neighborhood context and aesthetics and preserving and protecting significant historical structures and districts through the promotion of local designations.
Establishing a local historic district to protect against demolition and unsympathetic alteration is the first policy and action called for in the Historic Preservation Plan section. Local historic site designation can protect the character-defining elements of a property, and can provide for review and approval or denial of demolitions such as the proposal to demolish the Auditorium-Gymnasium. This was part of the considerations in the process to designate the Winona Senior High School and Junior High School site in 2018. Additionally, the establishment of financial incentives, like those available through the Historic Tax Credits program and other grants available to historic properties is called for and to be utilized where possible. The Winona Senior High School and Junior High School site has previously used Historic Tax Credits for rehabilitation of the structures on the site circa 2003. Significant degradation of the Auditorium-Gymnasium addition and its lack of reuse in the 20 years since it became vacant suggests that even with tax incentives, it is unlikely that the structure will be rehabilitated.

Additional Staff Considerations
At this time, the HPC is solely reviewing the demolition of the Auditorium-Gymnasium addition, which is a contributing part of the Winona Senior High School and Winona Junior High School Historic Site. This is one part of the Applicant's process for potential reuse at this location, which has included and will include the following:

- Re-Plat of the property (Planning Commission);
- Certificate of Appropriateness for demolition (HPC);
- Conditional Use Permit for the proposed structured parking (Planning Commission);
- Variance for the structured parking as proposed (Board of Adjustment);
- Certificate of Appropriateness for new construction at the site (HPC);
- Site Plan review (Planning Commission); and
- Building Permit review.

The HPC's purview at this point in the process relates strictly to making findings with respect to the four criteria specifically analyzed in the previous section pursuant to its governing authority contained in City Code 22.27(I)(6)(ii).

While the Applicant has included preliminary documentation, including a siting plan and rendering of its proposed future use of the site, these are for contextual reference only and would be reviewed at a later date by the HPC, by the Board of Adjustment and by the Planning Commission, with respect to the different jurisdictions for the various aspects of review that each has. All findings expressed by the HPC as it relates to this agenda item and application from the Applicant must relate strictly to the governing criteria contained in City Code, Section 22.27(I)(6)(ii). City Staff has sought to provide as much context as possible for those considerations based on past actions of the HPC, and Attachments hereto, the Exhibits hereto, and the Applicant's submitted documentation.

Staff's Conclusions & Recommendation

The HPC is required to consider and make findings with respect to four criteria in evaluating the application of demolition of a historic structure. Staff's analysis of those criteria and information provided by the Applicant is provided above. Staff's analysis of the application and exhibits concluded that the application does adequately address required criteria. The documented City Code nuisance violations and conditions at the site establish that the structure is hazardous, substandard, dilapidated and in a state of substantial degradation presenting significant concerns related to public health, safety and welfare. Staff has concluded that it is unlikely given the conditions of the building that the building can be economically rehabilitated, restored, or replaced. Based both on a site visit and lab analysis, there is further valid concern for the ongoing structural integrity of the Auditorium-Gymnasium. Based on staff's analysis and submitted application materials, a draft resolution of COA approval has been prepared for review and consideration by the HPC as well as a draft resolution of denial with blanks for additional findings for denial. Staff is recommending approval of the COA for the foregoing reasons.

Should the HPC choose to grant the Certificate of Appropriateness application, staff recommends the following conditions be included in the adopted resolution:

1) Level II Documentation of the building in conformance with Minnesota Historic Property Record Guidelines must be conducted at owner's expense by a qualified preservation specialist;
2) Analysis of and deconstruction of the building's remaining historical elements to preserve significant architectural detailing, as determined in consultation with a qualified preservation specialist, which shall be required to be reused or sold at auction; and
3) Demolition shall be conducted in a means to have limited impact upon the remaining contributing buildings to the Winona Senior High School and Winona Junior High School Historic Site.

The above conditions have been included as a part of the drafted staff resolution for consideration of approval.

Action to be Taken

There are four actions that may be taken by the Heritage Preservation Commission for this Certificate of Appropriateness application:

1) Approve the request. If approval is recommended, specific findings should be given in writing. In this case, a motion should be made to adopt the resolution of approval with staff's recommendations.
2) Table the request. In this case, a motion should also be made to extend the required working day period by up to 15 working days for professional study or additional documentation.
3) Deny the request. In this case, a motion to deny the request and adopt the attached resolution of denial with specific written findings determined at the meeting by the HPC would be in order.

Public Hearing Procedure

This item is a public hearing and shall follow the below format:

A. Chair shall state the case to be heard.
B. Chair shall ask the applicant to present his/her case.
C. Chair shall call on the City Planner, to present staff comments.
D. The hearing shall be opened and interested persons, upon giving their name and address, are invited to speak to the Commission. Following recognition by the Chair, Commission members may ask questions of persons addressing the Commission in order to clarify facts. Any statement by a member, other than to question, may be ruled out of order.
E. After all new facts and information have been brought forth, the hearing shall be closed, and interested persons shall not be heard again unless the hearing is reopened and unless all interested parties shall be allowed to be heard again. Upon completion of the hearing, the Commission shall discuss the item at hand and render a decision or recommendation.

Attachments

1. COA Application submitted by Applicant
2. Winona Senior High School and Winona Junior High School Nomination Form
3. Draft Resolution of Approval with Exhibits:
   A. Integri-Spec Summary and Report;
   B. Former Winona Middle School Gymnasium and Auditorium Staff Condition Report from May 30, 2018 site visit;
   C. 106 Group Reconnaissance Architectural History Survey and Assessment of Effects; and
   D. Memorandum from Greg Karow, City of Winona Building Official dated May 10, 2018
4. Draft Resolution of Denial

STREATER & MURPHY, P.A.

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CINDY K. TELSTAD
LEE ANN RIEHLE

KENT A. GERNANDER (RETIRED)
JAMES R. FORSYTHE (RETIRED)

HAROLD S. STREATER (1917-2011)
LEO F. MURPHY, JR. (1922-1995)

September 4, 2020

Heritage Preservation Commission
City of Winona
207 Lafayette Street
Winona, MN 55987
via email to Carlos Espinosa at cespinosa@ci.winona.mn.us

Re: Main Square Development LLC
Application for Certificate of Appropriateness

Dear Commissioners:

Main Square Development LLC has submitted an application for a Certificate of Appropriateness to demolish a portion of the building located at 166 West 6th Street in Winona. The building in question is the former Winona Senior High School (a part of the Washington Crossings apartment complex). The portion of the building proposed to be demolished is the addition to the original school building that contains a former auditorium, swimming pool, gymnasium, locker rooms, and mechanical rooms. The purpose of this letter is to address application of the criteria set forth in section 22.27(l)(6)(ii) of the Winona City Code.

a. Architectural significance of building itself, in terms of unusual or uncommon design, texture, or materials and contribution of building to historic or architectural character of district.

Although the northerly façade of the addition has some visually appealing features, the other two sides of the addition are not architecturally significant. (The fourth side of the addition shares a party wall/connection with the former high school building, is not visible, and has no significant architectural features.) The easterly façade is barely visible because of its proximity to the Winona Public Library. Most of the windows on the westerly façade have been blocked in and there are no significant design or material elements on this side of the structure.

The interior of the building contains an auditorium, gymnasium, swimming pool, locker rooms, and mechanical rooms. The interior is in extreme disrepair. Although some of the interior features of the auditorium remain, there is significant water damage, mold growth, and bird infestation, including toxic pigeon feces. The portions of the addition other than the auditorium have no architectural features or materials of significance.

It should be noted that the property did not achieve federal or local historic designation based on architectural significance or merit. Rather, the basis for both designations is historic significance:

association with activities, processes, events, trends or persons of importance to the community, state or nation. In this case, the specific historic significance is related to education.

b. Economic value, usefulness and replacement cost in comparison to value/usefulness of any replacement structure, and what viable alternatives may exist.

The structure currently is unusable and, as a result, is of no real economic value. The structure has been unused for twenty years. When the two former school buildings were transformed into housing, this addition was not included in the restoration because it was not suited for renovation to housing. The developer planned to lease the structure to interested arts groups but none came forward. During the last twenty years, no viable plan has been proposed to reuse the structure. However, in the meantime, the Masonic Temple has been restored and serves the function previously contemplated for this structure.

According to an assessment performed by the City of Winona in 2018, the estimated cost of mold remediation and water damage repair alone was in excess of $750,000. This estimate does not include the removal of toxic pigeon feces, increased costs due to high ceilings, rental of specialty equipment, and other miscellaneous costs. That estimate is over two years old, so the cost would certainly be greater now. According to the records of this Commission, in 2018, the estimated cost of rehabilitation/restoration of the structure was somewhere between $6,000,000 and $16,000,000. Again, the present cost would certainly be greater than these estimates.

According to the Winona County Assessor, the estimated value of this portion of the property is $191,900 (land and building). The precise value of the new structure, a three story parking facility, is unknown at this point, but likely will be in the range of $3,000,000 to $5,000,000. This significant increase in value will generate additional real estate taxes for the local community. In addition, with this property available for a parking facility, the property located at Fourth and Main Streets (the former Winona County Government Center) can be redeveloped into productive commercial space, further benefitting and improving vitality of downtown Winona.

c. Present structural integrity/whether it constitutes a clear and present danger to the life and safety of the public.

Some of the structural components of the addition may be sound. However, the City's 2018 assessment revealed structural beams directly exposed to water and signs of rust occurring on steel beams. There also may be structural damage due to the presence of pigeon feces, which is corrosive and can damage both metal and stone and lead to further deterioration. As to the issue of danger to health and safety: the City Safety Coordinator has advised City staff, including fire and police personnel, not to enter the building due to health risks.

d. Whether demolition is necessary to facilitate a defined public purpose.

The existing structure currently serves no public purpose and has not done so for the last twenty years. It is a health hazard. This property provides no benefit to the community and will not provide any benefit to the community unless it is demolished and the site is put to a new use. The planned parking facility will serve tenants of Washington Crossings, tenants of Main Square Development, and customers of the businesses at Main Square Development. In addition, Main Square Development is working with City officials toward a long-term arrangement with the City of Winona for public parking in the new facility.

The ordinance also directs the Commission to consider the impact of demolition on surrounding buildings and neighborhoods. In May and June of 2019, 106 Group, a cultural resources management firm, conducted an architectural history survey and assessment and effects study to determine whether any historic properties would be adversely affected by demolition of this addition. That study concluded that demolition would have no significant adverse effects on historic properties or districts other than on the property itself, i.e., the property will be adversely affected physically because the structure will be demolished. The study also noted an indirect adverse visual effect on the two school buildings, but that determination is based upon the space currently occupied by the structure remaining empty and the loss of height and mass in relation to the two other buildings. That effect will not be present, however, when the new parking facility is constructed, as the new facility will be of similar height and mass as the structure being demolished.

One of the functions of this Commission is to protect heritage preservation sites, which is an important function. As stated in the ordinance, the reason this Commission was established was: "to promote the rehabilitation and conservation of historic properties for the education, inspiration, pleasure and enrichment of the citizens and visitors of Winona." But the ordinance clearly contemplates that historic properties may be demolished and that this body can authorize demolition if the ordinance's criteria are satisfied. In this case, the criteria are satisfied. Retention of this dilapidated structure will not further the education, inspiration, pleasure, and enrichment of the citizens and visitors of Winona. Moreover, the two original school buildings will remain, will continue to further those purposes, and will continue to represent and memorialize the basis upon which the historic designation of the property was established. The applicable criteria are satisfied in this case. The application should be granted and a Certificate of Appropriateness should be issued.

Very truly yours,

STREATER & MURPHY, P.A.

Cindy Telstad

Cindy K. Telstad

CKT/efm

City of Winona
Application for Certificate of Appropriateness

If additional space is needed, attach more pages. Once fully completed, submit application, with all supporting data, to:

City of Winona
Community Development Office
207 Lafayette Street, Room 210
Winona, MN 55987
(507) 457-8250

DESIGNATED PROPERTY

Name Former Winona Senior High School

Address 166 West 6th Street

OWNER

Name MDI Limited Partnership #78 Phone: 651-523-1248

Address 1600 University Ave., Suite 212 Email: gstenson@metroplains.com
St. Paul, MN 55104

PERSON FILING APPLICATION, IF OTHER THAN OWNER

Name Main Square Development LLC Phone: 507-453-8002

Address PO Box 312, Winona, MN 55987 Email: bkierlin@fastenal.com

TYPE OF WORK PROPOSED

____ Exterior Alteration ____ Relocation

__X__ Demolition ____ Sign - must also fill out sign application

____ New Construction ____ Other

Proposed Starting Date immediately after approval Date of Completion _____

PROPOSED PROJECT

Describe clearly and in detail all work to be done. Include the following items where appropriate.

___Sketches, specifications, manufacturer's illustrations or other description of proposed changes to the building façade or roof, new additions, or site improvements. Drawings/sketches will be required for major changes for such items as roofs, facades, porches, or prominent architectural features.

___Description and/or samples of proposed materials when the original material will not be retained or in the case of new construction.

___Current site plan including the location of all large trees, parking areas, walls, fences, outbuildings, or other landscape features of note and proposed changes to that plan.

___For new construction, a scaled plot plan and elevation drawings of each façade which clearly show the exterior appearance.

___Photographs of site and structure.

___Copies of structure reports where applicable.

___Give the reason for demolition/relocation and describe the proposed reuse of the site, including landscaping.

___Artist's or sign painter's drawings (to scale) with color selections for new signs or proposed changes to existing signs

Work Description (use additional pages if necessary)
See attached

The undersigned agrees that the above constitutes the construction or alteration to be undertaken at this time and that any changes or additions will require another application.

Applicant's Signature [signature] Date 8/20/2020

Property and/or Building Owner Signature Gary L Stenson Date 8-19-2020

STAFF USE ONLY

Date received by the Heritage Preservation Commission: _____
Date of Review/Hearing: _____

Application _____ Granted _____ Denied Date: _____

Comments _____

Resolution Number: _____ Staff's Signature _____

INSTRUCTIONS

_____ Complete the attached application for a Certificate of Appropriateness (COA).

_____ File the application and all additional information with the Department of Community Development.

_____ Attend the meeting in which your project will be reviewed. (Someone must be present.)

_____ The Commission will approve or reject an application for a COA at regularly scheduled Commission meetings. For some simpler projects, a three-member subcommittee may be charged with determining whether to award your COA. In part, the approval of any COA will be based upon findings that proposed work will be compliant with review/design criteria of Historic District Design Guidelines and Secretary of the Interior's Standards for the Rehabilitation of Historic Properties. Adopted guidelines, including a summary of Secretary of Interior Standards, can be found at www.cityofwinona.com. COA applicants are strongly encouraged to review these documents prior to submittal of applications.

_____ In the event that the Commission rejects an application, it shall state its reason for doing so in writing to the applicant and suggest alternative courses of action it thinks proper. Such decisions are appealable to City Council, by the applicant.

Work Description (use additional pages if necessary)
See attached

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Property and/or Building Owner Signature Gary L Stenson Date 8-19-2020

STAFF USE ONLY

Date received by the Heritage Preservation Commission: _____
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Resolution Number: _____ Staff's Signature _____

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ATTACHMENT TO
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
FOR 166 WEST 6TH STREET, WINONA, MINNESOTA

Main Square Development LLC has an agreement to purchase a portion of the property at 166 West 6th Street, Winona, Minnesota (the former Winona Senior High School, currently Washington Crossings Apartments). The portion of the property being purchased is roughly the northerly half of the property on which a portion of the building containing the former auditorium, swimming pool, gymnasium, locker rooms, and mechanical rooms is situated. Main Square Development LLC proposes to demolish that portion of the building. An aerial overlay of the property division is submitted with this application. Also submitted with this application are copies of a mold testing report; a narrative report relating to the mold testing; a report summarizing a May 30, 2018 assessment performed by the City of Winona; a report of an architectural history survey and assessment prepared by 106 Group for the current owner of the property; and five photographs of the interior of the property. The proposed reuse of the site is a parking facility. A conceptual rendering and site plan of the proposed ramp is attached. Please note, however, that the design has not been finalized, and the rendering and site plan are conceptual only at this point.

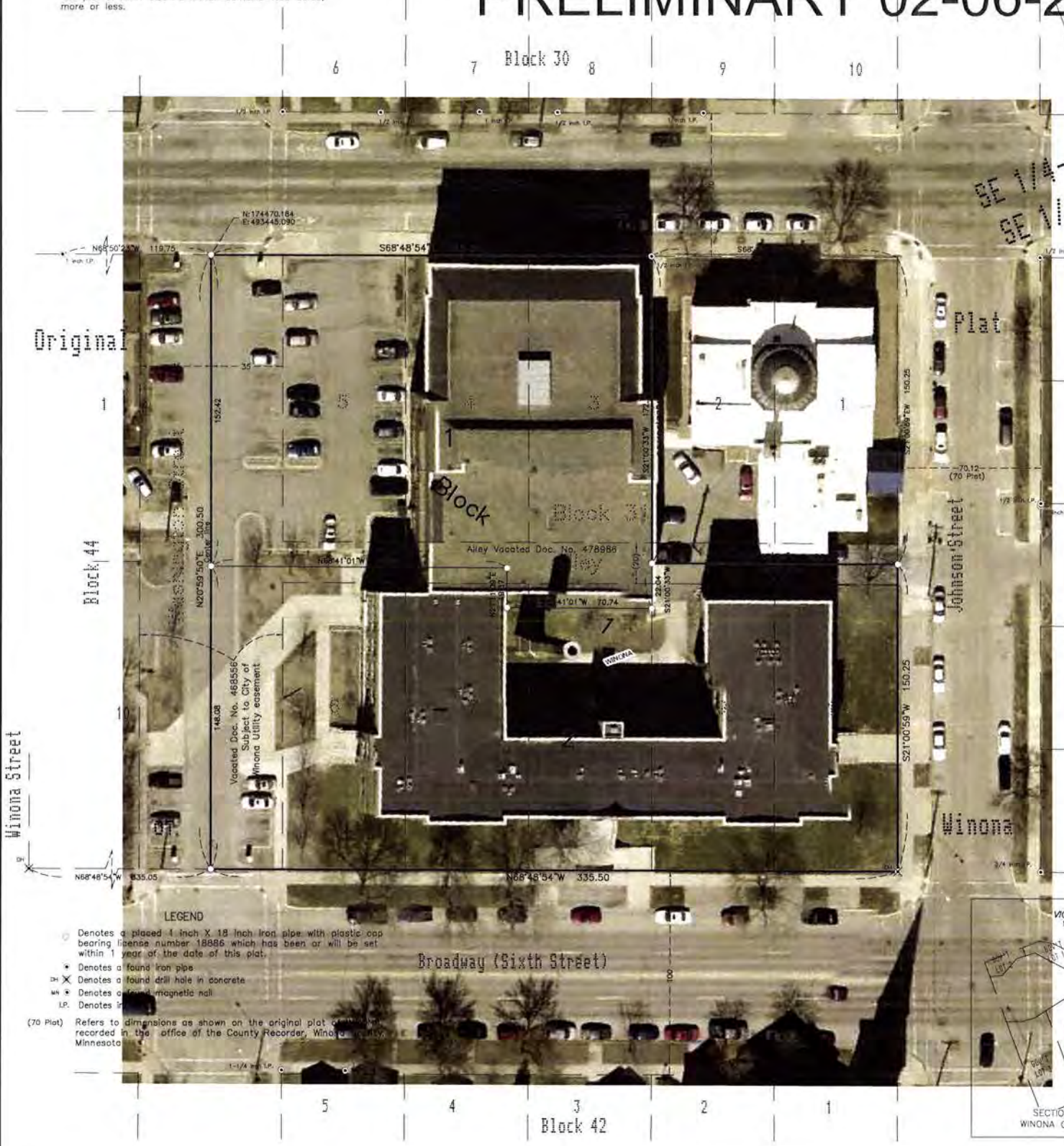
MAIN SQUARE ANNEX
PRELIMINARY 02-06-2020

NOTES:

BASIS OF BEARINGS: Bearings and coordinates shown are based on the Winona County Coordinate System, NAD 1983 (1996 adjustment).

Record Lot size for lots in Block 31 is 60 feet by 140 feet.

The plat of MAIN SQUARE ANNEX contains 1.90 acres, more or less.



LEGEND

- ○ Denotes a placed 1 inch X 18 inch iron pipe with plastic cap bearing license number 18886 which has been or will be set within 1 year of the date of this plat.
- • Denotes a found iron pipe
- DH ✕ Denotes a found drill hole in concrete
- MN • Denotes a found magnetic nail
- I.P. Denotes iron pipe
- (70 Plat) Refers to dimensions as shown on the original plat of Winona recorded in the office of the County Recorder, Winona County, Minnesota

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS: that MDI Limited Partnership #78, A Minnesota limited partnership, owner of the following described property:

Lots 3 through 10, Block 31, Together with that part of vacated Washington Street appurtenant to said Block 31 and together with that portion of the vacated alley in said Block 31 appurtenant to said Lots 3 through 10, all in the Original Plat of Winona, according to the recorded plat thereof, Winona County, Minnesota.

Has caused the same to be surveyed and platted as MAIN SQUARE ANNEX.

In witness whereof said MDI Limited Partnership #78, A Minnesota limited partnership, has caused these presents to be signed by its proper partner this ____ day of _____, 20____.

Signed: MDI Limited Partnership #78
By: GLS Properties, LLC, a Florida limited liability company

_____
Gary L. Stenson, Chief Manager

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____, 20___, by Gary L. Stenson, Chief Manager of GLS Properties, LLC, a Florida limited liability company, General Partner of MDI Limited Partnership #78, A Minnesota limited partnership.

Notary signature: _____

Print Notary's name_____
Notary Public, _____ County, _____
My commission expires_____

SURVEYOR'S CERIFICATE AND ACKNOWLEDGEMENT

I, Tony A. Blumentritt do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota; that this plat is a correct representation of the boundary survey; that all mathematical data and labels are correctly designated on this plat; that all monuments depicted on this plat have been or will be correctly set within one year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.01, Subd. 3, as of the date of this certificate are shown and labeled on this plat; and that all public ways are shown and labeled on this plat.

Dated this _____ day of _____, 20___.

_____
Tony A. Blumentritt, Licensed Land Surveyor
Minnesota License Number 18886

STATE OF _____
COUNTY OF _____

This instrument was acknowledged before me on _____, 20___, by Tony A. Blumentritt.

Notary signature:_____

Print notary's name_____
Notary Public, _____ County, Minnesota
My Commission expires_____

CITY COUNCIL

City Council, City of Winona, Minnesota

This plat of MAIN SQUARE ANNEX was approved and accepted by the City Council of the City of Winona, Minnesota at a regular meeting thereof held this ____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Winona, Minnesota

By _____
City Clerk

COUNTY SURVEYOR

I hereby certify that in accordance with Minnesota Statutes, Section 505.021, Subd. 11, this plat has been reviewed and approved this ____ day of _____, 20___.

_____
Brian K. Wodele, Winona County Surveyor
Minnesota License No. 46559

COUNTY AUDITOR/TREASURER

Pursuant to Minnesota Statutes, Section 505.021, Subd. 9, taxes payable in the year 20____ on the land hereinbefore described have been paid. Also, pursuant to Minnesota Statutes, Section 272.12, there are no delinquent taxes and transfer entered this _____ day of _____, 20_____.

_____
Sandra J. Suchla, Winona County Auditor/Treasurer

COUNTY RECORDER, COUNTY OF WINONA, STATE OF MINNESOTA

I herby certify that this plat of MAIN SQUARE ANNEX was filed in the office of the County Recorder for public record on this ____day of _____, 20____, at __o'clock __M. and was duly filed as Document No. _____

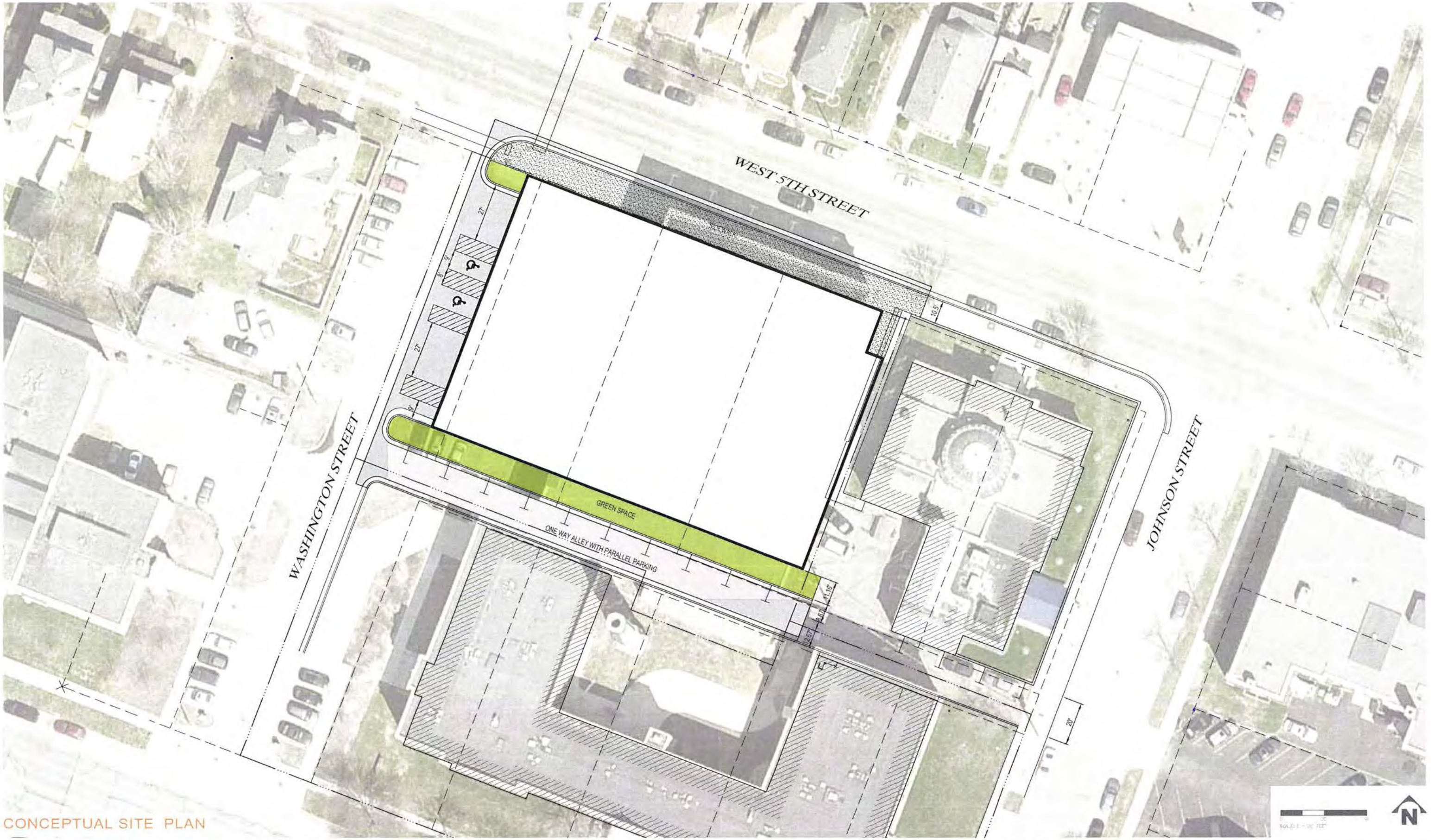
_____
Robert J. Bambenek, Winona County Recorder

By _____, Deputy

Scale 1 inch=30 feet
0 30 60 90
Scale in feet

JOHNSON & SCOFIELD INC.
SURVEYING AND ENGINEERING
4240 West 5th Street, Winona, MN 55987
(507)454-4134 FAX:(507)454-2544
brianw@jslsmail.com

X:\PLATS\MAIN SQUARE ANNEX\19-1095 MAIN SQUARE ANNEX .dwg



CONCEPTUAL SITE PLAN

ISG Architecture + Engineering + Environmental + Planning

CAD FILE NAME X-24309-SITE OPTION E

West 5th Development
WINONA, MINNESOTA - 08/24/2020
ISG PROJECT NO. 20-24309

ISGInc.com


MAIN SQUARE

Proposed Winona High School and Junior High School Local Designated Site

Winona Heritage Preservation Commission

Luke N. Sims
Assistant City Planner
City of Winona
207 Lafayette Street
Winona, MN 55987
lsims@ci.winona.mn.us
(507)457-8243

Contents

Local Designation Form

Name of Property Historic Name: Winona High School and Winona Junior High School

Other Names: Winona Middle School; Winona Schools

SHPO inventory Number: N/A

Location Street & Number: 166 and 218 West Broadway Street

City/Town: Winona

State: Minnesota **County:** Winona **Zip Code:** 55987

Property Owner Street & Number: MDI Limited Partnership #78, 1600 University Avenue, Suite 212

Telephone: (651) 523-1233

City/Town: St. Paul **State:** Minnesota **Zip Code:** 55104

PIN Number: 320002840 and 320004100

Classification

Ownership Category of Property:

X PRIVATE
_ PUBLIC/LOCAL
_ SITE

Category of Property:

X Building(s)
_ District
_ Structure
_ Object

Number of Resources within Proposed Property

Contributing	Non-Contributing	Total
2	0	0

Number of contributing resources previously listed in the National Register of Historic Places

2 Public Accessibility: N/A

Function or Use Historic Functions:

Domestic: Education; Recreation and Culture; Arts

Current Functions:

Domestic: Multi-Family Dwellings

Description

Architectural Classification

LATE 19TH AND 20TH CENTURY REVIVALS: Classical Revival Italian Villa

Materials

Foundation: CONCRETE
Walls: BRICK; METAL: Steel; CERAMIC TILE; CONCRETE
Roof: CONCRETE; METAL: Steel; CERAMIC TILE
Other:

Narrative Description

See Continuation Sheets (adapted from National Register nomination)

Statement of Significance

See Continuation Sheets (adapted from National Register Nomination)

X Historic significance: Associated with activities, processes, events, trends or persons of importance to the community, state or nation.

_ Architectural Significance: Possessing distinctive characteristics of a style, place, period, method or materials of construction, builder or architect.

_ Cultural significance: A landmark of man-made or natural features, or a combination, possessing meaning primarily by long association or identification with the community and its citizens

_ Archaeological significance: An area of land possessing the potential to reveal information important historic or prehistoric studies.

_ Engineering significance: A work demonstrating a technology, design or method characteristic of a historic period of activity

Related Historic Contexts

EDUCATION

Period of Significance	**Cultural Affiliation**
1917-1953	N/A

Significant Dates
1915-1917, 1925-1926, 1928

Architect/Builder(s)
Clarence Johnston, Sr.; Croft and Boerner; WM B. Ittner, F.A.I.A.

Narrative statement of significance: See continuation sheets

Major Bibliographic References: See continuation sheets

Geographical Data
Acreage of Property: Approximately 3.0 acres

Verbal Boundary Description:
The Winona School complex occupies Lots 3 through 10, Block 31 and Lots 4 through 10, block 44, of the original town site of Winona

Boundary Justification:
The boundary includes the city lots that have historically been associated with the property

Form Prepared by:
Name/Title: Luke Sims, Heritage Preservation Commission Staff
Organization: City of Winona **Date:** June 13, 2018
Street and Number: 207 Lafayette Street **Phone:** 507-457-8250
City or Town: Winona State: MN **Zip Code:** 55987

State Historic Preservation Officer Comment

June 28, 2018
Date Submitted to SHPO

_____
Date of SHPO Comment

Designation of property pursuant to_____
Date of Action_____

Additional Documentation: Continuation Sheets; Map; Photographs

Narrative Description

The following documentation is adapted from the Winona High School and Winona Junior High School National Register of Historic Places nomination form continuation sheets (beginning Section 7, Page 1) prepared by Hess, Roise and Company (2003). (Hess, Roise and Company, 2003)

Introduction

Built in 1915-1917 and 1925-1926, the Winona High School and Winona Junior High School are representative examples of Classical Revival architecture, popular in the late nineteenth and early twentieth centuries. Both buildings retain their historic integrity. The high school, an attached auditorium-gymnasium (1928), and a powerhouse are located at 166 West Broadway Street, and the junior high school at 218 West Broadway Street. The buildings are nestled in a neighborhood of business, religious, and residential buildings. The schools are situated on the north side of West Broadway and are flanked by Winona, Washington, and Johnson Street, which run north-south. Fifth Street bounds the rear facades of the high school. The high school occupies lots 3 through 10 on block 31, and the Winona Free Public Library is located on the northeast corner of the block. The junior high school occupies lots 4 through 10 of block 44, and the remainder of the block retains four residences dating from 1917. (Sanborn Map Company, 1949)

High School

Exterior

Winona High School is a two-story brick building above a ground floor. Built between 1915 and 1917, the original structure is arranged in a C-plan and composed of brick bearing walls with fireproof terra-cotta tile floors and roof. (Sanborn Map Company, 1949) The exterior is finished in brown brick with stone and brick ornamentation. All of the original wood-frame none-over-nine double-hung-sash windows have been replaced with sliding vertical-sash windows in the lower half of the openings and Mapes panels in the upper halves. Unless otherwise stated, the window openings hold these window combinations. Most of the original wood-frame doors have been replaced with non-historic metal units.

Front Façade

The front façade faces south and is the most elaborate with fifteen symmetrical bays. A brick and masonry staircase leads from street level to the first-story entrance bay, which is centered in the façade. A masonry sign with the words "Winona Middle School" is attached to the front of the staircase. The doorway has modern paired doors and a Mapes panel in the transom window, and is flanked by Tuscan columns, which support an entablature and broken pediment holding a cartouche. The words "High School" are carved in the entablature. Above the doorway is a rectangular window opening containing two windows. The window opening has a stone surround set in a brick panel. Flanking the entrance bay are three bays with rectangular window openings. Three more window bays are set in sections that

project form the façade. The center bays of these sections each hold triple windows and are flanked by openings each containing one window. The façade's end bays are flush with the center section, and each has one rectangular opening with four windows per floor. The openings are identical on all three of the building's stories. The façade has a stone water table directly below the ground-floor windows, and a stone stringcourse above the ground-floor windows, at the level of the first floor. All of the window openings have stone sills, and between the first- and second-story openings are brick checkerboard spandrels. A stone drip course is situated above the cornice, which has a brickwork pattern of raised diamonds. The section of parapet wall above the entrance bay has sections of herringbone-patterned brick and a stone cap with a cartouche, bearing a plain shield, projecting above the parapet. Six parapet sections, one above each window bay flanking the entrance, have brick balustrades set against a solid brick wall. The parapets on the projecting sections of the façade are stepped, and the end bay parapets are plain brick walls.

East Façade

The east façade has the same stone water table, stringcourse, drip course, and brick diamond-patterned cornice. There are five bays; the southernmost is a solid brick wall with decorative courses forming a rectangular panel. Below the stringcourse are two rectangular window openings. The left opening was bricked in when the building was constructed and the right opening holds a frosted-glass pane and a sliding vertical-sash window. To the right of the solid wall the entrance bay projects from the façade. A brick and concrete staircase leads to the doorway, which is sited between the ground and fist floors. Like the front façade, a modern double door with a Mapes-panel transom is set in a stone door surround that is capped by a stone hood containing a cartouche with the carved numerals "1915." Above the doorway are two rectangular openings that are smaller than the other window openings on the façade. The openings are located between stories, and each holds paired windows. A brick checkerboard spandrel is sandwiched between the openings. The wall north of the entrance bay has three window bays. The left bay has large rectangular window openings, each with four windows, at the ground and first stories. The second story has two openings, each with a single window. The middle bay has one large opening with four windows at ground level. The first and second stories each have three openings consisting of a single window, paired window, and single window configuration. Each story of the right bay has a large rectangular opening with four windows. Checkerboard spandrels are located between the first- and second-story window openings. The parapet wall is plain brick, although there is an open stone cartouche on top of the parapet over the entrance bay.

North Façade

Most of the north façade is hidden by the power plant, auditorium-gymnasium addition, and the 1958 addition. A northeast section, containing three window bays, is visible from the east side of the building. The left bay has three large window openings on each story. The ground and second-story openings each have four windows, and the first0story opening is filled with brick. The middle bay also has a

window opening on each story, which hold paired windows. The right bay has large openings like the left, but each opening contains four windows. Like the other facades, a stone water table, stringcourse, drip course, and patterned brick spandrels and cornices ornament this façade.

West Façade

The west façade is similar to the east façade in size and fenestration, although there are seven bays on the west façade and only five on the east. The southern bay on the west façade is a solid brick wall with ornamental soldier courses creating a rectangle pattern. Below the stringcourse are two window openings. The southern opening is filled with brick and the northern opening has a single window, like the others used in the building. The entrance bay projects from the façade and has the same doorway, stone door surround, and windows as the east façade. The five window bays north of the entrance can be divided into two groups. The four southern bays each have a rectangular window opening, containing two windows, on the first and second stories.

The remaining northernmost bay has large window openings, with four window each, on the first and second stories. The stone and brick ornamentation is continued from the other building facades, except for the northern window bay, which does not have a checkerboard spandrel between the first- and second-story openings. The parapet on this façade is plain brick, and an open stone cartouche is located on the parapet above the entrance bay.

Interior

Inside the high school, the original plan of corridors and rooms is unchanged, but most of the original finishes have not survived. The corridors are twelve feet wide, the main corridor extends the length of the central section on an east-west axis. The ground floor is accessed directly at the east and west entrances by descending a flight of stairs. The first floor can also be reached through these doors and by the main entrance on the south façade. The ground-floor corridors and rooms are carpeted, and most of the spaces on the first and second floors have linoleum floors, although some rooms have original maple flooring. Most of the window and door frames are wood with the occasional metal frame and door. As described in the exterior section, the windows are modern sliding vertical-sash with Mapes panels in the upper half of the opening. The original ceilings are concealed above dropped acoustic-tile ceilings. When the school opened in 1917, vocational classes were located on the ground floor, while commercial training, mechanical drawing, and physics classrooms were on the first floor, along with the school offices and junior and senior assembly rooms. The sophomore assembly room and biology, chemistry, and freehand drawing classrooms occupied the second floor. (Winona Daily Republican-Herald, 1917) A sloping terrazzo-floored passage leads from the second floor, on the north side of the building, to the gymnasium-auditorium addition. (Christman, 2001)

Auditorium and Gymnasium

The auditorium-gymnasium complex was finished in 1928 and projects from the northwest end of the original building. The two buildings are connected by an elevated corridor projecting from the second story of the high school's north façade. The auditorium-gymnasium has a reinforced-concrete frame carrying the floors, and a steel frame carrying an exposed steel truss and gypsum-slab roof. (Sanborn Map Company, 1949) The interior space has an auditorium on the north side of the building and gymnasium and underground swimming pool on the south side. A steel and asbestos fire curtain divides the spaces and can also be opened to expand seating in either space.

Exterior

East Façade

The exterior is designed to complement the original high school's architecture. Most of the east façade is not easily viewed from the street because the building is very close to the public library. The wall is clad in red brick with a masonry stringcourse between the first and second stories and a stone parapet cap. Four bays on the north end of the façade can be seen from the street; the three southern bays of these four consist of window openings. The first story has five openings, one large rectangular opening holding glass blocks and two groups of paired openings, also filled with glass blocks. The second story has three small rectangular openings holding two-over-two double-hung-sash windows with metal bars affixed on the exterior. Three large rectangular openings, filled with glass blocks, are located on the third story. The fourth, northern, bay on the east façade is a continuation of the north façade's ornament and fenestration. The first story is clad in masonry and has a small rectangular opening holding a two-over-two double-hung-sash window. The brick second story has a large opening holding paired eight-over-ten double-hung-sash windows and set in a stone surround with a plain arched panel. A stone drip course divides the second story from the attic story, which has a small rectangular opening with a six-over-six double-hung-sash window.

The remaining openings on this façade can be seen from the courtyard, created by the original high school building, the auditorium, and the public library. There are five bays on the first story, four bays on the second story, and four bays on the third story. The northern bay contains window openings on each story. The first story opening has a six-light window on top and a wood panel on the bottom. The second-story opening has a six-over-six window. A doorway leading to the basement is located on the first story just south of the window opening. South of the doorway a set of openings on each floor align to form another bay. The first and second stories hold six-over-six windows, although the first-story opening has wood covering the bottom of the opening. The third story has three four-over-four double-hung-sash windows. The remaining two bays on the third story also have three four-over-four windows. The second story has two more bays; both align with the southernmost window opening on the third story. One opening has a six-over-six double-hung sash window, and the other is a doorway that has

been enclosed with wood. The two openings on the first story are also located at the south end of the façade. A twelve-light window is in one opening and other is divided into a garage-door opening and a single door below a transom. Only the individual doorway has an operable door, the other part of the opening is permanently enclosed.

Front Façade

The north façade has seven bays and is divided into two stories below an attic story. The first story is clad in stone topped by a stone stringcourse. The end bays are faced in stone and project slightly from the façade. The central five bays have two window openings flanking three doorways. The window openings have six-over-six double-hung-sash windows, and two of the doorways have the original wood doors. Wood-frame five-light transoms are set over all of the doors. The center doorway has a modern metal door and a sidelight. All of the doorways have stone surrounds consisting of pilasters, scrolled consoles, and drip courses. The second story is faced with red brick and divided from the attic story by a stone drip course. The end bays are faced in brick, and the five central bays have window openings, which hold eight-over-ten double-hung-sash windows ornamented with a stone balustrade on the lower sections of the openings. The balustrade has six balusters in front of each opening and the railing is engaged in the walls between openings. The arched panels above each opening have alternating urn and cartouche motifs. The attic-story end bays are brick with decorative stone panels of swags and medallions. The central five window bays have small openings holding six-over-six double-hung-sash windows.

West Façade

The west façade mirrors the east façade but has blocked-in windows on the first and second floors where the former 1958 addition existed and has been replaced by a parking lot. Abutting the north façade, the brick second story has a large opening holding paired eight-over-ten double-hung-sash windows and set in a stone surround with a plain arched panel. A stone drip course divides the second story from the attic story, which has a small rectangular opening with a six-over-six double-hung-sash window. Extending further south, three bays of large, paired four-over-four double-hung-sash windows remain on the third story. Two smaller six-over-six double-hung-sash windows are directly east on aligned vertically on the third and second stories. Abutting the high school building, a bay of three small, paired six-over-six double-hung-sash windows remain on the third floor directly over a double-door garage entrance.

Interior

The auditorium-gymnasium's interior is in a dilapidated state due to water intrusion, mold growth, and animal habitation. The terrazzo floors in the first- and second-floor foyers and the auditorium are mostly intact though there is some evidence of standing water and mold growth. The first-floor foyer has three wood and glass vestibules at each exterior doorway. Cast-stone panels decorate the lower half of the

walls. Several original chandeliers are suspended from the ceiling. Stairwells with wrought-iron and wood handrails are located at either end of the foyer and lead to the original second-floor foyer. Like the first floor, this foyer is decorated with cast stone and original woodwork. The ceiling has a segmental-arch vault, and the original brass chandeliers remain in place. Access to the auditorium's main level is through the second-floor foyer. Stairwells at the ends of the foyer lead directly to the auditorium balcony. In the auditorium, much of the original woodwork for the stage, balcony railings, and door units, is intact but some parts are in need of repair due to warped floor boards and water and mold damage. The original seating is also in place, and is formed of wood backs and seats with cast iron supports and ends. Double-hung-sash wood and glass-block windows located on the balcony walls allow natural light into the room. Originally the openings on the east end of the east and west halls held Palladian-style windows. The auditorium's coffered ceiling contains brass light fixtures in each panel. The motorized steel soundproof curtain, separating the rear of the auditorium's stage from the gymnasium, is still intact. Under the auditorium and gymnasium are the locker rooms and the original 30-foot by 60-foot swimming pool. The gymnasium can be divided in two by a heavy curtain suspended from the ceiling, and has balcony seating around the east, south, and west walls. Large double-hung-sash windows on the east and south walls of the balcony flood the space with natural light. Several pipes, beams, and vents crisscross the ceiling, which has caged halogen light fixtures. (Christman & Ewings, Site Visit)

Power Plant (noncontributing)

Exterior

The power plant, located on the north side of the high school, was constructed in 1925 to heat both the high school and junior high school buildings. The Auditorium-Gymnasium was connected directly to the power plant at the basement level. Restrooms and a second-story walkwy were also built on top of the power plant in the 1920s. This simple brick and concrete building has been significantly modified since its construction and has lost historic integrity. A tall brick and masonry chimney rises above the school building and is clearly visible from each side of the building. The chimney retains historic integrity and represents the power plant's early history.

Junior High School

Exterior

The junior high school building is larger and more elaborate than the high school. It was constructed in 1925 and 1926 in a style that imitates the high school building. The building has a reinforced-concrete frame with fireproof terra-cotta tile and brick curtain walls and concrete floors and roof. (Sanborn Map Company, 1949) The building is two stories with a three-story section projecting from the front and rear of the structure. It is clad in a light-brown brick and cream-colored stone that matches the high school building. Most of the windows are six-over-nine double-hung-sash unless otherwise indicated.

Front Façade

The front façade faces south, like the high school, and has sixteen bays. A stone and brick water table rises from the ground level to just below the first0story window openings. Checkerboard-patterned spandrels are located between the first- and second-story openings, and a stone drip course runs above the second story along the entire façade. Each of the three easternmost bays has rectangular window openings on the first and second stories. The first-story opening in the left bay is an exception. It projects slightly from the façade and has a smaller window opening with one six-over-six double-hung-sash window flanked by two four-over-four double-hung-sash windows. It has its own stone drip course above the windows. Immediately west of this section is the three story entrance wing, which projects from the façade. The entrance bay has a two-story stone section that also projects from the façade of the entrance bay. The first story has three sides of alternating stone and brick bands with a recessed arched entryway. The original wood doors and multi-light transom are intact, and above the entryway is a stone shield with the carved characters "A.D. 1925." The first story of the wing has two rectangular window openings, with stone keystones. The entrance bay's second story is also stone with three window openings, one on each face of the bay, and engaged colonettes located at each corner. The center opening has paired nine-over-nine double-hung-sash windows, and the side openings each have six-over-six double-hung-sash windows. Above the center opening the words "Junior High School" are carved into the stone. The second story of the wing has two rectangular openings, and the third story has three window openings. A stone drip course and a brick parapet wall with three herringbone panels and a carved stone cartouche are above the third story. Flanking the three-story win, single window openings are located on the first and second stories. The two-story section of the building, west of the three-story wing, has eight window bays. Each bay has an opening on the first and second stories. The façade's westernmost bays project from the building and have two window openings on the first story with stone keystones. The second-story openings and windows are identical, but do not have keystones. There is no checkerboard spandrel between the openings. A carved stone panel is centered in the parapet wall above the bays.

West Façade

The west façade has a total of eight bays, set in three planes. The water table, spandrels, cornice and drip course are continued from the front façade. The southernmost bay, which projects from the rest of the façade, is a solid brick wall with a decorative panel formed by soldier-course bricks. The first story of the entrance bay, to the left of the brick wall, projects out farther from the building. The recessed entryway is flanked by stone pilasters and consoles, which support a stone hood containing a carved cartouche. A stone drip course wraps around the first-story section. The original wood doors and multi-light transom are intact. The second story is set behind the first story, but still projects slightly from the façade and has one rectangular window opening. The remainder of the façade has six window bays with rectangular openings on the first and second stories. The parapet brick on this façade has been repaired

and replaced in some places, and a patterned-brick panel is located in the parapet above the entrance bay.

North Façade

The north façade has multiple planes because two wings project from the building. The westernmost section has two bays. The right bay is a solid brick wall with a panel formed by soldier courses. The left bay projects slightly form the building and has a window opening on each story. Stone and brick decoration is carried around the corner from the west-facing façade; however, there are no spandrels between the window openings. The largest section of the north façade is the wall space between the projecting building wings, which has eight bays, all with window or door openings. The end bays project form the façade and have projecting first-story entryways. The western end bay is two stories and has a second-story opening, while the three-story eastern bay is similar, with two window openings, one on each story, and a handicap-accessible ramp at the entrance. Each of the remaining six bays has single window openings on the first and second stories. The upper stories have original windows, and the lower openings have painted wood panels and fixed nine-light windows. The four central bays are set off from the rest by brick pilasters and checkerboard brick spandrels between the first and second stories. The stone and brick water table and brick-patterned cornice are continued from the other facades, but a stone belt course, flush with the wall, replaces the drip course. The inner-facing walls of the wings each have tow bays, and the west wall is finished in the same stone and brick ornament as the main wall. The west wall is two stories and has paired window openings containing three-over-three double-hung-sash windows in each bay. The three-story west wall has paired window openings with three-over-three windows in the right bay. The left bay has two window openings on the first story, one window opening and one doorway on the second story, and one window opening and one doorway with a transom on the third story. The window openings are all framed in with wood, and the doorways contain metal doors. A large fire escape provides access from the upper stories. Unlike the other walls in this central area, there are two stone drip courses, one above the second story and one above the third story.

The north façade of the three-story wing has two bays similar to the western section of the north façade. The right bay has a window opening on each story containing eight-over-twelve double-hung-sash windows. The left bay has two panels formed from soldier courses. Stone drip courses are located above the second- and third-story windows. A right angle is formed on the northeastern corner of the building by a three-story west wall and a two-story north wall, with four bays on each story. Like the other walls of the three-story wing, two sine drip courses divide the upper stories, and the stone and brick ornament is continued from the other facades, including checkerboard spandrels between the first- and second-story openings of each of the four bays. The two-story north wall has three bays on each story holding three windows, and the decoration from the other facades is also carried around to this wall.

East Façade

The building's two-story east façade has two solid brick walls flanking a central entrance bay which projects from the wall. The brick walls have panels created by soldier courses. The first-story entrance is surrounded by stone pilasters and scrolled consoled supporting a stone door hood, which has a carved cartouche. Brick pilasters, which continue to the parapet, flank the entrance, which has two non-historic metal doors and a metal-covered transom. The second-story wall contains a brick basket-weave pattern. The parapet wall is raised above the building and set off by a stone cap, which curves into scrolls and a finial in the center of the wall. A brick herringbone-patterned medallion is centered in the parapet above the stone drip course. Just north of the entrance bay is a second-story doorway with a metal fire door and a rusted steel fire escape leading to the first story.

Interior

The junior high school retains its original windows and most of its interior finishes. The floors of the corridors are terrazzo, and the classrooms have wood or linoleum flooring. Originally, the lockers with built-in combination-locks were located on the first-, second-, and third-floor corridors. The water fountains are located in tiled round-arched alcoves along the hallways. All room doorways are recessed in arched entryways, and several of the original frosted-glass multi-light wood doors remain. Gold lettering, delineating a room's historic use, can be seen on the jambs above most doorways. Built-in oak cabinets and shelves still remain in most rooms. The school offices were originally located on the north side of the building next to the main entrance. Classrooms occupied all floors of the building's west side, the first floor of the east side, and the three-story wing, which had vocational classrooms. The second floor on the east end had a large assembly room with a stage and auditorium seating. The stage remains, but the seats were removed so the room could host a greater variety of uses. While the Winona County Courthouse was being restored, the classrooms and offices on the first and second floors were used for county offices and a courtroom. (Christman & Ewings, Site Visit)

Statement of Significance

Introduction

The construction of Winona High School, its attached auditorium-gymnasium, and Winona Junior High School reflects the aspirations of the Winona Board of education to provide modern school facilities that applied progressive education theory. Built between 1915 and1928, the buildings were designed to complement each other and to showcase some of the prominent educational trends of the time, which included introduction of a movement to create beautiful schools; introduction of the junior high school concept; and development of a more practical, well-rounded, and democratic education. In addition, the schools provided the community with cultural experiences through the Community Concert Series, which brought professional musicians to small towns across the United States. Winona High School and Junior High School were determined as eligible for the National Register of Historic Places under Criterion A for local significance in the history of education in Winona, Minnesota. The Winona High School and Junior High School are eligible for local designation for local significance in the history of education in Winona, Minnesota. The property reflects the historical patterns identified in the Minnesota historic context "Urban Centers, 1870-1940."

Progressive Theories Applied

The first high school in Winona was constructed in 1887 on West Broadway Street, between Winona and Washington Streets. Originally designed to accommodate e250 students, its enrollment grew to more than 500 students by the early twentieth century. The attic, basement, and balconies over the stairways were used as recitation rooms and laboratories to accommodate the overcrowded conditions. In response to the rise in student population, the Winona Board of Education appointed a committee in 1913 to consider the construction of a new high school building. By an act of the Minnesota State Legislature, the school authorities were able to issue bonds in the amount of $145,000 for additional high school buildings. The board subsequently purchased land on the block east of the existing high school, and began planning a new industrial high school that would offer manual training and domestic science classes. Although the Chicago architecture firm of Perkins, Fellows, and Hamilton was hired to design the school, the board decided to build a new comprehensive high school rather than an industrial high school. Plans were delayed as the board tried to acquire the additional funds needed, and the contract with Perkins, Fellows, and Hamilton were terminated. Finally in 1915, the board decided to go ahead with the available funds and hired Saint Paul architect Clarence H. Johnston Sr. (Winona Daily Republican-Herald, 1917)

In the early twentieth century, several innovations in public school curriculum attempted to raise the quality of education in schools and provide a more democratic experience for all students. New classroom facilities were part of a progressive education movement that sought to replace purely

academic high schools with an "inclusive high school with all kinds of shops, laboratories, rooms for household arts and commercial instruction." Vocational subjects were added to the curriculum to meet an "insistent and growing demand that the work of the school connect more closely with the future work of the students." Educators believed schools needed to offer as much practical training to those students anterin commercial or industrial jobs as to those beginning professional or academic careers. Thus, an industrial arts department became and essential feature of the high school, training students in subjects such as machinery, carpentry, and printing. While boys received manual training, girls attended domestic science classes, which were considered necessary for all women in future roles as housemakers. Some female graduates did apply the domestic skills of sewing, cooking, and household management to wage-earning jobs. (Donovan, Tenney, & Morgan, 1921)

While such progressive innovations improved students' quality of education, school districts spent thousands of dollars to construct buildings in which to enact these innovations. The modern school in the early twentieth century combined economy and practicality to create "...simple, please architectural forms." Abundant natural lighting was also considered essential for all spaces since a "classroom that does not receive sunlight at some time during the day is deprived of a natural hygienic cleansing and cheerfulness which inevitably affects the health and happiness of pupils and the teacher." The modern secondary school also incorporated general-use classrooms and specialized vocational classrooms into one building, which is evident in the Winona High School. (Donovan, Tenney, & Morgan, 1921)

Architect Johnston was invited to consult on the new school, and in May 1915 he visited Winona and prepared sketches. He had worked for the State Board of Control and the University of Minnesota, and had recently designed a new building at the Winona Normal School, predecessor of the Winona State Teachers College, now Winona State University. Pleased with his sketches, the board engaged Johnston as the consulting architect for the project with local architect E.A. Myhre to prepare construction drawings and specifications based on Johnston's design. The cost was to be approximately $150,000 for the building and site, with an additional $25,000 for equipment, including new student desks for the classrooms, laboratory tables for the science department, ovens for the domestic science department, and tools for the manual training department. Johnston's design included a central section with a gymnasium and auditorium at the rear of the high school, but construction of the gymnasium and auditorium was postponed until more funds were available. The board awarded the construction contract to Seidlitz and Werner of Winona, and work started in September 1915. Classes began in the building in February 1917. (Winona Daily Republican-Herald, 1915)

The completed building represented the principles of a movement to create beautiful schools, which evolved from the larger City Beautiful movement. The City Beautiful movement advocated classically inspired buildings that would "educate the public's aesthetic taste," "inspire democratic ideals," and "produce an enlightened body politic." (Christen & Flanders, 2001) These principles were applied to the

university buildings across the country, then filtered down to public secondary schools. During the same period, progressive changes were made to secondary education curricula to provide students with more varied educations. The beautiful school movement came to represent both physical and intellectual improvement. In Winona, Johnston succeeded in designing a high school that would "exert influence to impress upon the student the value of dignity, proportion, and good taste." (Donovan, Tenney, & Morgan, 1921) It combined a modern structural system of brick and fireproof terra-cotta tile with a Classical Revival design, a common architectural style for school buildings of the era, along with other revival styles. Windows dominated at least one wall in every room, providing for naturally hygienic spaces. The layout accommodated the new vocational programs in a "bench shop for manual training, pattern and wood turning shop, lumber shop, agricultural room, forge shop, varnish and paint shop, machine shop, two store rooms, cooking room, dining room, household arts room, sewing room, laundry and two toilet rooms" in the basement. A mechanical drawing department and a commercial department, with classrooms for bookkeeping, shorthand, and typewriting, were located on the first floor. (Winona Board of Education, 1917)

The new building also allowed the Board of Education to introduce the junior high school concept to the district in 1917. In the early twentieth century, a new system of school grades, known as the 6-3-3, was developed. This concept combined the seventh, eighth, and ninth grades, previously in grammar and high schools, into a new institution, the junior high school. Educators believed that adolescents needed academic and social transitions between the elementary school and high school. In the new grade system, students spent six years at an elementary school, three years in a junior high school, and three years in a senior high school. The junior high curriculum offered a greater variety of subjects than elementary school and was intended to help students discover their strengths and interests, before they focused on specific coursework in high school. Also, by consolidating all f a city's seventh- through ninth-grade students in a single facility, the school district could offer specialized facilities like laboratories and vocational classrooms. (Donovan, Tenney, & Morgan, 1921)

When the new high school opened, the old building was converted to the city's first junior high school. There was limited space in the building, so only the eighth and ninth grades attended the school, which had an enrollment of nearly 300 students. Students in grades ten to twelve were accommodated in the new senior high school designed for 600 students. The two buildings remained closely linked, and many teachers divided their time between the schools. For classes in science, manual training, domestic science, and commercial subjects, junior and senior high students shared the facilities and equipment in the new building. It was hoped that the construction of a new high school building and creation of a junior high school would not just end overcrowding, but also, "promote materially the cause of better work in the upper grades of the city schools." (Winona Independent, 1915)

The Next Phase

In 1922 the Buildings Committee of the Board of Education made recommendations for a long-term School Building Program. The committee suggested the construction of a new junior high school to replace the existing facility, and the addition of an auditorium and gymnasium for the combined use of the senior and junior high students. In addition, new elementary schools were to be built and old buildings remodeled. The committee also suggested that the services of a "competent school architect" be retained to estimate costs. The board chose Saint Louis architect William B. Ittner, who served as Commissioner of School Buildings for the Saint Louis Board of Education from 1897 to 1910. During Ittner's career, his firm designed hundreds of schools in more than twenty-five states, and the National Education Association appointed him to its Committee on Administration of Secondary Education in 1922. The board also searched for a Minnesota firm that would be more directly involved and could assist with a campaign to raise bond funds for the school buildings. For this purpose it hired Croft and Boerner of Minneapolis, which had designed schools throughout Minnesota and Iowa. (Winona Board of Education, 1922)

It was decided that a new junior high school should take priority because of the poor condition of the existing building, and because a new building would ease the population strain at other school buildings. The new school would be a true junior high, housing grades seven through nine. This would relieve congestion at the elementary schools, then housing seventh grade students, as well as freeing up space in the high school where many junior high classes were being held. In 1924 Croft and Boerner designed the junior high with Ittner as a consulting architect. Croft and Boerner chose brick colors that closely matched the adjacent high school and "faithfully" followed its architectural style "so that the two would be in perfect harmony as a group." Construction began in February 1925 under the direction of the Carlsted Brothers of Minneapolis. At the same time, a power plant was constructed behind the high school to heat both school buildings. The combined cost for both projects was $275,000. (Winona Board of Education, 1924)

The new junior high school building was constructed in two sections on the site of the old high school, with the first half ready for students in September 1925 and the second half occupied in January 1926. The structure was declared "one of the best designed and constructed schools in the state" with "the most modern equipment of any school in the northwest" and "the latest conveniences and facilities to promote the cause of education." The board reported that principals and teachers of the junior and senior high schools had been "studying and planning proposed courses of study in harmony with this new organization," including the examination of other districts' programs. The curriculum embraced transitional courses that prepared students for high school, including vocational classes that were held in both buildings. The new junior high had specially designed cooking and sewing rooms. (Winona Daily Republican-Herald, 1917) (Winona Republican-Herald, 1925)

A movement to incorporate physical education into public school curricula coincided with the vocational education and junior high school programs. Approximately 30 percent of all First World War recruits had been rejected for military service because of physical unfitness caused by "impairments [due] either to ignorance or neglect." Following the war, several states incorporated physical training, as well as instruction in hygiene and diet, into school curricula. At the same time, physical education was also spurred by increased use of modern machinery, which had replaced most hard manual labor but demanded quick operator reflexes and coordination. Educators believed physical training established healthy habits and helped prepare students for future industrial occupations. Although this movement focused primarily on young men, educators developed physical education curricula for young women so they could have "an equal opportunity to prepare themselves physically to meet life's duties with confidence." Ideally, all secondary schools would have a gymnasium and swimming pool so students could attend physical education classes for three to five hours per week, regardless of the weather. (Nash) (Donovan, Tenney, & Morgan, 1921)

A May 1926 visit by the State Director of Physical and Health Education influenced the Winona school board's next building decision. The director expressed surprise and concern that there was no organized physical education being taught at the high school, and recommended the immediate introduction of short periods of "postural training" and exercise until facilities for the "vigorous physical training and valuable social training made possible by games and athletic events" were provided. The district arranged for exercise in the halls and various classrooms and provided a paved area at the rear of the junior high building where volleyball, basketball, and tennis could be played in good weather. At this time the board was debating construction of the next phase of the School Building Program, and the gymnasium and auditorium complex was decided upon following the visit. The contract with croft and Boerner was ended due to "some friction and misunderstanding in the erection of the Junior High School and Power Plant," and Ittner was hired as the chief architect for the project. He designed the auditorium-gymnasium to "harmonize in style of architecture and color with the Senior and Junior high schools," and to become an important part of Winona's community. Construction began in the summer of 1927 and was carried out by the Standard Construction Company of Minneapolis at a cost of approximately $275,000. The new facility was completed in December 1928, with a main gymnasium measuring 90 feet by 54 feet and balcony-seating for 300. The floor was marked for basketball, volleyball, and indoor baseball, and a 30-foot by 60-foot, five-lane swimming pool was located in the basement. Equipment included "stall bars, chest weights, overhead ladders, swings and ropes, horses, bucks, parallel bars, mats, wands, Indian clubs, dumbbells, bean bags, skipping reeds, etc." (Winona Board of Education, 1926) (Winona Republican-Herald, 1927) (Public Opening, 1924)

In 1958 a three-story brick addition was built on the west side of the high school, containing a cafeteria classrooms, shop, gymnasium, and administrative offices. Then in 1967, a new senior high school was opened on Gilmore Avenue, and the building on Broadway became part of the junior high school

facilities. The buildings were converted to the district's middle school in 1988, when the ninth grade was moved to the senior high school and the sixth graders were shifted from the elementary schools. A new middle school building on Home Road opened in September 2000, and the buildings on Broadway were vacated. The original junior high building temporarily housed the offices of the Winona County Courthouse while that building was being restored. (Winona Daily News, 2000) The high school and junior high school have both been renovated into multi-tenant housing after the school district relocated the students and sold the facilities on Broadway. The auditorium-gymnasium has been vacant since the schools sold the property. The 1958 addition was razed.

Arts and the Community

In December 1928 the Winona school district invited the public to attend a formal opening of the new auditorium, which was located in the same building as the new gymnasium. The auditorium had an open design and numerous windows, so no artificial lighting was needed during the day. The space also seated over 1,400 people, accommodating 800 people on the main floor and 600 in the balcony. The building was intended for school and community use, and the main entrance on Fifth Street ensured "independent use by the Community as well as the School." The first public event was a Christmas pageant presented by the high school Boys' and Girls' Glee Clubs. The *Winona Republican-Herald* lauded the stage sets and backstage equipment as equal to those of any new theater in the country, and the acoustics as unexcelled, making the auditorium "a dignified, well appointed place for student activity and entertainment." (Winona Board of Education, 1926) (Winona Republican-Herald, 1928) (Winona Republican-Herald, 1928)

Another movement in progressive education focused on arts education in public schools. Music classes were introduced to public schools in the 1910s and music curricula spread quickly throughout the country. An auditorium became an essential feature of a modern school, providing space for school and community gatherings as well as performance space for drama, music, and dance classes. The modern school auditorium was equipped with a full theater stage providing students with the "appropriate environments for dramatic expression." (Woods) (Donovan, Tenney, & Morgan, 1921)

Besides the school performances and community theater productions held in the building, the Winona Music Series, part of the national Community Concert Association, also occupied the stage. In 1945 Arthur T. French and Walter Grimm, heads of the music department at Winona State Teachers College, sought to bring larger musical and theatrical events to the city. The men worked with Ward French of the Columbia Concern Association, a division of the Columbia Artists Management of New York that brought national and international talent to towns across the United States from the 1930s through the 1970s. Their goal was to make Winona part of the national circuit of the Community Concert Association, which had already successfully brought performing artists to other cities and towns all over the country. By 1945 the budget for the Winona Music Series had grown to $5,950, and growing

attendance at the concerts required a change of venue from Somsen Hall at the Winona State Teachers College to the larger Winona High School auditorium. Some well-known performers included Paul Robeson, the von Trapp Family Singer, the Vienna Boys Choir, and the Minneapolis Symphony Orchestra. Following the demise of the music series, the middle school and various public groups continued to use the auditorium until the school moved in 2000 to new facilities. (Winona Daily News, 1955) (Winona Post, 2000)

Conclusion

For over eighty years the school buildings on West Broadway Street, between Winona, Johnson, and Fifth Streets were home to Winona's junior and senior high schools. Designed following the best education theories of the day, the buildings symbolize progressive public education in the early twentieth century. The vocational classrooms and auditorium-gymnasium allowed the school district to add new subjects to the curriculum, in the hope of creating a more democratic education. The buildings ably served the community until they were superseded by newer school buildings. A developer has since rehabilitated the two school buildings into multi-tenant housing. The Winona High school and Winona Junior High School are on the National Register under Criterion A for local significance in the history of education in the city of Winona. The Winona High School and Winona Junior High School site is eligible for local designation for its local significance in the history of education and community importance in the city of Winona.

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Maps and Images

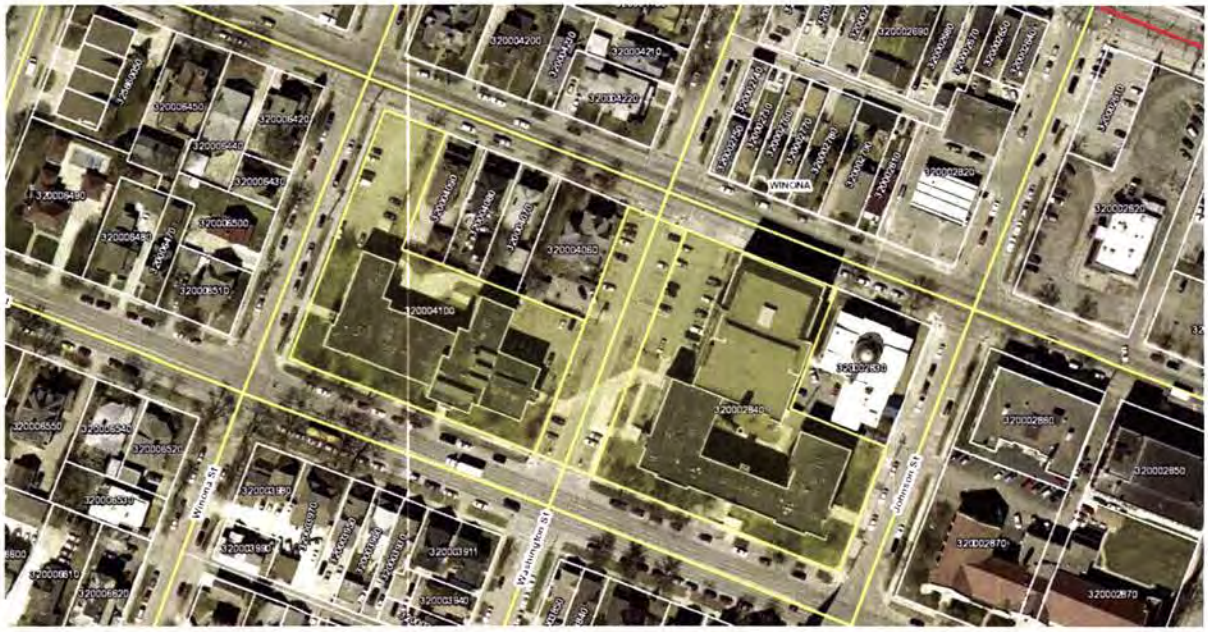

Image 1: The location of the Winona Junior High School (to the west) and Winona Senior High School and Auditorium Gymnasium (to the East)

Image 2: North-facing façade of the auditorium-gymnasium (2018)

Image 3: Winona Senior High School façade facing South (2018)

Image 4: Winona Junior High School façade facing South (2018)

City of Winona Historic Preservation Commission
Resolution 2020-___

WHEREAS, the applicants, Main Square Development LLC and MDI Limited Partnership #78 (the "Applicant"), are seeking a certificate of appropriateness ("COA") for the demolition of the northerly portion of the Winona Senior High School building, commonly referred to as the "Auditorium-Gymnasium" addition and encompassing the former auditorium, swimming pool, gymnasium, locker rooms, and mechanical rooms situated within that addition's footprint, located at 166 West 6th Street in the City of Winona (the "Property"); and

WHEREAS, MDI Limited Partnership #78 is the current owner of the Property; and

WHEREAS, the Property is located within a designated historic site, the Winona Senior High School and Winona Junior High School Historic Site as approved in October, 2018, and has been correspondingly designated a heritage preservation site; and

WHEREAS, the Property is also located within the Broadway Residential Historic District, an eligible National Register of Historic Places District; and

WHEREAS, the Property is also a historic site designated on the National Register of Historic Places together as the Winona High School and Winona Junior High School; and

WHEREAS, pursuant to City Code, Section 22.27 (I) (1) (ii), a COA is required before any work is begun related to "Destroying a building in whole and in part"; and

WHEREAS, pursuant to City Code, Section 22.27 (I) (2), the building official is required to refer all applications for permits under City Code, Section 22.27 (I) (1) (ii) to the HPC for written approval or disapproval; and

WHEREAS, pursuant to City Code, Section 22.27 (I) (5), the building official shall not issue permits unless a COA is approved by the HPC or City Council; and

WHEREAS, pursuant to City Code, Section 22.27 (I) (6) (ii), the HPC must apply the following decision standard when approving or denying an application for a permit to demolish a local heritage preservation site:

(ii) Proposed demolition or removal of a building or structure. Commission shall consider whether or not the demolition or removal is necessary and its impact on surrounding buildings and neighborhoods.

; and

WHEREAS, pursuant to City Code, Section 22.27 (I) (6) (ii), the HPC must make written findings that refer to the following criteria:

(a) Consideration shall be given to the significance or architectural merit of the building itself, in terms of unusual or uncommon design, texture, or materials that could not be reproduced or reproduced only with great difficulty or expense, and, if applicable, the contribution the building makes to the historic or architectural character of the district.

(b) Consideration shall be given to the economic value, usefulness and replacement cost of the building as it now stands and as remodeled or rehabilitated, in comparison to the value or usefulness of any proposed structures designated to replace the present building or buildings, and to what viable alternatives may exist.

(c) Consideration shall be given to the present structural integrity of the building to determine whether or not it constitutes a clear and present danger to the life and safety of the public. The Commission may contract for a professional estimate of the structural integrity and an estimate of the cost of correcting dangerous deficiencies, with Council approval.

(d) Consideration shall be given as to whether or not the demolition is necessary to facilitate a defined public purpose.

; and

WHEREAS, pursuant to City Code, Section 22.27 (I) (4), a determination of the HPC may be appealed to the City Council within 15 days of the HPC's order and shall follow the procedures outlined in City Code, Section 22.27 (I) (3) (i); and

WHEREAS the Winona Heritage Preservation Commission held a public hearing in accordance with City Code Chapter 22.27 on September 9, 2020 to consider testimony from the applicants and the public related to the request for a COA by the Applicant.

NOW, THEREFORE, BE IT RESOLVED BY THE HERITAGE PRESERVATION COMMISSION OF THE CITY OF WINONA, MINNESOTA that it adopts the following findings of fact related to the requested COA:

Criteria 1. Consideration shall be given to the significance or architectural merit of the building itself, in terms of unusual or uncommon design, texture, or materials that could not be reproduced or reproduced only with great difficulty or expense, and, if applicable, the contribution the building makes to the historic or architectural character of the district.

Findings for Criteria 1.

1. Due in part to the health hazard as determined by the City of Winona Safety Coordinator and included in Integri-Spec's analysis (attached hereto and incorporated herein as Exhibit A), as well as the observed degradation of extant

historical elements from a May 30, 2018 site visit and compiled in an associated report (attached hereto and incorporated herein as Exhibit B), no economic analysis of the value of the design, texture, or materials that could not be reproduced or reproduced with great difficulty or expense has been provided to the Commission by the Applicant.

2. The May 30, 2018 site visit to the Property revealed that there has been extensive damage from water intrusion, mold, and pigeon feces, to these extant historical elements. Based on the existing and continued degradation of many of the historic elements of the building, it is unlikely that they could be adequately restored or reproduced without great expense, though a specific cost has not been determined based on documentation submitted at this time. (See Exhibit B).

3. Additionally, City of Winona Building Official, Greg Karow, has issued a memorandum, dated May 10, 2018 (See Exhibit D attached hereto and incorporated herein), stating that the building is a public nuisance related to it not being maintained in a safe and healthy condition. Even though no economic analysis of the value of the detailed stonework, brickwork, windows, wood elements and detailing on the exterior and interior of the building has been conducted or provided, it is unlikely that the quality of old growth lumber or other limited-access materials, including the brickwork and stonework used, could easily be replaced without great expense.

4. The Applicant has provided a timely Reconnaissance Architectural History Survey and Assessment of Effects study (attached hereto and incorporated herein as Exhibit C) stating that the proposed demolition will not adversely affect the National Register of Historic Places-eligible Broadway Residential Historic District's overall integrity or surrounding historic sites; nor will the proposed demolition have an adverse effect upon the Property's integrity of location, design, materials, or workmanship.

Criteria 2. Consideration shall be given to the economic value, usefulness and replacement cost of the building as it now stands and as remodeled or rehabilitated, in comparison to the value or usefulness of any proposed structures designated to replace the present building or buildings, and to what viable alternatives may exist.

Findings for Criteria 2.

1. The Auditorium-Gymnasium portion proposed to be demolished has sat vacant since the Winona Area Public Schools moved from this site to the present Winona Middle School located at 1552 Homer Road. While the Auditorium-Gymnasium addition to the Winona Senior High School building was maintained during the renovation of the Senior High School and Junior High School buildings into Washington Crossings apartments circa 2003, the Auditorium-Gymnasium was closed and has remained unused and deteriorating over this approximately 20 year period of non-use.

2. Over the past 20 years, there has been limited interest in potential use as a theater by private organizations. As water intrusion began to affect the Property

in the mid-2010s, the economic value and usefulness of Auditorium-Gymnasium addition declined.

3. There is an observed loss of value of $120,400 related, at least in part, to the declining estimated building value of the Property, despite increased land value the last five years.

4. Conservative costs estimated for required remediation efforts to address water intrusion and active mold and bacteria growth will cost a $751,296, which is 34.7% of the present value of the property. This estimate does not account for removal of pigeon feces, air/swab testing of the structure, price adjustment for tall ceilings, or specialty equipment rental or permit fees. The Applicant is proposing to use the space currently occupied by the Auditorium-Gymnasium and the extant surface parking lot for more parking in the form of a two-level parking ramp to serve the recently developed Main Square development across the street.

5. The usefulness of the Property as a vacant, deteriorating auditorium-gymnasium is demonstrably lacking over the 20 years it has sat vacant, including a period in which the other contributing parts of the heritage preservation site have been renovated.

6. No viable alternatives for use of the building both before and after degradation from water intrusion and associated impacts have been successfully implemented over a period of 20 years. No estimated replacement cost of the building as it now stands and as remodeled or rehabilitated has been provided.

7. The Applicant has not provided information related to the present value in comparison to future value as a parking structure.

Criteria 3. Consideration shall be given to the present structural integrity of the building to determine whether or not it constitutes a clear and present danger to the life and safety of the public.

Findings for Criteria 3.

1. The City of Winona Building Official has concluded that there are structural defects, including observed corrosion to the metal building components (See Exhibit B and Exhibit D).

2. The City of Winona Building Official in a memorandum dated May 10, 2018 (incorporated herein as Exhibit D) has concluded that the continued exposure to water, there is potential for additional deterioration and damage to structural posts and beams as well as the bearing conditions.

3. The City of Winona has hired an inspection firm to determine a health hazard from spores, mold, fungi, and other detrimental heath factors, which were found to be above thresholds for contamination due to significant amounts of water damage and active mold and bacteria growth (See Exhibit A).

4. The City of Winona Safety Coordinator has concluded that it is unsafe for city staff to enter the building, including the Fire and Police Departments, due to the present health risks (See Exhibit A)

5. The report from Integri-Spec also notes the corrosion to metal building components observed by Building Official Karow. Integri-Spec further warns of acid being released from pigeon fecal matter that could cause irreversible structural damage to I-beams, limestone, and sandstone in addition to significant health risks.

Criteria 4. Consideration shall be given as to whether or not the demolition is necessary to facilitate a defined public purpose.

Findings for Criteria 4.

1. The City of Winona Building Official has declared the property a public nuisance due to not being maintained in a safe and healthy condition and its roofing or roofing component defects that are admitting rain, pursuant to City Code Section 32.01 (b). (See Exhibit D).

2. The proposed demolition would serve a defined public purpose by remediating the current public nuisance, hazardous, degraded, dilapidated and substandard conditions present at the heritage preservation site upon the Property, which are in violation of City Code, including but not limited to, the health risk posed by airborne mold, fungi, and other matter inside the Auditorium-Gymnasium addition. The site visit by City Staff and analysis conducted by Integri-Spec specifically addresses violations of City Code Sections 32.01(b)(5), 32.01(b)(15), 32.01(b)(17), 32.01(b)(21), and 32.01(b)(22), which defines public nuisance as:

    (5) A building or its appurtenances, a road, a driveway, a parking area, or any open area used without the application of all reasonable measures to prevent particulate matter from becoming airborne. Particulate matter includes dust, dense smoke, noxious fumes, gas, soot, cinders or other discharge of any material or substance, or vapor irritating or noxious to human life.

    (15) A condition intentionally established and habitually maintained in or adjacent to a residential district by an owner, tenant or occupant to attract animals or birds or both to the property and which condition in fact habitually attracts to the property and adjoining property a large number of animals or birds or both, which animals or birds are at liberty to come and go free of restraint. For the purposes of this paragraph "habitually" means: each day for a period of consecutive days or on most of the days in a period of consecutive days.

    (17) In any area of the city, the existence of a structure which because of fire, wind, natural disaster or physical deterioration is no longer suitable as a dwelling, nor useful for any other purpose for which it was intended.

(21) Vacant land or vacant buildings and the land on which such buildings are located which are not maintained in a clean, safe, sanitary and secure condition.

(i) Any of the following conditions shall be prima facie evidence of a vacant building: unoccupied and foreclosed upon; unoccupied and windows or entrances are boarded up or closed off and multiple window panes are broken and unrepaired; unoccupied and doors to the premises are smashed through, broken off, unhinged, or continuously unlocked; unoccupied and gas, electric or water service to the premises has been terminated; unoccupied and rubbish, trash, or debris has accumulated on the premises; unoccupied and the police department has received at least two reports of trespassers on the premises or of vandalism or other illegal acts being committed on the premises; or unoccupied and the premises are deteriorating due to fire damage, inadequate maintenance or neglect.

(ii) Vacant buildings shall be secured consistent with M.S. Sec. 463.251. Secure may include, but is not limited to, installing locks, repairing windows and doors, boarding windows and doors, posting "no trespassing" signs, installing exterior lighting or motion detecting lights, fencing the property, and installing a monitored alarm or other security system.

(22) Buildings which have not been maintained in a safe and healthy condition under the Minnesota State Building Code. Any one of the following shall be prima facie evidence of failure to maintain a building in a safe and healthy condition:

(v) roofing or roofing components that have defects that admit rain, roof surfaces with inadequate drainage, or any portion of the roof framing that is not in good repair with signs of deterioration, fatigue or without proper anchorage and incapable of supporting all nominal loads and resisting all load effect, and all roof drainage systems that are not properly anchored;

(ix) all exterior finishes including joints between building envelope and the perimeter of windows, doors and skylights, stucco, wood, vinyl, aluminum, steel, or cement board siding, which are not weather resistant or water tight and free of decay, cracks, rot, tears, holes, gaps, or breaks;

3. The City of Winona's 2007 Comprehensive Plan details specific goals related to locally designated historic sites like the Winona Senior High School and Winona

Junior High School site. The Winona Senior High School and Junior High School site has previously used Historic Tax Credits for rehabilitation of the structures on the site circa 2003. However, significant degradation of the Auditorium-Gymnasium addition and its lack of reuse in the 20 years since it became vacant suggests that even with tax incentives, it is unlikely that the structure will be rehabilitated.

Criteria 5. Consider whether or not the demolition or removal is necessary and its impact on surrounding buildings and neighborhoods.

Findings for Criteria 5.

1. The City of Winona Building Official has declared the Property a public nuisance due to not being maintained in a safe and healthy condition and its roofing or roofing component defects that are admitting rain. The current public nuisance, hazardous, degraded, dilapidated and substandard conditions present at the heritage preservation site upon the Property, are in violation of City Code, including but not limited to, the health risk posed by airborne mold, fungi, and other matter inside the Auditorium-Gymnasium addition. The site visit by City Staff and analysis conducted by Integri-Spec specifically addresses violations of City Code Sections 32.01(b)(5), 32.01(b)(15), 32.01(b)(17), 32.01(b)(21), and 32.01(b)(22). (See Exhibits A, B, and D)

2. 106 Group's 2019 Reconnaissance Architectural History Survey and Assessment of Effects study (See Exhibit C) found that the proposed demolition will not adversely affect the National Register of Historic Places-eligible Broadway Residential Historic District's overall integrity or surrounding historic sites; nor will the proposed demolition have an adverse effect upon the Property's integrity of location, design, materials, or workmanship.

BE IT FURTHER RESOLVED BY THE HERITAGE PRESERVATION COMMISSION OF THE CITY OF WINONA, MINNESOTA, that it adopts the following conclusions related to the requested COA:

1. The application for a Certificate of Appropriateness for demolition of the Property at 166 West 6th Street would not have an adverse impact on the integrity of location, design, materials, or workmanship.

2. The application for a Certificate of Appropriateness for demolition of the Property at 166 West 6th Street would not have an adverse impact on the economic impact and usefulness of the building and its site.

3. There are concerns for the structural integrity of the building and that the building does constitute a clear and present danger to the life and safety of the public.

4. The application for the Certificate of Appropriateness for demolition of the Property at 166 West 6th Street does serve a public purpose.

5. The application for a Certificate of Appropriateness for demolition of the Property at 166 West 6th Street is necessary to abate substantial nuisance and health conditions for the preservation of the public health, safety and welfare, would

benefit surrounding buildings and neighborhoods by removing such conditions and putting a substandard, vacant and unused Property to beneficial future use.

BE IT FURTHER RESOLVED BY THE HERITAGE PRESERVATION COMMISSION OF THE CITY OF WINONA, MINNESOTA, based on the foregoing findings and conclusions, that the request for a Certificate of Appropriateness by the Applicant for demolition of the Property located at 166 West 6th Street is hereby approved, subject to the following conditions:

1. Level II Documentation of the building in conformance with Minnesota Historic Property Record Guidelines must be conducted at the owner's expense by a qualified preservation specialist;

2. Analysis of and deconstruction of the building's remaining historical elements to preserve significant architectural detailing, as determined in consultation with a qualified preservation specialist, which shall be required to be reused or sold at auction; and

3. Demolition shall be conducted in a means to have limited impact upon the remaining contributing buildings to the Winona Senior High School and Winona Junior High School Historic Site.

Adopted this 9th day of September, 2020.

_____
Genia Hesser, Chair
Heritage Preservation Commission

Attest: _____
Luke N. Sims
Assistant City Planner

EXHIBIT A

Integri-Spec Summary and Report

Purpose and Scope

Constructed in 1928, the former Middle School Gymnasium and Auditorium has been vacant since 2000. Since 2000, water intrusion has occurred due to the interior roof drains freezing and bursting. In addition, vandalism has occurred, numerous pigeons occupy the building, pigeon feces and dead pigeons cover areas of the building, and water continually needs to be pumped out of the building during periods of precipitation.

The scope of the assessment included a visual assessment by City Staff and a HPC member on May 30, 2018, to evaluate the structural integrity, mold and bacteria growth, and pigeon feces within the building. Based on the findings of the visual assessment, Integri-Spec was hired by the City of Winona to collect and evaluate necessary air-spore trap samples in accordance to IAC2 Standards in order to determine the presence or absence of mold in the air space of specific areas within the structure. A total of nineteen (19) air spore trap samples were collected by Integri-Spec and analyzed by EMSL Analytical, Inc. (EMSL).

Defining Mold:

Mold is a fungus that thrives in moist, poorly ventilated environments, and is present indoors and outdoors. For mold to grow it needs moisture and a food source with a high organic content. Mold spores are in the air naturally and attach to any place that is damp, where they can begin growing immediately. These tiny spores cannot be seen without a microscope, but they can be inhaled. The spores, if inhaled, can trigger allergy, infections, and asthma symptoms, or cause coughing, sniffling, and other cold-like symptoms.

Air Sampling – Spore Trap Testing Method Used:

Analysis of indoor air samples is one of the most widely accepted methods of assessing indoor air quality and its effects on a building's health. Air samples were acquired using portable vacuum pumps calibrated to pull air through a tube at a specific volume of air per minute. The air pulled into the pump was trapped in a specially made cassette that contains an adhesive slide. Fungal spores and other airborne particulate matter were deposited onto the adhesive slide collected by Integri-Spec and then analyzed under a microscope by EMSL Analytical, Inc.

The assessment took into account not only the analysis of the indoor air samples but also the outdoor air samples to use as a baseline and a comparison to the indoor air samples.

Interpreting Test Results:

There are no established state or federal statutes or regulations regarding Maximum Exposure Limits (MEL) of molds and indoor air quality. Acceptable levels for individual mold species vary since species toxicity varies widely as do spore size, weight, and other features that affect risk

to building occupants. However, some public agencies do make various publications regarding mold and indoor air quality available to the public.

Spore count levels in indoor air samples generally should be lower than levels in outdoor air samples. Indoor spore counts that are lower than outdoor spore counts, however, do not automatically indicate that the indoor air quality is acceptable. Higher counts of individual types of spores or a higher count of the total spores in indoor samples may indicate mold growth inside buildings. The conclusion that indoor mold growth is occurring is further strengthened if mold spores' flowering bodies – called hyphae – also are identified in the indoor air sample. Hyphae fragments were detected in the pool area.

Aspergillus/Penicillium in a "clean" building study was at a mean of 230/m3; Aspergillus/Penicillium in buildings known to have a moisture or flooding problem was at 2235/m3; Aspergillus/Penicillium in mold contaminated buildings was at 36,037/m3. The EMSL analysis of the air samples collected by Integri-Spec identified all samples collected within the structure were above the threshold of 36,037/m3, with the exception of the samples collected outdoors and in mechanical room 2. The highest count of 94,500/m3 was collected in the auditorium.

When spores of particular species of mold, such as, Stachybotrys and Chaetomium are found in indoor, even in a low count, their presence indicates a serious indoor mold issue because these mold types are not found in outdoor samples. A count of 48 spores/m3 of Stachybotrys or Chaetomium would be unusually high as this mold is not normally airborne.

The EMSL analysis of the air samples collected by Integri-Spec identified Stachybotrys in the samples collected in the gym and mechanical room 1 were above the threshold count of 48/m3. The highest count of 100/m3 was collected in the gym.

The EMSL analysis of the air samples collected by Integri-Spec identified Chaetomium in the samples collected in the auditorium, stairwell, gym, hallway by the gym, hallway by the locker room, and locker were above the threshold of 48/m3. The highest count of 300/m3 was collected in the gym, followed by a count of 200/m3 collected in the auditorium.

Summary of Elevated and Slightly Elevated Spore Samples

Slightly Elevated = Concentration above background (outdoor levels)
Elevated = Concentration 10x or more above background (outdoor levels)

Type of Spore Detected	Location(s)
1. Alternaria	Hall by Gym
2. Ascospores	Lower Mechanical Rm. 3
3. Aspergillus/Penicillium	Auditorium, Stairwell, Gym, Hall by Gym, Hall by Locker Rm., Hall by Pool, Locker Rm., Pool, and Lower Mechanical Rooms 1, 2,&3
4. Basidiospores	Auditorium, Stairwell, Locker Rm., and Lower Mechanical Rm. 2
5. Chaetomium	Auditorium, Stairwell, Gym, Hall by Gym, Hall by Locker Rm., and Locker Rm.
6. Cladosporium	Hall by Gym, Hall by Locker Rm., Hall by Pool, Pool, and Lower Mechanical Rooms 1 & 3
7. Epiococcum	Auditorium
8. Myxomycetes	Auditorium, Stairwell, and Hall by Gym
9. Nigrospora	Auditorium
10. Paecilomyces-like	Pool and Hall by Pool
11. Pithomyces	Lower Mechanical Rm. 3
12. Polythrincium	Gym
13. Stachybortrys/Memnoiella	Gym and Lower Mechanical Rm. 1
14. Torula-like	Gym, Hall by Gym, Hall by Locker Rm., Hall by Pool, and Pool
15. Unidentifiable Spores	Auditorium
16. Hyphal Fragment	Pool
17. Total Fungi	Auditorium, Stairwell, Gym, Hall by Gym, Hall by Locker Rm., Locker Rm., Pool, Hall by Pool, Lower Mechanical Rm. 1, Lower Mechanical Rm. 3

The EMSL analysis summary notes the following characteristics of the collected spores:

1. Spores are not commonly found indoors and likely come from outside
2. Spores reported to causes allergies (an allergen) in individuals
3. Potential for mycotoxin production—mycotoxins are toxic chemicals that are present on spores and small fragments of mold and fungus that are released into the air and are capable of causing disease and death in humans and other animals
4. Fungi considered to be water damage indicators

Characteristic(s) of Elevated and Slightly Elevated Spore Samples

Type of Spore Detected	Characteristic(s)
1. Alternaria	Reported to cause allergies, mycotoxin producer, and water damage indicator
2. Ascospores	Reported to cause allergies
3. Aspergillus/Penicillium	Reported to cause allergies
4. Basidiospores	Not commonly found indoors and reported to cause allergies
5. Chaetomium	Reported to cause allergies, mycotoxin producer, and water damage indicator
6. Cladosporium	Reported to cause allergies
7. Epiococcum	Not commonly found indoors and reported to cause allergies
8. Myxomycetes	Not commonly found indoors and reported to cause allergies
9. Nigrospora	Not commonly found indoors
10. Paecilomyces-like	Reported to cause allergies and mycotoxin producer
11. Pithomyces	Not commonly found indoors and reported to cause allergies
12. Polythrincium	Not commonly found indoors
13. Stachybortrys/Memnoiella	Reported to cause allergies, mycotoxin producer, and water damage indicator
14. Torula-like	Not commonly found indoors and reported to cause allergies
15. Hyphal Fragment	Indicates an active fungal colony

Findings/Conclusion:

Paul Douglas, City of Winona Safety Coordinator, has advised City staff, including the Fire and Police Departments, to not enter the structure because of the present health risks due to the significant amount of water damage and active mold and bacteria growth. Mr. Douglas advises if entry to the building is necessary, all persons entering the structure should don personal protective equipment (PPE), to include a full-face, air-assisted respirator.

As noted in the written report from the May 30, 2018 visual assessment, there is evidence of prolonged water damage visible through the structure:

1. Standing water on the 1st and 2nd floors
2. Active moss growth on the 1st and 2nd floors
3. Mold and bacteria growth on building components; such as wood and plaster
4. Mold and bacterial growth on the wooden accessories, such as the auditorium seating
5. Corrosion to metal building components and other metal accessories

Also noted in the written report from the May 30, 2018 visual assessment, there is evidence of pigeon feces in the auditorium and gymnasium. The acid released from pigeon fecal matter is corrosive and can cause irreversible structural damage to I-beams, limestone, and calciferous sandstone, along with being a significant health risk.

Per the Air Sampling - Spore Trap analysis conduct by EMSL, the collected air samples provided evidence of air-borne spores, such as:

- Rust in the upper level of the auditorium, stage area, gymnasium, and in the hallway behind the gymnasium
- Seven (7) different spores not commonly found indoors
- Twelve (12) different spores reported to caused allergies
- Four (4) different mycotoxins
- Three (3) different spores indicating water damage
- One (1) hyphal fragment indicating active fungal growth

Recommendations for Rehabilition/Redevelopment

Assuming renovation is economically feasible and the structure is to be preserved, consult mold remediation companies with IICRC credentials and proven histories of successfully completing large mold remediation job scopes with an accompanying cost estimate. Remediators should perform remediation in compliance with the Institute of Inspection Cleaning and Restoration Certification (IICRC) mold removal guidelines or in compliance with EPA mold removal guidelines for schools and commercial buildings.

Prior to any remediation, always correct all conditions that have contributed to excess moisture or humidity at the property. Extract any excess water from the property, and remove excess humidity with a professional dehumidifier. Humidity must be maintained between 30% and 50% in the work area. Do not leave openings that can result in the entrance of humidity or other outdoor elements into the containment areas from outdoors.

Recommendations for Demolition

Assuming renovation is not economically feasible because of projected expenses of saving and renovating the structure is cost-prohibitive, obtain bids from experienced and successful demolition contractors with proven histories of successfully completing demolition projects on time, within budget, and perform to OSHA demolition standards.

MOLDVIEW™

Prepared Exclusively For

Integri-Spec Home Inspections
278 Mankato Ave #204
Winona, MN 55987

EMSL Analytical INC.

AIHA LAP, LLC
ACCREDITED LABORATORY
ENVIRONMENTAL MICROBIOLOGY
ISO/IEC 17025:2005
WWW.AIHAACCREDITEDLABS.ORG

Report Date:	**9/5/2018**
EMSL Order ID:	**351807038**
Project:	**City of Winona**

EMSL Analytical, Inc.
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Attn: Aaron Slavey
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278 Mankato Ave #204
Winona, MN 55987

EMSL Order:	351807038
Customer ID:	ISPC42
Collected:	
Received:	9/04/2018
Analyzed:	9/05/2018

Proj: City of Winona

1. Description of Analysis

Analytical Laboratory

EMSL Analytical, Inc. (EMSL) is a nationwide, full service, analytical testing laboratory network providing Asbestos, Mold, Indoor Air Quality, Microbiological, Environmental, Chemical, Forensic, Materials, Industrial Hygiene and Mechanical Testing services since 1981. Ranked as the premier independently owned environmental testing laboratory in the nation, EMSL puts analytical quality as its top priority. This quality is recognized by many well-respected federal, state and private accrediting agencies, such as AIHA-LAP, LLC's EMLAP and proficiency testing providers such as AIHA, LLC's EMPAT programs, and assured by our high quality personnel, including many Ph.D. microbiologists and mycologists.

EMSL is an independent laboratory that performed the analysis of these samples. EMSL did not conduct the sampling or site investigation for this report. The samples referenced herein were analyzed under strict quality control procedures using state-of-the-art microbiological methods. The analytical methods used and the data presented are scientifically and legally defensible.

The laboratory data is provided in compliance with AIHA-LAP, LLC policy modules and ISO-IEC 17025 guidelines for the particular test(s) requested, including any associated limitations for the methods employed. These data are intended for use by professionals having knowledge of the testing methods necessary to interpret them accurately.

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Air Samples - Spore traps:

Spore traps are commercially available sampling devices that capture airborne particles on an adhesive slide. Air is pulled through the device using a vacuum pump. Spores, as well as other airborne particles, are impacted on the collection adhesive. Using spore trap collection methods has inherent limitations. These collection methods are biased towards larger spore sizes.

The analysis for total spore counts is a direct microscopic examination and does not include culturing or growing the fungi. Therefore, the results include both viable and non-viable spores. Some fungal groups produce similar spore types that cannot be distinguished by direct microscopic examination alone (i.e., *Aspergillus/Penicillium*, and others). Other spore types may lack distinguishing features that aid in their identification. These types are grouped into larger categories such as Ascospores or Basidiospores.

Fungal spores are identified and grouped by morphological characteristics including color, shape, septation, ornamentation, and fruiting structures (if present) which are compared to published mycological identification keys and texts. EMSL reports provide spore counts per cubic meter of air to three significant figures. Please note that each spore category is reported to three significant figures. Due to rounding and the application of three significant figures the sum of the individual spore numbers may not equal the total spore count on the report. EMSL does not maintain responsibility for final volume concentrations (counts/m3) since this volume is provided by the field collector and can not be verified by EMSL.

EMSL analyzes spore traps using phase contrast microscopy. There is a wide choice of collection devices (Air-O-Cell, Micro-5, Burkhard, etc.) on the market. Differences in analytical method may exist between spore trap devices.

Spore trap results are reported in spores per cubic meter of air. Due to the other airborne particles collected with the spores, EMSL reports a background particle density. Background density is an indication of overall particulate matter present on the sample (i.e. dust in the air). High background concentrations may obscure spores such as the *Penicillium/Aspergillus* group. The rating system is from 1-5 with 1 = 1 - 25% of the background obscured by material, 2 = 26 - 50%, 3 = 51 - 75%, 4 = 76% - 99%, 5 = 100% or overloaded. A background rating of 4 or higher should be regarded as a minimum count since the actual concentrations may be higher than those reported. EMSL will not be held responsible for overloading of samples. Sample volumes are left to the discretion of the company or persons conducting the fieldwork.

Skin fragment density is the percentage of skin cells making up the total background material, 1 = 1 - 25%, 2 = 26 - 50%, 3 = 51 - 75%, 4 = 76-100%. Skin fragment density is considered an indication of the general cleanliness in the area sampled. It has been

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estimated that up to 90% of household dust consists of dead skin cells.

2. Analytical Results

See attached data reports and charts.

EMSL Analytical, Inc.
14375 23rd Avenue North Minneapolis, Mn 55447
Phone: (763) 449-4922 Fax: (763) 449-4924 Web: http://www.EMSL.com Email:minneapolislab@emsl.com

MOLDVIEW

Attn: Aaron Slavey
Integri-Spec Home Inspections
278 Mankato Ave #204
Winona, MN 55987

EMSL Order: 351807038
Customer ID: ISPC42
Collected:
Received: 9/04/2018
Analyzed: 9/05/2018

Proj: City of Winona

Test Report: Air-O-Cell(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	351807038-0001			351807038-0002			351807038-0003		
Client Sample ID:	2628 2801			2628 2795			2628 2796		
Volume (L):	150			150			150		
Sample Location:	Upper Level Audit. Left			Upper Level Audit. Left			Auditorium Stage Right		
Spore Types	Raw Count	Count/m³	% of Total	Raw Count	Count/m³	% of Total	Raw Count	Count/m³	% of Total
Alternaria (Ulocladium)	1	40	0.1	1	40	0	-	-	-
Ascospores	11	430	0.9	13	510	0.5	18	710	1.4
Aspergillus/Penicillium	903	35400	78.2	2420	94800	85.2	1040	40700	79
Basidiospores	214	8390	18.5	399	15600	14	223	8740	17
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium	6	200	0.4	2	80	0.1	-	-	-
Cladosporium	15	590	1.3	3	100	0.1	34	1300	2.5
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	1	40	0.1	-	-	-	-	-	-
Fusarium	-	-	-	-	-	-	-	-	-
Ganoderma	-	-	-	1	40	0	-	-	-
Myxomycetes++	1	40	0.1	-	-	-	-	-	-
Pithomyces++	-	-	-	-	-	-	1	40	0.1
Rust	1	40	0.1	-	-	-	1	40	0.1
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	1	40	0.1	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	1	40	0	-	-	-
Arthrospores	-	-	-	-	-	-	-	-	-
Cercospora++	-	-	-	-	-	-	-	-	-
Nigrospora	2	80	0.2	-	-	-	-	-	-
Paecilomyces-like	-	-	-	-	-	-	-	-	-
Polythrincium	-	-	-	-	-	-	-	-	-
Torula-like	-	-	-	-	-	-	-	-	-
Total Fungi	**1156**	**45290**	**100**	**2840**	**111210**	**100**	**1317**	**51530**	**100**
Hyphal Fragment	-	-	-	-	-	-	-	-	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	-	-	-
Analyt. Sensitivity 600x	-	39	-	-	39	-	-	39	-
Analyt. Sensitivity 300x	-	7*	-	-	7*	-	-	7*	-
Skin Fragments (1-4)	-	1	-	-	1	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	2	-	-	3	-	-	3	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category

No discernable field blank was submitted with this group of samples.

Jodie Bourgerie, Laboratory Manager
or Other Approved Signatory

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MOLDVIEW

Attn: Aaron Slavey
Integri-Spec Home Inspections
278 Mankato Ave #204
Winona, MN 55987

EMSL Order: 351807038
Customer ID: ISPC42
Collected:
Received: 9/04/2018
Analyzed: 9/05/2018

Proj: City of Winona

Test Report: Air-O-Cell(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	351807038-0004			351807038-0005			351807038-0006		
Client Sample ID:	2628 2785			2628 2802			2658 3499		
Volume (L):	150			150			150		
Sample Location:	Auditorium Stage Left			Upper Stairwell Right			Gym Floor		
Spore Types	**Raw Count**	**Count/m³**	**% of Total**	**Raw Count**	**Count/m³**	**% of Total**	**Raw Count**	**Count/m³**	**% of Total**
Alternaria (Ulocladium)	-	-	-	2	80	0.1	2	80	0.2
Ascospores	23	900	1.7	12	470	0.9	1	40	0.1
Aspergillus/Penicillium	980	38400	70.5	980	38400	70	1020	40000	84.7
Basidiospores	350	13700	25.2	382	15000	27.3	142	5560	11.8
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium	-	-	-	2	80	0.1	8	300	0.6
Cladosporium	28	1100	2	7	300	0.5	25	980	2.1
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	-	-	-	-	-	-	-	-	-
Fusarium	-	-	-	-	-	-	-	-	-
Ganoderma	3	100	0.2	1	40	0.1	2	80	0.2
Myxomycetes++	4	200	0.4	9	400	0.7	-	-	-
Pithomyces++	-	-	-	1	40	0.1	-	-	-
Rust	-	-	-	-	-	-	1	40	0.1
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	1	40	0.1	1	40	0.1	2	80	0.2
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Arthrospores	-	-	-	-	-	-	-	-	-
Cercospora++	-	-	-	-	-	-	-	-	-
Nigrospora	-	-	-	-	-	-	1	40	0.1
Paecilomyces-like	-	-	-	-	-	-	-	-	-
Polythrincium	-	-	-	-	-	-	-	-	-
Torula-like	-	-	-	-	-	-	-	-	-
Total Fungi	**1389**	**54440**	**100**	**1397**	**54850**	**100**	**1204**	**47200**	**100**
Hyphal Fragment	1	40	-	-	-	-	-	-	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	-	-	-
Analyt. Sensitivity 600x	-	39	-	-	39	-	-	39	-
Analyt. Sensitivity 300x	-	7*	-	-	7*	-	-	7*	-
Skin Fragments (1-4)	-	1	-	-	1	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	3	-	-	3	-	-	3	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category

No discernable field blank was submitted with this group of samples.

Jodie Bourgerie, Laboratory Manager
or Other Approved Signatory

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MOLDVIEW

Attn: Aaron Slavey
Integri-Spec Home Inspections
278 Mankato Ave #204
Winona, MN 55987

EMSL Order: 351807038
Customer ID: ISPC42
Collected:
Received: 9/04/2018
Analyzed: 9/05/2018

Proj: City of Winona

Test Report: Air-O-Cell(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	351807038-0007			351807038-0008			351807038-0009		
Client Sample ID:	2658 3469			2658 3597			2658 3641		
Volume (L):	150			150			150		
Sample Location:	Gym Seating			Gym Seating			Hallway behind Gym		
Spore Types	**Raw Count**	**Count/m³**	**% of Total**	**Raw Count**	**Count/m³**	**% of Total**	**Raw Count**	**Count/m³**	**% of Total**
Alternaria (Ulocladium)	-	-	-	1	40	0.1	8	300	0.4
Ascospores	14	550	1.2	12	470	0.7	18	710	0.9
Aspergillus/Penicillium	952	37300	83.7	1480	58000	90.6	1470	57600	76.9
Basidiospores	101	3960	8.9	96	3800	5.9	79	3100	4.1
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium	-	-	-	-	-	-	1	40	0.1
Cladosporium	60	2400	5.4	39	1500	2.3	317	12400	16.5
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	-	-	-	-	-	-	-	-	-
Fusarium	-	-	-	-	-	-	-	-	-
Ganoderma	5	200	0.4	4	200	0.3	11	430	0.6
Myxomycetes++	-	-	-	-	-	-	6	200	0.3
Pithomyces++	-	-	-	-	-	-	1	40	0.1
Rust	-	-	-	-	-	-	1	40	0.1
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	3	100	0.2	-	-	-	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Arthrospores	-	-	-	-	-	-	-	-	-
Cercospora++	-	-	-	-	-	-	-	-	-
Nigrospora	-	-	-	-	-	-	-	-	-
Paecilomyces-like	-	-	-	-	-	-	-	-	-
Polythrincium	-	-	-	1	40	0.1	-	-	-
Torula-like	1	40	0.1	-	-	-	2	80	0.1
Total Fungi	**1136**	**44550**	**100**	**1633**	**64050**	**100**	**1914**	**74940**	**100**
Hyphal Fragment	1	40	-	-	-	-	-	-	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	-	-	-
Analyt. Sensitivity 600x	-	39	-	-	39	-	-	39	-
Analyt. Sensitivity 300x	-	7*	-	-	7*	-	-	7*	-
Skin Fragments (1-4)	-	1	-	-	1	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	3	-	-	2	-	-	3	-

++ Includes other spores with similar morphology, see EMSL's fungal glossary for each specific category.

No discernable field blank was submitted with this group of samples.

Jodie Bourgerie, Laboratory Manager
or Other Approved Signatory

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MOLDVIEW

Attn: Aaron Slavey
Integri-Spec Home Inspections
278 Mankato Ave #204
Winona, MN 55987

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Analyzed: 9/05/2018

Proj: City of Winona

Test Report: Air-O-Cell(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	351807038-0010			351807038-0011			351807038-0012		
Client Sample ID:	2658 3570			2658 3453			2658 3495		
Volume (L):	150			150			150		
Sample Location:	Hallway by Locker Room			Pool Locker Room			Pool Area		
Spore Types	Raw Count	Count/m³	% of Total	Raw Count	Count/m³	% of Total	Raw Count	Count/m³	% of Total
Alternaria (Ulocladium)	1	40	0	-	-	-	-	-	-
Ascospores	11	430	0.4	16	630	1.1	25	980	1.2
Aspergillus/Penicillium	1840	72100	74.2	662	25900	43.8	1380	54100	65.7
Basidiospores	235	9210	9.5	735	28800	48.7	147	5760	7
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium	1	40	0	2	80	0.1	-	-	-
Cladosporium	382	15000	15.4	91	3600	6.1	508	19900	24.2
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	-	-	-	-	-	-	-	-	-
Fusarium	-	-	-	-	-	-	-	-	-
Ganoderma	3	100	0.1	2	80	0.1	5	200	0.2
Myxomycetes++	1	40	0	1	40	0.1	2	80	0.1
Pithomyces++	-	-	-	-	-	-	1	40	0
Rust	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	-	-	-	1	40	0
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Arthrospores	-	-	-	-	-	-	-	-	-
Cercospora++	-	-	-	-	-	-	-	-	-
Nigrospora	-	-	-	-	-	-	-	-	-
Paecilomyces-like	-	-	-	-	-	-	30	1200	1.5
Polythrincium	-	-	-	-	-	-	-	-	-
Torula-like	4	200	0.2	-	-	-	-	-	-
Total Fungi	**2478**	**97160**	**100**	**1509**	**59130**	**100**	**2099**	**82300**	**100**
Hyphal Fragment	-	-	-	-	-	-	2	80	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	1	40	-
Analyt. Sensitivity 600x	-	39	-	-	39	-	-	39	-
Analyt. Sensitivity 300x	-	7*	-	-	7*	-	-	7*	-
Skin Fragments (1-4)	-	1	-	-	1	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	2	-	-	3	-	-	3	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category

No discernable field blank was submitted with this group of samples

Jodie Bourgerie, Laboratory Manager
or Other Approved Signatory

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Test Report: Air-O-Cell(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	351807038-0013			351807038-0014			351807038-0015		
Client Sample ID:	2658 3458			2658 3457			2658 3436		
Volume (L):	150			150			150		
Sample Location:	Hallway by Pool			Lower Mechanical Room 1			Lower Mechanical Room 2		
Spore Types	Raw Count	Count/m³	% of Total	Raw Count	Count/m³	% of Total	Raw Count	Count/m³	% of Total
Alternaria (Ulocladium)	-	-	-	-	-	-	-	-	-
Ascospores	36	1400	2.5	63	2500	4.3	26	1000	5.4
Aspergillus/Penicillium	987	38700	68	1060	41500	70.6	49	1900	10.2
Basidiospores	150	5880	10.3	131	5130	8.7	392	15400	82.8
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium	-	-	-	-	-	-	-	-	-
Cladosporium	247	9680	17	243	9520	16.2	8	300	1.6
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	-	-	-	-	-	-	-	-	-
Fusarium	-	-	-	-	-	-	-	-	-
Ganoderma	1	40	0.1	1	40	0.1	-	-	-
Myxomycetes++	1	40	0.1	-	-	-	-	-	-
Pithomyces++	1	40	0.1	-	-	-	-	-	-
Rust	-	-	-	-	-	-	-	-	-
Scopulariopsis/Microascus	-	-	-	-	-	-	-	-	-
Stachybotrys/Memnoniella	-	-	-	3	100	0.2	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Arthrospores	-	-	-	-	-	-	-	-	-
Cercospora++	-	-	-	-	-	-	-	-	-
Nigrospora	-	-	-	-	-	-	-	-	-
Paecilomyces-like	28	1100	1.9	-	-	-	-	-	-
Polythrincium	-	-	-	-	-	-	-	-	-
Torula-like	1	40	0.1	-	-	-	-	-	-
Total Fungi	**1452**	**56920**	**100**	**1501**	**58790**	**100**	**475**	**18600**	**100**
Hyphal Fragment	-	-	-	-	-	-	-	-	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	-	-	-	-	-	-	-	-	-
Analyt. Sensitivity 600x	-	39	-	-	39	-	-	39	-
Analyt. Sensitivity 300x	-	7*	-	-	7*	-	-	7*	-
Skin Fragments (1-4)	-	1	-	-	1	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	2	-	-	2	-	-	2	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category

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Jodie Bourgerie, Laboratory Manager
or Other Approved Signatory

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Test Report: Air-O-Cell(™) Analysis of Fungal Spores & Particulates by Optical Microscopy (Methods MICRO-SOP-201, ASTM D7391)

Lab Sample Number:	351807038-0016			351807038-0017			351807038-0018		
Client Sample ID:	2658 3461			2658 3567			2658 3438		
Volume (L):	150			150			150		
Sample Location:	Lower Mechanical Room 3			Outside 1			Outside 2		
Spore Types	Raw Count	Count/m³	% of Total	Raw Count	Count/m³	% of Total	Raw Count	Count/m³	% of Total
Alternaria (Ulocladium)	-	-	-	1	40	0.2	3	100	0.5
Ascospores	8	300	0.6	50	2000	10.1	67	2600	13.3
Aspergillus/Penicillium	945	37000	70.9	30	1200	6	21	820	4.2
Basidiospores	115	4510	8.6	327	12800	64.5	224	8780	44.9
Bipolaris++	-	-	-	-	-	-	-	-	-
Chaetomium	-	-	-	-	-	-	-	-	-
Cladosporium	243	9520	18.3	75	2900	14.6	161	6310	32.3
Curvularia	-	-	-	-	-	-	-	-	-
Epicoccum	-	-	-	-	-	-	-	-	-
Fusarium	-	-	-	-	-	-	-	-	-
Ganoderma	2	80	0.2	19	740	3.7	18	710	3.6
Myxomycetes++	2	80	0.2	2	80	0.4	1	40	0.2
Pithomyces++	2	80	0.2	-	-	-	1	40	0.2
Rust	-	-	-	-	-	-	1	40	0.2
Scopulariopsis/Microascus	-	-	-	-	-	-	1	40	0.2
Stachybotrys/Memnoniella	-	-	-	1	40	0.2	-	-	-
Unidentifiable Spores	-	-	-	-	-	-	-	-	-
Arthrospores	15	590	1.1	-	-	-	-	-	-
Cercospora++	-	-	-	-	-	-	1	40	0.2
Nigrospora	-	-	-	1	40	0.2	1	40	0.2
Paecilomyces-like	-	-	-	-	-	-	-	-	-
Polythrincium	-	-	-	-	-	-	-	-	-
Torula-like	-	-	-	-	-	-	-	-	-
Total Fungi	**1332**	**52160**	**100**	**506**	**19840**	**100**	**500**	**19560**	**100**
Hyphal Fragment	-	-	-	1	40	-	-	-	-
Insect Fragment	-	-	-	-	-	-	-	-	-
Pollen	-	-	-	5	200	-	3	100	-
Analyt. Sensitivity 600x	-	39	-	-	39	-	-	39	-
Analyt. Sensitivity 300x	-	7*	-	-	7*	-	-	7*	-
Skin Fragments (1-4)	-	1	-	-	-	-	-	1	-
Fibrous Particulate (1-4)	-	1	-	-	1	-	-	1	-
Background (1-5)	-	2	-	-	2	-	-	2	-

++ Includes other spores with similar morphology; see EMSL's fungal glossary for each specific category.

No discernable field blank was submitted with this group of samples.

Jodie Bourgerie, Laboratory Manager
or Other Approved Signatory

Samples received in good condition unless otherwise noted. High levels of background particulate can obscure spores and other particulates, leading to underestimation. Background levels of 5 indicate an overloading of background particulates, prohibiting accurate detection and quantification. Present = Spores detected on overloaded samples. Results are not blank corrected unless otherwise noted. The detection limit is equal to one fungal spore, structure, pollen, fiber particle or insect fragment. "*" Denotes particles found at 300X. "-" Denotes not detected. Due to method stopping rules, raw counts in excess of 100 are extrapolated based on the percentage analyzed. EMSL maintains liability limited to cost of analysis. This report relates only to the samples reported above and may not be reproduced except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. Interpretation and use of test results are the responsibility of the client.

Initial report from: 09/05/2018 10:06:49

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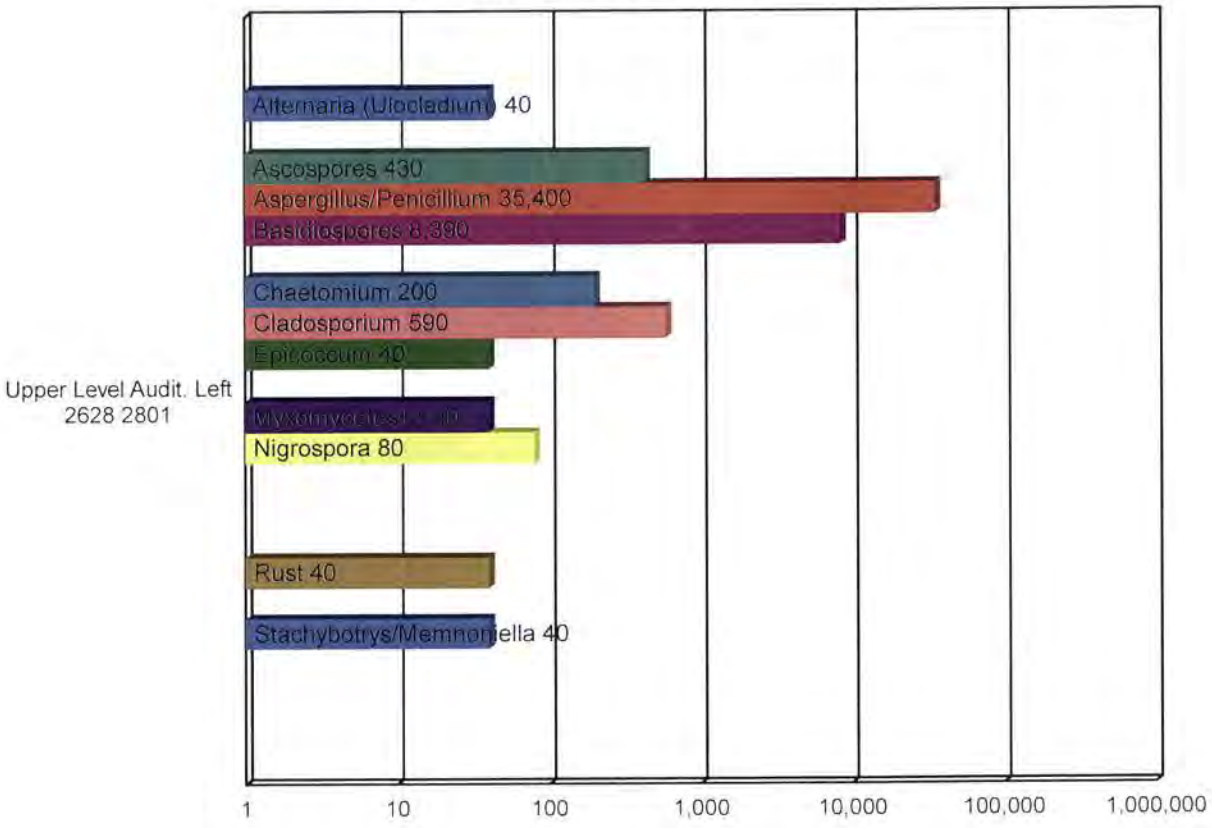
14375 23rd Avenue North Minneapolis, Mn 55447
Phone: (763) 449-4922 Fax: (763) 449-4924 Web: http://www.EMSL.com Email:minneapolislab@emsl.com

Attn: Aaron Slavey
Integri-Spec Home Inspections
278 Mankato Ave #204
Winona, MN 55987

EMSL Order: 351807038
Customer ID: ISPC42
Collected:
Received: 9/04/2018
Analyzed: 9/05/2018

Proj: City of Winona

Spore Trap Report: Total Counts



- Alternaria (Ulocladium)
- Aspergillus/Penicillium
- Chaetomium
- Ganoderma
- Paecilomyces-like
- Rust
- Torula-like
- Arthrospores
- Basidiospores
- Cladosporium
- Myxomycetes++
- Pithomyces++
- Scopulariopsis/Microascus
- Unidentifiable Spores
- Ascospores
- Cercospora++
- Epicoccum
- Nigrospora
- Polythrincium
- Stachybotrys/Memnoniella

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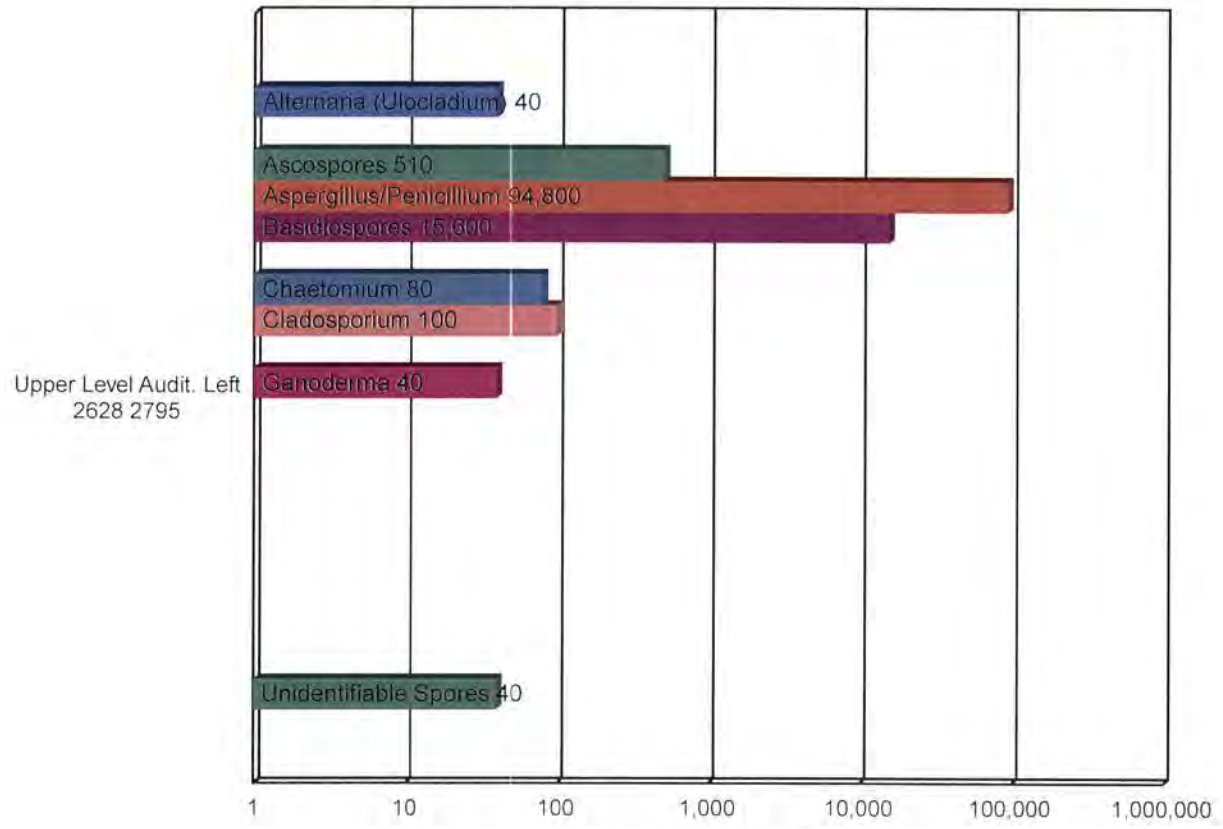

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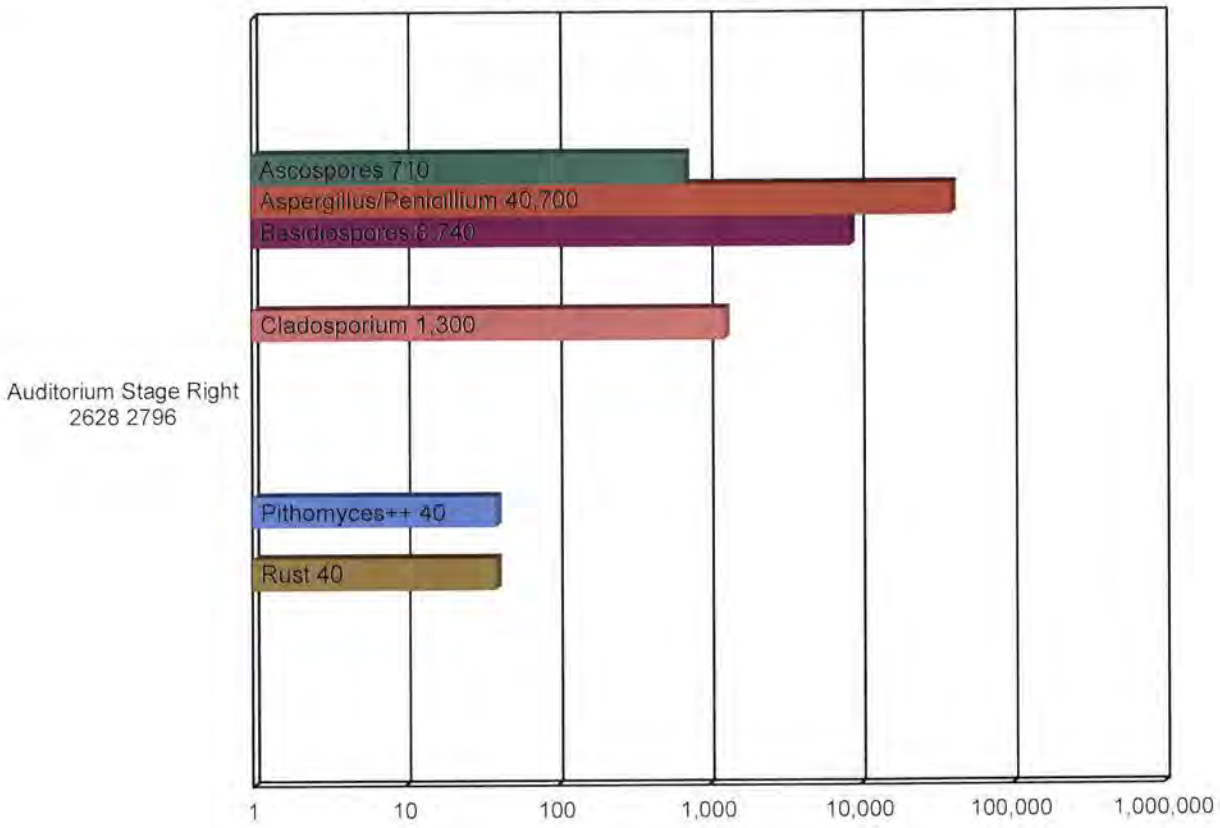

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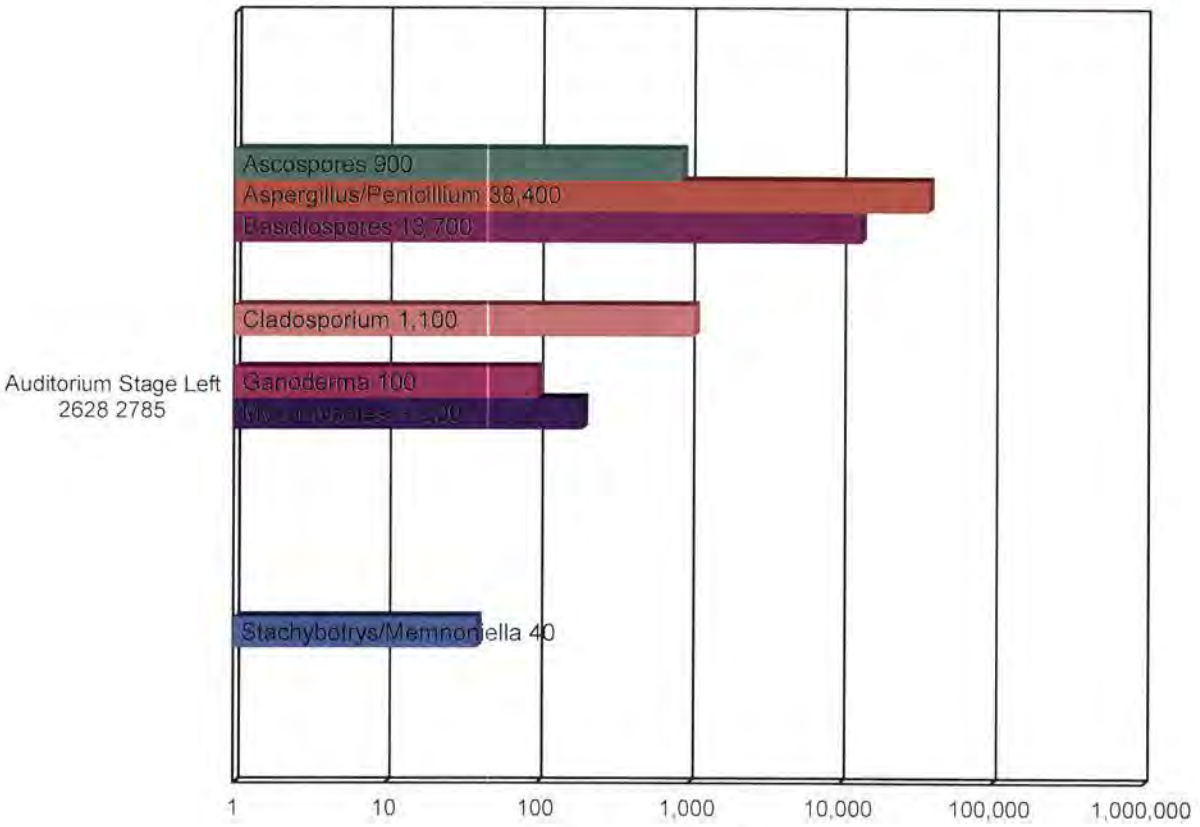

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Ganoderma	Myxomycetes++	Nigrospora
Paecilomyces-like	Pithomyces++	Polythrincium
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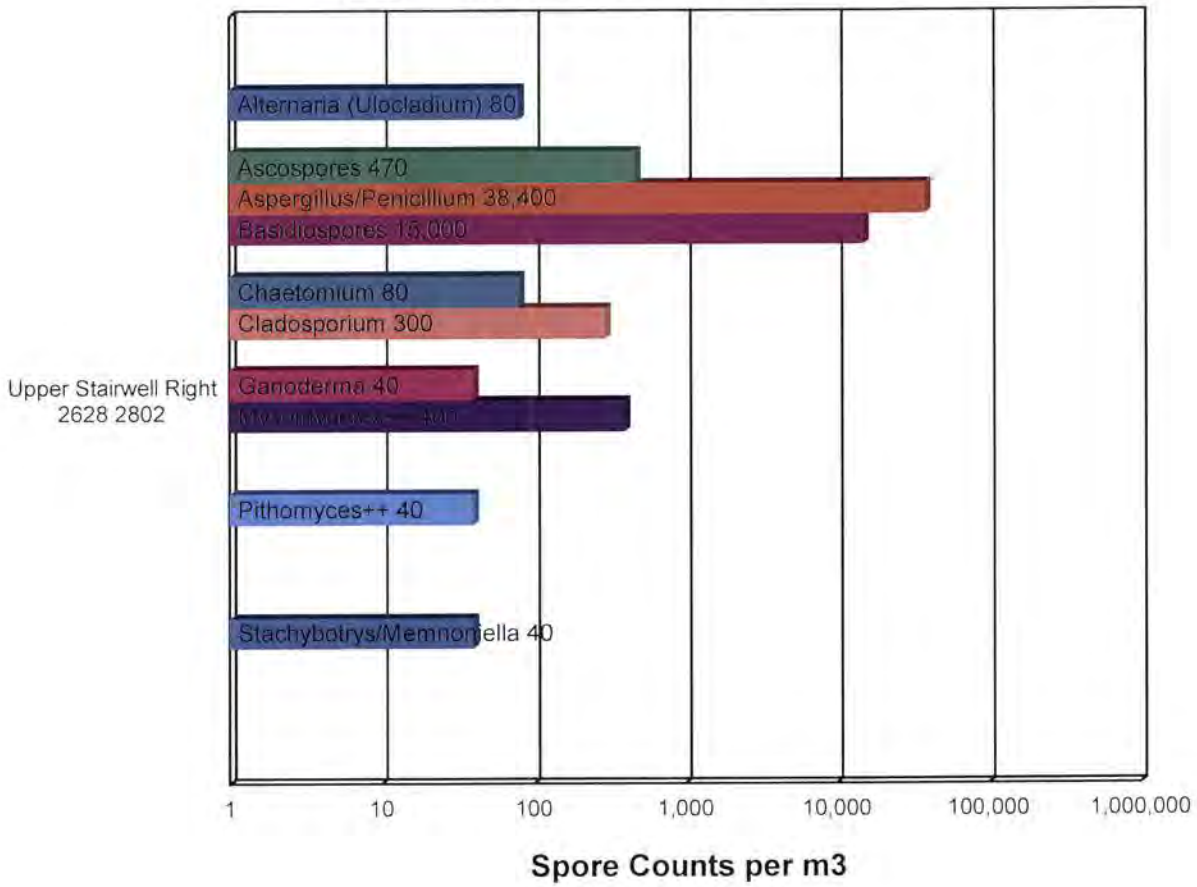

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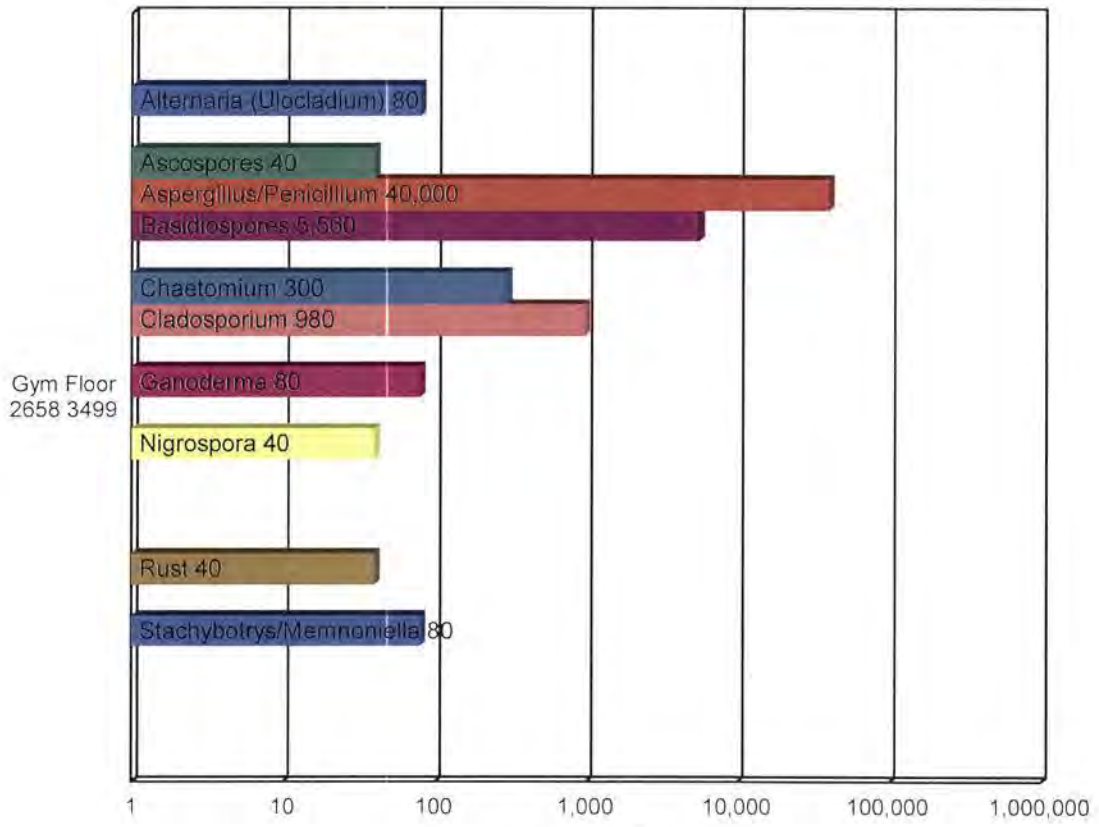

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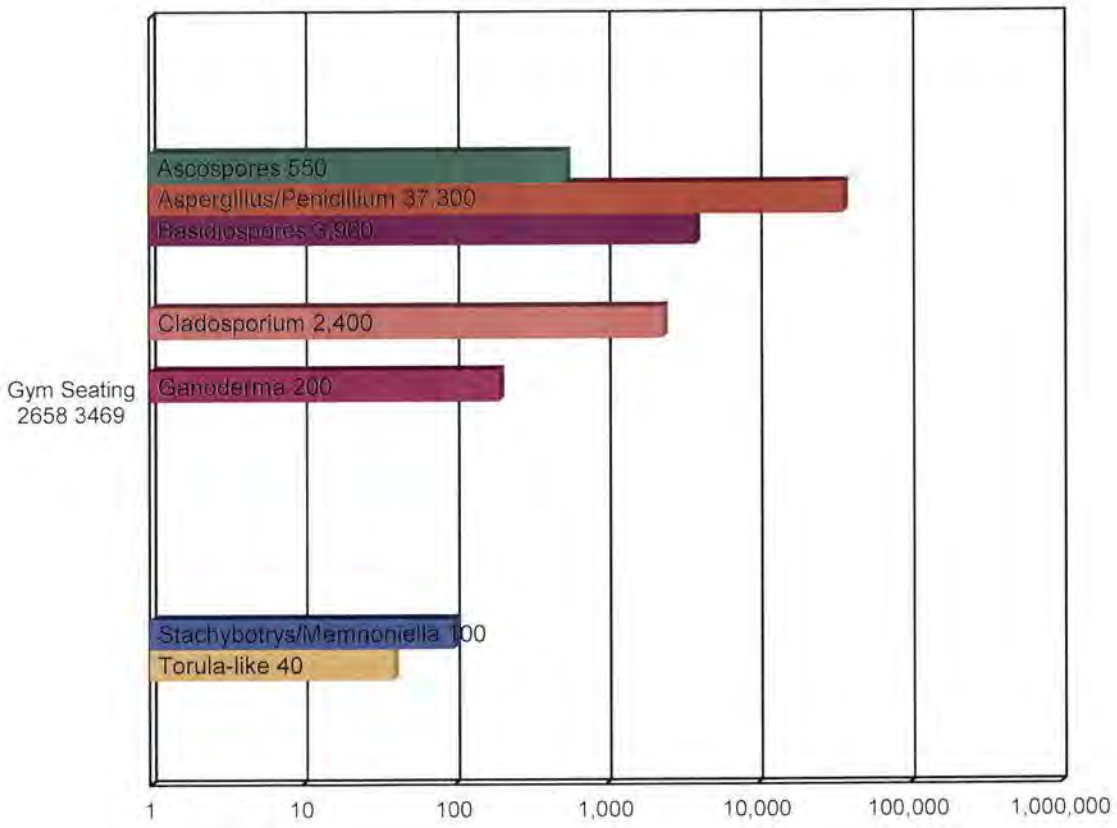

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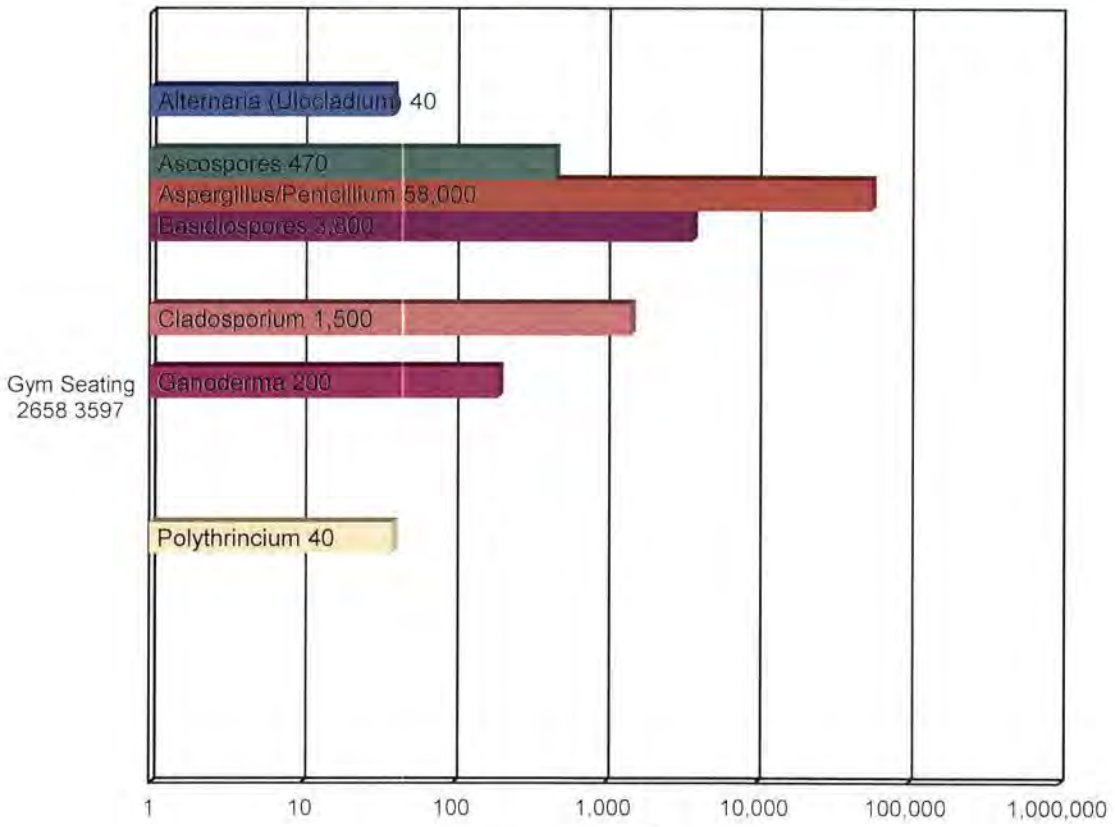

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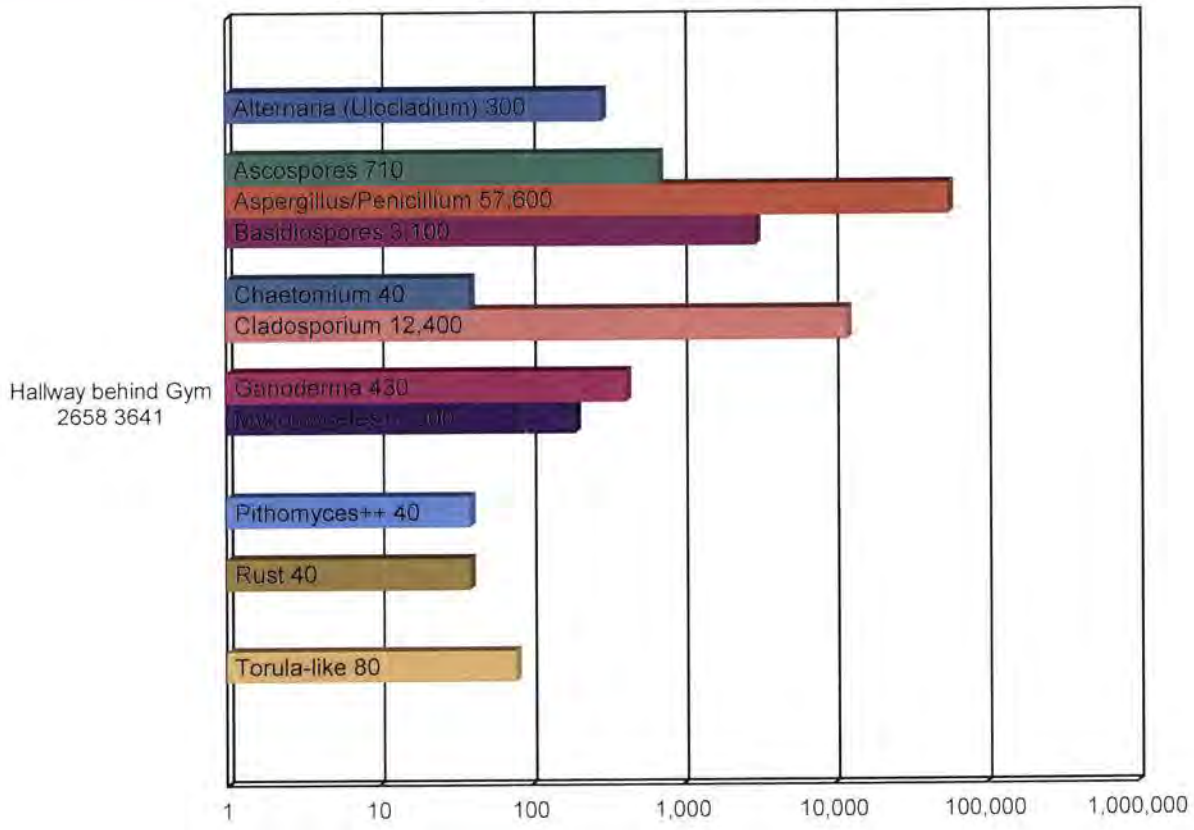

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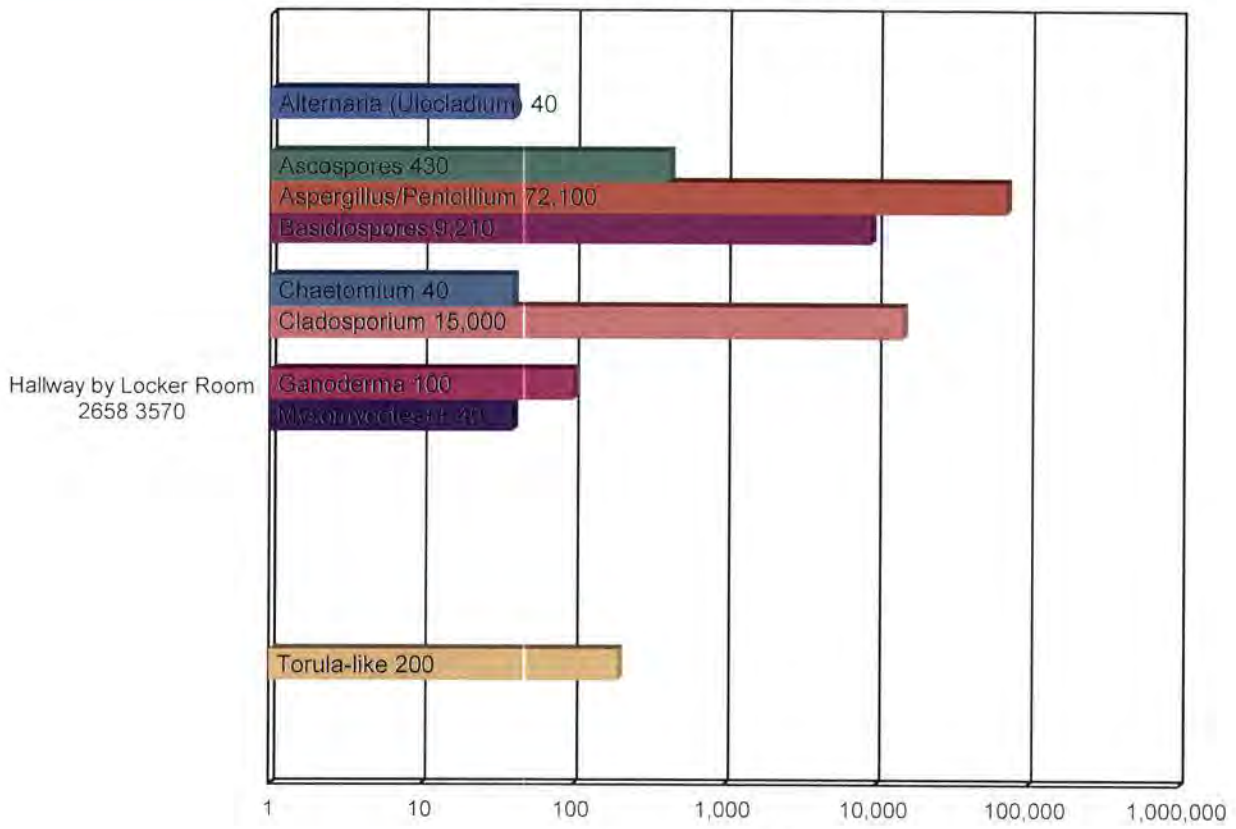

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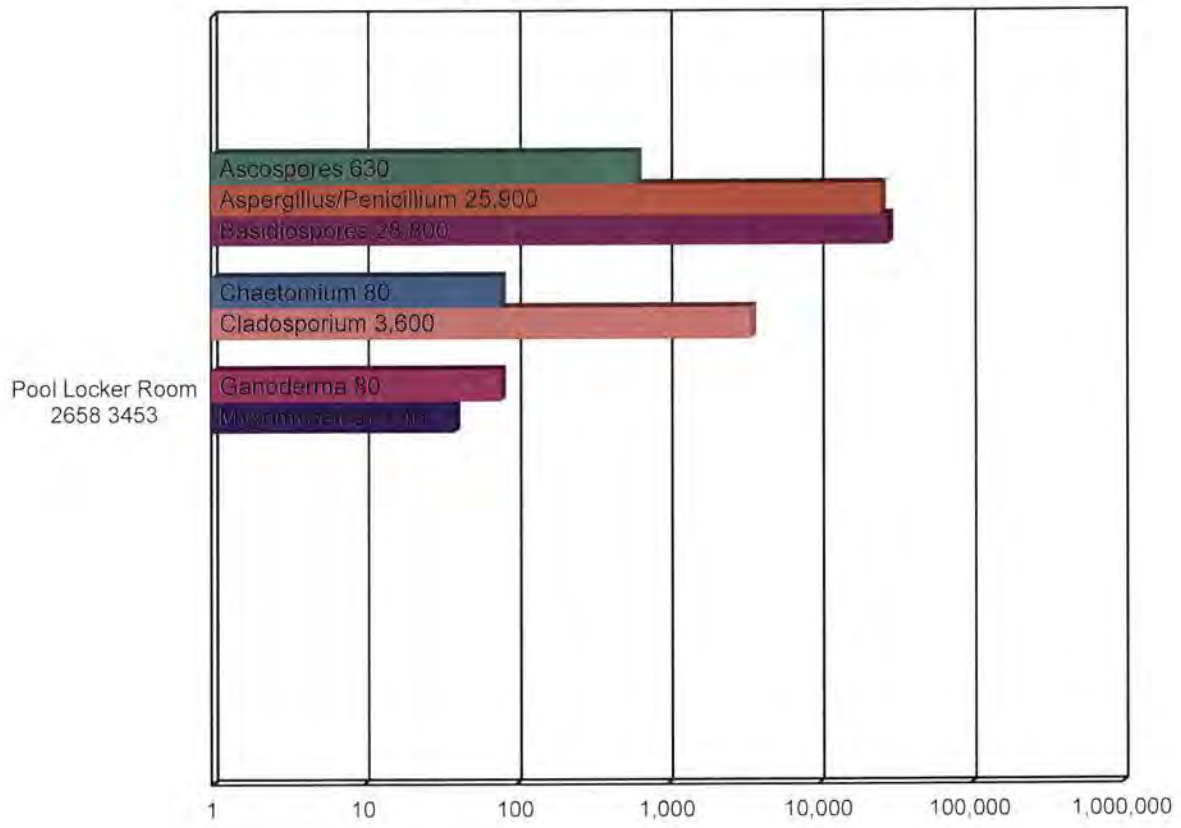

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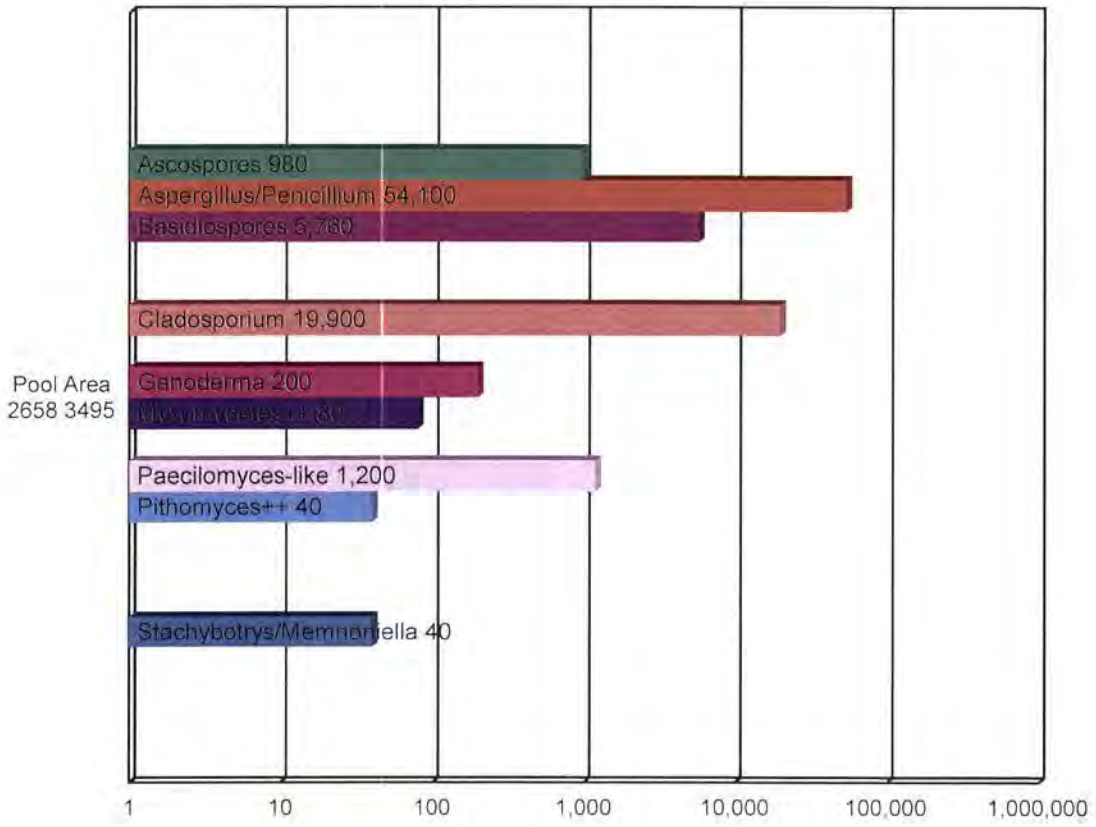

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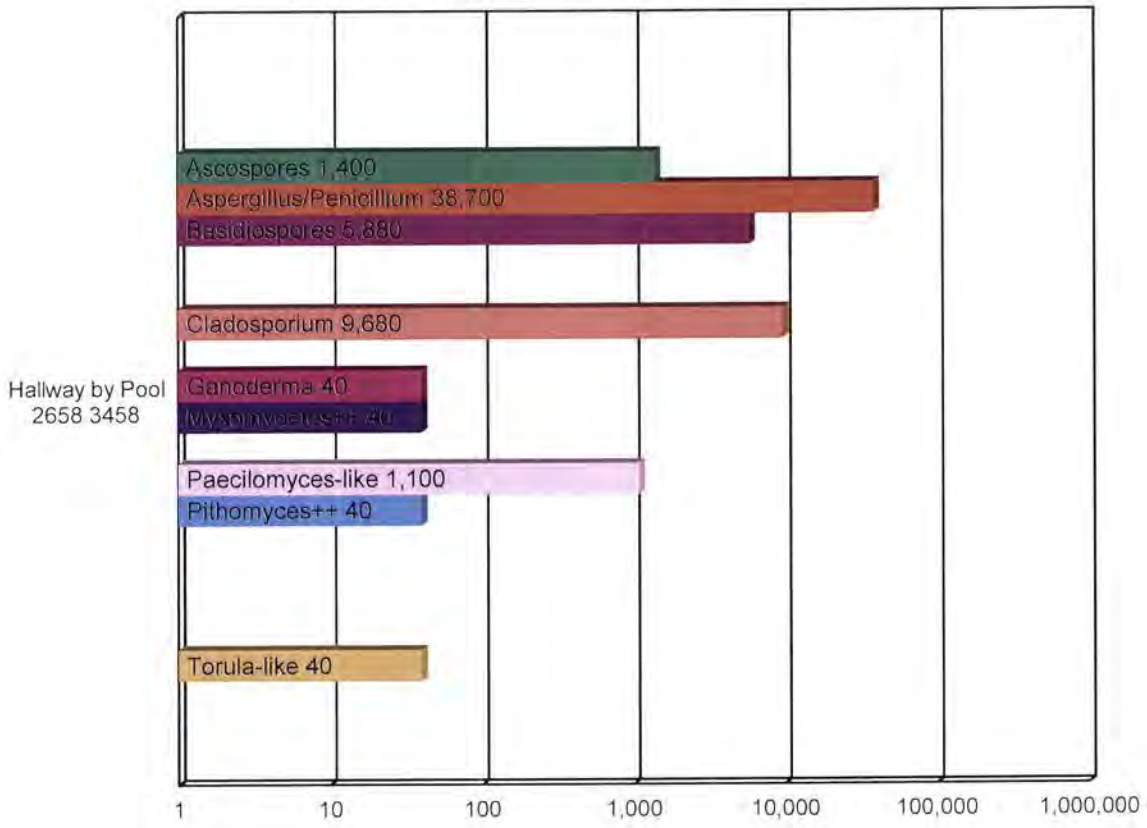

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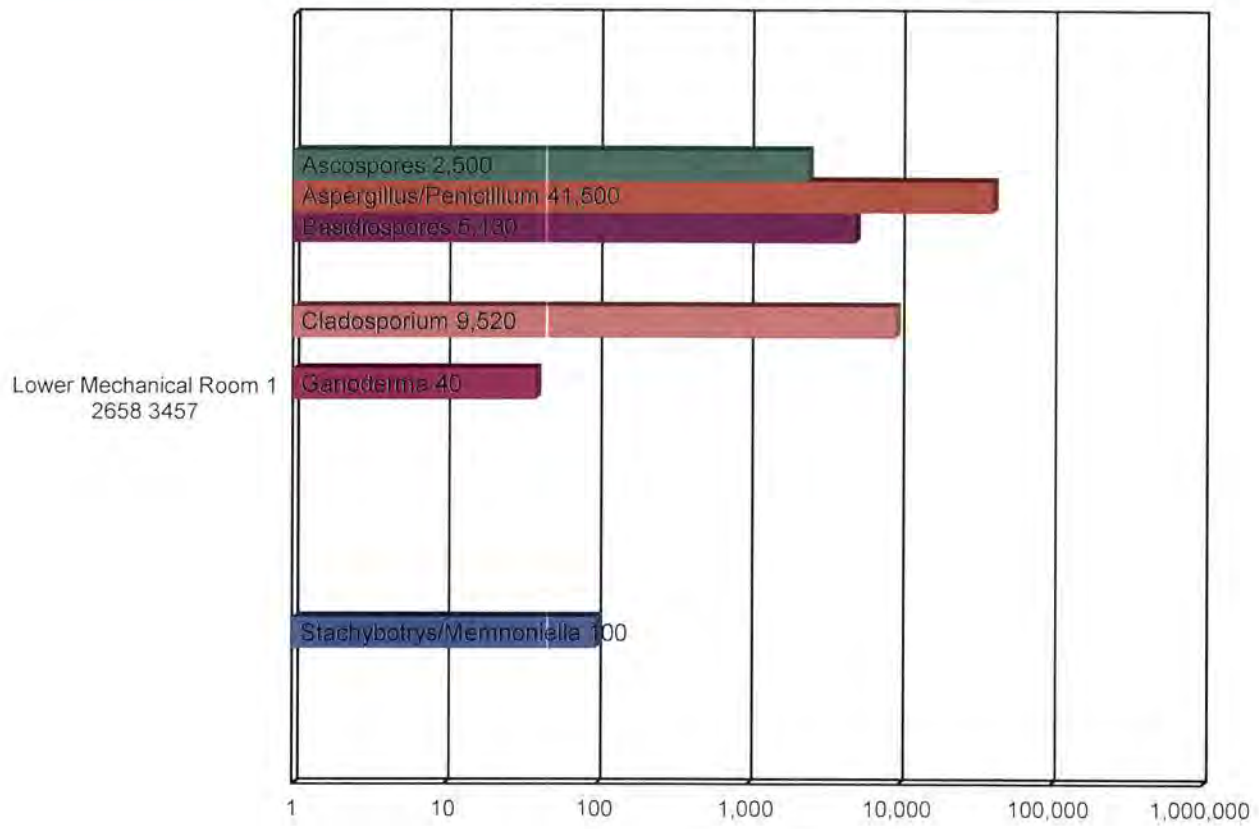

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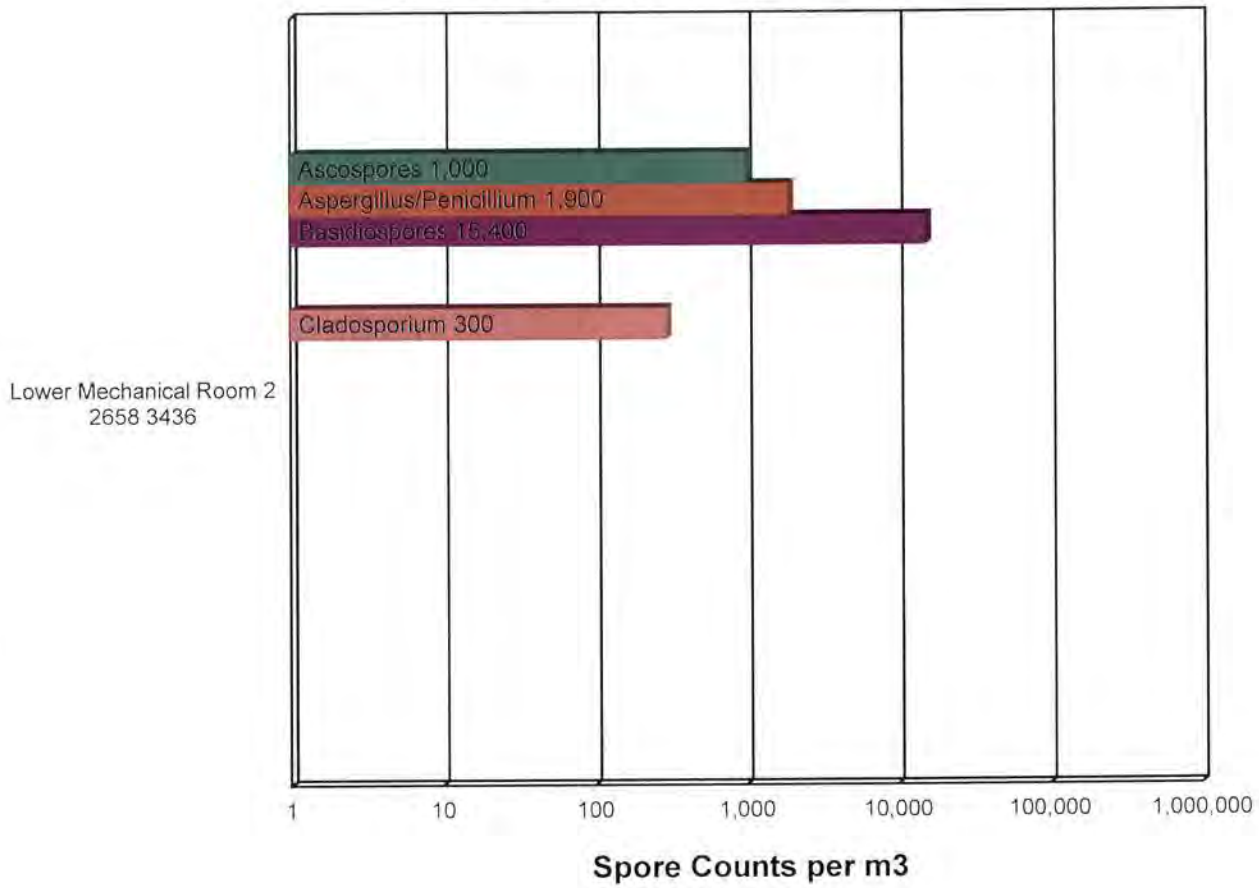

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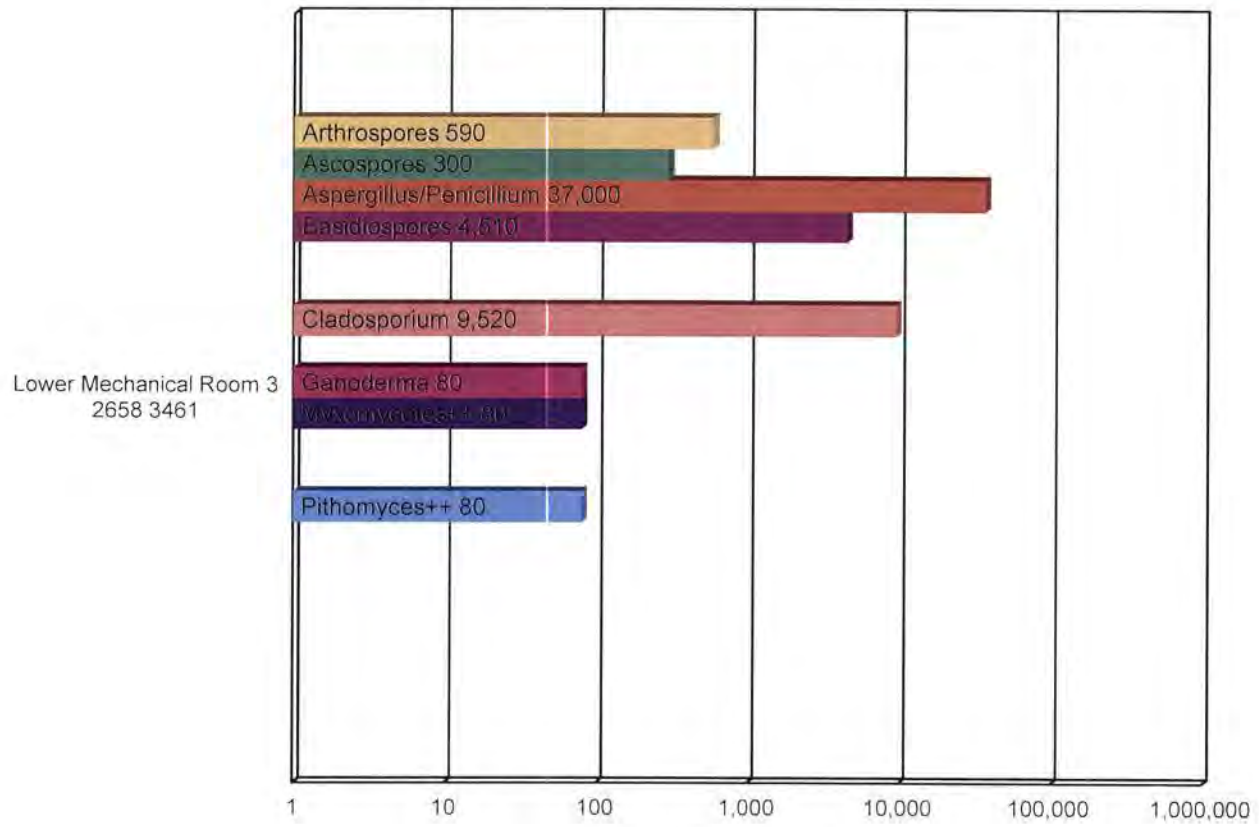

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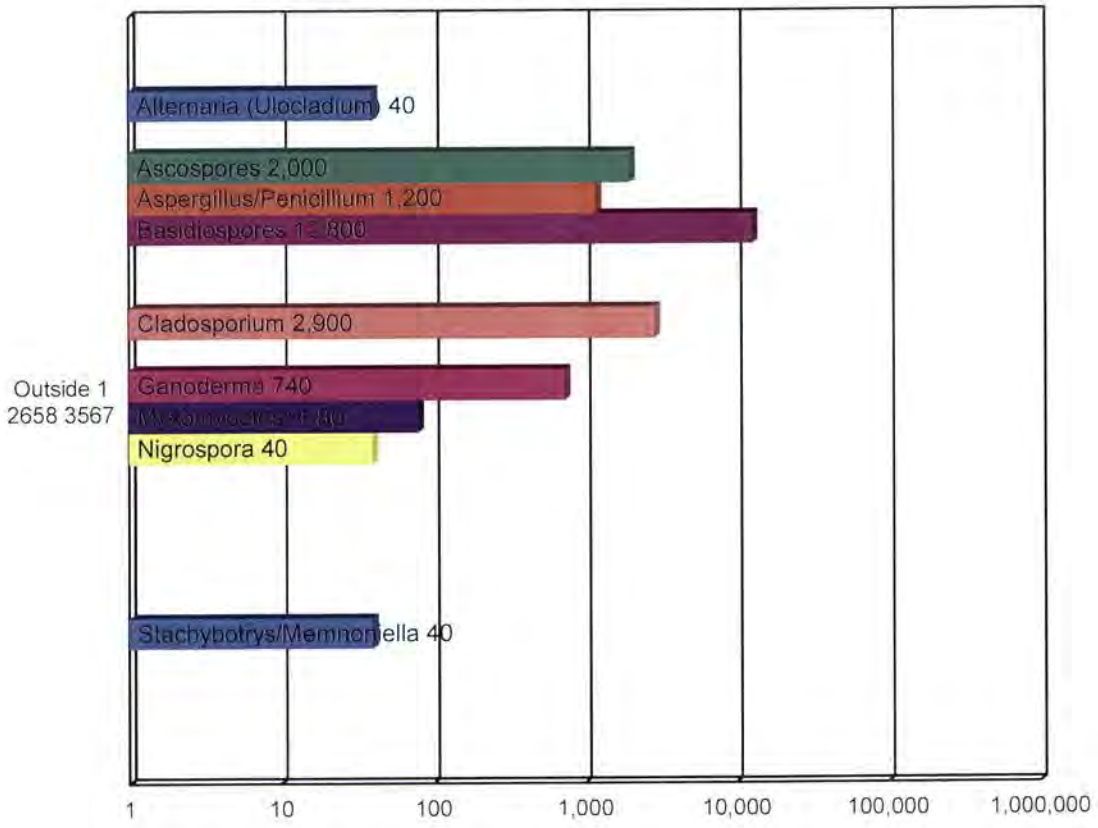

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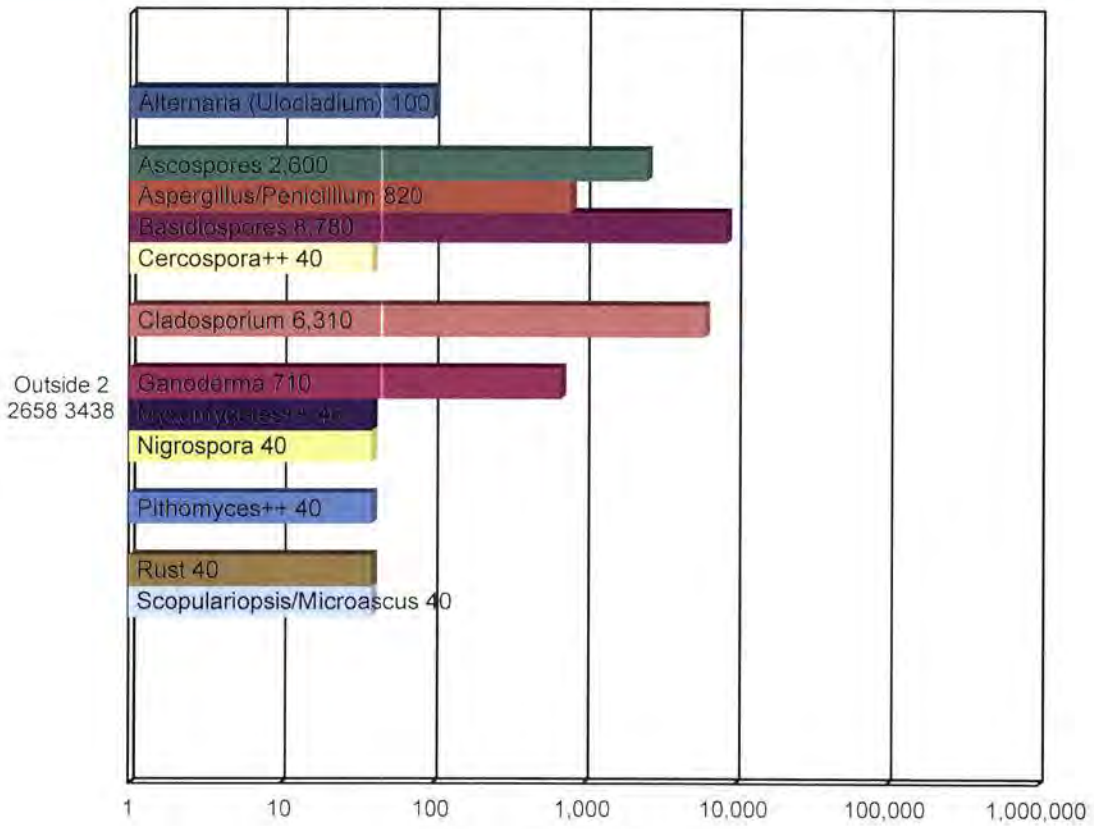

Alternaria (Ulocladium)
Arthrospores
Ascospores
Aspergillus/Penicillium
Basidiospores
Cercospora++
Chaetomium
Cladosporium
Epicoccum
Ganoderma
Myxomycetes++
Nigrospora
Paecilomyces-like
Pithomyces++
Polythrincium
Rust
Scopulariopsis/Microascus
Stachybotrys/Memnoniella
Torula-like
Unidentifiable Spores

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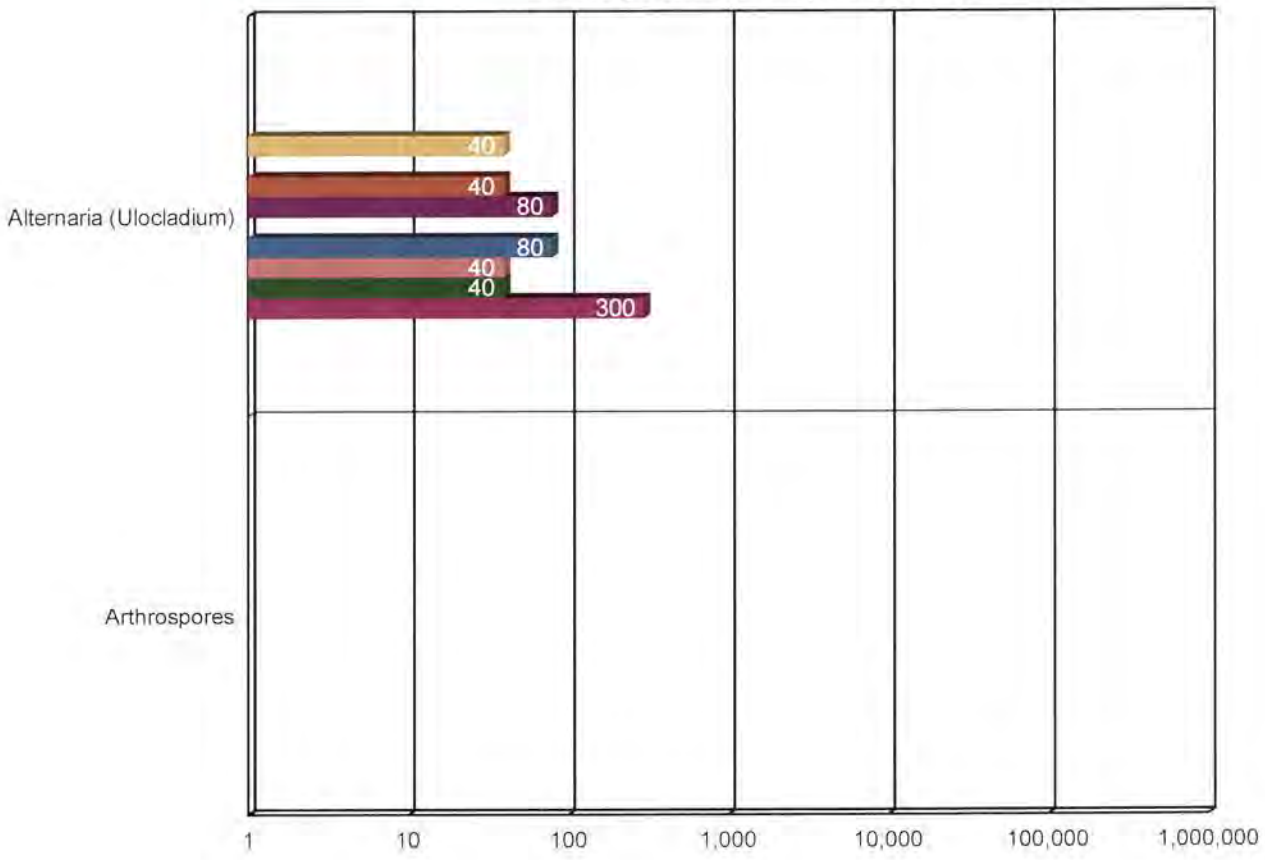
Attn: Aaron Slavey
Integri-Spec Home Inspections
278 Mankato Ave #204
Winona, MN 55987

Proj: City of Winona

EMSL Order:	351807038
Customer ID:	ISPC42
Collected:	
Received:	9/04/2018
Analyzed:	9/05/2018

Background Comparison Chart



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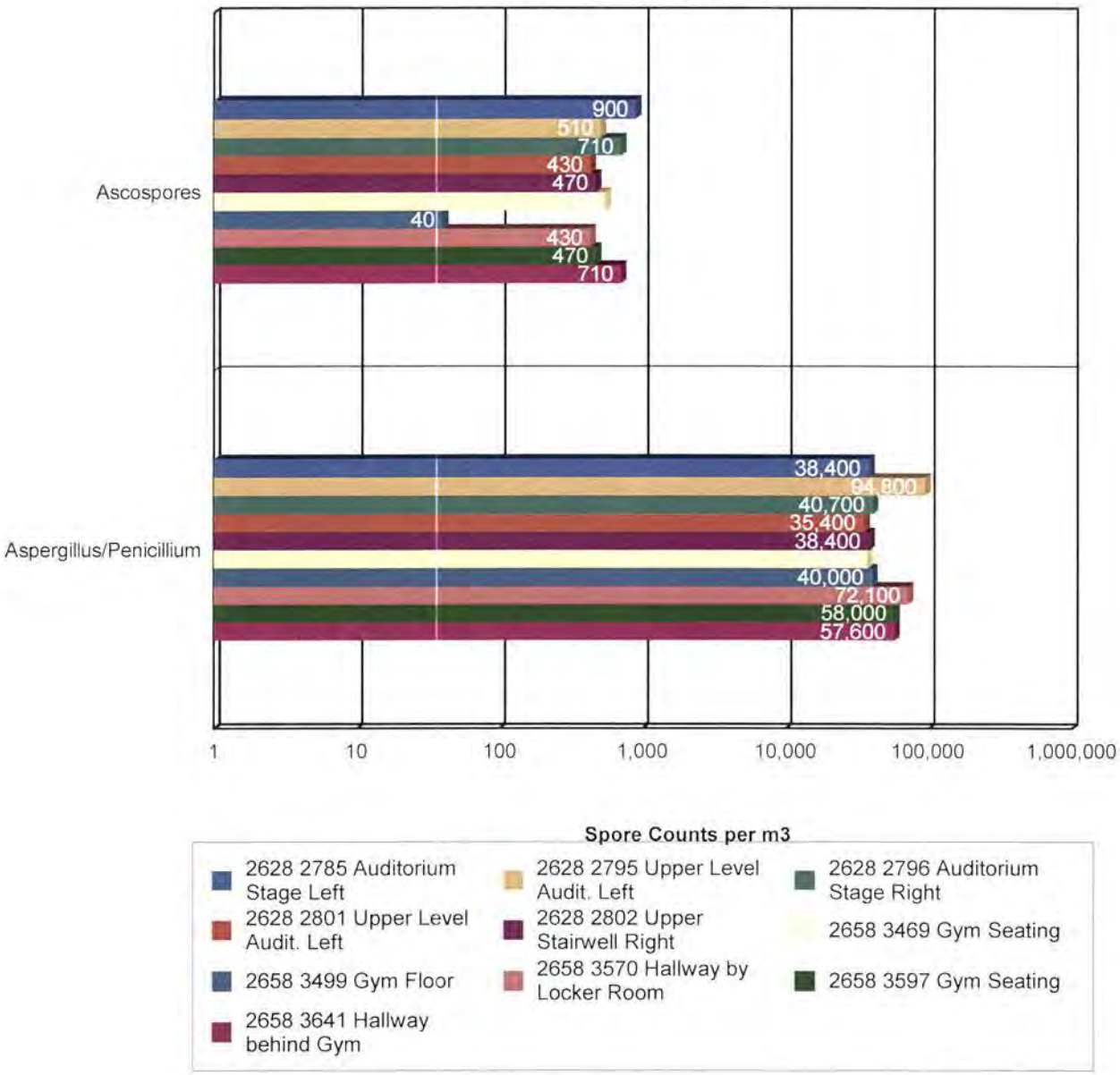

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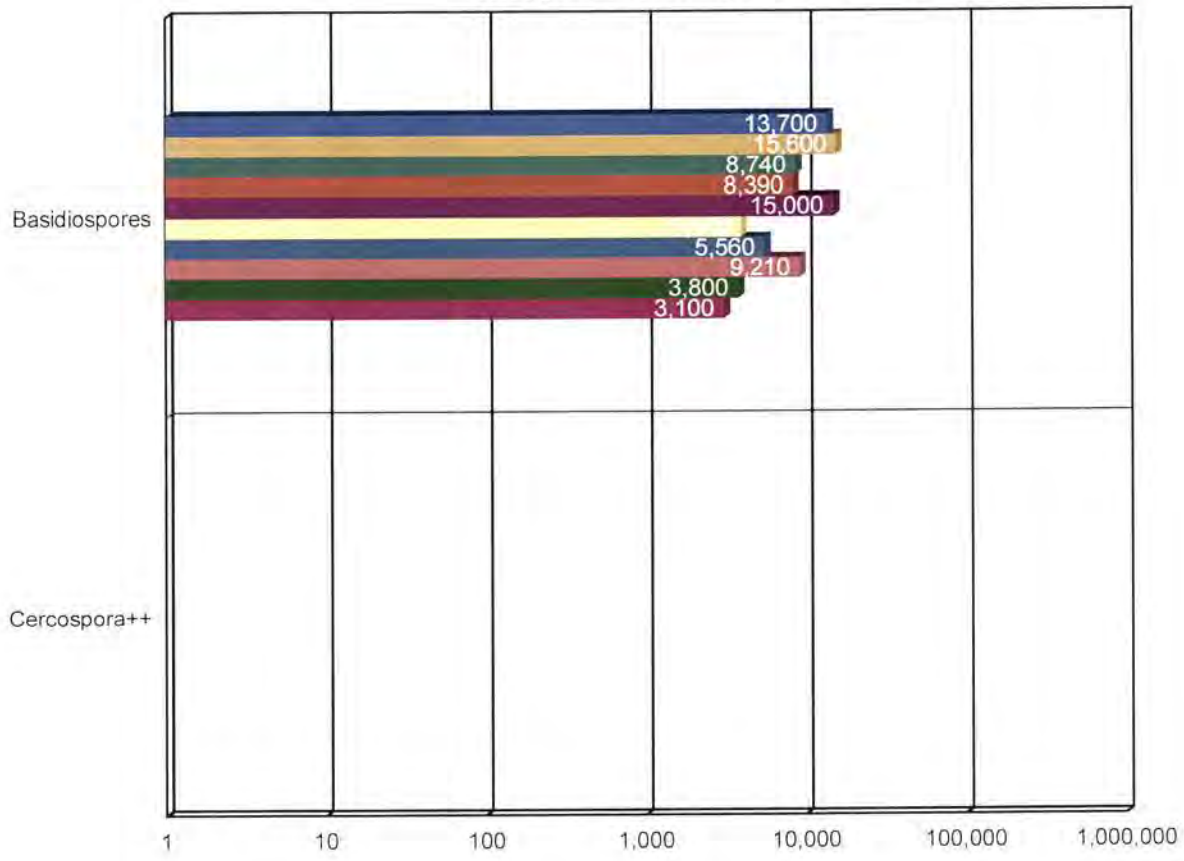

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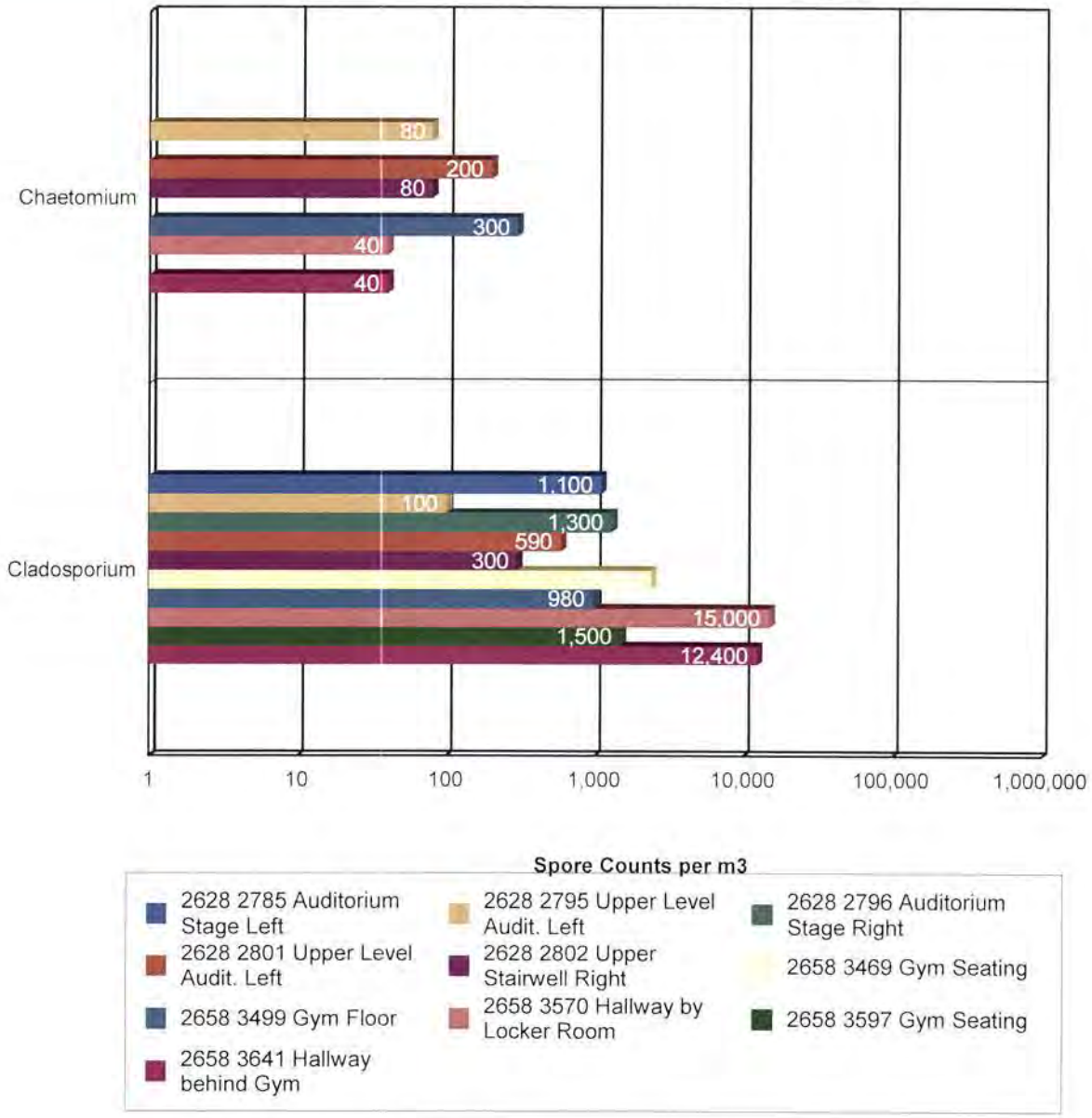

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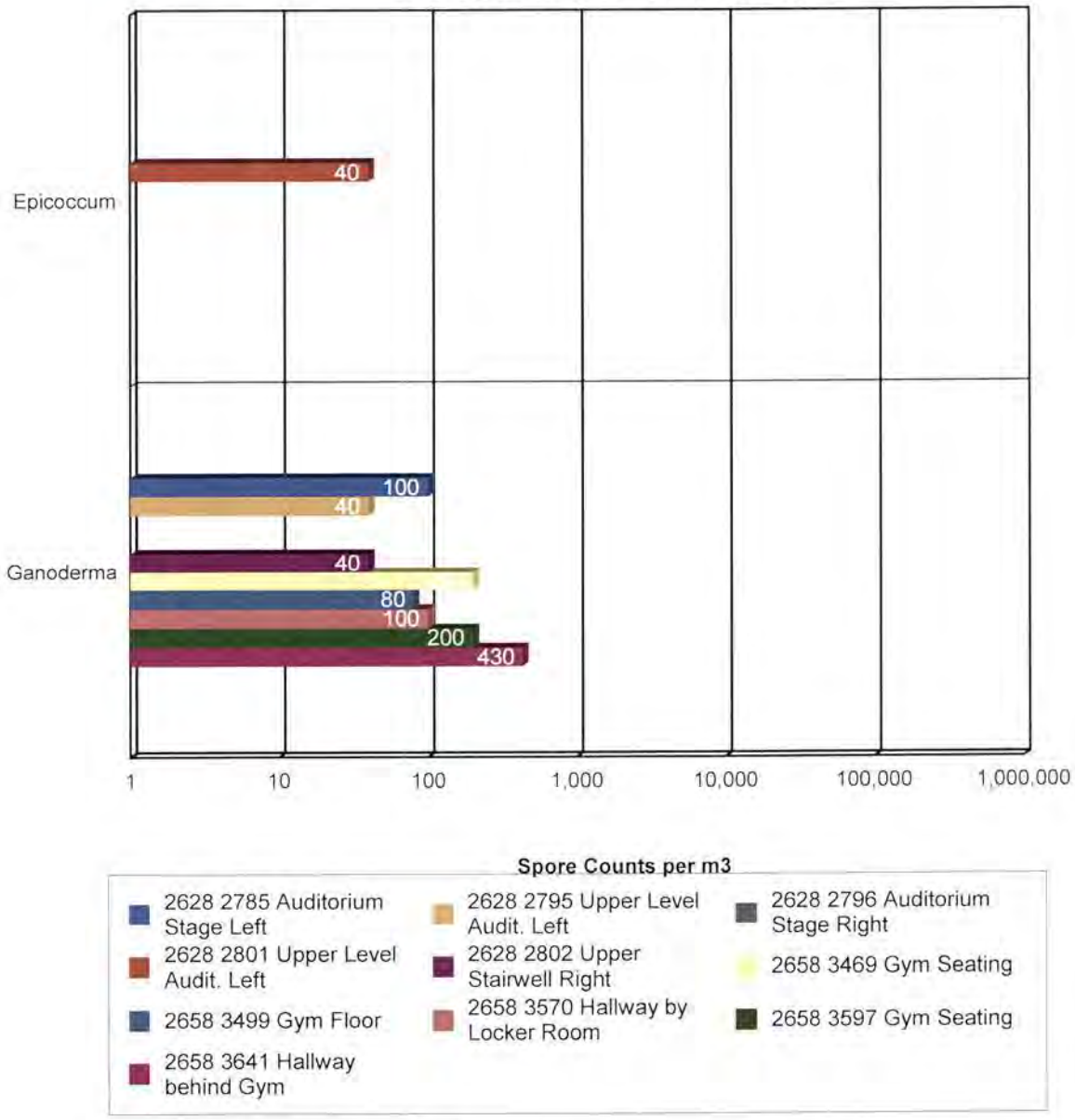

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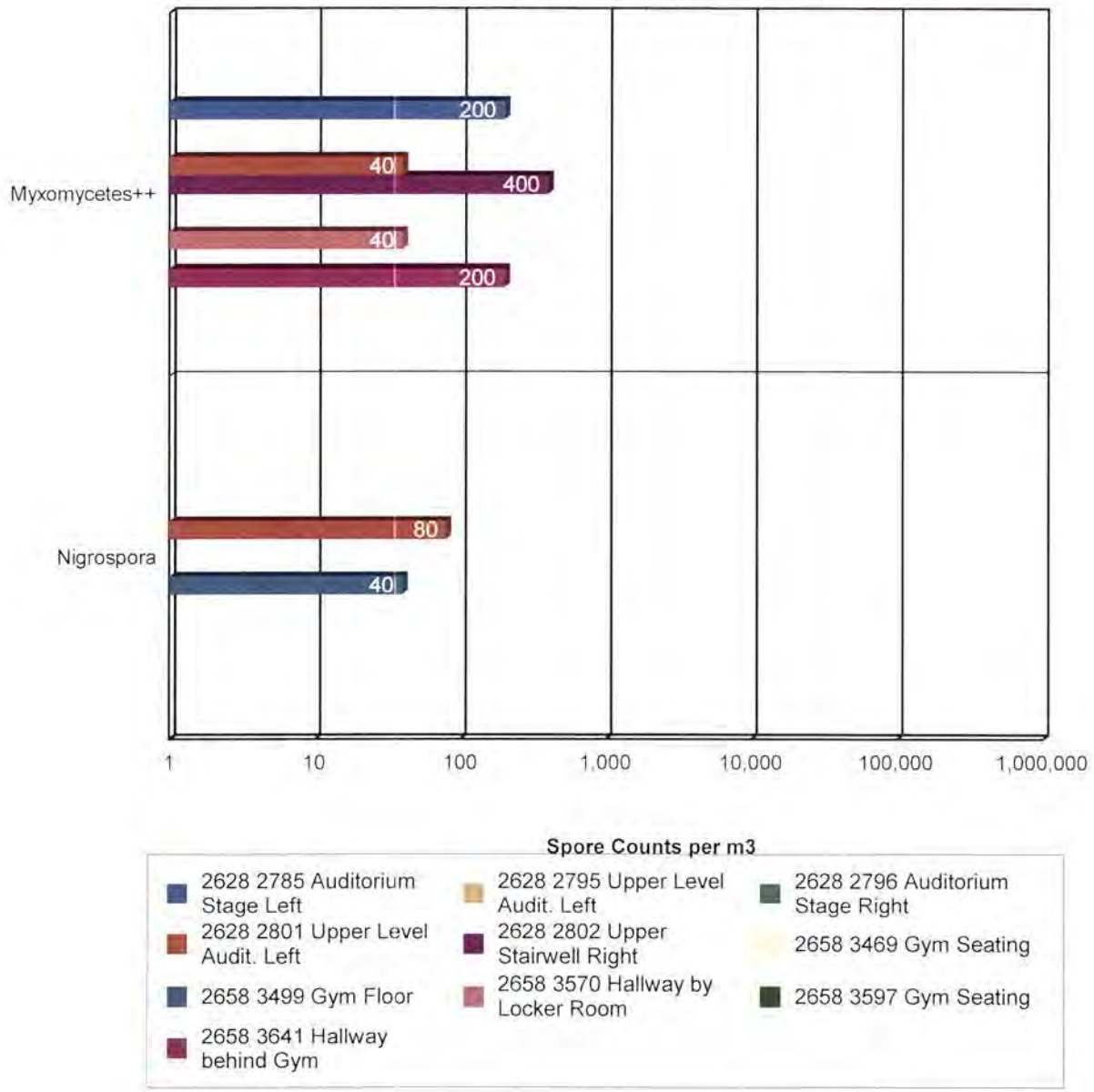

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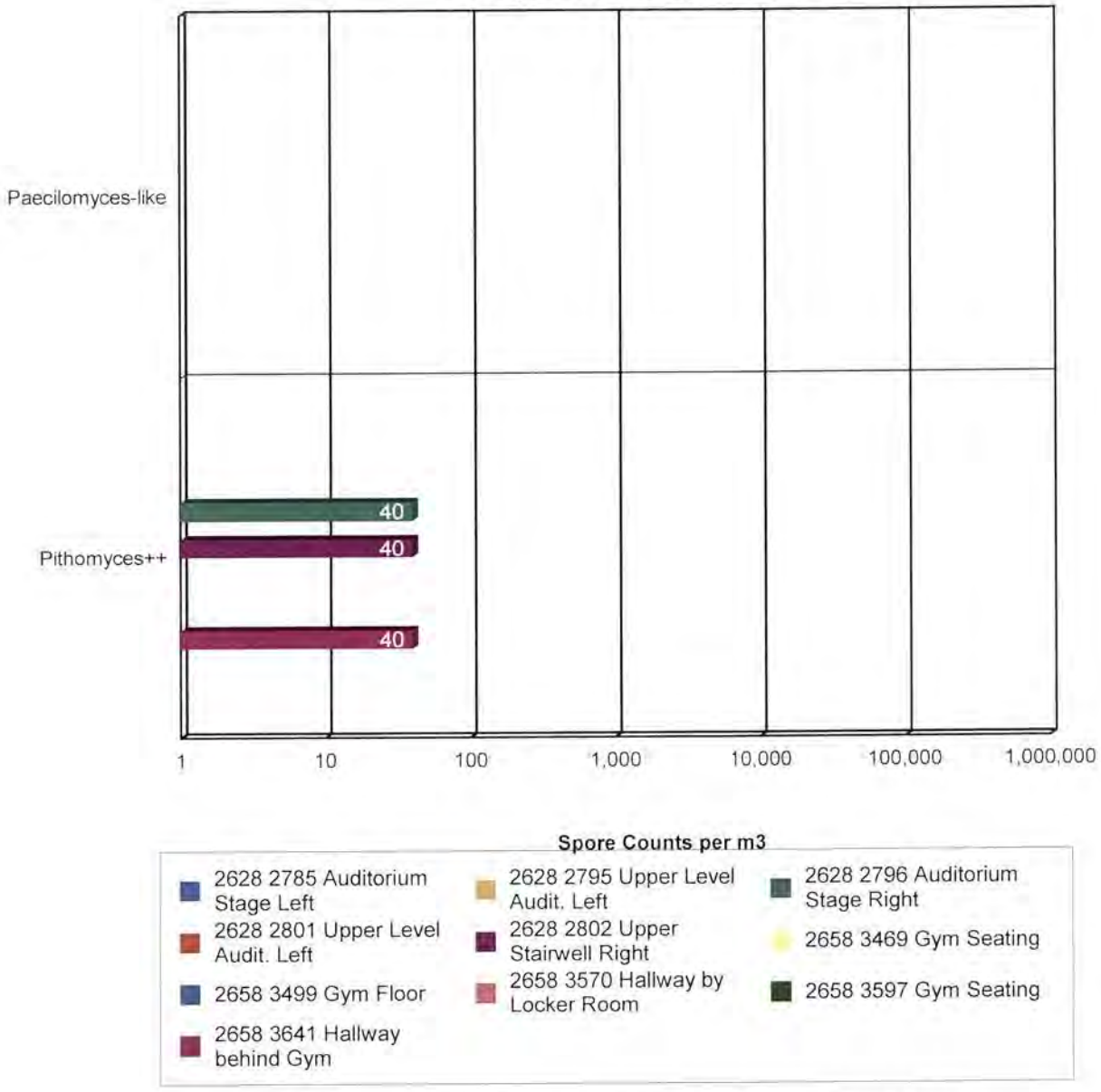

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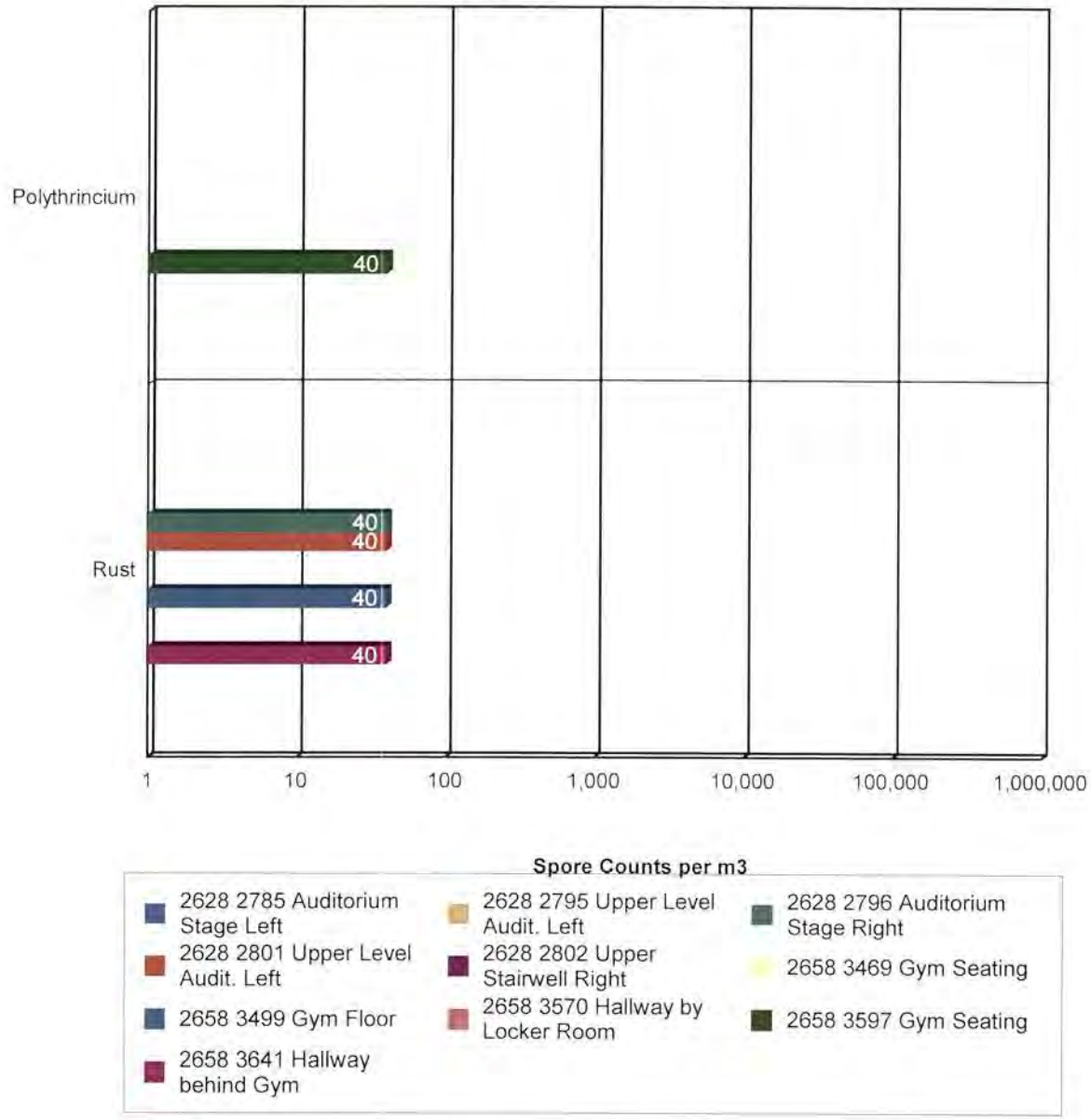

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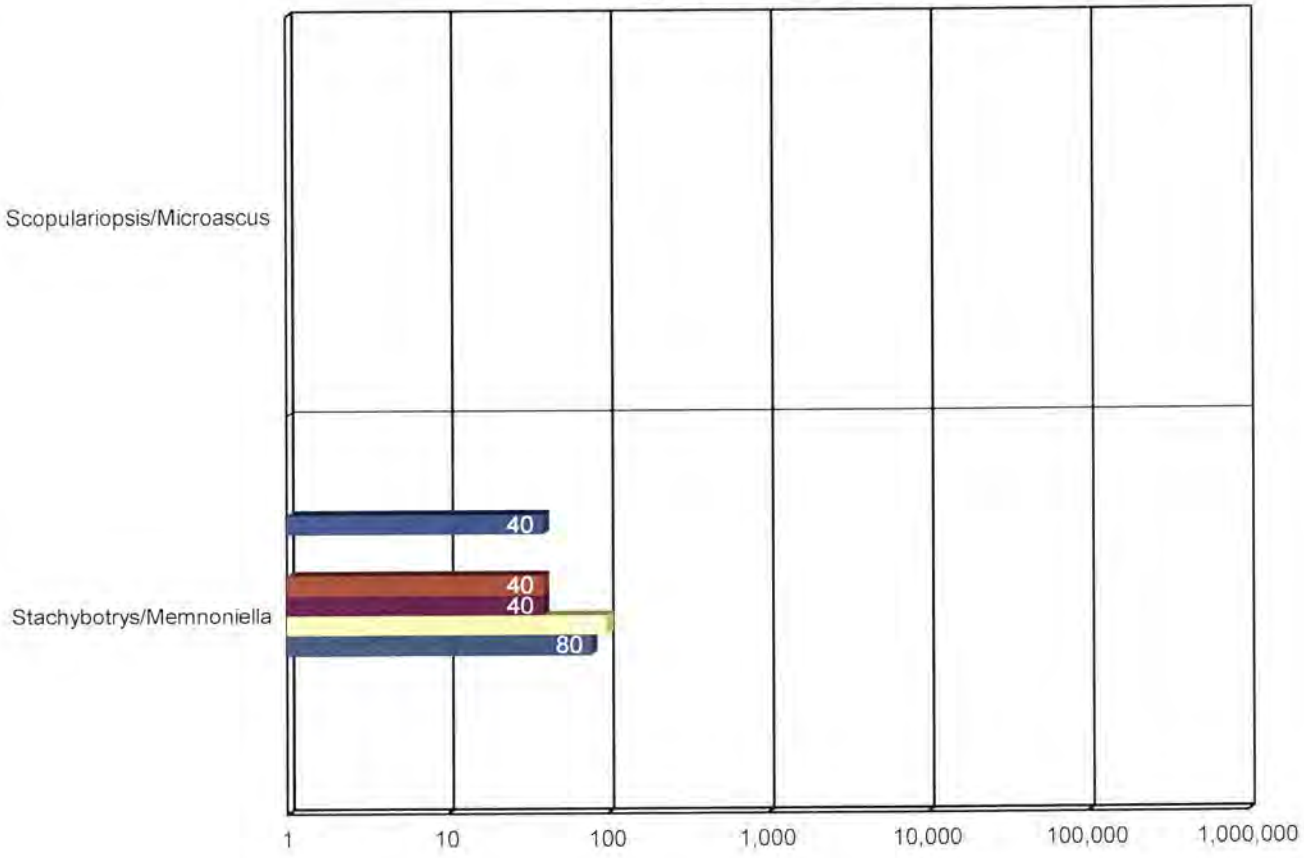

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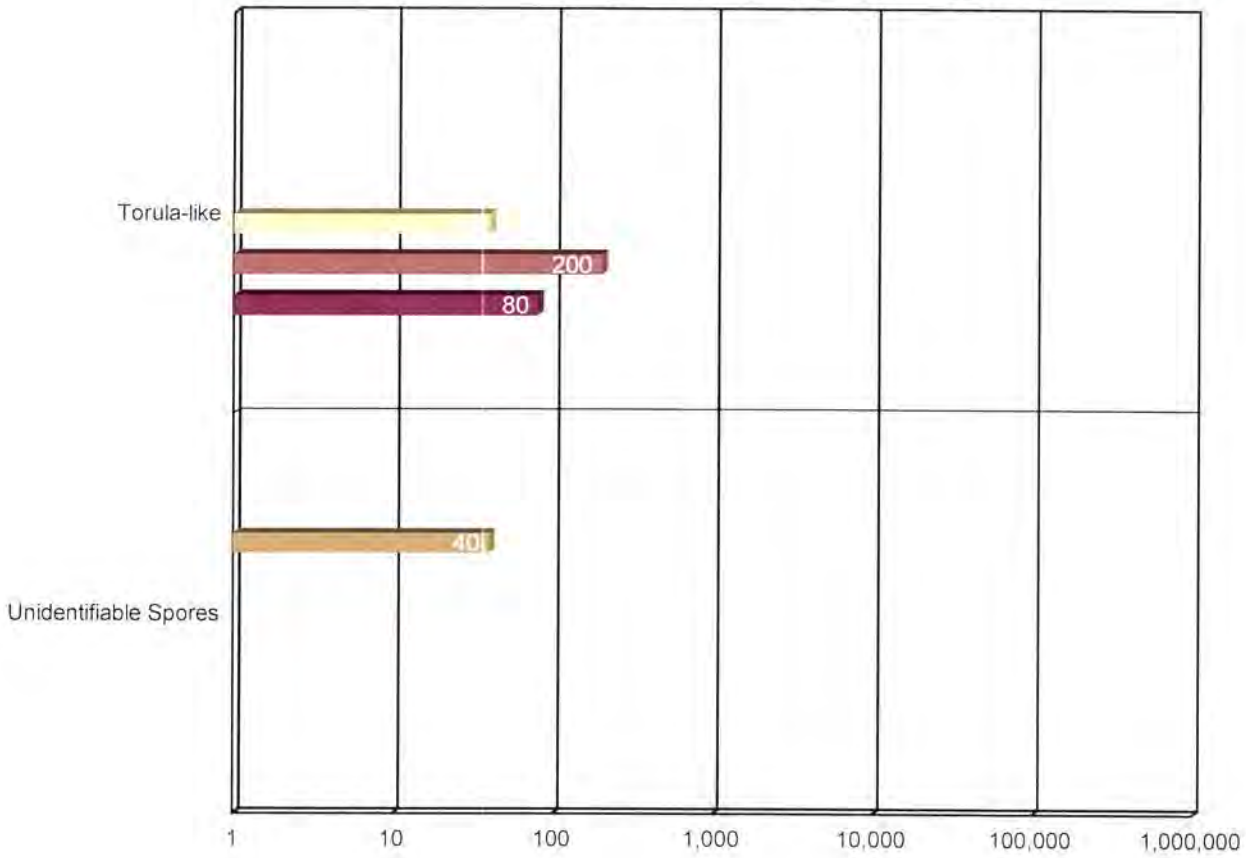

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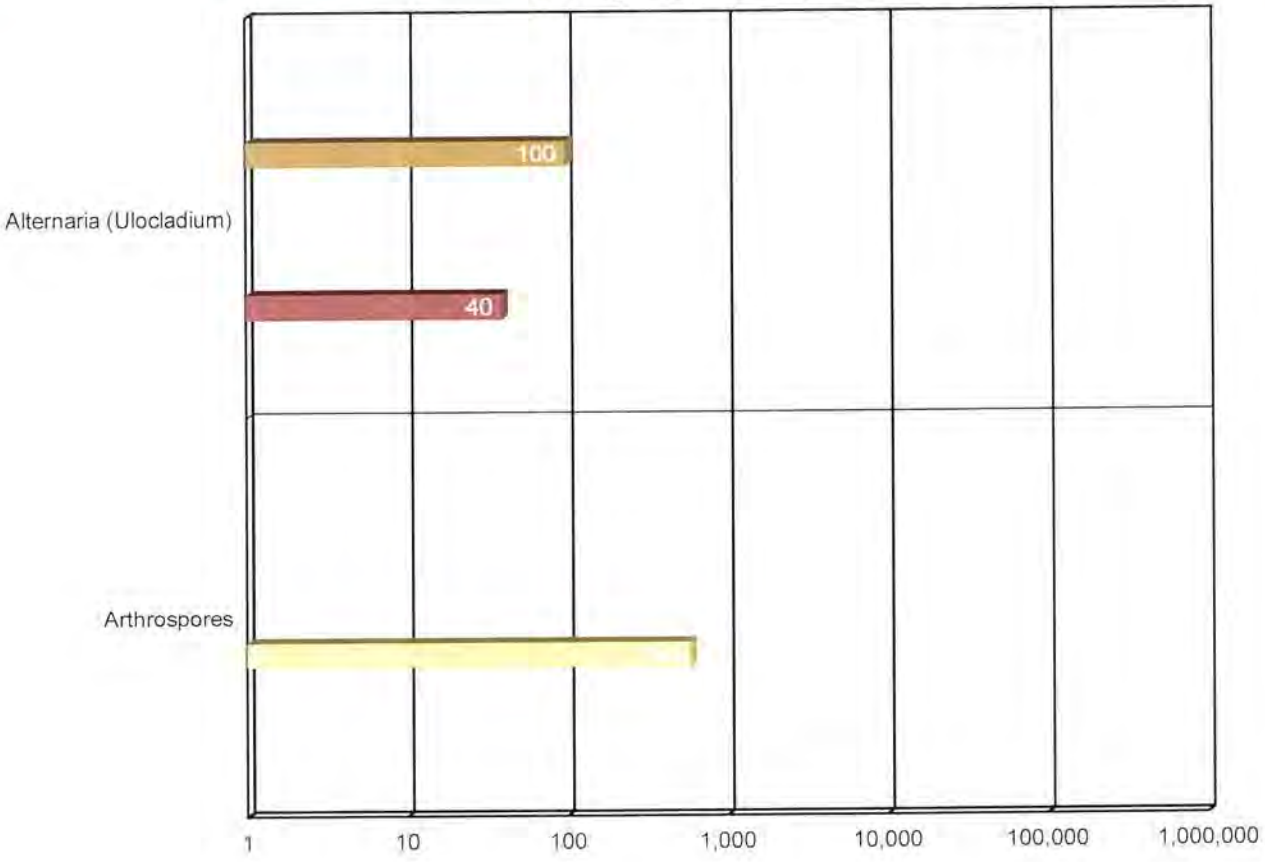

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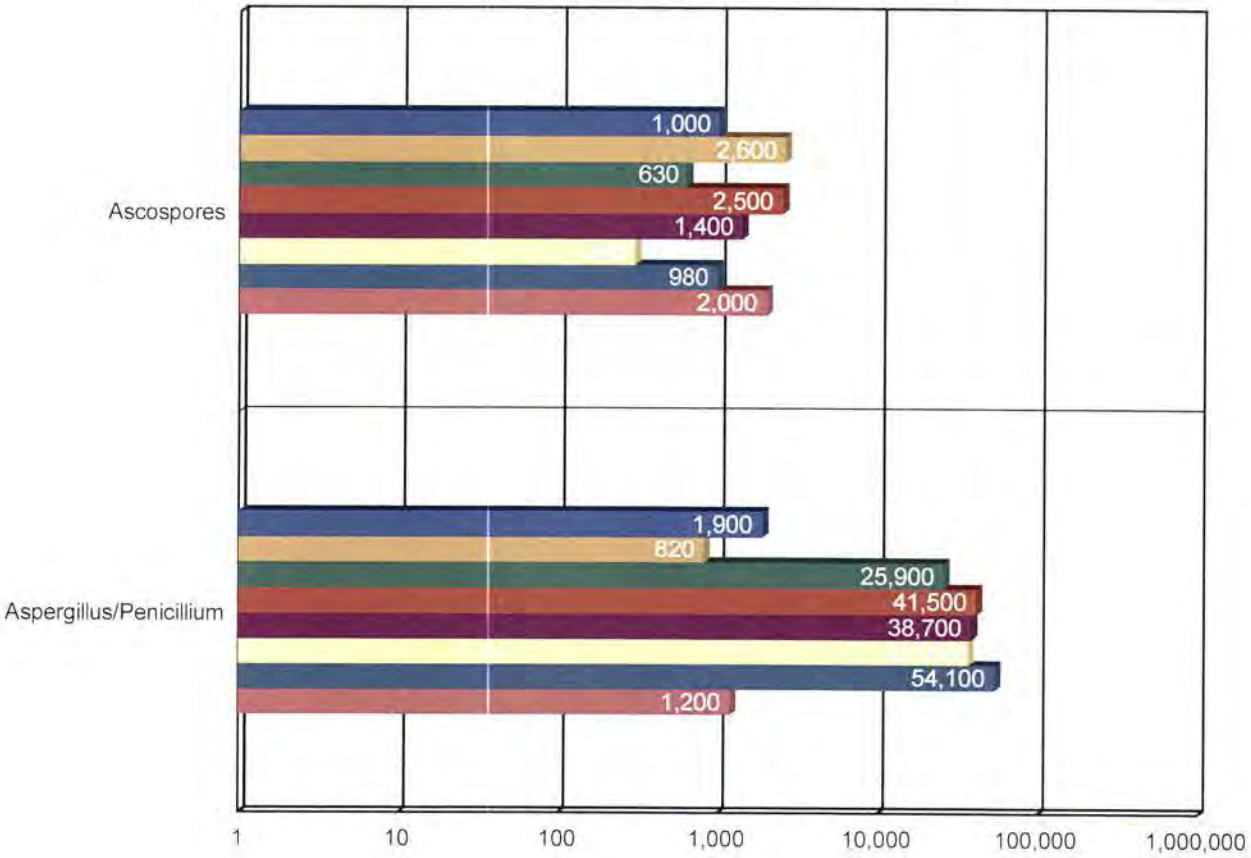

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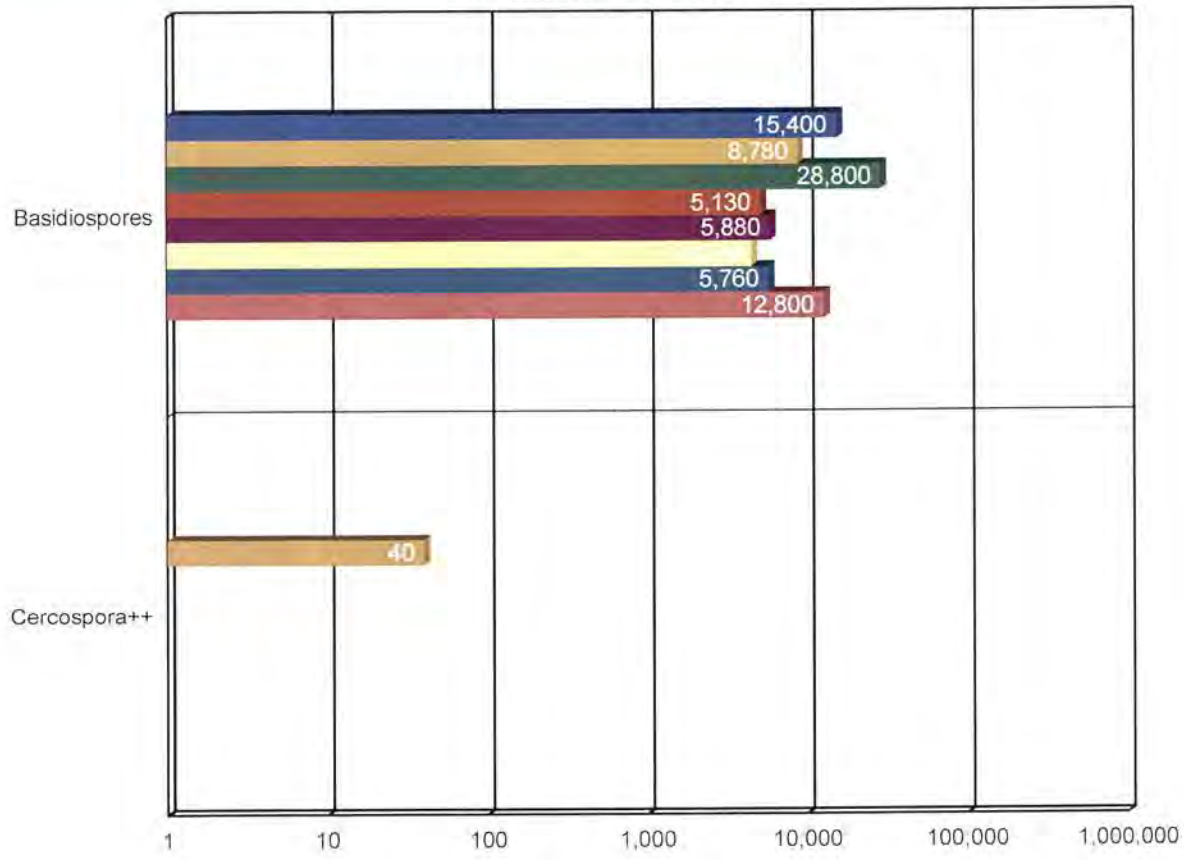

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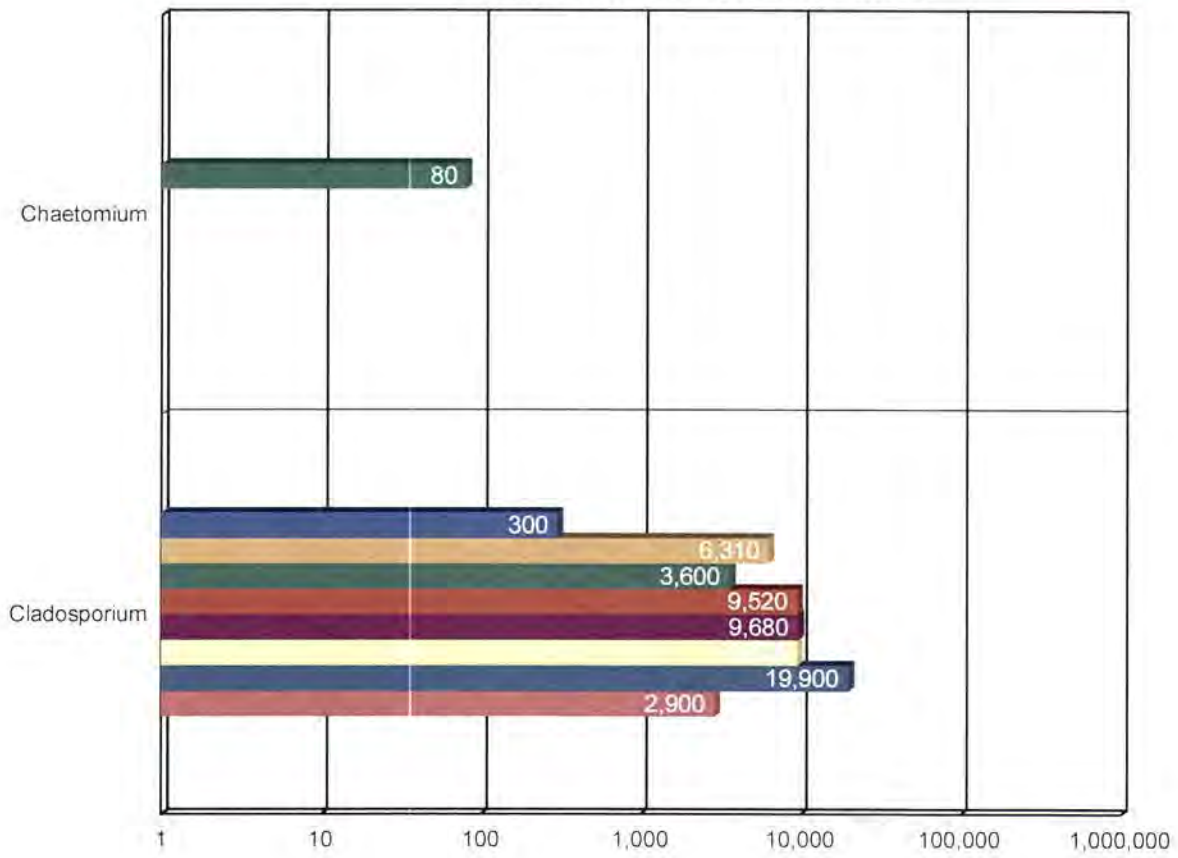

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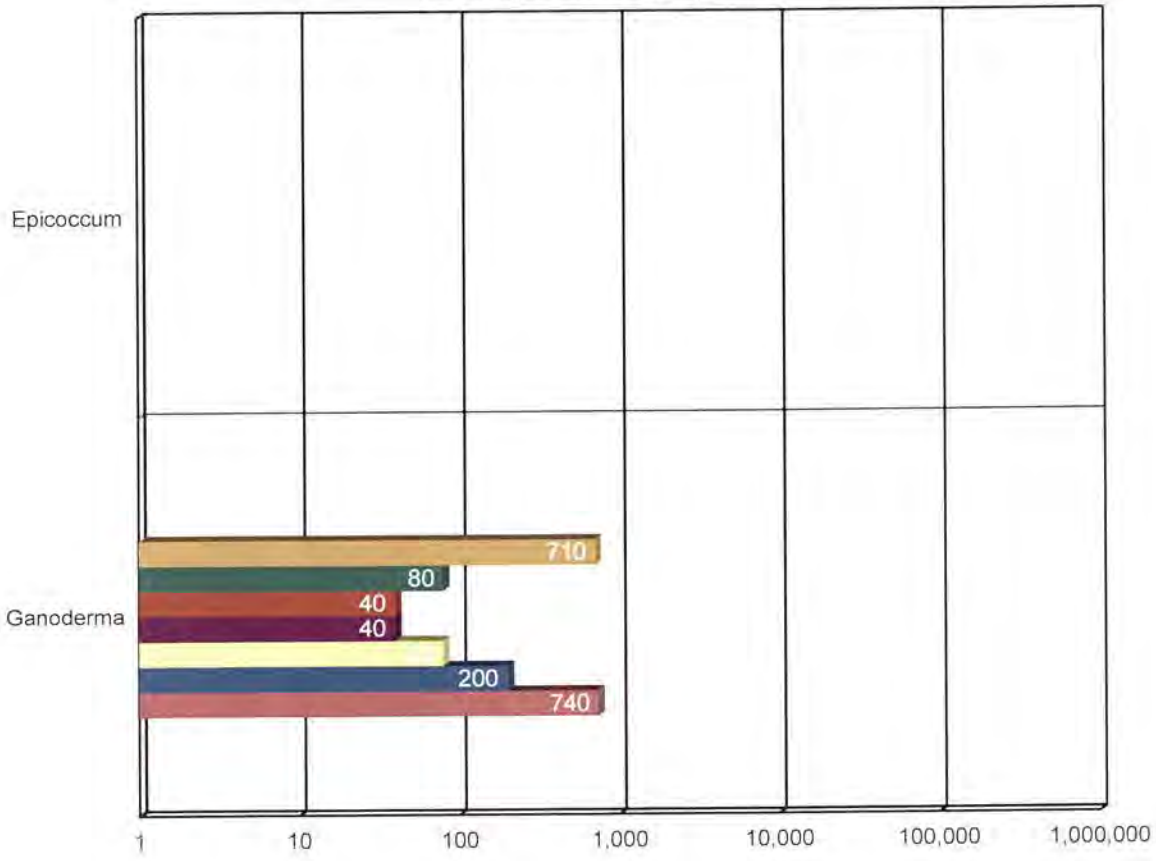

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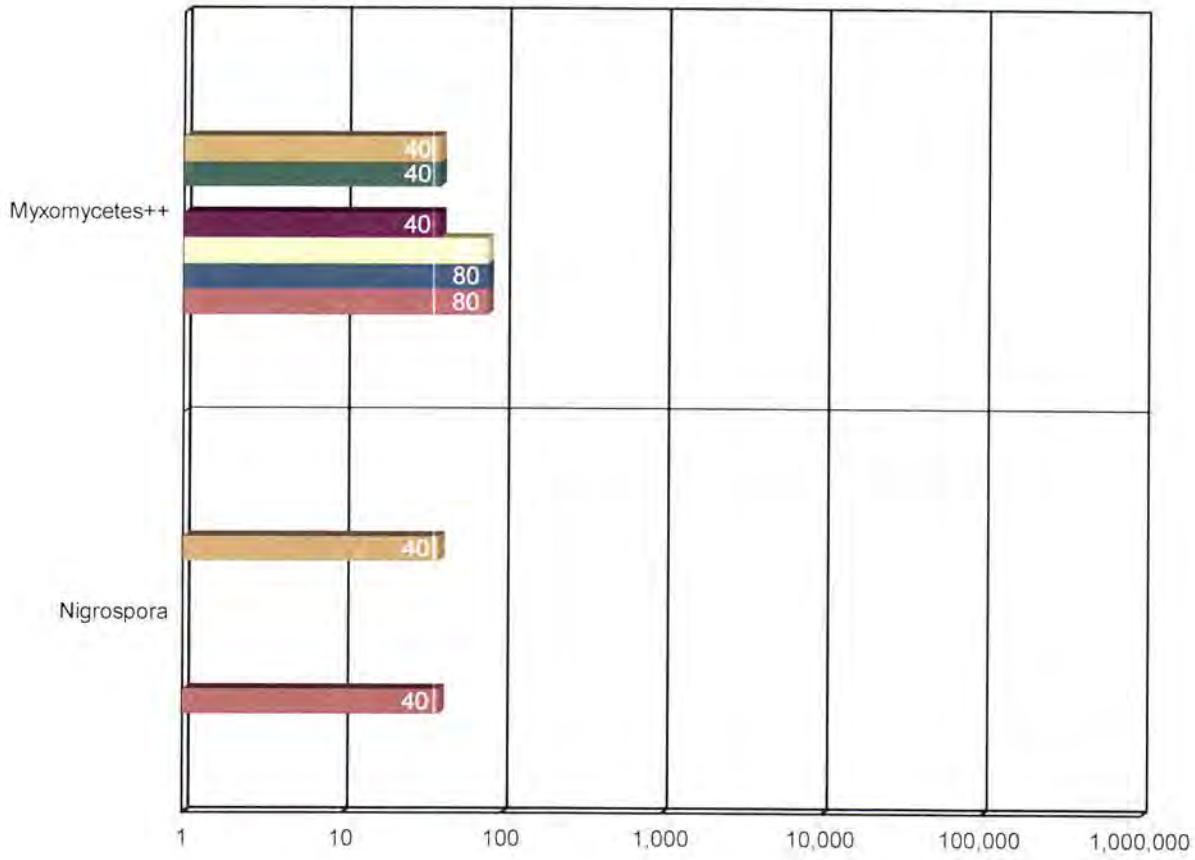

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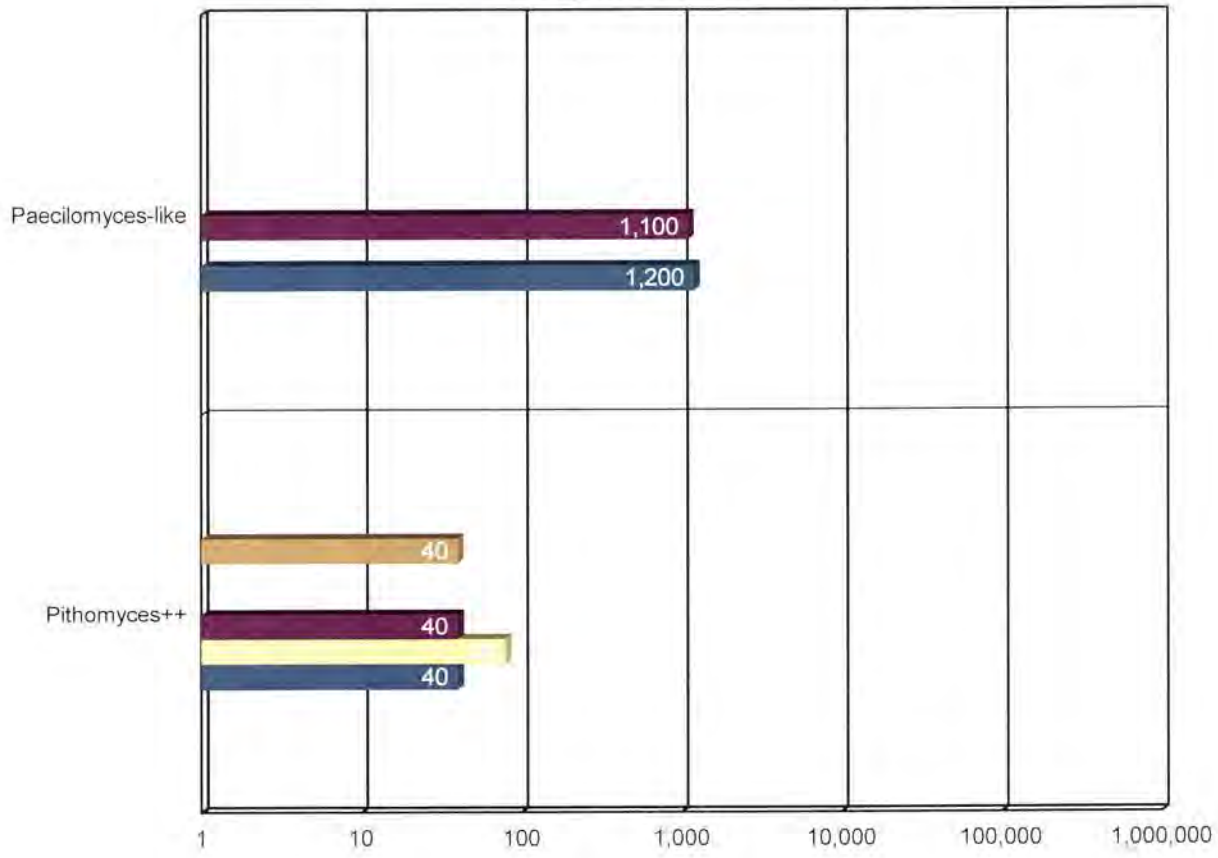

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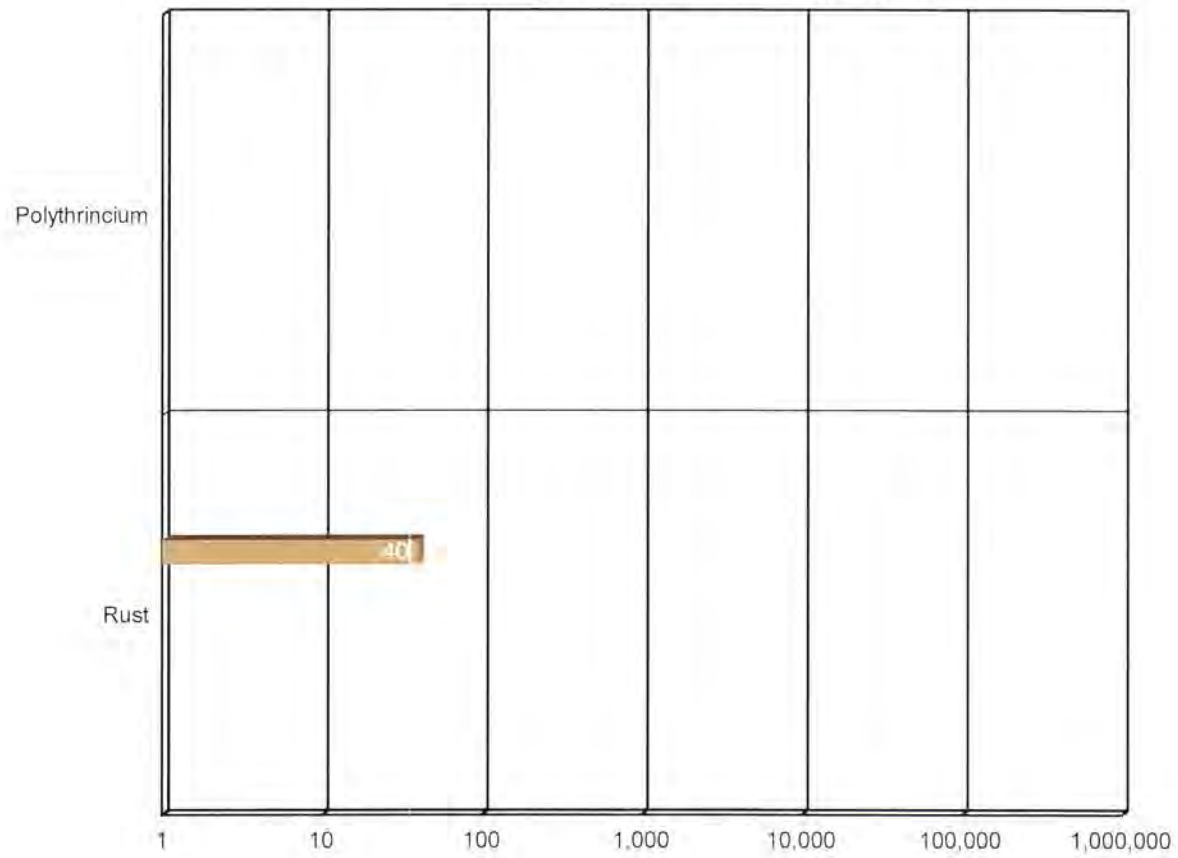

2658 3436 Lower Mechanical Room 2
2658 3438 Outside 2
2658 3453 Pool Locker Room
2658 3457 Lower Mechanical Room 1
2658 3458 Hallway by Pool
2658 3461 Lower Mechanical Room 3
2658 3495 Pool Area
2658 3567 Outside 1

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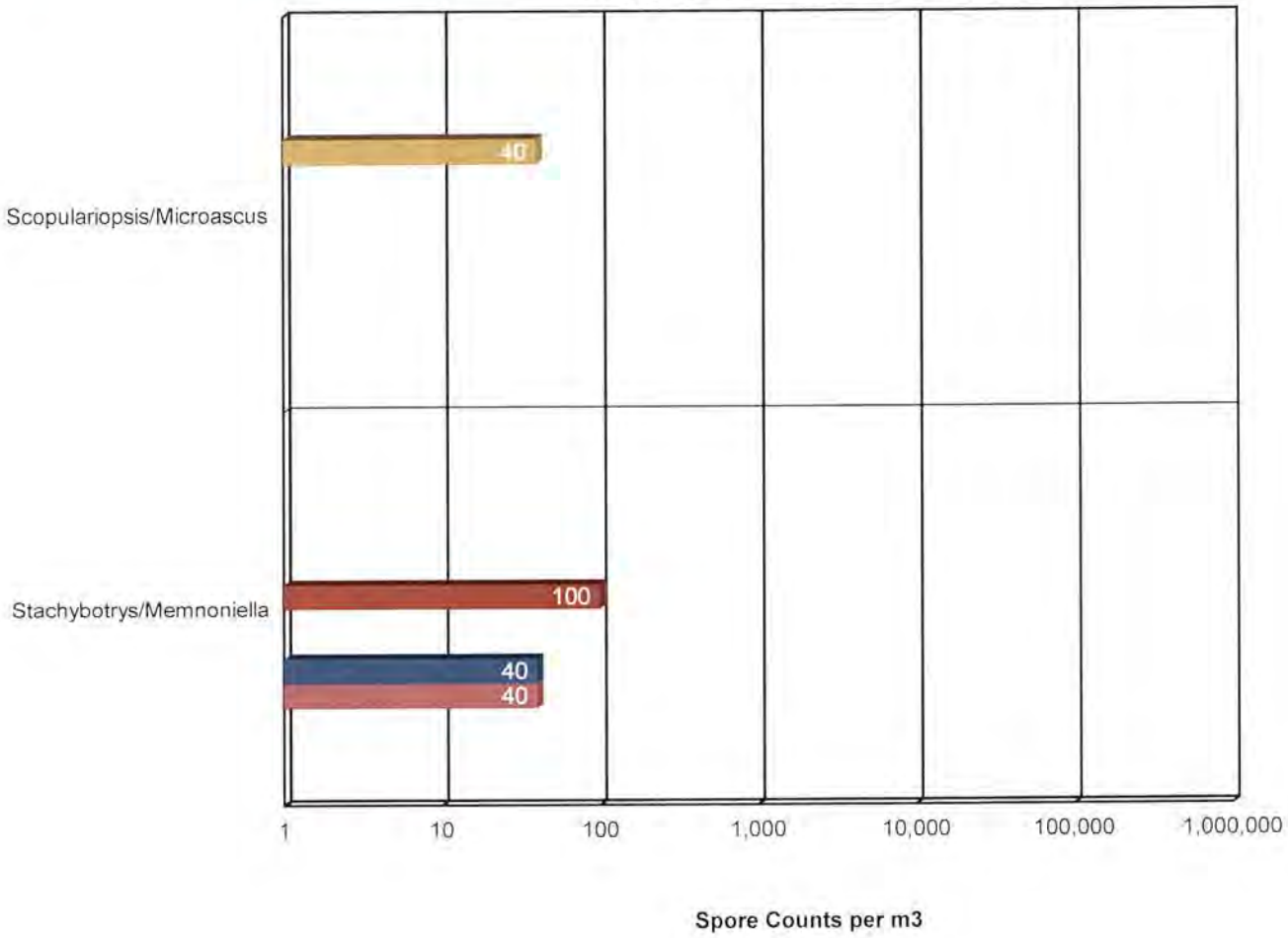

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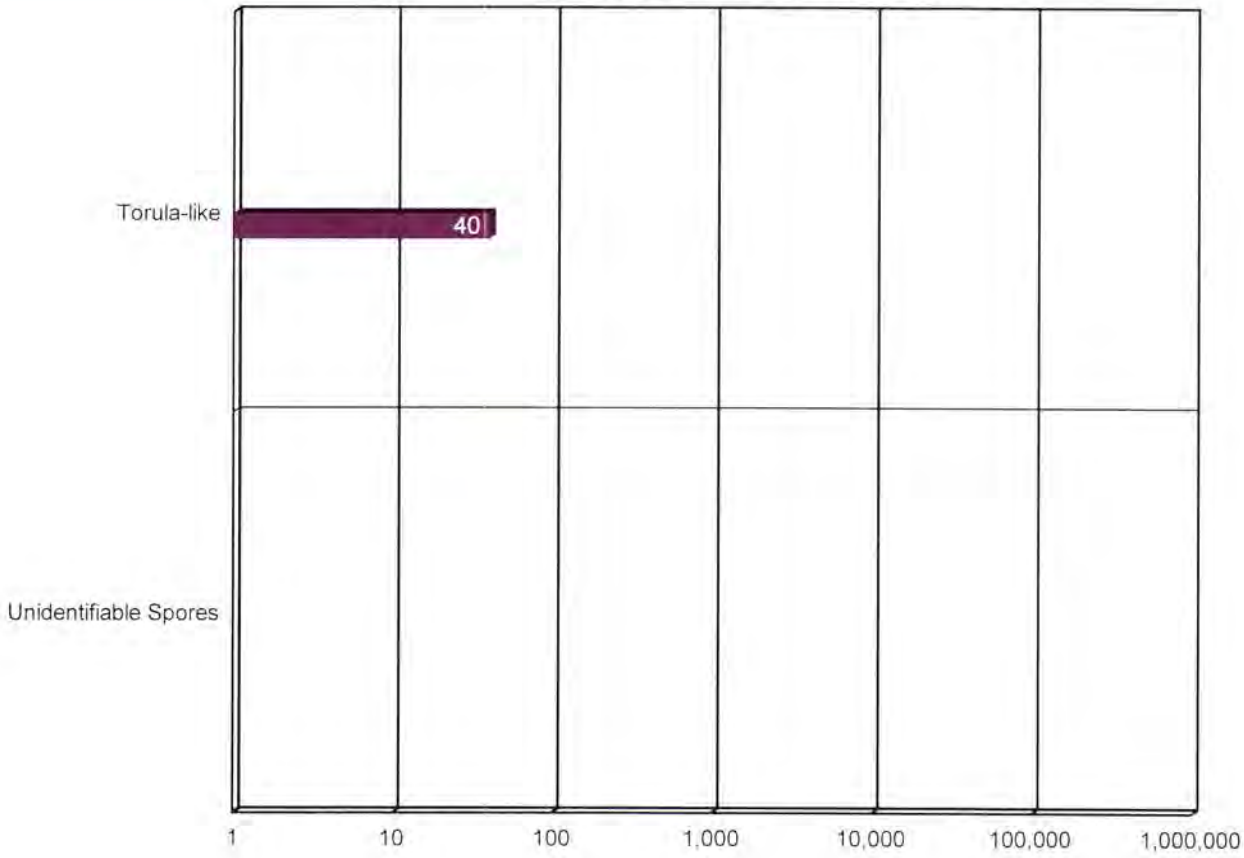

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3. Understanding the Results

EMSL Analytical, Inc. is an independent laboratory, providing unbiased and scientifically valid results. These data represent only a portion of an overall IAQ investigation. Visual information and environmental conditions measured during the site assessment (humidity, moisture readings, etc.) are crucial to any final interpretation of the results. Many factors impact the final results; therefore, result interpretation should only be conducted by qualified individuals. The American Conference of Governmental Industrial Hygienists (ACGIH) has published a good reference book covering sampling and data interpretation. It is entitled, Bioaerosols: Assessment and Control, 1999.

Fungal spores are found everywhere. Whether or not symptoms develop in people exposed to fungi depends on the nature of the fungal material (e.g., allergenic, toxic, or infectious), the exposure level, and the susceptibility of exposed persons. Susceptibility varies with the genetic predisposition (e.g., allergic reactions do not always occur in all individuals), age, pre-existing medical conditions (e.g., diabetes, cancer, or chronic lung conditions), use of immunosuppressive drugs, and concurrent exposures. These reasons make it difficult to identify dose/response relationships that are required to establish "safe" or "unsafe" levels (i.e., permissible exposure limits).

It is generally accepted in the industry that indoor fungal growth is undesirable and inappropriate, necessitating removal or other appropriate remedial actions. The New York City guidelines and EPA guidelines for mold remediation in schools and commercial buildings define the conditions warranting mold remediation. Always remember that water is the key. Preventing water damage or water condensation will prevent mold growth.

This report is not intended to provide medical advice or advice concerning the relative safety of an occupied space. Always consult an occupational or environmental health physician who has experience addressing indoor air contaminants if you have any questions.

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4. Glossary of Fungi

ALTERNARIA(ULOCLADIUM)	
Allergic Potential	Type I allergies (hay fever, asthma), Type III (hypersensitivity pneumonitis)
Industrial Uses	Biocontrol of weed plants -Biocontrol fungal plant pathogens.
Mode of Dissemination	Wind
Natural Habitat	Common saprobe and pathogen of plants. Typically found on plant tissue, decaying wood, and foods. Soil . Air outdoors.
Other Comments	Many species of Ulocladium have been renamed as Alternaria. Alternaria spores are one of the most common and potent indoor and outdoor airborne allergens. Additionally, Alternaria sensitization has been determined to be one of the most important factors in the onset of childhood asthma. Synergy with Cladosporium or Ulocladium may increase the severity of symptoms
Potential or Opportunistic Pathogens	Phaeohyphomycosis {causing cystic granulomas in the skin and subcutaneous tissue}. In immunocompetent patients, Alternaria colonizes the paranasal sinuses, leading to chronic hypertrophic sinusitis
Potential Toxins Produced	Alternariol (AOH) . Alternariol monomethylether (AME). Tenuazonic acid (TeA). Altenuene (ALT). Altertoxins (ATX)
References	Alternaria redefined. J. Woudenberg et al., Studies in Mycology. Volume 75, June 2013, Pages 171-212
Suitable Substrates in the Indoor Environment	Indoors near condensation (window frames, showers), House dust (in carpets, and air). Also colonizes building supplies, computer disks, cosmetics, leather, optical instruments, paper, sewage, stone monuments, textiles, wood pulp, and jet fuel
Water Activity	Aw =0.85-0.88 (water damage indicator)

ASCOSPORES	
Allergic Potential	Depends on genus and species.
Industrial Uses	
Mode of Dissemination	Forcible ejection or passive release and dissemination by wind or insects.
Natural Habitat	Everywhere in nature.
Other Comments	Ascospores are the result of sexual reproduction and produced in a saclike structure called an ascus. All ascospores belong to members of the Phylum Ascomycota, which encompasses a plethora of genera worldwide.
Potential or Opportunistic Pathogens	Depends on genus and species.
Potential Toxins Produced	
Suitable Substrates in the Indoor Environment	
Water Activity	

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ASPERGILLUS/PENICILLIUM	
Allergic Potential	Type I (hay fever, asthma) ·Type III (hypersensitivity)
Industrial Uses	Many depending on the species
Mode of Dissemination	Wind ·Insects
Natural Habitat	Plant debris ·Seed ·Cereal crops
Other Comments	Spores of Aspergillus and Penicillium (including others such as Acremonium, Talaromyces, and Paecilomyces) are small and spherical with few distinguishing characteristics. They cannot be differentiated or speciated by non-viable impaction sampling methods. Some species with very small spores may be undercounted in samples with high background debris.
Potential or Opportunistic Pathogens	Possible depending on the species.
Potential Toxins Produced	
Suitable Substrates in the Indoor Environment	Grows on a wide range of substrates indoors ·Prevalent in water damaged buildings ·Foods (blue mold on cereals, fruits, vegetables, dried foods) ·House dust ·Fabrics ·Leather ·Wallpaper ·Wallpaper glue
Water Activity	Aw=0.75-0.94

BASIDIOSPORES	
Allergic Potential	Type I allergies (hay fever, asthma) . Type III (hypersensitivity pneumonitis)
Industrial Uses	Edible mushrooms are used in the food industry.
Mode of Dissemination	Forcible ejection. Wind currents.
Natural Habitat	Forest floors. Lawns .Plants (saprobes or pathogens depending on genus)
Other Comments	Basidiospores are the result of sexual reproduction and formed on a structure called the basidium. Basidiospores belong to the members of the Phylum Basidiomycota, which includes mushrooms, shelf fungi, rusts, and smuts.
Potential or Opportunistic Pathogens	Depends on genus.
Potential Toxins Produced	Amanitins. monomethyl-hydrazine. muscarine. ibotenic acid. psilocybin.
Suitable Substrates in the Indoor Environment	Depends on genus. Wood products
Water Activity	Unknown.

CERCOSPORA	
Allergic Potential	Unknown
Mode of Dissemination	Irrigation water, Insects, Rain Wind
Natural Habitat	Parasite on higher plants, commonly causes leaf spot diseases.
Other Comments	Includes morphologically similar spores of Cercospora, Pseudocercospora, and Septoria.
Potential or Opportunistic Pathogens	Unknown
Suitable Substrates in the Indoor Environment	
Water Activity	Moderate –High humidity

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Winona, MN 55987

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Analyzed: 9/05/2018

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CHAETOMIUM	
Allergic Potential	Type I (asthma and hay fever).
Industrial Uses	Cellulase production, Textile testing.
Mode of Dissemination	Wind. Insects. Water splash.
Natural Habitat	Dung. Seeds. Soil. Straw.
Potential or Opportunistic Pathogens	Onychomycosis. C. perlucidum recognized as a new agent of cerebral phaeohyphomycosis.
Potential Toxins Produced	Chaetomin. Chaetoglobosins A,B,D and F are produced by Chaetomium globosum. Sterigmatocystin is produced by rare species
Suitable Substrates in the Indoor Environment	Paper. Sheetrock. Wallpaper.
Water Activity	Aw=0.84-0.89.

CLADOSPORIUM	
Allergic Potential	Type I (asthma and hay fever).
Industrial Uses	Produces 10 antigens.
Mode of Dissemination	Air
Natural Habitat	Dead plant matter. Straw. Soil. Woody plants
Potential or Opportunistic Pathogens	Edema. keratitis. onychomycosis. pulmonary infections. Sinusitis.
Potential Toxins Produced	Cladosporin and Emodin.
Suitable Substrates in the Indoor Environment	Fiberglass duct liner. Paint. Textiles. Found in high concentration in water-damaged building materials.
Water Activity	Aw 0.84-0.88

EPICOCCUM	
Allergic Potential	Hay fever, asthma
Mode of Dissemination	Wind
Natural Habitat	A worldwide saprophytic fungi, being isolated from dead plant material and soil.
Potential or Opportunistic Pathogens	Unknown
Suitable Substrates in the Indoor Environment	Paper, textiles
Water Activity	0.86-0.90

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GANODERMA	
Allergic Potential	Ganoderma species are known to cause allergies in people on a worldwide scale.
Industrial Uses	Biopulping of wood for the paper industry. Potential medicinal use due to: 1. Inhibition of Ras dependent cell transformation, 2. Antifibrotic activity, 3. Immunomodulating activity, 4. Free-radicle scavenging
Mode of Dissemination	Wind.
Natural Habitat	Grows on conifers and hardwoods worldwide, causing white rot, root rot, and stem rot.
Other Comments	Used in traditional Chinese medicine as an herbal supplement. It is also known as a "shelf fungus" because the fruiting body forms a stalk-less shelf on the sides of trees and logs. It is sometimes called "artists conk" because when you scratch the white pores of the fruiting body, the white rubs away and exposes the brown hyphae underneath. Thus, pictures can be produced on the fruiting body.
Potential or Opportunistic Pathogens	Unknown.
Potential Toxins Produced	
Reference	References: Craig, R.L., Levetin, E. 2000. Multi-year study of Ganoderma aerobiology. Aerobiologia 16: 75-81. http://www.pfc.forestry.ca/diseases/CTD/Group/Heart/heart6_e.html
Suitable Substrates in the Indoor Environment	Unknown
Water Activity	

MYXOMYCETES++	
Allergic Potential	Type I
Free moisture required for mold growth	Unknown
Industrial Uses	
Mode of Dissemination	Insects, Water, Wind
Natural Habitat	Decaying logs, Dead leaves , Dung , Lawns , Mulched flower beds, Lawns
Other Comments	Includes Myxomycetes, Smut, and Periconia.
Potential or Opportunistic Pathogens	Unknown
Suitable Substrates in the Indoor Environment	Rotting lumber

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NIGROSPORA	
Allergic Potential	Type 1 allergies (hey fever, asthma)
Mode of Dissemination	Forcibly projected.
Natural Habitat	Common on live or dead grass, seeds & soil.
Potential or Opportunistic Pathogens	Keratitis & skin lesions
Suitable Substrates in the Indoor Environment	Unknown
Water Activity	

PAECILOMYCES-LIKE	
Allergic Potential	Hay fever, asthma, allergic alveolitis
Mode of Dissemination	Wind
Natural Habitat	A worldwide saprophytic fungi, being isolated from dead plant material and soil.
Other Comments	Spore appear morphologically similar to Paecilomyces but cannot be positively identified because of limitations of spore trap samples.
Potential or Opportunistic Pathogens	Paecilomyces species can cause various infections in humans. Corneal ulcer, keratitis, and endophthalmitis due to Paecilomyces may develop following extended-wear contact lens use or ocular surgery. Paecilomyces is among the emerging causative agents of opportunistic mycoses in immunocompromised hosts . Direct cutaneous inoculation may lead to these infections. These infections may involve almost any organ or system of human body including soft tissue, pulmonary, and cutaneous infections, sinusitis, otitis media, endocarditis, osteomyelitis, peritonitis, and catheter-related fungal infections.
Suitable Substrates in the Indoor Environment	Mattresses, carpets, leather, paper, jute fibers, tobacco
Water Activity	0.79-0.85

PITHOMYCES	
Allergic Potential	Unknown
Mode of Dissemination	Wind
Natural Habitat	A worldwide saprophytic fungi, being isolated from dead plant material and soil.
Other Comments	Pithomyces++ includes spores of Pithomyces and Pseudopithomyces.
Potential or Opportunistic Pathogens	Mycosis in immunocompromised patients
Suitable Substrates in the Indoor Environment	Paper
Water Activity	Requires high moisture for spore germination

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POLYTHRINCIUM	
Allergic Potential	Allergenic potential in this genus is not well understood, and is currently being studied.
Natural Habitat	Leaves
Potential Opportunist or Pathogen	Unknown
Potential Toxins Produced	
Suitable Substrates in the Indoor Environment	

RUSTS	
Allergic Potential	Type I. (hay fever, asthma)
Free moisture required for mold growth	Unknown
Mode of Dissemination	Wind, Forcible Ejection
Natural Habitat	Parasitic on cultivated and many types of plants
Potential or Opportunistic Pathogens	Unknown
Suitable Substrates in the Indoor Environment	Unknown- rust fungi require a living plant host for growth

SCOPULARIOPSIS/MICROASCUS	
Allergic Potential	Hypersensitivity
Mode of Dissemination	Wind
Natural Habitat	Worldwide saprophytic fungi, being isolated from dead plant material and soil.
Other Comments	Scopulariopsis is the anamorphic name (asexual stage) and Microascus is the teleomorphic name (sexual stage).
Potential or Opportunistic Pathogens	While Scopulariopsis is commonly considered a contaminant, it may cause onychomycosis, skin lesions, keratitis, pulmonary infectons, endocarditis, particularly in immunocompromised patients.
Suitable Substrates in the Indoor Environment	Diary products, fruit, grain, paper, wood
Water Activity	Unknown

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STACHYBOTRYS/MEMNONIELLA	
Allergic Potential	Type I (hay fever, asthma)
Industrial Uses	Unknown.
Mode of Dissemination	Insects, Water, and Wind
Natural Habitat	Decaying plant materials and Soil.
Other Comments	Stachybotrys and Memnoniella are closely related and many Memnoniella species have been renamed under Stachybotrys. Mycologists are continuing to debate whether Stachybotrys and Memnoniella should be grouped or split apart (see references below). Stachybotrys may play a role in the development of sick building syndrome. The presence of this fungus can be significant due to its ability to produce mycotoxins. Exposure to the toxins can occur through inhalation, ingestion, or skin exposure.
Potential or Opportunistic Pathogens	Unknown.
Potential Toxins Produced	Mycotoxins produced by Stachybotrys include Roridin A, Roridin E, Roridin H, Roridin L-2, Satratoxin G, Satratoxin H, Isosatratoxin F, Verucarin A, Verucarin J, and Verrucariol.
References	Generic hyper-diversity in Stachybotriaceae. L. Lombard et al., Persoonia 36, 2016: 156–246. Overview of Stachybotrys (Memnoniella) and current species status. Y. Wang et al., Fungal Diversity, 2015: DOI: 10.1007/s13225-014-0319-0.
Suitable Substrates in the Indoor Environment	Water damaged building materials such as: ceiling tiles, gypsum board, insulation backing, sheet rock, and wall paper. Paper. Textiles.
Water Activity	Aw=0.94

TORULA-LIKE	
Allergic Potential	Hay fever, asthma
Mode of Dissemination	Wind
Natural Habitat	A worldwide saprophytic fungi, being isolated from dead plant material and soil.
Other Comments	Spore appear morphologically similar to Torula but cannot be positively identified because of limitations of spore trap samples.
Potential or Opportunistic Pathogens	Unknown
Suitable Substrates in the Indoor Environment	Wood, paper, wicker furniture, baskets
Water Activity	Unknown

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5. References and Informational Links

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Books

- Bioaerosols: Assessment and Control. Janet Macher, Ed., American Conference of Governmental Industrial Hygienists, Cincinnati, OH 1999.
- Exposure Guidelines for Residential Indoor Air Quality. Environmental Health Directorate, Health Protection Branch, Health Canada, Ottawa, Ontario, 1989.
- Fungal Contamination in Public Buildings: Health Effects and Investigation Methods. Health Canada, Ottawa, Ontario, 2004.
- IICRC: S500 Standard and Reference Guide for Professional Water Damage Restoration. 3rd Edition, Institute of Inspection, Cleaning, and Restoration Certification, Vancouver, WA, 2006

  IICRC: S520 Standard and Reference Guide for Professional Mold Remediation. 1st Edition, Institute of Inspection, Cleaning, and Restoration Certification, Vancouver, WA, 2004
- Field Guide for the Determination of Biological Contaminants in Environmental Samples. 2nd Edition, American Industrial Hygiene Association, 2005.

Consumer Links

Read the full text of AIHA's "The Facts About Mold" consumer brochure.
<http://www.aiha.org/get-involved/VolunteerGroups/Documents/BiosafetyVG-FactsAbout%20MoldDecember2011.pdf>

The Occupational Safety and Health Administration (OSHA)
http://www.osha.gov/SLTC/molds/index.html

CDC Mold Facts
http://www.cdc.gov/mold/faqs.htm

CDC Stachybotrys - Questions and answers on Stachybotrys chartarum and other molds
http://www.cdc.gov/mold/stachy.htm

IOM, NAS: Clearing the Air: Asthma and Indoor Air Exposures
http://www.iom.edu/Reports/2000/Clearing-the-Air-Asthma-and-Indoor-Air-Exposures.aspx

National Library of Medicine-Mold website
http://www.nlm.nih.gov/medlineplus/molds.html

California Department of Health Services (CADOHS)
http://www.cal-iaq.org/separator/mold-and-dampness/about-mold

Minnesota Department of Health
http://www.health.state.mn.us/divs/eh/indoorair/mold/index.html

New York City Department of Health and Mental Hygiene
<http://conyers.house.gov/index.cfm/issues?p=toxic-mold>

H.R.: The United States Toxic Mold Safety and Protection Act
<http://conyers.house.gov/index.cfm/issues?p=toxic-mold>

EPA

"Should You Have the Air Ducts in Your Home Cleaned?"
<http://www.epa.gov/iaq/pubs/airduct.html>

General information about molds and actions that can be taken to clean up or prevent a mold problem.
<http://www.epa.gov/asthma/molds.html>

"A Brief Guide to Mold, Moisture, and Your Home" - Includes basic information on mold, cleanup guidelines, and moisture and mold prevention
http://www.epa.gov/mold/moldguide.html

"Mold Remediation in Schools and Commercial Buildings" - Information on remediation in schools and commercial property, references for potential mold and moisture remediators.
http://www.epa.gov/mold/mold_remediation.html

FEMA

"Homes That Were Flooded May Harbor Mold Problems" - Information and tips for cleaning mold.
http://www.fema.gov/news-release/homes-were-flooded-may-harbor-mold-problems

"Dealing With Mold & Mildew in Your Flood Damaged Home.
http://www.fema.gov/pdf/rebuild/recover/fema_mold_brochure_english.pdf

"Prompt Flood Cleanup Can Help Prevent Health Problems" - How to clean up in-house mold problems (not large or serious exposures).
http://www.fema.gov/news-release/prompt-flood-cleanup-can-help-prevent-health-problems

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6. Important Terms, Conditions, and Limitations

A. Sample Retention

Samples analyzed by EMSL will be retained for 90 days after analysis date Storage beyond this period is available for a fee with written request prior to the initial 30 day period. Samples containing hazardous/toxic substances which require special handling will be returned to the client immediately. EMSLreserves the right to charge a sample disposal fee or return samples to the client.

B. Change Orders and Cancellation

All changes in the scope of work or turnaround time requested by the client after sample acceptance must be made in writing and confirmed in writing by EMSL. If requested changes result in a change in cost the client must accept payment responsibility. In the event work is cancelled by a client, EMSL will complete work in progress and invoice for work completed to the point of cancellation notice. EMSL is not responsible for. holding times that are exceeded due to such changes.

C. Warranty

EMSL warrants to its clients that all services provided hereunder shall be performed in accordance with established and recognized analytical testing procedures and with reasonable care in accordance with applicable federal, state and local laws. The foregoing express warranty is exclusive and is given in lieu of all other warranties, expressed or implied. EMSL disclaims any other warranties, express or implied, including a warranty of fitness for particular purpose and warranty of merchantability.

D. Limits of Liability

In no event shall EMSL be liable for indirect, special, consequential, or incidental damages, including, but not limited to, damages for loss of profit or goodwill regardless of the negligence (either sole or concurrent) of EMSL and whether EMSL has been informed of the possibility of such damages, arising out of or in connection with EMSL's services thereunder or the delivery, use, reliance upon or interpretation of test results by client or any third party. We accept no legal responsibility for the purposes for which the client uses the test results. EMSL will not be held responsible for the improper selection of sampling devices even if we supply the device to the user. The user of the sampling device has the sole responsibility to select the proper sampler and sampling conditions to insure that a valid sample is taken for analysis. Any resampling performed will be at the sole discretion of EMSL, the cost of which shall be limited to the reasonable value of the original sample delivery group (SDG)

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samples. In no event shall EMSL be liable to a client or any third party, whether based upon theories of tort, contract or any other legal or equitable theory, in excess of the amount paid to EMSL by client thereunder.

E. Indemnification

Client shall indemnify EMSL and its officers, directors and employees and hold each of them harmless for any liability, expense or cost, including reasonable attorney's fees, incurred by reason of any third party claim in connection with EMSL services, the test result data or its use by client

EXHIBIT B

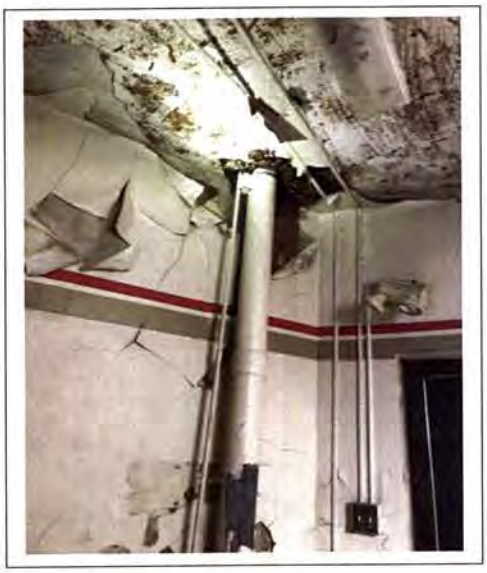
Site Condition Report May 30 2018

Former Winona Middle School Gymnasium and Auditorium

On May 30, 2018, City Staff and a HPC member performed a visual assessment of the former Middle School Gymnasium and Auditorium to evaluate the structural integrity, mold bacteria growth, and pigeon feces, which have previously been identified within the building. The former Middle School Gymnasium and Auditorium is a multi-story structure, constructed in 1928 and has been vacant since 2000. Since 2000, there have been numerous water intrusions due to the interior roof drains freezing and bursting. In addition, vandalism has occurred, numerous pigeons occupy the building, pigeon feces and dead pigeons cover areas of the building, and water continually needs to be pumped out of the building during periods of precipitation.

Evidence of prolonged water damage is visible through the structure:

1. Standing water on the 1st and 2nd floors
2. Active moss growth on the 1st and 2nd floors
3. Mold and bacteria growth on building components; such as wood and plaster
4. Mold and bacterial growth on the wooden accessories, such as the auditorium seating
5. Corrosion to metal build components and other metal accessories



The damage the pigeon feces can cause to an historic building can be extensive, not only to the structure components, but in regards to the amount of cleaning and repair needed to restore damaged structures. The acid released from pigeon fecal matter is corrosive and can cause irreversible structural damage to I-beams, limestone and calciferous sandstone, along with being a significant health risk. Paul Douglas, City of Winona Safety Coordinator; has advised City staff, including the Fire and Police Departments to not enter the structure because of the present health risks due to the significant amount of water damage and active mold and bacteria growth. Mr. Douglas advises if entry to the building is necessary, all persons entering the structure should don personal protective equipment (PPE), to include a full-face, air-assisted respirator.

The acidic fungi living on the pigeon fecal can enter the stone and begin dissolving the stone. This process increases the porosity of the stone's structure, allowing water to penetrate. During winter, if the water in the stone freezes, the expansion can further weaken the stone. **Please note: pigeon feces is present, there is standing water in the building, water intrusion still occurs, and the building is not heated. **

In relation, serious health risks arise from fungus or bacteria growing in/on the nutrient-rich accumulation of pigeon fecal matter, feathers, debris, and dead pigeons. Three human diseases are known to be associated with pigeon fecal matter:

1. Histoplasmosis
    a. Caused by fungus
    b. Symptoms appear 10 days after infections and include fatigue, fever, and chest pains
2. Cryptococcosis
    a. Caused by fungus
    b. Low risk of infections
3. Psittacosis
    a. Caused by bacteria
    b. Symptoms appear 10 days after infections and include fatigue, fever, headache, rash, chills, and sometime pneumonia

**Dusts containing fungal spores and bacteria can be aerosolized during construction, excavation, demolition, and during the cleaning and decontamination process, if not completed properly. **

Structural integrity former Winona Middle School and Auditorium

On May 30th, 2018 I, Greg Karow, accompanied city staff and a representative of the HPC to consider the structural integrity of the load bearing members within the structure.

There has been a considerable amount of water infiltration inside the building due to the roof drainage system being not functional. Overall, it appears the structural members have not been adversely affected due to the exposure to water. There is however a few areas particularly below where the roof drains enter the building that the finish coat of plaster has been displaced and the structural beams are directly exposed to the water infiltration and there are some signs of rust occurring on the steel beam. With the continued exposure to water, there is a potential to additional deterioration and damage to the structural posts and beams as well as the bearing conditions.

Rough Cost Estimate for Mold Removal and Water Remediation Using Average Costs per Square Foot

The former Middle School Gymnasium and Auditorium is approximately 41,600 square feet.

Before the building components can be dried out and salvaged, the structural components and air space need to be cleaned and scrubbed of mold, mold spores, and pigeon feces to prevent additional air borne contaminants.

As sourced by Pro Matcher and using the average cost of mold remediation/removal is $11.06 per square foot. At 41,600 square feet, the mold remediation/removal estimated cost would be $460,096.

As sourced by Home Advisor, the cost of water remediation ranges from $3.75 for clean water per square foot to $7.00 for black water per square foot. Because of the duration of time the building materials have been wet and not originating from a clean water source, the water damage would be categorized as being Category 3; black water. At 41,600 square feet the water remediation estimated cost would be $291,200. A total estimated cost for mold removal/remediation and water remediation would be $751,296. This cost estimate does not take into account the removal of pigeon feces, air/swab testing of the structure, price adjustments for the tall ceilings, specialty equipment rental or permit fees.

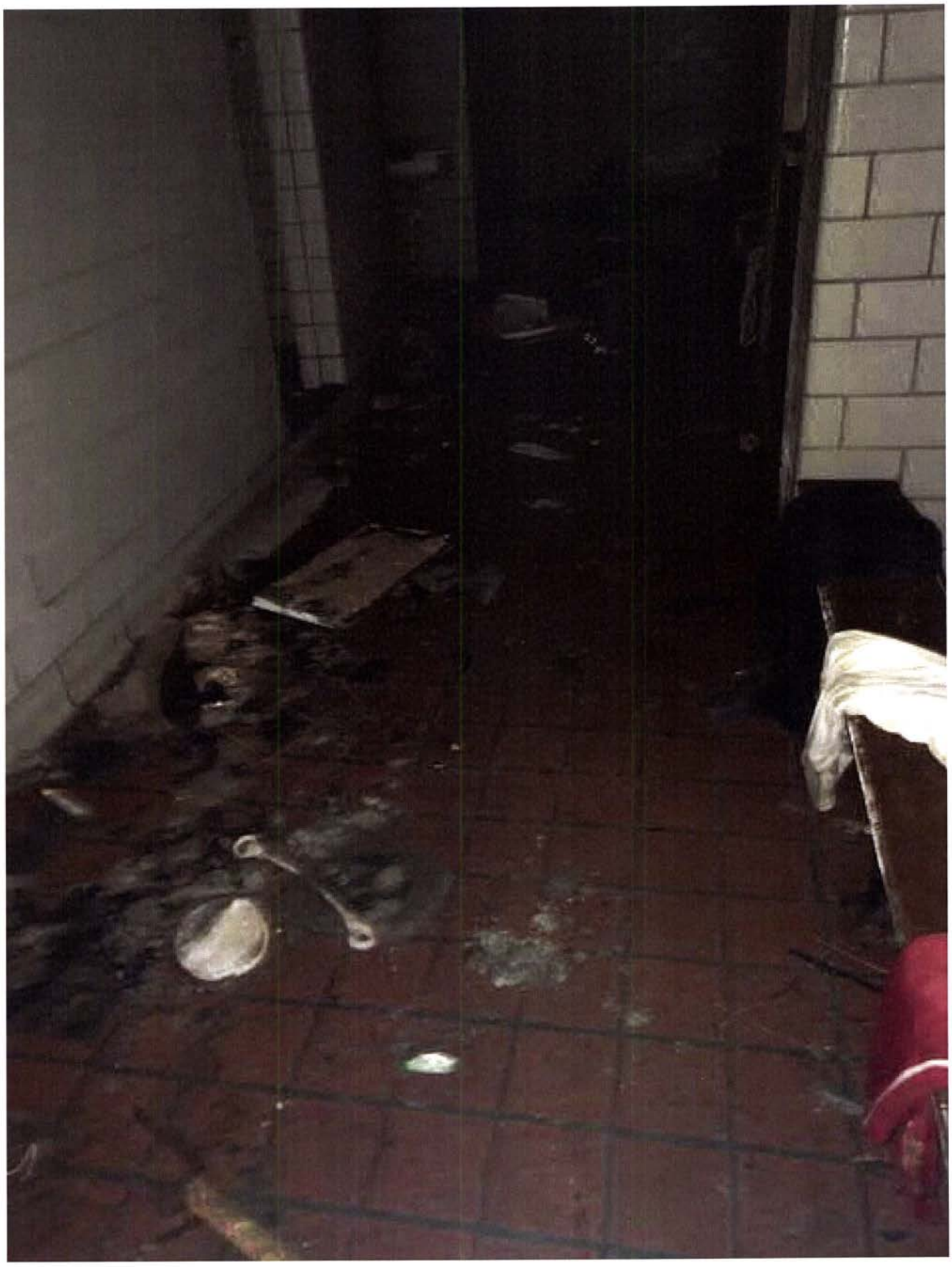


EXHIBIT C

106 Group Reconnaissance Architectural History Survey and Assessment of Effects

106GROUP

RECONNAISSANCE ARCHITECTURAL HISTORY SURVEY AND ASSESSMENT OF EFFECTS STUDY FOR THE WASHINGTON CROSSING PROJECT

Winona, Winona County, Minnesota

June 2019

RECONNAISSANCE ARCHITECTURAL HISTORY SURVEY AND ASSESSMENT OF EFFECTS STUDY FOR THE WASHINGTON CROSSING PROJECT

Winona, Winona County, Minnesota

SHPO File No. Pending
106 Group Project No. 2523

SUBMITTED TO:
MDI Limited Partnership #78
GLS LWO Properties
MetroPlains Asset Management
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SUBMITTED BY:
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PRINCIPAL INVESTIGATOR:
Erin Que, M.A.

REPORT AUTHORS:
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Saleh Miller, M.S.

June 2019

MANAGEMENT SUMMARY

During May and June 2019, 106 Group conducted a reconnaissance architectural history survey and assessment of effects study for the Washington Crossing Project (Project). The proposed Project includes demolition of the Winona Auditorium, which is attached to the former Winona High School and part of a National Register of Historic Places (NRHP)-listed and locally landmarked property. The Project, proposed by MetroPlains Asset Management, may be receiving federal funding from the U.S. Department of Housing and Urban Development (HUD), which would be administered by the Minnesota Housing Finance Agency (MFHA), and, therefore, may need to comply with Section 106 of the National Historic Preservation Act of 1966, as amended; applicable state mandates, such as the Minnesota Historic Sites Act; and local preservation ordinances of the Heritage Preservation Commission (HPC). This reconnaissance architectural history survey and assessment of effects study were completed to facilitate compliance with cultural resources laws.

The Project area is located in Section 22, Township 107, Range 7, Winona, Winona County, Minnesota. An appropriate area of potential effect (APE) for architectural history accounts for any physical, auditory, atmospheric, or visual impacts to historic properties. Based on the current Project plans, the recommended architectural history APE includes properties within a one- to two-block radius of the Project area, primarily to encompass properties that may have visual effects (effects that have the potential to affect the largest area). The recommended architectural history APE includes approximately 27.42 acres (11.10 hectares). The reconnaissance architectural history survey consisted of a review of documentation recording previously identified architectural history properties within the recommended architectural history APE and of surveys previously conducted within the recommended architectural history APE; historical research; a field survey to identify and document properties within the APE that are 45 years of age or older and have not previously been evaluated within the last 10 years; and an evaluation for potential eligibility for listing in the NRHP. The assessment of effects study analyzed the potential project effects to determine if there is the potential for any known historic properties to be directly or indirectly adversely affected by the project. Erin Que, M.A., served as principal investigator for architectural history.

During the reconnaissance architectural history survey, 106 Group identified two properties 45 years in age or older within the APE that had not been previously evaluated. Both properties are recommended as not eligible for listing in the NRHP due to a lack of historical significance.

Fourteen individual properties and two historic districts are located within the recommended architectural history APE that are previously NRHP-listed or determined eligible. The proximity of these properties to the Project area indicates that there may be the potential for these historic properties to be affected by the proposed Project. For most of the historic properties, these effects are likely to be minimal and limited to temporary direct vibration impacts during construction, temporary indirect noise and traffic impacts, and permanent indirect visual effects. These effects will not result in an adverse effect to 13 individual NRHP-listed or determined eligible historic properties and two NRHP-listed or determined eligible historic districts, or their ability to convey their historical significance. However, the project will result in

an adverse direct permanent physical effect and an adverse indirect visual effect to the NRHP-listed and locally landmarked Winona High School and Central Junior High School, of which the Winona Auditorium is an addition and contributing property. As the Project develops, the 106 Group recommends consulting with MHFA, the Minnesota State Historic Preservation Office (SHPO), and HPC to determine what mitigation is appropriate to resolve these adverse effects.

"I certify that this investigation was conducted and documented according to the Secretary of the Interior's Standards and Guidelines and that the report is complete and accurate to the best of my knowledge."

Signature of Principal Investigator

June 11, 2019
Date

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1.0 INTRODUCTION

During May and June 2019, 106 Group conducted a reconnaissance architectural history survey and assessment of effects study for the Washington Crossing Project (Project). The proposed Project includes demolition of the Winona Auditorium, which is attached to the former Winona High School and part of a National Register of Historic Places (NRHP)-listed and locally landmarked property. The Project, proposed by MetroPlains Asset Management, may be receiving federal funding from the U.S. Department of Housing and Urban Development (HUD), which would be administered by the Minnesota Housing Finance Agency (MFHA), and, therefore, may need to comply with Section 106 of the National Historic Preservation Act of 1966, as amended; applicable state mandates, such as the Minnesota Historic Sites Act; and local preservation ordinances of the Heritage Preservation Commission (HPC). This reconnaissance architectural history survey and assessment of effects study were completed to facilitate compliance with cultural resources laws.

The Project area is located in Section 22, Township 107, Range 7, Winona, Winona County, Minnesota (Figure 1). An appropriate area of potential effect (APE) for architectural history accounts for any physical, auditory, atmospheric, or visual impacts to historic properties. Based on the current Project plans, the recommended architectural history APE includes properties within a one- to two-block radius of the Project area, primarily to include properties that may have visual effects as a result of the Project (effects that have the potential to affect the largest area). The recommended architectural history APE includes approximately 27.42 acres (11.10 hectares). The reconnaissance architectural history survey consisted of a review of documentation recording previously identified architectural history properties within the recommended architectural history APE and of surveys previously conducted within the recommended architectural history APE; historical research; a field survey to identify and document properties within the APE that are 45 years of age or older and have not previously been evaluated within the last 10 years; and an evaluation for potential eligibility for listing in the NRHP. The assessment of effects study analyzed the potential project effects to determine if there is the potential for any known historic properties to be directly or indirectly adversely affected by the project. Erin Que, M.A., served as principal investigator for architectural history.

The following report describes project methodology, previous investigations, historic contexts, reconnaissance survey results, assessment of effects study, and recommendations for the Washington Crossing Project. Inventory forms have been prepared and submitted separately to the Minnesota State Historic Preservation Office (SHPO). A list of project personnel can be found in Appendix A.

Source: 106 Group; MnDOT; Winona County
Property boundaries based on Winona County 2019 parcel data

Service Layer Credits: Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Map Produced by 106 Group 6/7/2019

Washington Crossing Project Reconnaissance Architectural History Survey and Assessment of Effects Study
Winona, Winona County, Minnesota

- Project Area
- Recommended Architectural History APE
- NRHP-listed and Local Landmark Historic District
- Determined Eligible Historic District
- No Longer Extant
- Individually NRHP-listed
- Determined Individually Eligible
- Individually NRHP-listed and Contributing to NRHP-listed Historic District
- Individually NRHP-listed and Contributing to Determined Eligible Historic District
- Individually NRHP-listed, Contributing to Determined Eligible Historic District, and Local Landmark
- Contributing to NRHP-listed Historic District
- Determined Individually Eligible and Contributing to Determined Eligible Historic District
- Contributing to Determined Eligible Historic District
- Noncontributing to Determined Eligible Historic District
- Determined Not Eligible
- Previously Inventoried

0 30 Meters
0 90 Feet
1:1,800

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Project Location, APE, and Literature Review Results

Figure 1

2.0 METHODS

2.1 Objectives

The primary objective of the reconnaissance architectural history survey was to determine whether any properties within the APE that are 45 years in age or older and have not previously been evaluated within the last 10 years are potentially eligible for listing in the NRHP. Additionally, an assessment of effects study was completed for known listed or eligible architectural history properties sited within the recommended architectural history APE. The purpose of the assessment of effects study was to determine whether the proposed project will have any temporary or permanent indirect or direct effects on these listed or determined eligible historic properties. All work was conducted in accordance with the SHPO *Historic and Architectural Survey Manual* (SHPO 2017) and *The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation* [48 Federal Register 44716-44740] (National Park Service [NPS] 1983).

2.2 Area of Potential Effect

The proposed Project includes the demolition of the approximately four-story Winona Auditorium, which is located on the southwest side of 5th Street West between Washington and Johnson Streets, and construction of a surface parking lot. An appropriate APE for architectural history properties must account for any direct (physical) or indirect (auditory, atmospheric, or visual) effects to historic properties or their settings. The potential effects from the proposed Project include temporary vibrations, noise, and traffic impacts during demolition; permanent physical effects to the NRHP-listed and locally landmarked Winona High School and Central Junior High School; and permanent visual effects. The vibration, noise, and traffic impacts associated with construction would likely be limited to adjacent properties and would be short-term in nature. Therefore, the greatest potential for effects would be visual.

The southwest elevation of the Winona Auditorium is attached to the Winona High School building, which faces Broadway Street West (also known as 6th Street West) and has a comparable height. Therefore, the school building will block views from most of the one- and two-story residential properties located on the southwest side of Broadway Street West between Washington and Johnson Streets, except for the taller First Congregational Church at the southwest corner of Johnson Street and Broadway Street West. The approximately three-story Winona Free Public Library is located directly east-southeast of the Winona Auditorium. Farther east-southeast along 5th Street West, between Johnson and Main Streets, there are two large two-to-three-story buildings that will block views of the project from properties farther southeast along 5th Street West.

The Main Square Winona development is currently under construction to the east-northeast of the project area on the square city block bounded by 5th Street West, Main Street, 4th Street West, and Johnson Street. This development consists of two four-story mixed-use, residential and commercial buildings that are being constructed at the northeast and southeast corners of the square city block and will front all of Main Street. Therefore, these buildings will block views of the project from properties farther east. A

Montessori preschool is also under construction at the north corner of the square city block; the building's height is not known. A future stage of development upon this square city block will include the construction of another building of an unknown height at the west corner of the block.[1] To the northeast of the Main Square Winona development on the southeast side of Johnson Street, between 4th Street West and 3rd Street West, there are several one- to three-story buildings that are likely to have views of the project area along Johnson Street, particularly during leaf-off conditions.

One- and two-story residential buildings are located on the two square city blocks immediately to the north and northwest of the Winona Auditorium that are bounded by 5th Street West, Johnson Street, 4th Street West, and Winona Street. The properties that front 5th Street West will have direct views of the project and the properties that front 4th Street West will likely have rear views of the project, particularly during leaf-off conditions. To the north of these two square city blocks and on the northeast side of 4th Street West, there are two taller buildings (5-6 stories in height) that will also have visibility of the project. The Winona Police Department, located to the northwest of the intersection of Washington Street and 4th Street West, will likely have views of the project along Washington Street. Additionally, due to building setbacks along 5th Street West, the house at the northeast corner of Huff Street and 5th Street West, and the YMCA at the southwest corner of Winona Street and 4th Street West will also have visibility of the project. Finally, the Central Junior High School building is located to the west of the Winona Auditorium and is of comparable height, thereby blocking views of the project from properties farther west. However, due to the setback of the junior high school, properties on the southwest side of Broadway Street West from the second parcel southeast of Winona Street to Washington Street will likely have visibility of the project along Broadway Street West and Washington Street.

Therefore, the boundaries of the APE are recommended as follows and described in a counterclockwise direction (see Figure 1):

- Main Street from Broadway Street West (also known as 6th Street West) to the first standing structure northeast of 4th Street West;
- Inclusive of the southwest half of the square city block bounded by 4th Street West, Main Street, 3rd Street West, and Johnson Street;
- 3rd Street West between from the first parcel southeast of Johnson Street to Washington Street;
- Inclusive of the property to the northwest of the intersection of Washington Street and 4th Street West;
- 4th Street West from mid-block between Washington and Winona Streets to Huff Street;
- Huff Street from 4th Street West to 5th Street West, excluding the parking lot at the northwest corner of Huff Street and 4th Street West;
- 5th Street West from Huff Street to Winona Street;

[1] Main Square Winona, "Main Square Winona," electronic document, https://www.mainsquarewinona.com/, accessed March 4, 2019.

- Winona Street from 5th Street West to Broadway Street West and inclusive of the property at 265 Winona Street (WN-WAC-0449) in the center of the northwest side of Winona Street, which fronts Winona Street and will have a direct view of the project, particularly in leaf-off conditions;
- Broadway Street West from the second parcel southeast of Winona Street to the southwest corner of Washington Street and Broadway Street West;
- Inclusive of the First Congregational Church at the southwest corner of Broadway Street West and Johnson Street; and
- Broadway Street West from Johnston Street to Main Street.

2.3 Background Research

During a previous stage of work in February 2019, staff from 106 Group conducted background research at SHPO for information on previously inventoried properties and on surveys previously conducted within the recommended architectural history APE.[2] This research was used to inform the recommended architectural history APE and define the scope of the reconnaissance architectural history survey. In May 2019, research was also conducted at the City of Winona, Winona Public Library, and Winona County Historical Society. Research included a review of assessor records, aerial photographs, Sanborn Fire Insurance maps, and local histories.

2.4 Field Methods

2.4.1 Reconnaissance Architectural History Survey

The reconnaissance architectural history survey of the Washington Crossing Project area was conducted on May 7, 2019. Erin Que, M.A., conducted the fieldwork (see Appendix A for a list of project personnel). Properties identified for survey are located within the APE, are 45 years of age or older, and have not previously been evaluated within the last 10 years. During the reconnaissance survey, field notes and digital photographs were taken of each property identified for survey from the public right-of-way.

2.4.2 Assessment of Effects Study

To aid in the assessment of effects study, field notes and digital photographs were also taken to assess the viewsheds of the Project area from known historic properties and views from the Project area toward known historic properties. Potential effects were analyzed for individually listed or eligible properties. Potential effects were also analyzed for listed or eligible historic districts. Properties that are contributing to listed or eligible historic districts share the same significance and generally require the same integrity to convey their significance. Therefore, the effects to historic properties within a historic district were assessed as a whole, rather than on individual properties within the district that are not also individually listed or eligible.

[2] For background research regarding known historic properties and previously conducted cultural resource surveys, we rely primarily on the information on file at SHPO. 106 Group cannot guarantee the accuracy and reliability of the data provided.

2.5 Inventory Form

A Minnesota Individual Property Inventory Form was prepared for each property surveyed at a reconnaissance level for submittal to SHPO for its review.

2.6 Evaluation

Upon completion of the reconnaissance fieldwork, the potential eligibility of each property for listing in the NRHP was assessed based on the property's significance and integrity. The NRHP criteria, summarized below, were used to help assess the potential significance of each property:

- Criterion A – association with the events that have made a significant contribution to the broad patterns of our history;
- Criterion B – association with the lives of persons significant in our past;
- Criterion C – embodiment of the distinctive characteristics of a type, period, or method of construction; representation of the work of a master; possession of high artistic values; or representation of a significant and distinguishable entity whose components may lack individual distinction; or
- Criterion D – potential to yield information important to prehistory or history (NPS 1997 [1995]).

The NPS has identified seven aspects of integrity to be considered when evaluating the ability of a property to convey its potential significance: location, design, setting, materials, workmanship, feeling, and association. The integrity of these properties was assessed in regard to these seven aspects (NPS 1997 [1995]).

3.0 LITERATURE REVIEW

3.1 Previous Architectural History Studies

Three architectural history surveys have previously been conducted and 58 properties have previously been identified within the current recommended architectural history APE (Figure 1; Tables 1 and 2).

In 1992, Hess, Roise and Company conducted a reconnaissance architectural history survey of a 170-block section of central Winona to identify properties built before 1956. The entire recommended architectural history APE for this project was included in this survey. Twenty-seven properties within the recommended APE for this project were identified during this survey and one historic district (the Third Street Commercial Historic District, later named and designated the Winona Commercial Historic District, WN-WAC-1410) that overlaps a small portion of this project's recommended APE was recommended potentially eligible (Hess and Maginniss 1992). The Winona Commercial Historic District was listed in the NRHP in 1998 (Curran and Roise 1998). Two properties identified during this 1992 survey that are located in the recommended APE are no longer extant.

In 2011, Landscape Research LLC conducted a Phase I (reconnaissance) and Phase II (intensive) architectural history survey for the proposed rehabilitation and replacement of the Interstate Bridge (WN-WAC-0477). The majority of the recommended architectural history APE for this project was included in this survey, excluding the northeast corner. This survey included the identification and evaluation of 32 individual architectural history properties within the recommended APE for this project, of which 3 were determined individually NRHP-eligible and the remaining 29 were determined not eligible. This survey also included the evaluation of the Broadway Residential Historic District (WN-WAC-1320), which overlaps the southern portion of this project's recommended APE. This historic district was determined NRHP-eligible and 11 contributing properties and 7 noncontributing properties are located within this project's recommended APE. Five of the contributing properties were also determined individually NRHP-eligible (Landscape Research LLC 2011). One property within the recommended APE that was determined to be individually eligible and contributing to the Broadway Residential Historic District as part of this survey is no longer extant.

In 2017-2018, Landscape Research LLC conducted a study of the Winona Commercial Historic District (WN-WAC-1410) to prepare updated inventory forms for all district properties. Three properties within the recommended architectural history APE for this project were included in this study and the boundaries of the historic district did not change (Landscape Research LLC 2018).

3.2 Previously NRHP-Listed Architectural History Properties

In addition to the NRHP-listed Winona Commercial Historic District (WN-WAC-1410), there are eight properties within the recommended APE that are individually listed in the NRHP (Table 1). Three of the individually NRHP-listed properties as well as the NRHP-listed Winona Commercial Historic District are

also local landmarks. Two of the individually NRHP-listed properties and one additional property located in the recommended APE are also contributing properties to the NRHP-listed Winona Commercial Historic District. Five of the individually NRHP-listed properties within the recommended APE are also contributing properties to the NRHP-eligible Broadway Residential Historic District.

Table 1. Previously NRHP-Listed or Determined Eligible Architectural History Properties Within the APE

Inventory No.	Property Name	Address	NRHP Status	Thumbnail
WN-WAC-0440	Peter F. and Anna Schmitt House	209 Washington Street	Determined Individually Eligible	
WN-WAC-0441	William F. and Louisa Kohler House	215 Washington Street	Determined Individually Eligible	
WN-WAC-0458	Winona Family YMCA	207 Winona Street	Determined Individually Eligible	
WN-WAC-0460	Winona County Courthouse	171 3rd Street West	NRHP-listed	
WN-WAC-1320	**Broadway Residential Historic District**		**Determined Eligible Historic District**	

Inventory No.	Property Name	Address	NRHP Status	Thumbnail
WN-WAC-0246	*First Congregational Church*	*161 Broadway Street West*	*Determined Individually Eligible and Contributing to Determined Eligible Broadway Residential Historic District*	
WN-WAC-0249	*House*	*207 Broadway Street West*	*Noncontributing to Determined Eligible Broadway Residential Historic District*	
WN-WAC-0250	*House*	*221-23 Broadway Street West*	*Noncontributing to Determined Eligible Broadway Residential Historic District*	
WN-WAC-0258	*Central Methodist-Episcopal Church*	*114 Broadway Street West*	*Determined Individually Eligible and Contributing to Determined Eligible Broadway Residential Historic District*	
WN-WAC-0259	*Winona Masonic Temple*	*255 Main Street*	*Individually NRHP-listed and Contributing to Determined Eligible Broadway Residential Historic District*	
WN-WAC-0260	*Laird Norton Company Building*	*125 5th Street West*	*Individually NRHP-listed and Contributing to Determined Eligible Broadway Residential Historic District*	

Inventory No.	Property Name	Address	NRHP Status	Thumbnail
WN-WAC-0261	*Winona Free Public Library*	*151 5th Street West*	*Individually NRHP-listed, Contributing to Determined Eligible Broadway Residential Historic District, and Local Landmark*	
WN-WAC-0262 / WN-WAC-1045	*Winona High School*	*166 Broadway Street West*	*NRHP-listed with WN-WAC-0263, Contributing to Determined Eligible Broadway Residential Historic District, and Local Landmark with WN-WAC-0263*	
WN-WAC-0263	*Central Junior High School*	*218 Broadway Street West*	*NRHP-listed with WN-WAC-0262, Contributing to Determined Eligible Broadway Residential Historic District, and Local Landmark with WN-WAC-0262*	
WN-WAC-0264	*Dr. Linn A. and Abbie Kelly House*	*251 Washington Street / 203 5th Street West*	*Determined Individually Eligible and Contributing to Determined Eligible Broadway Residential Historic District*	
WN-WAC-0449	*H.C. Garvin House*	*265 Winona Street*	*Noncontributing to Determined Eligible Broadway Residential Historic District*	
WN-WAC-0453	*William S. and Caroline Drew House*	*276 5th Street West*	*Determined Individually Eligible and Contributing to Determined Eligible Broadway Residential Historic District*	

Inventory No.	Property Name	Address	NRHP Status	Thumbnail
WN-WAC-1217	*J. Barrett House*	*201 Broadway Street West*	*Noncontributing to Determined Eligible Broadway Residential Historic District*	
WN-WAC-1220	*House*	*211 Broadway Street West*	*Noncontributing to Determined Eligible Broadway Residential Historic District*	
WN-WAC-1221	*House*	*215 Broadway Street West*	*Noncontributing to Determined Eligible Broadway Residential Historic District*	
WN-WAC-1222	*House*	*217 Broadway Street West*	*Contributing to Determined Eligible Broadway Residential Historic District*	
WN-WAC-1249	*Central Methodist Church Parsonage*	*265 Main Street*	*Determined Individually Eligible and Contributing to Determined Eligible Broadway Residential Historic District; no longer extant*	
WN-WAC-1313	*House*	*311 Washington Street*	*Noncontributing to Determined Eligible Broadway Residential Historic District*	

Inventory No.	Property Name	Address	NRHP Status	Thumbnail
WN-WAC-1410	**Winona Commercial Historic District**	**3rd Street between Franklin and Johnson Streets**	**NRHP-listed and Local Landmark Historic District**	
WN-WAC-0462	*Armory*	*160 Johnson Street*	*Contributing to NRHP-listed Winona Commercial Historic District*	
WN-WAC-0469	*Schlitz Hotel*	*129 3rd Street West*	*Individually NRHP-listed and Contributing to NRHP-Listed Winona Commercial Historic District*	
WN-WAC-0470 / WN-WAC-1159	*Winona Hotel*	*151 Johnson Street*	*Individually NRHP-listed and Contributing to NRHP-Listed Winona Commercial Historic District*	

Table 2. Previously Determined Not Eligible and Inventoried Architectural History Properties within the APE

Inventory No.	Property Name	Address	NRHP Status	Thumbnail
WN-WAC-0442	House	219 Washington Street	Determined Not Eligible	
WN-WAC-0443	William H. Yale House	225 Washington Street	Determined Not Eligible	

Inventory No.	Property Name	Address	NRHP Status	Thumbnail
WN-WAC-0444	House	212 5th Street West	Determined Not Eligible	
WN-WAC-0445	House	220 5th Street West	Determined Not Eligible	
WN-WAC-0446	Isaac and Caroline Cummings House	226 5th Street West	Determined Not Eligible	
WN-WAC-0459	House	221 4th Street West	Determined Not Eligible	
WN-WAC-0461	Service Station	178 Johnson Street	Inventoried; no longer extant	
WN-WAC-0463	Van Riper Motor Company	201 Main Street	Inventoried; no longer extant	
WN-WAC-1186	House	153 4th Street West	Determined Not Eligible	
WN-WAC-1187	House	155 4th Street West	Determined Not Eligible	

Inventory No.	Property Name	Address	NRHP Status	Thumbnail
WN-WAC-1188	House	157 4th Street West	Determined Not Eligible	
WN-WAC-1189	House	165 4th Street West	Determined Not Eligible	
WN-WAC-1190	House	171 4th Street West	Determined Not Eligible	
WN-WAC-1191	House	175 4th Street West	Determined Not Eligible	
WN-WAC-1192	House	179 4th Street West	Determined Not Eligible	
WN-WAC-1193	House	211 4th Street West	Determined Not Eligible	

Inventory No.	Property Name	Address	NRHP Status	Thumbnail
WN-WAC-1194	House	217 4th Street West	Determined Not Eligible	
WN-WAC-1195	House	227 4th Street West	Determined Not Eligible	
WN-WAC-1204	House	160 5th Street West	Determined Not Eligible	
WN-WAC-1205	House	164 5th Street West	Determined Not Eligible	
WN-WAC-1206	House	168 5th Street West	Determined Not Eligible	
WN-WAC-1207	House	170 5th Street West	Determined Not Eligible	

Inventory No.	Property Name	Address	NRHP Status	Thumbnail
WN-WAC-1208	House	174 5th Street West	Determined Not Eligible	
WN-WAC-1209	House	176 5th Street West	Determined Not Eligible	
WN-WAC-1210	House	178 5th Street West	Determined Not Eligible	
WN-WAC-1211	House	209 5th Street West	Determined Not Eligible	
WN-WAC-1212	House	215 5th Street West	Determined Not Eligible	
WN-WAC-1213	House	221 5th Street West	Determined Not Eligible	

Inventory No.	Property Name	Address	NRHP Status	Thumbnail
WN-WAC-1237	House	207 Washington Street	Determined Not Eligible	
WN-WAC-1238	House	218 Washington Street	Determined Not Eligible	
WN-WAC-1241	House	208 Winona Street	Determined Not Eligible	

3.3 Previously Developed Historic Contexts

The properties in the recommended architectural history APE are addressed by the following historic contexts: *Winona's Historic Contexts*, developed by Gemini Research in 1991; *The Broadway Community and Winona's Urban Development, 1852-1960*, developed by Landscape Research LLC in 2011; and *Commerce and Industry Within Winona's Urban Development, ca. 1852-1960*, developed by Landscape Research LLC in 2018 (Granger and Kelly 1991; Landscape Research LLC 2011; Landscape Research LLC 2018). Supplemental research was conducted to extend the understanding of Winona's history and development in the 1960s in order to evaluate one property for this reconnaissance architectural history survey that was built in 1964-1965, which falls outside the timeframe of the established historic contexts. Narrative information related to Winona's history and development in the 1960s is presented in the corresponding Minnesota Individual Property Inventory Form.

4.0 RECONNAISSANCE SURVEY RESULTS

Staff from 106 Group conducted a reconnaissance architectural history survey of the recommended APE on May 7, 2019. Erin Que, M.A., served as principal investigator (see Appendix A for a list of project personnel).

During the reconnaissance architectural history survey, 106 Group identified two properties that have not previously been evaluated. Both properties are recommended as not eligible for listing in the NRHP due to a lack of historical significance (Figure 2; Table 3). There are 55 extant properties within the recommended architectural history APE that were evaluated within the last 10 years or are already listed in the NRHP; therefore, they were not re-evaluated as part of this survey (see Tables 1-2). Six properties within the recommended architectural history APE are less than 45 years of age, and therefore, do not meet the criteria for survey (Table 4).

Table 3. Properties Recommended as Not Eligible for Listing in the NRHP

Inventory No.	Property Name	Address	Type	Date	Thumbnail
WN-WAC-1412	First National Bank of Winona / Winona County Government Center	177 Main Street	Building	1964-1965	
WN-WAC-1413	House	313 Washington Street	Building	1900	

Table 4. Properties Not of Age in the APE

Property Name	Address	Type	Date	Thumbnail
La Boutique	178 Johnson Street	Building	1993	

Property Name	Address	Type	Date	Thumbnail
Erickson Gas Station	217 Johnson Street	Building	1988	
Law Enforcement Center	201 3rd Street West	Building	1977	
Quinlan Insurance	151 4th Street West	Building	1976	
Engel Law Office and Garages	160 4th Street West	Building	c. 1992[3]	
Main Square Winona	Block bounded by 4th Street West, Main Street, 5th Street West, and Johnson Street	Building	2019 (under construction)	

[3] Build dates were provided by the City of Winona and aerial photographs.

Washington Crossing Project
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- Project Area
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- Property Not of Age
- Recommended Not Eligible Property

0 30 Meters
0 90 Feet
1:1,800

106GROUP

Survey Results

Figure 2

Source: 106 Group; MnDOT; Winona County
Property boundaries based on Winona County 2019 parcel data

Map Produced by 106 Group 6/7/2019

5.0 ASSESSMENT OF EFFECTS STUDY

5.1 Project Description

The Winona Auditorium is located in the northeastern half of the block bounded by 5th Street West to the northeast, Johnson Street to the southeast, Broadway Street West (also known as 6th Street West) to the southwest, and Washington Street to the northwest. Since the reconnaissance survey did not recommend any additional properties as potentially eligible, the assessment of effects study focused on the potential direct and indirect effects that the proposed Project may have on known historic properties within the recommended architectural history APE, which include 15 individual properties that are previously listed in or determined individually eligible for listing in the NRHP and two historic districts that are previously listed in or determined eligible for listing in the NRHP (see Table 1; Figure 1). However, because the determined eligible Central Methodist Church Parsonage (WN-WAC-1249) was found to be no longer extant during field survey, it was excluded from this study. Figure 3 depicts the known historic properties within the recommended APE and identifies the locations and directions of photographs taken for this study to illustrate viewsheds of the Project area.

The proposed Project includes the demolition of the four-story Winona Auditorium, which was built in 1928 as an addition to the Winona High School (WN-WAC-0262/WN-WAC-1045), and construction of a surface parking lot in its place. The method of demolition has not yet been determined. However, possible types of demolition include the following: dismantling/deconstruction, in which the structure is carefully dismantled/deconstructed to preserve components for reuse, recycling, or refurbishment; mechanical demolition, in which hydraulic excavators "chew" the structure apart; implosion, in which explosives are used to collapse the building within its own footprint; or crane and wrecking ball (R. Baker & Son 2019). Because the Winona Auditorium is partially attached to the Winona High School, which is not proposed for demolition, and located approximately 15 feet from the Winona Free Public Library, the most likely method of demolition will be mechanical demolition.

During demolition, it is assumed that street parking on the southwest side of 5th Street West and the closest lane of traffic on 5th Street West would be closed. There may be short periods during which the entirety of 5th Street West between Washington and Johnson Streets may be closed due to Project activity. The potential effects from the proposed Project include temporary direct vibration impacts during demolition, temporary indirect noise and traffic impacts, temporary indirect parking impacts, permanent indirect visual effects, and a permanent direct physical effect to one historic property. The NPS has identified seven aspects of integrity to be considered when evaluating the ability of a property to convey its significance: location, design, setting, materials, workmanship, feeling, and association (NPS 1997 [1995]). The potential effects from the proposed Project were assessed in regard to their impacts on known historic properties.

Source: 106 Group; MnDOT ; Winona County
Property boundaries based on Winona County 2019 parcel data

Map Produced by 106 Group 6/7/2019

Washington Crossing Project
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- Project Area
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- Determined Eligible Historic District

0 30 Meters
0 90 Feet
1:1,800

106GROUP

Historic Properties

Figure 3

5.2 Assessment of Effects

5.2.1 First Congregational Church (WN-WAC-0246)

NRHP Status

The individually NRHP-eligible First Congregational Church is also a contributing property to the NRHP-eligible Broadway Residential Historic District (WN-WAC-1320) (Figure 4). The potential effects on the Broadway Residential Historic District as a whole are discussed in Section 5.2.15. This Romanesque Revival style church is located at 161 Broadway Street West and was built in 1882. This property is individually significant under NRHP Criterion A for its association with Winona's oldest congregation and its association with Winona's early white settlement and prominent families, including the Lairds of the Laird Norton Company, who stewarded the church's building program for several generations. The period of significance under NRHP Criterion A is from 1882, when the church was built, through 1960, which marked the 50-year cutoff for NRHP eligibility when the property was evaluated. It is also individually significant under NRHP Criterion C in the area of Architecture as an excellent example of Romanesque Revival style church design and for its association with architect William H. Wilcox, a noted church designer. The period of significance under NRHP Criterion C is 1882 when the church was built (Landscape Research LLC 2011:232).

Figure 4. First Congregational Church, Facing South

Effects

The proposed Project area is located approximately 340 feet to the north of this historic property. This historic property faces Broadway Street South and the Winona High School (WN-WAC-0262/WN-WAC-1045) (see Figure 3). No part of the proposed Project is located within the historic property boundary of the First Congregational Church; therefore, there will be no direct effects.

During the proposed demolition of the Winona Auditorium, there will be temporary increases in noise and vibration. Any potential increase in noise and vibration during construction would be limited in duration

and temporary; therefore, noise and vibration associated with the construction of the proposed Project will not affect the historic property's integrity of location, design, materials, workmanship, or association. Temporary direct vibration impacts and temporary indirect noise could minimally affect the property's integrity of setting and feeling; however, they will be short in duration and, therefore, will not adversely affect the First Congregational Church's ability to convey its historical significance under NRHP Criterion A for its association with Winona's oldest congregation and early white settlement and prominent families, and under NRHP Criterion C in the area of Architecture.

During the proposed demolition of the Winona Auditorium, there may be temporary impacts to traffic patterns within the vicinity of the historic property due to temporary closures of 5th Street West on which the Winona Auditorium is located. However, the impacts to traffic on Broadway Street West and Johnson Street, on which this historic property is located, are anticipated to be minimal and short in duration. Therefore, any temporary traffic impacts in relation to the Project will not adversely affect this property.

The First Congregational Church is two to three stories tall with a 140-foot-tall tower on the east corner, and is located about a half-block to the south of the Project area. Therefore, there will be visual effects on the First Congregational Church because its height exceeds that of the interceding Winona High School (Figure 5). These visual effects will not affect the historic property's integrity of location, design, materials, workmanship, feeling, or association. The Winona Auditorium was built during the period of significance for this historic property and its loss will slightly impact First Congregational Church's integrity of setting. However, the Winona High School (to which the Winona Auditorium was added) will remain and the surrounding area will maintain its mix of residential, institutional, and religious properties and, therefore, these visual effects will not adversely affect this historic property's integrity of setting.

Figure 5. View toward Project area, located across the street from the First Congregational Church, Facing North

Therefore, the proposed Project will not result in an adverse effect to the First Congregational Church, or its ability to convey its historical significance.

5.2.2 Central Methodist-Episcopal Church (WN-WAC-0258)

NRHP Status

The individually NRHP-eligible Central Methodist-Episcopal Church (originally Central Methodist Church) is also a contributing property to the NRHP-eligible Broadway Residential Historic District (WN-WAC-1320) (Figure 6). The potential effects on the Broadway Residential Historic District as a whole are discussed in Section 5.2.15. This Romanesque Revival style church is located at 114 Broadway Street West and was built in 1895-1896, with additions in 1926 and 1963. This property is individually significant under NRHP Criterion A for its association with the development of the City's early religious institutions, and with members of the Norton family of the Laird Norton Company, who stewarded the church's building program for several generations. The period of significance is from 1896, when the church was completed, through 1960, which marked the 50-year cutoff for NRHP eligibility when the property was evaluated (Landscape Research LLC 2011:222).

Figure 6. Central Methodist-Episcopal Church, Facing East

Effects

The proposed Project area is located approximately 300 feet to the northwest of this historic property. This historic property has a view of the Project area across Johnson Street, although there is one tier of interceding structures (see Figure 3). No part of the proposed Project is located within the historic property boundary of the Central Methodist-Episcopal Church; therefore, there will be no direct effects.

During the proposed demolition of the Winona Auditorium, there will be temporary increases in noise and vibration. Any potential increase in noise and vibration during construction would be limited in duration and temporary; therefore, noise and vibration associated with the construction of the proposed Project will

not affect the historic property's integrity of location, design, materials, workmanship, feeling, or association. Temporary direct vibration impacts and temporary indirect noise could minimally affect the property's integrity of setting; however, they will be short in duration and, therefore, will not adversely affect the Central Methodist-Episcopal Church's ability to convey its historical significance under NRHP Criterion A for its association with the development of the City's early religious institutions and the Norton family.

During the proposed demolition of the Winona Auditorium, there may be temporary impacts to traffic patterns within the vicinity of the historic property due to temporary closures of 5th Street West on which the Winona Auditorium is located. However, the impacts to traffic on Johnson Street and Broadway Street West, on which this historic property is located, are anticipated to be minimal and short in duration. Therefore, any temporary traffic impacts in relation to the Project will not adversely affect this historic property.

The Central Methodist-Episcopal Church is two to three stories tall with a 170-foot-tall bell tower at the south corner, and is located about a half-block to the southeast of the Project area. Therefore, there will be visual effects on the Central Methodist-Episcopal Church with a partial view across Johnson Street that is minimized by the interceding Winona High School and Winona Free Public Library (Figure 7). These visual effects will not affect the historic property's integrity of location, design, materials, workmanship, feeling, or association. The Winona Auditorium was built during the period of significance for this historic property and its loss will slightly impact the Central Methodist-Episcopal Church's integrity of setting. However, the Winona High School (to which the Winona Auditorium was added) will remain and the surrounding area will maintain its mix of residential, institutional, and religious properties and, therefore, these visual effects will not adversely affect this historic property's integrity of setting.

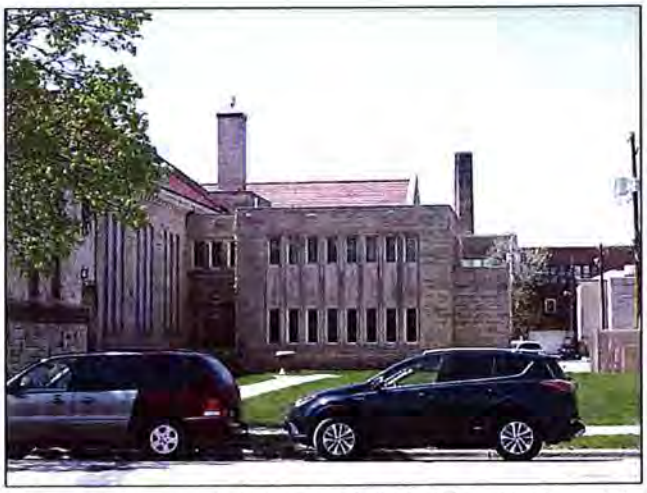

Figure 7. View of Project area to the rear of the Central Methodist-Episcopal Church (in foreground), Facing Northwest

Therefore, the proposed Project will not result in an adverse effect to the Central Methodist-Episcopal Church, or its ability to convey its historical significance.

5.2.3 Winona Masonic Temple (WN-WAC-0259)

NRHP Status

The Winona Masonic Temple is individually listed in the NRHP and a contributing property to the Broadway Residential Historic District (WN-WAC-1320) (Figure 8). The potential effects on the Broadway Residential Historic District as a whole are discussed in Section 5.2.15. This property is a Beaux Arts style meeting hall that is located at 255 Main Street and was built in 1909. It is individually significant under NRHP Criterion A in the area of Social History as an important center of social and civic activity in Winona and its association with the Masons. It is also significant under NRHP Criterion C in the area of Art for the high artistic value of its theatrical scenic backdrops used in the building's auditorium. The period of significance is from 1909, when the building was constructed, to 1947, which marked the 50-year cutoff for NRHP eligibility at the time the building was listed in the NRHP (Curran and Roise 1997).

Figure 8. Winona Masonic Temple, Facing Northwest

Effects

The proposed Project area is located approximately 420 feet to the northwest of this historic property and there are two interceding structures that are shorter than both the Winona Auditorium and this historic property (see Figure 3). No part of the proposed Project is located within the historic property boundary of the Winona Masonic Temple; therefore, there will be no direct effects.

During the proposed demolition of the Winona Auditorium, there will be temporary increases in noise and vibration. Any potential increase in noise and vibration during construction would be limited in duration and temporary; therefore, noise and vibration associated with the construction of the proposed Project will not affect the historic property's integrity of location, design, materials, workmanship, or association.

Temporary direct vibration impacts and temporary indirect noise could minimally affect the property's integrity of setting and feeling; however, they will be short in duration and, therefore, will not adversely affect the Winona Masonic Temple's ability to convey its historical significance under NRHP Criterion A in the area of Social History or under NRHP Criterion C in the area of Art.

During the proposed demolition of the Winona Auditorium, there may be temporary impacts to traffic patterns within the vicinity of the historic property along 5th Street West, on which the Winona Auditorium and the Winona Masonic Temple are sited. However, any temporary traffic impacts in relation to the Project will not adversely affect this historic property.

The Winona Masonic Temple is three stories tall with a fourth-story penthouse on the northwest elevation, and is located about a block southeast of the Winona Auditorium. This historic property will have a view of the Project to the rear (northwest) that is partially blocked by the interceding buildings (Figure 9). Therefore, there will be visual effects on the Winona Masonic Temple. However, these visual effects will not adversely affect the historic property's integrity of location, design, materials, workmanship, feeling, or association. The Winona Auditorium was built during the period of significance for this historic property and its loss will slightly impact the Winona Masonic Temple's integrity of setting. However, the surrounding area will maintain its mix of residential, institutional, and religious properties and, therefore, these visual effects will not adversely affect this historic property's integrity of setting.

Therefore, the proposed Project will not result in an adverse effect to the Winona Masonic Temple, or its ability to convey its historical significance.

Figure 9. View toward Project area from the Winona Masonic Temple (at far left), Facing Northwest

5.2.4 Laird Norton Company Building (WN-WAC-0260)

NRHP Status

The Laird Norton Company Building is individually listed in the NRHP and a contributing property to the Broadway Residential Historic District (WN-WAC-1320) (Figure 10). The potential effects on the Broadway Residential Historic District as a whole are discussed in Section 5.2.15. This property is a Second Renaissance Revival style corporate headquarters that is located at 125 5th Street West and was built in 1917-1918. It is individually significant under NRHP Criterion A in the area of Commerce for its association with the lumber industry in Minnesota as the Laird Norton Company was the largest and most successful of the lumbering firms developed on the Winona riverfront in the 1850s. The period of significance is from 1918, when the building was completed, to 1958, when the Laird Norton Company moved its corporate headquarters to Seattle (Gaut 2014).

Figure 10. Laird Norton Company Building, Facing South

Effects

The proposed Project area is located approximately 250 feet to the northwest of this historic property and there is one interceding structure that is shorter than the Winona Auditorium (see Figure 3). No part of the proposed Project is located within the historic property boundary of the Laird Norton Company Building; therefore, there will be no direct effects.

During the proposed demolition of the Winona Auditorium, there will be temporary increases in noise and vibration. Any potential increase in noise and vibration during construction would be limited in duration and temporary; therefore, noise and vibration associated with the construction of the proposed Project will not affect the historic property's integrity of location, design, materials, workmanship, or association. Temporary direct vibration impacts and temporary indirect noise could minimally affect the property's integrity of setting and feeling; however, they will be short in duration and, therefore, will not adversely

affect the Laird Norton Company Building's ability to convey its historical significance under NRHP Criterion A in the area of Commerce.

During the proposed demolition of the Winona Auditorium, there may be temporary impacts to traffic patterns within the vicinity of the historic property along 5th Street West, on which the Winona Auditorium and the Laird Norton Company Building are sited. However, any temporary traffic impacts in relation to the Project will not adversely affect this historic property.

The Laird Norton Company Building is two stories tall and located one-half block southeast of the Winona Auditorium. This historic property will have a view of the Project to the northwest that is partially blocked by the interceding building (Figure 11). Therefore, there will be visual effects on the Laird Norton Company Building. However, these visual effects will not adversely affect the historic property's integrity of location, design, materials, workmanship, feeling, or association. The Winona Auditorium was built during the period of significance for this historic property and its loss will slightly impact the Laird Norton Company Building's integrity of setting. However, the surrounding area will maintain its mix of residential, institutional, and religious properties and, therefore, these visual effects will not adversely affect this historic property's integrity of setting.

Therefore, the proposed Project will not result in an adverse effect to the Laird Norton Company Building, or its ability to convey its historical significance.

Figure 11. View toward Project area from the Laird Norton Company Building (at left), Facing Northwest

5.2.5 Winona Free Public Library (WN-WAC-0261)

NRHP Status

The Winona Free Public Library is individually listed in the NRHP, a contributing property to the Broadway Residential Historic District (WN-WAC-1320), and a local landmark (Figure 12). The potential effects on the Broadway Residential Historic District as a whole are discussed in Section 5.2.15.

This property is a Neoclassical style library that is located at 151 5th Street West and was built in 1899. It is individually significant under NRHP Criterion A in the area of Education for its importance as a cultural center for the Winona community. It is also individually significant under NRHP Criterion C in the area of Architecture for its high degree of academicism following the World's Columbian Exposition in 1893 (Gernes and Nelson 1976). There is no documented period of significance. However, its period of significance would likely extend from 1899, when it was built, until 1930, based on its significance under NRHP Criterion A and the period of significance for the Broadway Residential Historic District.

Figure 12. Winona Free Public Library, Facing Southwest

Effects

The proposed Project area is located approximately 15 feet to the northwest of this historic property and there are no interceding structures (see Figure 3). No part of the proposed Project is located within the historic property boundary of the Winona Free Public Library; therefore, there will be no direct effects.

During the proposed demolition of the Winona Auditorium, there will be temporary increases in noise and vibration. Any potential increase in noise and vibration during construction would be limited in duration and temporary; therefore, noise and vibration associated with the construction of the proposed Project will not affect the historic property's integrity of location, design, materials, workmanship, or association. Temporary direct vibration impacts and temporary indirect noise could minimally affect the property's integrity of setting and feeling; however, they will be short in duration and, therefore, will not adversely affect the Winona Free Public Library's ability to convey its historical significance under NRHP Criterion A in the area of Education and under NRHP Criterion C in the area of Architecture.

During the proposed demolition of the Winona Auditorium, there may be temporary impacts to traffic patterns within the vicinity of the historic property along 5th Street West, on which the Winona Auditorium and the Winona Free Public Library are sited. However, any temporary traffic impacts in relation to the Project will not adversely affect this historic property.

The Winona Free Public Library is two stories tall and located directly southeast of the Winona Auditorium. This historic property will have a direct view of the Project to the northwest (Figure 13). Therefore, there will be visual effects on the Winona Free Public Library. However, these visual effects will not adversely affect the historic property's integrity of location, design, materials, workmanship, feeling, or association. Because the Winona Auditorium is located adjacent to the Project and was built during the likely period of significance for this property, the loss of the Winona Auditorium will slightly impact the Winona Free Public Library's integrity of setting. However, the Winona High School (to which the Winona Auditorium was added) will remain and the surrounding area will maintain its mix of residential, institutional, and religious properties and, therefore, these visual effects will not adversely affect this historic property's integrity of setting.

Therefore, the proposed Project will not result in an adverse effect to the Winona Free Public Library, or its ability to convey its historical significance.

Figure 13. View of Winona Free Public Library with the Winona Auditorium to the rear, Facing West

5.2.6 Winona High School (WN-WAC-0262 / WN-WAC-1045) and Central Junior High School (WN-WAC-0263)

NRHP Status

The Winona High School (WN-WAC-0262/WN-WAC-1045) and Central Junior High School (WN-WAC-0263) are listed in the NRHP together, are contributing properties to the Broadway Residential Historic District (WN-WAC-1320), and are a local landmark (Figures 14 and 15). The potential effects on the Broadway Residential Historic District as a whole are discussed in Section 5.2.15. The Winona High School is a Classical Revival style school that was built in 1915-1917. It was converted into an apartment building in 2003 and is located at 166 Broadway Street West. The Central Junior High School is also a Classical Revival style school that was built in 1925-1926 as an expansion of the public-school infrastructure. It was also converted into an apartment building in 2003 and is located at 218 Broadway Street West. The Winona Auditorium, which is proposed for demolition, was built as an addition to the

Winona High School in 1928 and is considered contributing to the NRHP-listed and locally landmarked property. The Winona Auditorium was built to provide the Winona High School and Central Junior High School with an auditorium and gymnasium. This addition was built during the historic property's period of significance and reflected a national movement to incorporate physical education into public school curricula (Gales 2003:Section 8, Pages 5-7; Sims 2018). The NRHP-listed property is significant under NRHP Criterion A in the area of Education for its representation of progressive public education theories in the early twentieth century. The period of significance for the NRHP listing and the local landmark status is from 1917, when the Winona High School was completed, to 1953, which marked the 50-year cutoff for NRHP eligibility when the property was listed (Gales 2003; Sims 2018).

Figure 14. Winona High School, Facing East

Figure 15. Central Junior High School, Facing North

The U-shaped Winona High School and the F-shaped Central Junior High School are located on adjacent city blocks. The Winona Auditorium is attached to the northeast elevation of the northwest leg of the Winona High School. In 1958, a three-story addition was built on the northwest elevation of the Winona Auditorium. The 1958 addition (considered noncontributing) was removed circa 2003 in conjunction with the conversion of the Winona High School and Central Junior High School buildings into the Washington Crossing Apartments. A 1925 one-story power plant (also considered noncontributing due to a loss of historic integrity) on the southwest end of the northwest elevation of the Winona High School was also removed at this time (Gales 2003:Section 7; National Environmental Title Research, LLC [NETR] 2003).

Effects

The proposed Project is located within the historic property boundary of the NRHP-listed Winona High School and Central Junior High School; therefore, there will be direct physical effects (see Figure 3). These direct physical effects will impact all seven aspects of the historic property's integrity as the Project involves the demolition of a historic and contributing addition to the historic property. Therefore, the direct physical effects will result in an adverse effect.

During the proposed demolition of the Winona Auditorium, there will be temporary increases in noise and vibration. Any potential increase in noise and vibration during construction would be limited in duration and temporary; therefore, noise and vibration associated with the construction of the proposed Project will not affect the historic property's integrity of location, design, materials, workmanship, or association. Temporary direct vibration impacts and temporary indirect noise could minimally affect the property's integrity of setting and feeling; however, they will be short in duration and, therefore, will not adversely affect the Winona High School and Central Junior High School's ability to convey their historical significance under NRHP Criterion A in the area of Education.

During the proposed demolition of the Winona Auditorium, there may be temporary impacts to traffic patterns and parking within the vicinity of the historic property because both buildings are located along Washington Street, which provides access to parking for residents of the Washington Crossing Apartments. The parking lot to the northwest of the Winona High School may be temporarily unavailable during the Project. However, any temporary traffic and parking impacts in relation to the Project will not adversely affect this historic property.

The Winona High School is three stories tall and located directly southwest of the Winona Auditorium and, therefore, will have a direct view of the Project (Figure 16). The Central Junior High School is two and three stories tall and located across a parking lot to the west of the Winona Auditorium, and therefore, will also have a direct view of the Project to the rear (east) (Figure 17). Therefore, there will be visual effects on the Winona High School and Central Junior High School. However, these visual effects will not adversely affect the historic property's integrity of location, design, materials, or workmanship. The Winona Auditorium is slightly taller than the Winona High School, and comparable in massing to both school buildings. As there are no interceding buildings, the removal of the Winona Auditorium will be highly visible and impact the historic property's integrity of setting, feeling, and association. Therefore, these indirect visual effects will result in an adverse effect.

Therefore, the proposed Project will result in an adverse direct physical effect and an adverse indirect visual effect to the Winona High School and the Central Junior High School.

Figure 16. View of the Winona Auditorium with the Winona High School to the rear, Facing South

Figure 17. View of the Winona Auditorium from the south corner of the Central Junior High School, Facing East

5.2.7 Dr. Linn A. and Abbie Kelly House (WN-WAC-0264)

NRHP Status

The individually NRHP-eligible Dr. Linn A. and Abbie Kelly House is a Queen Anne style house that is located at 251 Washington Street (203 5th Street West) and was built circa 1882. It is also a contributing property to the NRHP-eligible Broadway Residential Historic District (WN-WAC-1320) (Figure 18). The potential effects on the Broadway Residential Historic District as a whole are discussed in Section 5.2.15.

Dr. Kelly was a member of the second generation of the City's physicians, and he held the position of Winona City Physician. This property is individually significant under NRHP Criterion A for its association with Kelly and Winona's late nineteenth and early twentieth century medical community. The period of significance is from circa 1882 to 1920, during which time Dr. Kelly resided here (Landscape Research LLC 2011:97).

Figure 18. Dr. Linn A. and Abbie Kelly House, Facing Southwest

Effects

The proposed Project area is located approximately 210 feet to the southeast of this historic property and there are no interceding structures (see Figure 3). No part of the proposed Project is located within the historic property boundary of the Dr. Linn A. and Abbie Kelly House; therefore, there will be no direct effects.

During the proposed demolition of the Winona Auditorium, there will be temporary increases in noise and vibration. Any potential increase in noise and vibration during construction would be limited in duration and temporary; therefore, noise and vibration associated with the construction of the proposed Project will not affect the historic property's integrity of location, design, materials, workmanship, or association. Temporary direct vibration impacts and temporary indirect noise could minimally affect the property's integrity of setting and feeling; however, they will be short in duration and, therefore, will not adversely affect the Dr. Linn A. and Abbie Kelly House's ability to convey its historical significance under NRHP Criterion A for its association with Kelly and Winona's late nineteenth and early twentieth century medical community.

During the proposed demolition of the Winona Auditorium, there may be temporary impacts to traffic patterns within the vicinity of the historic property because it faces 5th Street West, similar to the Winona Auditorium. However, any temporary traffic impacts in relation to the Project will not adversely affect this historic property.

The Dr. Linn A. and Abbie Kelly House is two-and-a-half stories tall and located across a parking lot from the Winona Auditorium. This historic property will have a direct view of the Project (Figure 19). Therefore, there will be visual effects on the Dr. Linn A. and Abbie Kelly House. However, these visual effects will not adversely affect the historic property's integrity of location, design, materials, workmanship, feeling, or association. Because the Winona Auditorium was built after the period of significance ends for this historic property, these visual effects will not affect this historic property's integrity of setting.

Therefore, the proposed Project will not result in an adverse effect to the Dr. Linn A. and Abbie Kelly House, or its ability to convey its historical significance.

Figure 19. View of the Winona Auditorium from the Dr. Linn A. and Abbie Kelly House (at right), Facing Southeast

5.2.8 Peter F. and Anna Schmitt House (WN-WAC-0440)

NRHP Status

The individually NRHP-eligible Peter F. and Anna Schmitt House is a Craftsman style house that is located at 209 Washington Street and was built in 1920 (Figure 20). This property is individually significant under NRHP Criterion C in the area of Architecture as an excellent example of the Craftsman style and part of a carefully designed pair of houses with the William F. and Louisa Kohler House (WN-WAC-0441). The period of significance is 1920, when the house was built (Landscape Research LLC 2011:101).

Effects

The proposed Project area is located approximately 425 feet to the south-southeast of this historic property. This historic property faces Washington Street and has a view of the Project area across the intersection of Washington Street and 5th Street West, although there are some interceding structures along 5th Street West (see Figure 3). No part of the proposed Project is located within the historic property boundary of the Peter F. and Anna Schmitt House; therefore, there will be no direct effects.

Figure 20. Peter F. and Anna Schmitt House, Facing Northwest

During the proposed demolition of the Winona Auditorium, there will be temporary increases in noise and vibration. Any potential increase in noise and vibration during construction would be limited in duration and temporary; therefore, noise and vibration associated with the construction of the proposed Project will not affect the historic property's integrity of location, design, materials, workmanship, or association. Temporary direct vibration impacts and temporary indirect noise could minimally affect the property's integrity of setting and feeling; however, they will be short in duration and, therefore, will not adversely affect the Peter F. and Anna Schmitt House's ability to convey its historical significance under NRHP Criterion C in the area of Architecture.

During the proposed demolition of the Winona Auditorium, there may be temporary impacts to traffic patterns within the vicinity of the historic property due to temporary closures of 5th Street West on which the Winona Auditorium is located. However, the impacts to traffic on Washington Street, on which this historic property is located, are anticipated to be minimal and short in duration. Therefore, any temporary traffic impacts in relation to the Project will not adversely affect this historic property.

The Peter F. and Anna Schmitt House is one-and-a-half stories tall and located about one-half block to the north-northwest of the Project area. Therefore, there will be visual effects on the Peter F. and Anna Schmitt House with a partial view of the Project along Washington Street (Figure 21). However, there are interceding two-story houses on Washington Street and 5th Street West that minimize the view. Therefore, these visual effects will not affect the historic property's integrity of location, design, materials, workmanship, feeling, or association. Because the Winona Auditorium was built after the period of significance ends for this historic property, these visual effects will not affect this historic property's integrity of setting.

Therefore, the proposed Project will not result in an adverse effect to the Peter F. and Anna Schmitt House, or its ability to convey its historical significance.

Figure 21. View toward Project area from the Peter F. and Anna Schmitt House, Facing South-Southwest

5.2.9 William F. and Louisa Kohler House (WN-WAC-0441)

NRHP Status

The individually NRHP-eligible William F. and Louisa Kohler House is a Craftsman style house that is located at 215 Washington Street and was built circa 1920 (Figure 22). Kohler was associated with the Minnesota Harness Factory, one of the City's leading manufacturers between 1904-1925. This property is individually significant under NRHP Criterion A for its association with Kohler's business contributions. The period of significance is from circa 1920 to 1927, during which time Kohler resided here. It is also individually significant under NRHP Criterion C in the area of Architecture as an excellent example of the Craftsman style and part of a carefully designed pair of houses with the Peter F. and Anna Schmitt House (WN-WAC-0440). The period of significance is 1920, when the house was built (Landscape Research LLC 2011:105).

Effects

The proposed Project area is located approximately 375 feet to the south-southeast of this historic property. This historic property faces Washington Street and has a view of the Project area across the intersection of Washington Street and 5th Street West, although there are some interceding structures along 5th Street West (see Figure 3). No part of the proposed Project is located within the historic property boundary of the William F. and Louisa Kohler House; therefore, there will be no direct effects.

During the proposed demolition of the Winona Auditorium, there will be temporary increases in noise and vibration. Any potential increase in noise and vibration during construction would be limited in duration and temporary; therefore, noise and vibration associated with the construction of the proposed Project will not affect the historic property's integrity of location, design, materials, workmanship, or association.

Figure 22. William F. and Louisa Kohler House, Facing Northwest

Temporary direct vibration impacts and temporary indirect noise could minimally affect the property's integrity of setting and feeling; however, they will be short in duration and, therefore, will not adversely affect the William F. and Louisa Kohler House's ability to convey its historical significance under NRHP Criterion A for its association with Kohler and under NRHP Criterion C in the area of Architecture.

During the proposed demolition of the Winona Auditorium, there may be temporary impacts to traffic patterns within the vicinity of the historic property due to temporary closures of 5th Street West on which the Winona Auditorium is located. However, the impacts to traffic on Washington Street, on which this historic property is located, are anticipated to be minimal and short in duration. Therefore, any temporary traffic impacts in relation to the Project will not adversely affect this historic property.

The William F. and Louisa Kohler House is one-and-a-half stories tall and located about one-half block to the north-northwest of the Project area. Therefore, there will be visual effects on the William F. and Louisa Kohler House with a partial view of the Project along Washington Street (Figure 23). However, there are interceding two-story houses on Washington Street and 5th Street West that minimize the view. Therefore, these visual effects will not affect the historic property's integrity of location, design, materials, workmanship, feeling, or association. Because the Winona Auditorium was built after the period of significance ends for this historic property, these visual effects will not affect this historic property's integrity of setting.

Therefore, the proposed Project will not result in an adverse effect to the William F. and Louisa Kohler House, or its ability to convey its historical significance.

Figure 23. View toward Project area from the William F. and Louisa Kohler House, Facing South-Southwest

5.2.10 William S. and Caroline Drew House (WN-WAC-0453)

NRHP Status

The individually NRHP-eligible William S. and Caroline Drew House is also a contributing property to the NRHP-eligible Broadway Residential Historic District (WN-WAC-1320) (Figure 24). The potential effects on the Broadway Residential Historic District as a whole are discussed in Section 5.2.15. This property is an Italianate style house that is located at 276 5th Street West and was built in 1877. It is individually significant under NRHP Criterion A for its association with William S. Drew (a civic leader and businessman), John W. Lucas (one of the City's leading retail lumber and civic leaders), and Winona's late nineteenth century and early twentieth century business community. The period of significance is from 1877, when the house was built, to 1938, to cover the period in which Drew and then Lucas resided here (Landscape Research LLC 2011:184).

Effects

The proposed Project area is located approximately 835 feet to the southeast of this historic property. This historic property faces 5th Street West and has a limited view of the Project area along 5th Street West (see Figure 3). No part of the proposed Project is located within the historic property boundary of the William S. and Caroline Drew House; therefore, there will be no direct effects.

During the proposed demolition of the Winona Auditorium, there will be temporary increases in noise and vibration. Any potential increase in noise and vibration during construction would be limited in duration and temporary; therefore, noise and vibration associated with the construction of the proposed Project will not affect the historic property's integrity of location, design, materials, workmanship, or association. Temporary direct vibration impacts and temporary indirect noise could minimally affect the property's integrity of setting and feeling; however, they will be short in duration and, therefore, will not adversely affect the William S. and Caroline Drew House's ability to convey its historical significance under NRHP

Criterion A for its association with Drew, Lucas, and Winona's late nineteenth century and early twentieth century business community.

Figure 24. William S. and Caroline Drew House, Facing North-Northwest

During the proposed demolition of the Winona Auditorium, there may be temporary impacts to traffic patterns within the vicinity of the historic property due to temporary closures of 5th Street West on which the Winona Auditorium is located. However, the impacts to traffic on this block of 5th Street West between Huff and Winona Streets, on which this historic property is located, are anticipated to be minimal and short in duration. Therefore, any temporary traffic impacts in relation to the Project will not adversely affect this historic property.

The William S. and Caroline Drew House is two stories tall and located one-and-a-half blocks to the northwest of the Project area. Therefore, there will be visual effects on the William S. and Caroline Drew House with a view of the Project along 5th Street West (Figure 25). However, this view is limited and is further minimized by the trees that line both sides of 5th Street West, during leaf-off conditions and to a greater degree during leaf-on conditions. Therefore, these visual effects will not affect the historic property's integrity of location, design, materials, workmanship, feeling, or association. The Winona Auditorium was built during the period of significance for this historic property and its loss will slightly impact the William S. and Caroline Drew House's integrity of setting. However, the Winona High School (to which the Winona Auditorium was added) will remain and the surrounding area will maintain its mix of residential, institutional, and religious properties and, therefore, these visual effects will be minimal and will not adversely affect this historic property's integrity of setting.

Therefore, the proposed Project will not result in an adverse effect to the William S. and Caroline Drew House, or its ability to convey its historical significance.

Figure 25. View toward Project area from the William S. and Caroline Drew House (at left), Facing Southeast

5.2.11 Winona Family YMCA (WN-WAC-0458)

NRHP Status

The individually NRHP-eligible Winona Family YMCA is a Moderne style community center that is located at 207 Winona Street and was built in 1951 (Figure 26). This property is individually significant under NRHP Criterion A for its contribution to Winona's civic development and for its association with the City's early businessmen and leaders, some of whom founded the organization in Winona and served on the board of directors. The period of significance is from 1951, when the building was constructed, to 1960, which marked the 50-year cutoff for NRHP eligibility when the property was evaluated (Landscape Research LLC 2011:110).

Figure 26. Winona Family YMCA, Facing West

Effects

The proposed Project area is located approximately 660 feet to the southeast of this historic property. This historic property faces Winona Street and has a limited view of the Project area along 5th Street West (see Figure 3). No part of the proposed Project is located within the historic property boundary of the Winona Family YMCA; therefore, there will be no direct effects.

During the proposed demolition of the Winona Auditorium, there will be temporary increases in noise and vibration. Any potential increase in noise and vibration during construction would be limited in duration and temporary; therefore, noise and vibration associated with the construction of the proposed Project will not affect the historic property's integrity of location, design, materials, workmanship, or association. Temporary direct vibration impacts and temporary indirect noise could minimally affect the property's integrity of setting and feeling; however, they will be short in duration and, therefore, will not adversely affect the Winona Family YMCA's ability to convey its historical significance under NRHP Criterion A for its association with Winona's civic development and the City's early businessmen and leaders.

During the proposed demolition of the Winona Auditorium, there may be temporary impacts to traffic patterns within the vicinity of the historic property due to temporary closures of 5th Street West on which the Winona Auditorium is located. However, the impacts to traffic on the block of 5th Street West between Huff and Winona Streets, on which this historic property is located, are anticipated to be minimal and short in duration. Therefore, any temporary traffic impacts in relation to the Project will not adversely affect this historic property.

The Winona Family YMCA is located one-and-a-half blocks to the northwest of the Project area. The building is primarily two stories tall and comprised of multiple rectangular-shaped sections. The central section and the section on the west corner rise to three stories tall, the latter of which has a high band of windows on the northwest elevation facing 5th Street West. Therefore, there will be visual effects on the Winona Family YMCA (Figure 27). This historic property will have a view of the Project above the interceding and shorter two-story houses and one-story garages sited on the block to the southeast; however, this view will be partially obscured by the interceding buildings and trees, during leaf-off conditions and to a greater degree during leaf-on conditions. Therefore, these visual effects will not affect the historic property's integrity of location, design, materials, workmanship, feeling, or association. The Winona Auditorium predates the Winona Family YMCA and, therefore, its loss may slightly impact the integrity of setting for this historic property. However, the Winona High School (to which the Winona Auditorium was added) will remain and the surrounding area will maintain its mix of residential, institutional, and religious properties and, therefore, these visual effects will be minimal and will not adversely affect this historic property's integrity of setting. Therefore, the proposed Project will not result in an adverse effect to the Winona Family YMCA, or its ability to convey its historical significance.

Figure 27. View toward Project area from the southeast entrance of the Winona Family YMCA, Facing South-Southeast

5.2.12 Winona County Courthouse (WN-WAC-0460)

NRHP Status

The NRHP-listed Winona County Courthouse is a Romanesque Revival style government building that is located at 171 3rd Street West and was built in 1888-1889 (Figure 28). This property is individually significant in the areas of Architecture, Art, Politics, and Sculpture, as a "noteworthy architectural achievement, a visual record of a prosperous period in the area's history and an example of outstanding local workmanship" (Cavin 1970). The period of significance and applicable NRHP criteria are not documented. However, based on the information presented in the NRHP nomination, this property would be considered significant under NRHP Criteria A and C, and the period of significance would likely extend from 1889 to 1945, under current established historic contexts.

Figure 28. Winona County Courthouse, Facing Northeast

Effects

The proposed Project area is located approximately 580 feet to the south of this historic property. This historic property has a view of the Project area, because it is significantly taller than the interceding structures (see Figure 3). No part of the proposed Project is located within the historic property boundary of the Winona County Courthouse; therefore, there will be no direct effects.

During the proposed demolition of the Winona Auditorium, there will be temporary increases in noise and vibration. Any potential increase in noise and vibration during construction would be limited in duration and temporary; therefore, noise and vibration associated with the construction of the proposed Project will not affect the historic property's integrity of location, design, materials, workmanship, or association. Temporary direct vibration impacts and temporary indirect noise could minimally affect the property's integrity of setting and feeling; however, they will be short in duration and, therefore, will not adversely affect the Winona County Courthouse's ability to convey its historical significance under NRHP Criteria A and C in the areas of Architecture, Art, Politics, and Sculpture.

During the proposed demolition of the Winona Auditorium, there may be temporary impacts to traffic patterns within the vicinity of the historic property due to temporary closures of 5th Street West on which the Winona Auditorium is located. However, there are not likely to be impacts to traffic on 4th Street West, on which this historic property is located. Therefore, any temporary traffic impacts in relation to the Project will not adversely affect this historic property.

The Winona County Courthouse is four stories tall with a 92-foot-tall tower and a 136-foot tower on the northwest elevation, and is located about one-and-a-half blocks to the north of the Project area. Therefore, there will be visual effects on the Winona County Courthouse because its height exceeds that of the interceding one- and two-story houses sited on the block to the southwest (Figure 29). These visual effects will not affect the historic property's integrity of location, design, materials, workmanship, feeling, or association. The Winona Auditorium was built during the likely period of significance for this historic property. However, these visual effects will not impact the Winona County Courthouse's integrity of setting due to the distance between the two properties and because the surrounding area will retain its mix of residential, commercial, and governmental buildings.

Therefore, the proposed Project will not result in an adverse effect to the Winona County Courthouse, or its ability to convey its historical significance.

Figure 29. View toward Project area from the Winona County Courthouse, Facing Southwest

5.2.13 Schlitz Hotel (WN-WAC-0469)

NRHP Status

The individually NRHP-listed Schlitz Hotel is also a contributing property to the Winona Commercial Historic District (WN-WAC-1410) (Figure 30). The potential effects on the Winona Commercial Historic District as a whole are discussed in Section 5.2.16. This three-story brick mixed-use building is located at 129 3rd Street West and was built in 1892. This property is individually significant in the areas of Architecture and Commerce, as a significant example of a nineteenth-century medium-sized building in downtown Winona that functioned as a restaurant or commercial operation on the first floor and with lodging on the upper floors (Gimmestad 1982). The period of significance and applicable NRHP criteria are not documented. However, this property would be considered significant under NRHP Criteria A and C and the period of significance would likely fall within that of the Winona Commercial Historic District, which is from 1868 to 1920, at which point streetcar use peaked and a decline in vigorous commercial activity followed (Curran and Roise 1998:Section 8, Pages 9-10).

Effects

The proposed Project area is located approximately 750 feet to the southwest of this historic property. This historic property faces 3rd Street West and Johnson Street, and has a view of the Project area across Johnson Street (see Figure 3). No part of the proposed Project is located within the historic property boundary of the Schlitz Hotel; therefore, there will be no direct effects.

During the proposed demolition of the Winona Auditorium, there will be temporary increases in noise and vibration. Any potential increase in noise and vibration during construction would be limited in duration and temporary; therefore, noise and vibration associated with the construction of the proposed Project will not affect the historic property's integrity of location, design, materials, workmanship, or association. Temporary direct vibration impacts and temporary indirect noise could minimally affect the property's integrity of setting and feeling; however, they will be short in duration and, therefore, will not adversely

affect the Schlitz Hotel's ability to convey its historical significance under NRHP Criteria A and C in the areas of Commerce and Architecture.

Figure 30. Schlitz Hotel, Facing South

During the proposed demolition of the Winona Auditorium, there may be temporary impacts to traffic patterns within the vicinity of the historic property due to temporary closures of 5th Street West on which the Winona Auditorium is located. However, the impacts to traffic on 3rd Street West and Johnson Street, on which this historic property is located, are anticipated to be minimal and short in duration. Therefore, any temporary traffic impacts in relation to the Project will not adversely affect this historic property.

The Schlitz Hotel is three stories tall and located about two blocks to the northeast of the Project area. There will be visual effects on the Schlitz Hotel with a view down Johnson Street (Figure 31). However, there are interceding one- and one-and-a-half-story buildings on the northwest side of Johnson Street that partially obstruct the view. Therefore, these visual effects will not affect the historic property's integrity of location, design, materials, workmanship, feeling, or association. Because the Winona Auditorium was built after the period of significance ends for the Winona Commercial Historic District, to which this historic property is contributing, these visual effects will not affect this historic property's integrity of setting.

Therefore, the proposed Project will not result in an adverse effect to the Schlitz Hotel, or its ability to convey its historical significance.

Figure 31. View toward Project area from the Schlitz Hotel, Facing Southwest

5.2.14 Winona Hotel (WN-WAC-0470 / WN-WAC-1159)

NRHP Status

The individually NRHP-listed Winona Hotel is also a contributing property to the Winona Commercial Historic District (WN-WAC-1410) (Figure 32). The potential effects on the Winona Commercial Historic District as a whole are discussed in Section 5.2.16. This Renaissance Revival building is located at 129 3rd Street West and was built in 1889, in association with the Winona Opera House. This property is individually significant in the areas of Architecture and Commerce, for its association with the community's early interest in providing legitimate theater to the area (Kudzia 1982). The period of significance and applicable NRHP criteria are not documented. However, this property would be significant under NRHP Criteria A and C and the period of significance would likely fall within that of the Winona Commercial Historic District, which is from 1868 to 1920, at which point streetcar use peaked and a decline in vigorous commercial activity followed (Curran and Roise 1998:Section 8, Pages 9-10).

Effects

The proposed Project area is located approximately 690 feet to the southwest of this historic property. This historic property faces 3rd Street West and Johnson Street, and has a view of the Project area across the block to the southwest (see Figure 3). No part of the proposed Project is located within the historic property boundary of the Winona Hotel; therefore, there will be no direct effects.

During the proposed demolition of the Winona Auditorium, there will be temporary increases in noise and vibration. Any potential increase in noise and vibration during construction would be limited in duration and temporary; therefore, noise and vibration associated with the construction of the proposed Project will not affect the historic property's integrity of location, design, materials, workmanship, or association. Temporary direct vibration impacts and temporary indirect noise could minimally affect the property's integrity of setting and feeling; however, they will be short in duration and, therefore, will not adversely

affect the Winona Hotel's ability to convey its historical significance under NRHP Criteria A and C in the areas of Commerce and Architecture.

Figure 32. Winona Hotel, Facing West

During the proposed demolition of the Winona Auditorium, there may be temporary impacts to traffic patterns within the vicinity of the historic property due to temporary closures of 5th Street West on which the Winona Auditorium is located. However, the impacts to traffic on 3rd Street West and Johnson Street, on which this historic property is located, are anticipated to be minimal and short in duration. Therefore, any temporary traffic impacts in relation to the Project will not adversely affect this historic property.

The Winona Hotel is five stories tall and located about two blocks to the northeast of the Project area. There will be visual effects on the Winona Hotel with a view to the rear (southwest) across the block to the southwest because this building is significantly taller than the interceding buildings (Figure 33). However, the interceding one- and one-and-a-half-story buildings on the northwest side of Johnson Street will partially obstruct the view. Therefore, these visual effects will not affect the historic property's integrity of location, design, materials, workmanship, feeling, or association. Because the Winona Auditorium was built after the period of significance ends for the Winona Commercial Historic District, to which this historic property is contributing, these visual effects will not affect this historic property's integrity of setting.

Therefore, the proposed Project will not result in an adverse effect to the Winona Hotel, or its ability to convey its historical significance.

Figure 33. View toward Project area from the Winona Hotel, Facing Southwest

5.2.15 Broadway Residential Historic District (WN-WAC-1320)

NRHP Status

The NRHP-eligible Broadway Residential Historic District is located along Broadway Street West (also known as 6th Street West) between Grand and Lafayette Streets, and extends from one-half to two blocks to either the northeast or southwest of Broadway Street West (see Figure 3). This historic district contains 137 properties that were more than 50 years old at the time of evaluation in 2011, of which 84 are contributing and 53 are noncontributing. Properties include primarily dwellings as well as churches and institutions associated with the City's economic and social progress as a nationally important lumber and manufacturing center. This historic district is significant under NRHP Criteria A and C as an important residential district developed by Winona's founders and business leaders and featuring a core area of high-styled houses, built by important business owners and professionals who also founded and sustained churches and charitable institutions within the City. The period of significance is from 1852 to 1930, to cover the main period of the district's development (Landscape Research LLC 2011:55-64).

Effects

There are 17 properties within the Broadway Residential Historic District that are located within the recommended APE for this project, including eight extant individually eligible or NRHP-listed properties. Properties in this historic district have views of the Project area from the southeast, south, southwest, and northwest. The historic district boundary does not extend to the north of the Project area. The proposed Project is located within the historic district and involves demolition of a portion of a contributing property – the Winona High School (WN-WAC-0262/WN-WAC-1045) (see Section 5.2.6). Therefore, there will be direct physical effects to this historic district. These direct effects will slightly affect the historic district's integrity of location, setting, design, materials, workmanship, feeling, and association as they will result in the loss of a building. However, the historic district contains 137 properties, of which the Winona High School is one, and the Winona High School, to which the Winona Auditorium was

added, will not be demolished as part of this Project. Therefore, these direct physical effects will not adversely affect the Broadway Residential Historic District's overall integrity.

During the proposed demolition of the Winona Auditorium, there will be temporary increases in noise and vibration. Any potential increase in noise and vibration during construction would be limited in duration and temporary; therefore, noise and vibration associated with the construction of the proposed Project will not affect the historic district's integrity of location, design, materials, workmanship, or association. Temporary direct vibration impacts and temporary indirect noise could minimally affect the historic district's integrity of setting and feeling; however, they will be short in duration and, therefore, will not adversely affect the Broadway Residential Historic District's ability to convey its historical significance under NRHP Criteria A and C as an important residential district in the Winona for its association with Winona's founders and business leaders and high-styled architecture.

During the proposed demolition of the Winona Auditorium, there may be temporary impacts to traffic patterns within the vicinity of the historic district due to temporary closures of 5th Street West on which the Winona Auditorium is located. However, the impacts to traffic on streets within the larger historic district, including Winona Street, Washington Street, Johnson Street, Main Street, and Broadway Street West, are anticipated to be minimal and short in duration, if at all. Therefore, any temporary traffic impacts in relation to the Project will not adversely affect this historic district.

The Broadway Residential Historic District features residences that are generally one to two stories tall, and churches and institutional buildings that are generally two to three stories tall with a few approximately 100-foot-tall towers associated with churches. Because the Project area is located within the historic district, there were will be views from adjacent properties and along streets. Some views may be limited by interceding buildings. Therefore, there will be visual effects to the historic district. The viewsheds of the Project area from properties within the historic district are described below in clockwise order by the block on which each property is sited; some properties are adjacent to each other and therefore, described as a group.

From Broadway Street West, between Main Street and Washington Street, there will be partial views of the Project area from properties that are at least three stories tall (Figures 5 and 34). This includes only the First Congregational Church (WN-WAC-246) and Central Methodist-Episcopal Church (WN-WAC-258), which will have partial views due to interceding structures (see Sections 5.2.1 and 5.2.2). For properties that are two stories or shorter, the view is obstructed by the Winona High School.

Figure 34. View toward Project area along Broadway Street West from Main Street, Facing Northwest

From Washington Street, starting midway between Wabasha Street West and 5th Street West, there will be partial and full views of the Project area from properties on the northwest side of the street (Figures 17, 19, and 35). These properties include one-and-a-half story houses on the southwest side of Broadway Street West, whose view is partially obscured by the Winona High School as well as by trees during leaf-on conditions, and the two- and three-story Central Junior High School and two-story Dr. Linn A. and Abbie Kelly House, which in turn have direct views of the Project area (see Sections 5.2.6 and 5.2.7).

Figure 35. View toward Project area along Washington Street, Facing Northeast

From Broadway Street West, between Washington and Winona Streets, views are anticipated from all properties except for the northwesternmost parcel at 227 Broadway Street West (Figure 36). The greatest view is from the west corner of Washington Street and Broadway Street West and it will diminish with distance to the northwest and be obstructed by Central Junior High School. The view will also be

minimized by trees during leaf-on conditions. There will be no view from properties farther northwest of the house at 221-23 Broadway Street West (WN-WAC-0250) due to obstruction by interceding buildings.

Figure 36. View toward Project area along Broadway Street West, between Johnson and Washington Streets, Facing East

From Winona Street, only one property between Broadway Street West and 5th Street West, located at 265 Winona Street (WN-WAC-0449), is anticipated to have a view of the Project (Figure 37). The view is partially obstructed by trees during leaf-on conditions. However, during leaf-off conditions, this two-and-a-half-story house will have a view of the Project because the interceding structures include only one-story garages.

Figure 37. View toward Project area from midpoint of Winona Street between Broadway Street West and 5th Street West, Facing Southeast

From 5th Street West at Huff Street, only one property is anticipated to have a view of the Project: the William S. and Caroline Drew House (WN-WAC-0453) (see Section 5.2.10) (Figure 25). The properties on the southwest side of 5th Street West, between Huff and Winona Streets, will not have a view of the Project due to interceding buildings and because these properties front 5th Street West. Properties to the northwest will also not have a view of the Project due to the distance and interceding buildings.

The historic district does not include properties on 5th Street West between Winona and Washington Streets, with the exception of the Dr. Linn A. and Abbie Kelly House, described above and in Section 5.2.7) (Figure 38). Properties on 5th Street West between Washington and Main Streets within the historic district are located only on the southwest side of the street and include the Winona Free Public Library (WN-WAC-261), the Laird Norton Company Building (WN-WAC-260), and the Winona Masonic Temple (WN-WAC-259) (see Sections 5.2.3, 5.2.4, and 5.2.5) (Figures 9, 11, and 13). The historic district boundary does not extend east of the west corner of 5th Street West and Main Street.

Figure 38. View toward Project area along 5th Street West, Facing South

From Main Street, a view of the Project to the northwest is anticipated from the block between 5th Street West and Broadway Street West, due to varying building heights and gaps between buildings (Figures 7 and 39). Properties include the Winona Masonic Temple (WN-WAC-259) and Central Methodist-Episcopal Church (WN-WAC-0258) (see Sections 5.2.2 and 5.2.3). However, there are interceding buildings on this block as well as between this block and the Project area that will minimize the view. Properties to the southeast that are located within the historic district will not have a view of the Project due to distance and interceding buildings.

Figure 39. View toward Project area from Main Street between Broadway Street West and 5th Street West, Facing Northwest

Visibility of the Project will only affect district properties located within about a block of the Project area, and the majority of the district is located outside the recommended APE and will not have visibility. These visual effects will not adversely affect the historic district's integrity of location, design, materials, workmanship, feeling, or association, but may slightly affect the historic district's integrity of setting. The Winona Auditorium was built in 1928, toward the end of the historic district's period of significance and major development of the district. Because the Winona High School (to which the Winona Auditorium was added) will remain and the surrounding area will maintain its mix of residential, institutional, and religious properties, these visual effects will not adversely affect this historic district's integrity of setting.

Therefore, the proposed Project will not result in an adverse effect to the Broadway Residential Historic District, or its ability to convey its historical significance.

5.2.16 Winona Commercial Historic District (WN-WAC-1410)

NRHP Status

The NRHP-listed Winona Commercial Historic District is also a local landmark. It is located along 3rd Street West between Franklin and Johnson Streets, and generally contains first-tier parcels. This historic district contains 92 properties, of which 65 are contributing and 27 are noncontributing. Five contributing properties are also individually listed in the NRHP, of which two are located within the recommended APE for this project. This historic district is significant under NRHP Criterion A in the area of Commerce as a reflection of the economic and natural resources that shaped Winona's development as the most important commercial center in southern Minnesota in the late nineteenth century. The period of significance is from 1868 to 1920, at which point streetcar use peaked and a decline in vigorous commercial activity followed (Curran and Roise 1998:Section 8, Pages 9-10).

Effects

There are three properties within the Winona Commercial Historic District that fall within the recommended architectural history APE, including one contributing property, the Armory (WN-WAC-0462), and two NRHP-listed properties: the Schlitz Hotel (WN-WAC-0469) and the Winona Hotel (WN-WAC-0470/WN-WAC-1159) (see Sections 5.2.13 and 5.2.14). All three properties are located to the southwest of the intersection of Johnson Street and 3rd Street West. Properties in this historic district have views of the Project area from the northeast. No part of the proposed Project is located within the historic district boundary; therefore, there will be no direct effects.

During the proposed demolition of the Winona Auditorium, there will be temporary increases in noise and vibration. Any potential increase in noise and vibration during construction would be limited in duration and temporary; therefore, noise and vibration associated with the construction of the proposed Project will not affect the historic district's integrity of location, design, materials, workmanship, or association. Temporary direct vibration impacts and temporary indirect noise could minimally affect the property's integrity of setting and feeling; however, they will be short in duration and, therefore, will not adversely affect the Winona Commercial Historic District's ability to convey its historical significance under NRHP Criterion A in the area of Commerce.

During the proposed Project, there may be temporary impacts to traffic patterns within the vicinity of the historic district due to temporary closures of 5th Street West on which the Winona Auditorium is located. However, the impacts to traffic on streets within the historic district, including Johnson Street and 3rd Street West, are anticipated to be minimal and short in duration. Therefore, any temporary traffic impacts in relation to the Project will not adversely affect this historic district.

The Winona Commercial Historic District features commercial properties that are two to five stories tall. The northwestern end of the historic district is located about two blocks northeast of the Project area and will have a view of the Project along Johnson Street and across the block to the southwest, because the heights of the three historic district properties exceed that of the interceding properties between the historic district and the Project area (Figures 31, 33, 40, and 41). Therefore, there will be visual effects on the Winona Commercial Historic District. These visual effects will not adversely affect the historic district's integrity of location, design, materials, workmanship, feeling, or association. Because the Winona Auditorium was built after the period of significance ends for this historic district, these visual effects will not affect this historic district's integrity of setting.

Therefore, the proposed Project will not result in an adverse effect to the Winona Commercial Historic District, or its ability to convey its historical significance.

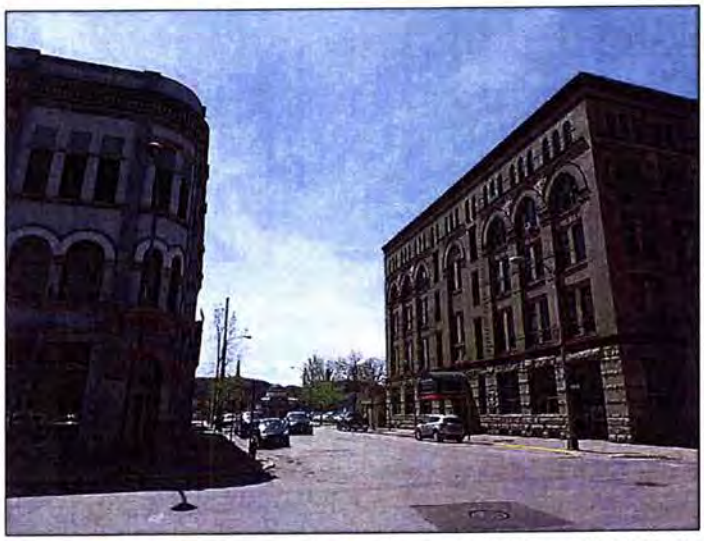

Figure 40. View toward Project area from Johnson Street and 3rd Street West, Facing Southwest

Figure 41. View toward the Project area from the Armory, Facing Southwest

6.0 RECOMMENDATIONS

During the reconnaissance architectural history survey, 106 Group documented two properties within the recommended architectural history APE that were 45 years of age or older and had not previously been evaluated. Both properties were recommended as not eligible for listing in the NRHP due to a lack of historical significance.

During the assessment of effects study, effects of the Project were assessed for 14 individual historic properties and two historic districts that are located within the recommended architectural history APE. For 13 individual historic properties and two historic districts, these effects are likely to be minimal and limited to temporary direct vibration impacts during construction, temporary indirect noise and traffic impacts, and permanent indirect visual effects, and, therefore, are not anticipated to result in an adverse effect. For one historic property, the Winona High School (WN-WAC-0262/WN-WAC-1045) and Central Junior High School (WN-WAC-0263), these effects will result in an adverse direct physical effect and an adverse indirect visual effect. As the Project develops, 106 Group recommends consulting with MHFA, SHPO, and the HPC to determine what mitigation is appropriate to resolve these adverse effects.

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APPENDIX A: PROJECT PERSONNEL

LIST OF PERSONNEL

Project Manager	Saleh Miller, M.S.
Principal Investigator	Erin Que, M.A.
Graphics and GIS	Molly McDonald, MGIS

EXHIBIT D

Building Official Memo

MEMORANDUM

DEPARTMENT OF COMMUNITY DEVELOPMENT

TO: Lucy McMartin

FROM: Greg Karow

DATE: May 10, 2018

SUBJECT: Washington Crossings Auditorium Water Intrusion

Approximately 2 years ago I did an onsite inspection at the above mentioned property to ascertain the condition of the auditorium and water intrusion from the broken leaders and drainage system from rain water.

At that time there was a substantial amount water leaking in to the building from broken drain pipes. There was an order to repair the water intrusion problem by September 16th 2016

City code section 32.01b states: *Specific Public Nuisances. The following are hereby declared public nuisances affecting health and public peace and safety and public morals and decency or any of them. The ordinance further states*

(22) Buildings which have been not maintained in a safe and healthy condition under MN State Building Code. Any one of the following shall be prima facie evidence of failure to maintain a building in a safe and healthy condition:

(v) Roofing or roofing components that have defects that admit rain…

To my knowledge, the roof drainage system has not been repaired. With that being said, this constitutes a public nuisance and the nuisance shall be repaired or abated.

City of Winona Historic Preservation Commission
Resolution 2020-___

WHEREAS, the applicant, Main Square Development LLC and MDI Limited Partnership #78 (the "Applicant"), are seeking a certificate of appropriateness ("COA") for the demolition of the northerly portion of the Winona Senior High School building, commonly referred to as the "Auditorium-Gymnasium" addition and encompassing the former auditorium, swimming pool, gymnasium, locker rooms, and mechanical rooms situated within that addition's footprint, located at 166 West 6th Street in the City of Winona (the "Property"); and

WHEREAS, MDI Limited Partnership #78 is the current owner of the Property; and

WHEREAS, the Property is located within a designated historic site, the Winona Senior High School and Winona Junior High School Historic Site as approved in October, 2018, and has been correspondingly designated a heritage preservation site; and

WHEREAS, the Property is also located within the Broadway Residential Historic District, an eligible National Register of Historic Places District; and

WHEREAS, the Property is also a historic site designated on the National Register of Historic Places together as the Winona High School and Winona Junior High School; and

WHEREAS, pursuant to City Code, Section 22.27 (I) (1) (ii), a COA is required before any work is begun related to "Destroying a building in whole and in part"; and

WHEREAS, pursuant to City Code, Section 22.27 (I) (2), the building official is required to refer all applications for permits under City Code, Section 22.27 (I) (1) (ii) to the HPC for written approval or disapproval; and

WHEREAS, pursuant to City Code, Section 22.27 (I) (5), the building official shall not issue permits unless a COA is approved by the HPC or City Council; and

WHEREAS, pursuant to City Code, Section 22.27 (I) (6) (ii), the HPC must apply the following decision standard when approving or denying an application for a permit to demolish a local heritage preservation site:

(ii) Proposed demolition or removal of a building or structure. Commission shall consider whether or not the demolition or removal is necessary and its impact on surrounding buildings and neighborhoods.

; and

WHEREAS, pursuant to City Code, Section 22.27 (I) (6) (ii), the HPC must make written findings that refer to the following criteria:

(a) Consideration shall be given to the significance or architectural merit of the building itself, in terms of unusual or uncommon design, texture, or materials that could not be reproduced or reproduced only with great difficulty or expense, and, if applicable, the contribution the building makes to the historic or architectural character of the district.

(b) Consideration shall be given to the economic value, usefulness and replacement cost of the building as it now stands and as remodeled or rehabilitated, in comparison to the value or usefulness of any proposed structures designated to replace the present building or buildings, and to what viable alternatives may exist.

(c) Consideration shall be given to the present structural integrity of the building to determine whether or not it constitutes a clear and present danger to the life and safety of the public. The Commission may contract for a professional estimate of the structural integrity and an estimate of the cost of correcting dangerous deficiencies, with Council approval.

(d) Consideration shall be given as to whether or not the demolition is necessary to facilitate a defined public purpose.

; and

WHEREAS, pursuant to City Code, Section 22.27 (I) (4), a determination of the HPC may be appealed to the City Council within 15 days of the HPC's order and shall follow the procedures outlined in City Code, Section 22.27 (I) (3) (i); and

WHEREAS the Winona Heritage Preservation Commission held a public hearing in accordance with City Code Chapter 22.27 on September 9, 2020 to consider testimony from the applicants and the public related to the request for a COA by the Applicant.

NOW, THEREFORE, BE IT RESOLVED BY THE HERITAGE PRESERVATION COMMISSION OF THE CITY OF WINONA, MINNESOTA that it adopts the following findings of fact related to the requested COA:

Criteria 1. Consideration shall be given to the significance or architectural merit of the building itself, in terms of unusual or uncommon design, texture, or materials that could not be reproduced or reproduced only with great difficulty or expense, and, if applicable, the contribution the building makes to the historic or architectural character of the district.

Findings for Criteria 1.

Criteria 2. **Consideration shall be given to the economic value, usefulness and replacement cost of the building as it now stands and as remodeled or rehabilitated, in comparison to the value or usefulness of any proposed structures designated to replace the present building or buildings, and to what viable alternatives may exist.**

Findings for Criteria 2.

_____

_____

_____

Criteria 3. **Consideration shall be given to the present structural integrity of the building to determine whether or not it constitutes a clear and present danger to the life and safety of the public.**

Findings for Criteria 3.

_____

_____

_____

Criteria 4. **Consideration shall be given as to whether or not the demolition is necessary to facilitate a defined public purpose.**

Findings for Criteria 4.

_____

_____

_____

Criteria 5. **Consider whether or not the demolition or removal is necessary and its impact on surrounding buildings and neighborhoods.**

Findings for Criteria 5.

_____

_____

_____

BE IT FURTHER RESOLVED BY THE HERITAGE PRESERVATION COMMISSION OF THE CITY OF WINONA, MINNESOTA, that it adopts the following conclusions related to the requested COA:

1. The application for a Certificate of Appropriateness for demolition of the Property at 166 West 6th Street would have an adverse impact on the integrity of setting, feeling, and association.

2. _____

3. _____

4. _____

5. _____

BE IT FURTHER RESOLVED BY THE HERITAGE PRESERVATION COMMISSION OF THE CITY OF WINONA, MINNESOTA, based on the foregoing findings and conclusions, that the request for a Certificate of Appropriateness by the Applicant for demolition of the Property at 166 West 6th Street is hereby denied.

Adopted this 9th day of September, 2020.

_____
Genia Hesser, Chair
Heritage Preservation Commission

Attest: _____
Luke N. Sims
Assistant City Planner

Heritage Preservation Commission

AGENDA ITEM:	**4. Consultant Selection - Windom Park Historic District National Register of Historic Places Nomination**
PREPARED BY:	**Luke Sims**
DATE:	**September 9, 2020**

The City of Winona Heritage Preservation Commission received a Certified Local Government Grant in 2020 to nominate the Windom Park Historic District, a locally designated district, to the National Register of Historic Places. The grant will fund $9,000 of the work with the City able to match up to $6,000 for a total project cost of $15,000.

The City issued a Request for Proposals in July, 2020 and received two proposals which are attached following this cover sheet. Both applicants meet the Secretary of Interior's Professional Qualification Standards for historic contractors. A recommended scoring criteria is proposed below:

1. Qualifications of Consultant — 30 Points
    a. Experience completing this type of evaluation
    b. Experience working with peer communities
2. Proposed Methodology — 25 Points
    a. Sources and timeliness of data
    b. Interaction with HPC, site ownership/management, and staff
3. Understanding of RFP — 20 Points
    a. Goals and purpose of the evaluation
4. Adherence to the Timeline — 10 Points
5. Cost of Services — 15 Points

A sample scoring sheet is attached to this agenda item for the Commission's consideration. The scoring sheet may be used as a guide and the decision by the Commission may be based on it along with other factors.

Final decision and selection shall be determined by the Commission. Selection of a consultant may be made with a majority vote.

CRITERIA	SCORE
Qualifications of Consultant	
Proposed Methodology	
Understanding of RFP	
Adherence to the Timeline	
Cost of Services	
TOTAL	

City staff advises the Commission to strongly consider the scope of this project and associated time that may need to be devoted by consultant staff in order to complete the project in accordance with the proposed timeline during the ongoing COVID-19 pandemic. Previous projects since the COVID-19 pandemic, such as the Old City Hall evaluation, have had submission dates pushed back by as much a three months so timely delivery of the final product is critical to completing the project by the end of July, 2021 in line with the CLG grant requirements.

REQUEST FOR PROPOSALS

CITY OF WINONA, MINNESOTA

National Register Nomination, Windom Park Historic District

PROPOSALS DUE NO LATER THAN:
4:00 PM, August 28, 2020

CITY OF WINONA™ MINNESOTA

Questions and Responses to RFP are to be submitted to:

Luke Sims, Assistant City Planner
City of Winona
207 Lafayette Street
Winona, MN 55987
507.457.8250
lsims@ci.winona.mn.us

CITY OF WINONA, MINNESOTA

BASIC OVERVIEW OF THE PROJECT

The City of Winona's Heritage Preservation Commission is soliciting proposals for preparation of nomination materials for the Windom Park Local Historic District to the National Register of Historic Places. The project will reevaluate the boundaries of the district as currently designated and prepare and submit documents of the district as currently aligned or proposed to the City of Winona and the MN State Historic Preservation Office for review.

SCOPE OF WORK/REQUIRED ELEMENTS

The Heritage Preservation Commission requests the following:

- Exterior survey of all buildings/structures/landscapes within the proposed district boundaries
- Historical research at the Minnesota State Historic Preservation Office, Minnesota Historical Society, University of Minnesota Libraries, Winona County Historical Society, and local libraries as necessary;
- Preparation of a National Register nomination form with associated maps and photographs prepared according to National Park Service standards; and
- Presentation of the nomination at the State Review Board Meeting.

Project Budget:

Total project costs should not exceed $15,000. The City of Winona has secured a grant from the MN SHPO to fund a portion of this project.

Timeline for Nomination:

Project will be expected to be completed and delivered no later than 4:00 PM, May 29, 2021.

Work Product:

The final report shall be delivered to the Heritage Preservation Commission electronically. Once completed and delivered, the final report and all associated documents and information shall become the property of the City of Winona. The City of Winona and the City of Winona Heritage Preservation Commission may, at its discretion, copy, post, disseminate any part or all of the document and materials.

CRITERIA FOR EVALUATION OF PROPOSALS

1. Qualifications of Consultant — 30 Points
    - Experience completing this type of nomination
    - Experience working with peer communities

2. Proposed Methodology — 25 Points
   - Sources and timeliness of data
   - Interaction with HPC, site ownership/management, and staff
3. Understanding of RFP — 20 Points
   - Goals and purpose of the evaluation
4. Adherence to the Timeline — 10 Points
5. Cost of Services — 15 Points

A complete proposal will include:

- Narrative response to RFP
- Proposed timeline
- Statement of qualifications
- Contact Information
- Cost of completion to include travel and incidentals

The City of Winona and the City of Winona Heritage Preservation Commission reserves the right to accept or reject any and all proposals.

Proposals may be made through electronic or hard copy submissions to the primary contact below by the August 28, 2020 deadline.

PROJECT PERSONNEL AND QUALIFICATIONS

The manager for the project will be Luke Sims, Assistant City Planner for the City of Winona. Mr. Sims serves as the staff to the City of Winona Heritage Preservation Commission and will act as administrator for the project.

The City will go through a procurement and competitive bidding process in an effort to hire a consultant, conduct the evaluation, and prepare the findings and deliver the final product. The consultant will be required to meet the Secretary of Interior's Professional Qualification Standards for historic contractors.

The primary contact for the study will be:

Luke Sims, Assistant City Planner
207 Lafayette Street
Winona, MN 55987
lsims@ci.winona.mn.us
507.457.8250

CITY OF WINONA™ MINNESOTA

106GROUP

Main Office

Locations

106group.com

August 24, 2020

Luke Sims, Assistant City Planner
City of Winona
207 Lafayette Street
Winona, MN 55987

Re: National Register Nomination, Windom Park Historic District
Winona, Minnesota

Dear Luke,

106 Group is pleased to submit a proposal for the preparation of a National Register of Historic Places (NRHP) nomination form for the Windom Park Historic District in Winona, Minnesota. Achieving NRHP designation will comprehensively document the neighborhood's historical significance, increase awareness about these historic properties, and better position the historic district to receive preservation funding.

We Are Knowledgeable: Our architectural historians are well-versed in survey and documentation of historic properties, applying National Register criteria to develop strong statements of significance, and working with communities to fulfill heritage preservation goals.

We Are Reliable: With our flexible staffing and thorough understanding of properties and historic resources, we are a reliable and dependable partner.

We appreciate this opportunity to be considered for this project. Having partnered with you on historical documentation related to the Winona Auditorium, we are excited about delving deeper into your city's history. Please contact me at [redacted] or 651-290-0977 if you require further information.

Sincerely,

THE 106 GROUP LTD.

Saleh Miller
History Manager

Statement of Qualifications

106 Group

For over 28 years, 106 Group has guided the planning, management, and interpretation of natural, historical, and cultural resources. As an award-winning firm with a dedication to history and culture, we've developed innovative solutions to document resources and foster collaborations among stakeholders. From our beginnings as a small, family-owned business, we have grown into a nationally and internationally recognized firm. But in our hearts, we are Minnesotans. 106 Group is a Minnesota subchapter-S corporation in the State of Minnesota and Certified Woman-owned Business Enterprise (WBE).

Our Team & Experience

We are highly experienced in historic property survey and documentation, applying National Register and local criteria to determine eligibility, and collaborating with communities on their heritage preservation goals. We particularly excel with district-scale surveys because we have developed streamlined processes to approach this work efficiently. In the past decade, we have surveyed, documented, conducted archival research, and made recommendations on over 10,000 architectural history properties across Minnesota, including in Winona. Our portfolio includes studies of residential, municipal, commercial, and religious buildings, and landscapes from the late 1800s through the 1970s. We deliver detailed documentation and thorough analyses of the criteria to assess historical significance and integrity. Our architectural historians exceed the *Secretary of the Interior's Professional Qualification Standards* in Architectural History and History through advanced degrees and years of experience. We collaborate every step of the way to achieve technical accuracy and deliver a high-quality product.

Saleh Miller, M.S., 106 Group's History Manager and senior architectural historian, is a skilled project manager and principal investigator. She has extensive experience completing reconnaissance and intensive architectural history surveys, historical research, eligibility evaluations, historic context development, Historic American Buildings Survey/Historic American Engineering Record/Historic American Landscapes Survey and Minnesota Historic Property Record documentation, assessment of effects studies, and NRHP nominations. Saleh has authored numerous NRHP nominations for large residential and commercial historic districts, as well as individual buildings, located in Minnesota, North Dakota, South Dakota, Illinois, and Virginia. Saleh exceeds the *Secretary of the Interior's Professional Qualifications Standards* for Architectural History and History.

Erin Que, M.A., is a skilled senior architectural historian who routinely leads reconnaissance and intensive architectural history surveys, historic context studies, and designation studies in support of local preservation goals. She enjoys uncovering hidden stories through research and making connections to the built environment. Erin's attention to detail, thorough research skills, and narrative writing result in comprehensive analyses equivalent to that required for NRHP nominations. Erin exceeds the *Secretary of the Interior's Professional Qualifications Standards* for Architectural History and History.

Our Work with Peer Communities

From Rochester to Anoka, St. Paul to Minneapolis, Stillwater to Red Wing, we often collaborate with cities and Heritage Preservation Commissions (HPC) to coordinate architectural history surveys, develop historic context studies, draft preservation plans, and facilitate public engagement in support of preservation planning efforts or as part of mitigation for a project. SHPO, HPC members, and community partners have commented that our reports are well-written, informative, and comprehensive.

We are currently working for the City of Shakopee conducting intensive archaeological and architectural history studies for properties sited along the Minnesota Riverfront that will be developed into a city park. Our work will inform interpretation at the park, the rehabilitation of historic structures located within the park, and the larger visioning of the park and how it fits within a cultural corridor in Shakopee. An NRHP nomination is also anticipated to be prepared next year. We previously teamed with the City of Stillwater to showcase its Heirloom Homes and Landmark Sites program and develop marketing materials to educate residents about heritage preservation. This program was recognized by the National Alliance of Preservation Commissions as an excellent example of how cities and HPCs can encourage the adoption of best practices.

Selected Nominations

- Bergstein, Moritz, Shoddy Mill and Warehouse, Stillwater, MN
- Bridge No. 90646, Edina, MN
- Northern Pacific Bridge No. 9, Minneapolis, MN
- Bridge No. L7069, Browerville, MN
- Minot Industrial Historic District, Amendment, Minot, ND
- Forest Avenue Historic District, Vermillion, SD
- Yankton Commercial Historic District, Yankton, SD
- Iowa Commission for the Blind Building, Amendment, Des Moines, IA
- George E. Purple House, La Grange, IL
- Ball's Bluff Battlefield Historic District, National Historic Landmark, Loudon County, VA and Montgomery County, MD
- Aurora Highlands Historic District, Arlington, VA
- Highland Park-Overlee Knolls Historic District, Arlington, VA
- Monroe Courts Historic District, Arlington, VA

Proposed Methodology for the Windom Park Historic District NRHP Nomination

Preparation of the NRHP nomination for this historic district will include the following tasks:

Research & Prep

Photo credit: J. Stephen Conn

- The project will begin with a kick-off call between City staff and our team to discuss and confirm the project methodology and schedule. Additionally, any past reports or surveys conducted within the historic district boundaries on file with the City can be provided to us at this time. We will also discuss any future interaction with the HPC, staff, and interested residents.
- Up to two additional conference calls will be conducted with the City, HPC members, and interested citizens during the nomination process in order to share information, discuss goals for this nomination, and provide updates on the project progress.
- The Windom Park Local Historic District documentation will be reviewed to help inform the historical research, significance, and boundaries to be studied for the NRHP documentation.
- Research will be conducted at the Minnesota State Historic Preservation Office (SHPO), Minnesota Historical Society (MNHS), University of Minnesota Libraries, Winona County Historical Society, local libraries, and other repositories, as needed, in order to obtain historical documentation. Currently, MNHS and many of the University of Minnesota Libraries are not open for in-person research due to COVID-19. We will monitor the accessibility of various repositories during the course of this project and discuss potential workarounds, if necessary, to uphold the project schedule.

Survey

Photo credit: J. Stephen Conn

- Exterior survey of all buildings, structures, and landscapes within the proposed district boundaries will be completed. We will document the resources with field notes and digital photographs. The current boundary of Windom Park Local Historic District includes 29 parcels, and our research would look at expanding the district boundaries, particularly to the west, for the National Register nomination. Therefore, we assume that this survey will include up to 40 parcels.
- The photographs included with the NRHP nomination will be prepared and labeled in accordance with the National Park Service's (NPS) new *National Register Photo Policy Factsheet*. One hard

copy set of 4x6 photographs will be provided. All images will be saved on two CD-Rs for submission with the NRHP nomination. The electronic copies of the image files will be provided as uncompressed TIFF or RAW files on CD-R media that meet NPS and SHPO requirements. As required for submittal with a NRHP nomination, the size of each image will be at least 1600 x 1200 pixels at 300 ppi (pixels per inch) or larger. The nomination package will include up to 100 photographs.

Report

- A NRHP nomination will be prepared using the most current NRHP Form 10-900. All evaluative work will be conducted according to *National Register Bulletin 15 – How to Apply the National Register Criteria for Evaluation*. The NRHP nomination will be prepared according to *National Register Bulletin 16A – How to Complete the National Register Registration Form* and supplemental guidelines developed by SHPO. The nomination will include all maps and photographs that are required for listing in the NRHP.
- Once the draft nomination is complete, a copy will be submitted to the City/HPC for review and comment. It is assumed that review will take no more than two weeks (during late November/early December) in order to allow for adequate revision time prior to the December 29, 2020 deadline to SHPO in order to meet the schedule for the April 6, 2021 State Review Board Meeting.
- We will prepare a final hard copy archival submission for the City to provide to SHPO prior to December 29, 2020. We will also provide the City an electronic nomination form and all required supporting documentation for your records. During January-March 2021, 106 Group will coordinate with SHPO to address any comments/questions on the nomination package to ensure it is ready for the April 6, 2021 State Review Board Meeting.
- We will then present the nomination at the State Review Board Meeting for approval.

Project Schedule & Cost

106 Group can prepare a final NRHP nomination form, as outlined above, for an amount not to exceed **$14,940**[1]. Please see the following cost sheet for a detailed breakdown. The following project schedule assumes that a contract is executed on or before September 28, 2020; and the final hard copy nomination package is submitted to SHPO by December 29, 2020 in order to be placed on the State Review Board agenda for April 6, 2021. This will allow us to meet the project completion date of May 29, 2021.

Project Schedule	2020				2021			
	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr
Contracting	■							
Research & Prep, Survey	■	■						
Draft NRHP nomination		■	■					
City & HPC review draft nomination			■	■				
106 Group address comments & prepares nomination package				■				
Submittal of final package to SHPO by December 29, 2020				■				
Coordinate with SHPO to address any comments/provide updated nomination					■	■	■	
Nomination presented at April 6, 2021 State Review Board meeting; project closeout								■

[1] The price quoted in this proposal is guaranteed for six (6) months from the date of submission. If more than six months elapse between submission and acceptance of this proposal, 106 Group reserves the right to make appropriate adjustments to the price.

106

ESTIMATED COSTS

Windom Park Historic District NRHP Nomination

Submitted to

City of Winona, MN **August 24, 2020**

Research & Prep	*Rate*		*Hrs.*	*Total*
Professional 7	$168.00	x	1.0	$168
Professional 6	$150.00	x	7.0	$1,050
Professional 4	$101.00	x	22.0	$2,222
	Total Labor:		30.0	$3,440
			Expenses:	$54
			Subcontractors:	$0
	Total for Research & Prep:			**$3,494**

Survey	*Rate*		*Hrs.*	*Total*
Professional 4	$101.00	x	13.0	$1,313
	Total Labor:		13.0	$1,313
			Expenses:	$612
			Subcontractors:	$0
	Total for Survey:			**$1,925**

Report	*Rate*		*Hrs.*	*Total*
Professional 7	$168.00	x	2.0	$336
Professional 6	$150.00	x	14.0	$2,100
Professional 4	$101.00	x	66.0	$6,666
	Total Labor:		82.0	$9,102
			Expenses:	$419
			Subcontractors:	$0
	Total for Report:			**$9,521**

Total:	**125.0**	**$14,940**

Greg Gaut Historic Preservation Consultant

1235 Yale Place #408
Minneapolis, MN 55403

612-200-9494 office
507-279-7859 cell
GregGaut@gmail.com

August 27, 2020

Luke N. Sims
Assistant City Planner
City of Winona

RE: Windom Park Historic District

Dear Luke,

Thank you for inviting me to submit a proposal to prepare the National Register nomination of the Windom Park Historic District.

I would be very pleased to work on this project. As you know, I lived in Winona for many years. Before I began seeking work as a historic preservation consultant, I served on the Heritage Preservation Commission and on the board of the Winona County Historical Society. I have successfully prepared the National Register nominations of the Milwaukee Road Depot, Somsen Hall and Phelps Hall at Winona State, the Laird Norton Building, and most recently the Winona Athletic Club.

I also prepared the local designation of the Abner Hodgins House, one of the properties within the Windom Park Historic District. Next door on Harriet is the home built by Frederick Bell. He played a major role in the history I told in *Laird's Legacy: A History of the Winona Public Library*, published by the Friends of the Library in 2016.

If chosen for this work, I will come to Winona as soon as possible to begin surveying and photographing the properties in the district. Prior to my visit I will study the local designation form that Myron White prepared in 2016, as well as the Section 106 study done by Landscape Research in 2011 as part of the planning process for the new interstate bridge. While in Winona, I would like to meet with you and with the Heritage Preservation Committee to discuss the work, timeline, and contract. During that visit, I will gather any documentation about Windom Park and the surrounding properties in the City of Winona files, at the Winona County Historical Society, and at the Winona Public Library. In the Twin Cities, I will research the district at the State Historic Preservation Office (SHPO), the Minnesota Historical Society library and archives, various other libraries, and on line.

Based on this research, I will re-evaluate the boundaries of the locally designated district to determine if all of the buildings are historically united and that the district as proposed presents a "unified entity" as required by National Park Service guidelines. I will report to the HPC if any changes are needed.

I will prepare a draft National Register nomination form and all required supporting documents (maps, historic photos, contemporary photos, etc.) according to the appropriate National Park Service bulletins and SHPO guidelines. I should have a draft nomination form ready for review by the HPC by **February 1, 2021**. When the HPC and the city have approved the draft, it can be forwarded to the SHPO for review.

I will also prepare the required Multiple Inventory Form for the district and Individual Inventory Forms for each of the 29 properties. These documents will be delivered to the HPC and the city for review along with the draft nomination, and when approved, can also be forwarded to the SHPO for review.

As is customary, the SHPO will return the draft nomination with requests for revisions, and I will promptly make the necessary revisions. I will follow up to ensure that the SHPO approves the nomination and places it on the agenda of the State Review Board's quarterly meeting. The SHPO places nominations on the board's agenda only after staff has determined that the nomination is complete. The SHPO requires that nominations be complete two months before the date of a meeting to be placed on the agenda. In addition, SHPO states that they need as long as 60 days to review drafts. Accordingly, the nomination might not be reviewed by the board until its **November 2021** meeting, although if the process moves forward expeditiously, it is possible that the nomination might be considered at the **August 2021** meeting. After the board approves the nomination it usually takes 45-60 days for final approval from Washington.

As always, I would welcome the chance to answer questions about the National Register nomination process and about the historical and architectural significance of the district. I would be happy to address the HPC, the city council, or an open public forum involving property owners and interested citizens, either in Winona or in a virtual format.

I propose to prepare the National Register nomination form with all required documentation, and the SHPO-required Multiple Inventory Form and Individual Survey Forms for $15,000. This amount covers all expenses including travel.

I am enclosing a resume and a background statement with references. My resume lists the National Register of Historic Places nominations I have successfully completed around the state. Please note that I completed the local designation of the South Oak Street Historic District in Lake City, Minnesota. That district encompasses 39 properties that represent a wide variety of styles, including Greek Revival, Gothic Revival, Italianate, Queen Anne, Neoclassical, Prairie School, Craftsman, and also several vernacular styles including American Foursquare.

My references will confirm that I have an extensive record of on-time delivery of thoroughly-researched and clearly-written National Register evaluations and nominations. However, the ongoing pandemic may cause some unavoidable delays. The library and archives of the

Minnesota Historical Society are still closed. The SHPO's files can only be accessed by making specific requests for information by email. This hopefully will change soon, but in the meantime limited access to sources may slow the research process. Please contact me if you would like further information.

Sincerely,

Greg Gaut

Greg Gaut, Ph.D.

Greg Gaut, historic preservation consultant

1235 Yale Place #408
Minneapolis, MN 55403

612-200-9494/507-279-7859
GregGaut@gmail.com

Background in history, education and law:

- Ph.D. in History from the University of Minnesota, Minneapolis.
- Qualified historian under the Secretary of the Interior's standards.
- Emeritus faculty at Saint Mary's University of Minnesota after seventeen years as a tenured member of the history department.
- Chair of the Saint Mary's history department 2001-2006.
- J.D. from William Mitchell College of Law, St. Paul.
- Practiced law in Minneapolis and St. Paul for eight years.

Experience applying preservation principles to real world situations:

- *Minnesota State Review Board for the National Register of Historic Places.* Member, 2006-2015. Vice-chair in 2008-2012; Chair 2013-2015. Participated in the review of more than 100 nominations.
- *Heritage Preservation Commission* of the City of Winona, MN, Commissioner, 2005-2012. Participated in local designation of the downtown historic district and of the National Register nomination of four public schools.
- *Winona County Historical Society* board of directors, member, 2001-2005; elected vice president, 2003-2005.
- *Winona County Historical Society* building committee member; oversaw the design and construction of the award-winning Laird Norton addition to its museum, a National Register property.
- Prepared three successful grant applications to the *National Endowment for the Humanities,* one of which funded planning for an exhibit on the creation and preservation of Winona's built environment.

Successful nominations to the National Register of Historic Places:

- Winona Athletic Club, Winona County, 2020
- Charles Weyerhaeuser and Richard Drew Musser Homes at Linden Hill in Little Falls, Morrison County, 2019
- Burschville School, Hennepin County, 2018
- Williams Township School, Koochiching County, 2018.
- Ranier Community Building, Koochiching County, 2018.
- Maynard State Bank, Chippewa County, 2018.
- Worthington Armory, Nobles County, 2017.
- Electric Fountain-Rock Garden in Virginia's Olcott Park, St. Louis County, 2017.
- Ely Community Center, St. Louis County, 2016.

- Sacred Heart Hotel, Renville County, 2016.
- Sacred Heart Public School, Renville County, 2014.
- Hokah Municipal Building, Houston County, 2014.
- Laird Norton Company Building in downtown Winona, Winona County, 2014.
- Somsen Hall and Phelps Hall, two Winona State University buildings associated with the historic Winona Normal School, Winona County, 2013.
- Winona's Milwaukee Road (now Amtrak) Depot, Winona County, 2013.

Other completed work

- Local designation of the Abner Hodgins House, an 1891 Queen Anne residence, as a landmark protected by Winona's heritage preservation ordinance, Winona County, 2013.
- Local designation of the South Oak Street Historic District, a residential neighborhood of 39 properties, as a historic district protected by the Lake City heritage preservation ordinance, Wabasha County, 2015.

Work in progress

- National Register nomination of the Dayton Township Hall, Hennepin County.

Publications on Minnesota history and architecture with co-author Marsha Neff:

- "Downsizing the Public Realm: The Building and Razing of Winona's Grand Post Office," *Minnesota History* 63 (Summer 2013): 246-259. This article received the 2014 David Gebhard Award for best article on the built environment from the Minnesota Chapter of the Society of Architectural Historians (MNSAH).
- "Landmarks" columns for *Minnesota History:*
  - Olcott Park Electric Fountain and Rock Garden, Virginia, Vol 66, No 8 (Winter 2019): 317.
  - Anderson House, Wabasha, Vol. 64, No 8 (Winter 2015-2016): 307.
  - Hokah Municipal Building, Vol. 64, No 4 (Winter 2014-2015): 135.
  - St. Stanislaus Polish Catholic Church, Winona, Vol. 64, No. 1 (Spring 2014): 3.
  - Pickwick Mill, Pickwick, Vol. 63, No. 7 (Fall 2013): 267.
  - United States Post Office, Red Wing, Vol. 63, No. 3 (Fall 2012): 87.
- "Red Stars Over Minnesota: The Gorbachevs Visit the Twin Cities," *Minnesota History* 61 (Winter 2009): 346-359.
- "'Save the Lady' - The Struggle To Save the Winona County Courthouse," *Minnesota History* 59 (Winter 2005/06): 316-334. This article received MNSAH's 2008 David Gebhard Award.

Other Publications on Minnesota History

- *Reinventing the People's Library* (St. Paul: East Side Freedom Library, 2019)—on the history of the Carnegie-funded Arlington Hills Library in St. Paul.
- *Laird's Legacy: A History of the Winona Public Library* (Winona, MN: Friends of the Winona Public Library, 2016).

- *The Environmental History of the Zumbro River Watershed: An Annotated Bibliography*. (Rochester, MN: Zumbro Watershed Partnership and the History Center of Olmsted County, 2014). Co-authored with Janet Timmerman and Kevin Strauss. Funded by a Minnesota Arts and Cultural Legacy Grant.
- Book Review of *The Great War Comes to Wisconsin: Sacrifice, Patriotism, and Free Speech in a Time of Crisis* by Richard L. Piper with Marjorie Hannon Pifer, *Minnesota History* 66 (Spring 2019): 225.
- Book Review of *Patriotic Hearts: World War I Passion and Prejudice in a Minnesota County* by Frederick L. Johnson, *Minnesota History* 66 (Summer 2018): 86.

On line encyclopedia entries on Minnesota history and architecture

- "Basilica of St. Stanislaus Kostka." *MNopedia*, Minnesota Historical Society. http://www.mnopedia.org/structure/basilica-st-stanislaus-kostka
- "Hausler, Charles A. (1889-1971)." *MNopedia*, Minnesota Historical Society. http://www.mnopedia.org/person/hausler-charles-1889-1971
- "Lindbergh, Charles A., Sr. (1859-1924)." *MNopedia*, Minnesota Historical Society. http://www.mnopedia.org/person/lindbergh-charles-sr-1859-1924.
- "Maybury, Charles G (1830-1917)." *MNopedia*, Minnesota Historical Society. http://www.mnopedia.org/person/maybury-charles-g-1830-1917
- "McGee, John Franklin (1861–1925)." *MNopedia*, Minnesota Historical Society. http://www.mnopedia.org/person/mcgee-john-franklin-1861-1925.
- "Merchants National Bank" in *SAH Archipedia*, eds. Gabrielle Esperdy and Karen Kingsley, Charlottesville: UVaP, 2012—, http://sah-archipedia.org/buildings/MN-01-169-0094.
- "Winona National Bank." in *SAH Archipedia*, eds. Gabrielle Esperdy and Karen Kingsley, Charlottesville: UVaP, 2012—, http://sah-archipedia.org/buildings/MN-01-169-0071.
- "Winona Normal School." *MNopedia*, Minnesota Historical Society. http://www.mnopedia.org/thing/winona-normal-school
- "Winona Public Library." *MNopedia*, Minnesota Historical Society. http://www.mnopedia.org/place/winona-public-library

Award

- Legacy Research Fellow, Gale Family Library, Minnesota Historical Society, to support research on the Minnesota home front during World War I, 2016.

A sampling of public presentations on preservation topics

- "The Carnegie Library Program in St. Paul," at the St. Anthony Park Library, St. Paul, sponsored by the Friends of the St. Paul Public Library, 2017.
- "The Hotel Sacred Heart," presentation at the annual meeting of the Sacred Heart Area Historical Society, Sacred Heart, Minnesota, October 2015.
- "Laird's Library Legacy," a celebration of the library hosted by The Friends of the Winona Library, Winona, 2015.

- "Raze or Renovate? Winona County Courthouse Field Workshop." *Minnesota Historic Preservation Conference,* Winona, Minnesota, 2010
- "The Elusive Big Picture: Preservation in Winona." *Minnesota Historic Preservation Conference*, Carleton College, Northfield, Minnesota, 2008.

Recent volunteer activities

- Member of the board of the Minnesota Chapter of the Society of Architectural Historians.
- Volunteer for the Loring Greenway Association
- Volunteer for the Friends of Minneapolis Central Library
- Judge for the David Gebhard awards for the best book and best article on Minnesota's built environment given by the Minnesota Chapter of the Society of Architectural Historians, 2016.
- Judge for the Solon J. Buck Award, awarded to the best article, and the Theodore C. Blegen Award, given to the best article written by a Minnesota Historical Society staff member, in *Minnesota History* magazine, 2015.

Background, Experience, and References

Background

After my undergraduate degree, I earned a J.D. from William Mitchell College of Law and practiced law for eight years in the Twin Cities. Subsequently I studied history at the University of Minnesota and was awarded a Ph.D. in 1992. For the next two decades I was a college history professor. Since leaving my tenured teaching position at Saint Mary's University in December 2011 pursuant to an early retirement agreement, I have been self-employed as a historic preservation consultant. I meet and exceed the Secretary of Interior Professional Qualification Standards in History.

Experience

I have been directly involved in historic preservation work for more than fifteen years. I served on the board of the Winona County Historical Society for six years playing an active role in various preservation issues. In 2005, I joined the city's Heritage Preservation Commission and served on that body until 2012. In that role, I oversaw the surveying of Winona's downtown historic district for purposes of locally designating it as a historic district under the city's preservation ordinance. I also spearheaded a successful effort to evaluate and then nominate four Winona schools for the National Register.

Between 2006 and 2015, I served as a member of the Minnesota State Board which reviews all Minnesota nominations to the National Register of Historic Places and acts as an advisory body on issues of statewide historic preservation. My colleagues on the board elected me chair in 2013. As a member of the board, I participated in the review of more than 100 nominations.

I have successfully completed National Register nominations around the state including:

- The former Milwaukee Road (currently Amtrak) station in Winona, pictured here.
- The Laird Norton Company Building, the headquarters of a lumber firm which dominated Winona's riverfront in the late nineteenth century.
- The Hokah Municipal Building, a WPA-built Art Deco structure (Houston County).
- The Ely Community Center, a PWA-funded Art Deco structure in Ely (St. Louis County).
- The Olcott Park Electric Fountain and Rock Garden in Virginia (St. Louis County).
- The Worthington Armory and Community Building (Nobles County).
- Burschville School (Hennepin County).

And many more--see my resume for a complete list.

Other completed projects include:

- A local landmark designation for the Abner Hodgins House in Winona, a Queen Anne residence built by a lumber baron.
- The local landmark designation of the South Oak Street Historic District, a residential district of 39 properties in Lake City.
- *Laird's Legacy-A History of the Winona Public Library*, published in 2016 by the Friends of the Winona Public Library. Winona's library, pictured here, is the state's oldest library building still in use as a library.
- *Reinventing the People's Library*, published by the East Side Freedom Library in 2019, on the history of the Arlington Hills library, one of the three Carnegie library branches in St. Paul.

References

Please feel free to call any of these colleagues for whom I have worked on a variety of projects:

- **Mark Peterson**, Mayor of Winona 720 West Howard, Winona MN 55987, 507-452-3689, mpeterson@ci.winona.mn.us.
- **Chad Ubl,** Community Services Director, City Hall, 207 Lafayette, Winona, MN 55987, 507-457-8258, cubl@ci.winona.mn.us.
- **Sonja Thune**, Director, Sacred Heart Area Historical Society, 300 5th Avenue, Sacred Heart, MN, 56285, 320-765-2274, sonja@hcinet.net.
- **Bonnie Maue**, President, North Hennepin Pioneer Society, P. O. Box 391, Hanover, MN 55341, 763-639-1438, BonnieM@usfamily.net. (Stewards of the Burschville School, pictured here)
- **Greg Gilness,** president, Park and Recreation Commission, Virginia, MN, 218-741-2951, ggilness@mediacombb.net.

And for general feedback on my preservation experience, please contact:

- **Michael Koop**, State Historic Preservation Office, Administration Building, 50 Sherburne Avenue, St. Paul, MN 55155, 651-201-3291, michael.koop@state.mn.us.

Heritage Preservation Commission

AGENDA ITEM: 5. A. COA Committee Update – September 2020

PREPARED BY: Luke Sims

DATE: September 9, 2020

On August 27, 2020, the COA Committee met to consider window replacement at 251 East Third Street along the Franklin Street façade toward the rear of the building. The window replacement will install two double hung windows in an existing opening, replacing inoperable windows existing in the same space. The windows, as presented and approved, feature an aluminum cladding. A photo of the location to be installed is included below.

Heritage Preservation Commission

AGENDA ITEM: 5. B. Annual Report Committee–2020 Annual Report Draft Review

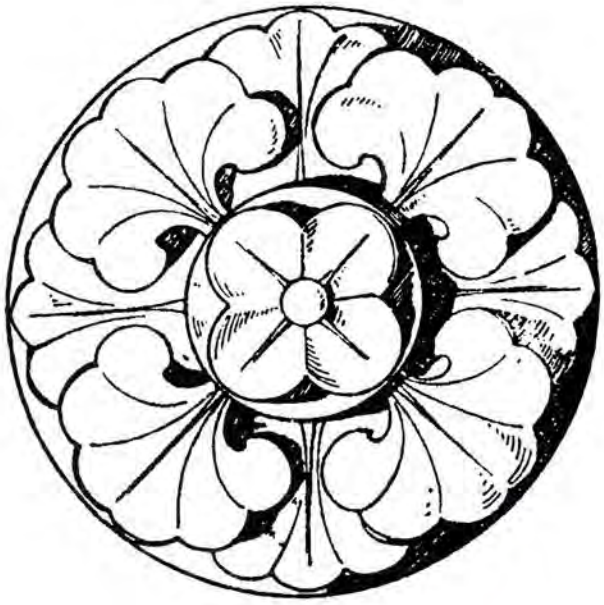
PREPARED BY: Luke Sims

DATE: September 9, 2020

Pursuant to City Code 22.27(h), the Heritage Preservation Commission shall make an annual report to the Mayor, City Council, City Manager, Building Official, City Planner, and State Historic Preservation Officer by October 31 of each year. Traditionally, this is done through a written report.

City staff has prepared a draft annual report which has gone through initial review by the 2020 Annual Report Committee consisting of Commissioners Henderson, Hesser, and Larson. The report following this cover sheet is in draft form and can be revised for final review at the regularly-scheduled October 14, 2020 HPC meeting before being sent on to the relevant parties described in City Code 22.27(h). Comments and suggestions taken at today's meeting will be considered by City staff and the Annual Report Committee prior to the October 14, 2020 meeting.

City of Winona
Heritage Preservation Commission
2020 Annual Report



City of Winona

Mayor Mark Peterson
Council Member Al Thurley
Council Member Eileen Moeller
Council Member Pam Eyden
Council Member George Borzyskowski
Council Member Michelle Alexander
Council Member Paul Schollmeier

2020 Annual Report of the Heritage Preservation Commission of the City of Winona

This publication is the Annual Report for the Winona Heritage Preservation Commission (HPC) for October 1, 2019-September 30, 2020 as required in City Code. It has been prepared according to the guidelines outlined in "Procedures for Applying For and Maintaining Certified Local Government Status (CLG)." CLG status is administered by the Minnesota State Historic Preservation Office (SHPO) for the National Park Service. Each year, the HPC applies for CLG grants through the SHPO. An Annual Report is one of the requirements for maintaining CLG status.

City of Winona
Planning and Zoning

207 Lafayette Street
Winona, MN 55987

Planning & Zoning Department is located in room 210 on the 2nd floor of the Winona City Hall located at 207 Lafayette Street. This department retains Heritage Preservation nominations and survey forms for properties in the City as well as inventory files for designated districts and other potentially historic properties. Some of these materials are in survey form and typically contain brief descriptions of the resource or building, an approximate date of construction, a statement of significance, and a photograph. For locally designated properties, the Planning & Zoning Department maintains records on applications that have gone before the HPC for approval, as well as minutes from HPC meetings.

Heritage Preservation Commission of the City of Winona

Created in 1989, the Winona Heritage Preservation Commission (HPC) is an 11-member commission comprised of persons living within the City of Winona who possess a demonstrated interest and professional experience and expertise in preservation work, a member of the Planning Commission, and members from each voting ward of the City.

2019-2020 Heritage Preservation Commission Members (Appointed dates in parentheses)

Chair & Commissioner Genia Hesser (Aug. 19, 2019)
Commissioner Merle Hanson (Oct. 16, 2012)
Commissioner Kendall Larson (March 19, 2013)
Commissioner Dennis McEntaffer (Oct. 20, 2015)
Commissioner Peter Shortridge (Dec. 8, 2015)
Commissioner Connie Dretske (Oct. 9, 2019)
Commissioner Kelly Fluharty (Jan. 8, 2019)
Commissioner Cynthia Jennings (July 15, 2019)
Commissioner Innes Henderson (Aug. 19, 2019)
Commissioner Emily Kurash Casey (June 8, 2020)

Expired Terms/Resignations
Commissioner Preston Lawing (Jan. 5, 2015)

40th Annual Preserve MN Conference

As part of the requirements to maintain Certified Local Government status, City Staff liaison Luke Sims and Commissioners Kurash Casey, Kendall Larson, _____, and _____ attended the 40th Annual Preserve MN Conference workshops conducted virtually due to the COVID-19 pandemic.

Appointments (2019-2020)

The City Council reappointed Commissioners Connie Dretske and Innes Henderson to the Commission to serve until 2024. The vacant Third Ward seat was filled by Emily Kurash Casey.

Upcoming Preservation Priorities (2020-2021)

The following preservation priorities were determined by the Winona HPC in February, 2020 and presented to the Winona City Council for budgeting work in June, 2020:

- Winona Lake Park Bandshell Evaluation
- Winona Water Works Building Nomination
- Demolition By Neglect ordinance update

Additionally, the Winona HPC is considering the following work:

- Educational Events and Outreach
- Citywide windshield survey
- City Code Chapter 22.27 ordinance updates

Nomination Work

Historic District Expansion

Based on work evaluating the Winona downtown historic districts in 2017-2018, the Winona Commercial Historic District was amended to include two additional properties that were already part of the Local Historic District. 102 Walnut and 159 East Second Street were placed on the National Register of Historic Places in June, 2020.

The Winona HPC is thankful to 102 Walnut LLC for their generous donation funding the expansion work and to Landscape Research for the exemplary product they prepared for the successful amendment.

Photo: MNHS

Minnesota Historical and Cultural Heritage Grant: Winona Athletic Club Evaluation & Nomination

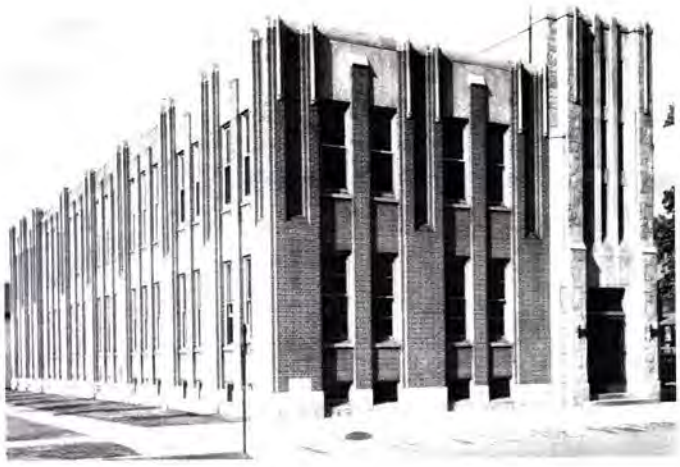


Photo: Winona County Historical Society

In 2018, the Winona HPC was awarded an Historical and Cultural Heritage Grant from the Minnesota Historical Society to perform an evaluation of the Winona Athletic Club to determine its eligibility for the National Register of Historic Places. Consultant Greg Gaut, Ph.D. was hired to conduct the evaluation report. Work began in the 2018 year. After submission of materials, the Winona Athletic Club was determined to be eligible for the National Register of Historic Places under Criterion A and could be eligible under Criterion C with more research. The City of Winona received a second Historical and Cultural Heritage Grant in 2019 to complete the nomination of the Winona Athletic Club, which was placed on the National Register of Historic Places in July, 2020.

Windom Park Historic District Nomination to the National Register of Historic Places

The Winona HPC was awarded a Certified Local Government Grant in 2020 to nominate the Windom Park Historic District, a Locally Designated Historic District, to the National Register of Historic Places. The City of Winona has hired _____ as a consultant to conduct an evaluation of the existing historic district's boundaries and to prepare appropriate nomination forms and shepherd the project through the nomination process. The Windom Park Historic District, Winona's only residential historic district, was locally designated in 2016.

Evaluation Work

John A. Latsch Wagon Bridge Evaluation

The Winona HPC applied for a Legacy Grant from the Minnesota Historical Society for an evaluation study of the John A. Latsch Wagon Bridge spanning from Latsch Island to the Wisconsin side of the Mississippi River. The Winona HPC expects to enter into a grant agreement and hire a consultant by end of year 2020.

Photo: Mary Farrell

Old City Hall Evaluation

The Winona HPC was awarded a Certified Local Government Grant in 2019 to conduct an evaluation of the Old City Hall building located at 177 Lafayette Street to determine its eligibility for the National Register of Historic Places. The Winona Heritage Preservation Commission is working with Tom Zahn and Associates to finalize that documentation for review by the Minnesota SHPO.

Photo: Luke Sims

Certificates of Appropriateness

The Winona HPC received the following Certificate of Appropriateness applications from October 1, 2019 to September 30, 2020 and took the following action:

NUMBER	DATE	ADDRESS	HISTORIC NAME	PROJECT DESCRIPTION	OUTCOME
1	10/04/2019	251 E. 3rd	Frank Rackow Block	Window Replacement	Approved
2	10/04/2019	164 E. 3rd	Commercial Building	Facade Repair	Approved
3	10/7/2019	54 E. 3rd	Vacant Lot	Beer Garden Temporary Installation	Approved with Resubmitted elements
4	10/10/2019	62 E. 3rd	Winona Board of Trade & Gertzden's Block	Sign	Approved
5	11/21/2019	315 W. 6th	Buck House	Accessory Structure Replacement	Approved
6	11/21/2019	72 E. 3rd	Saloon	Exterior Repair	Approved
7	11/21/2019	251 E. 3rd	Frank Rackow Block	Window Replacement	Approved
8	11/22/2019	164 E. 3rd	Commercial Building	Storefront Bulkhead Repair	Approved
9	3/3/2020	160 Lafayette	Commercial Building	Sign	Approved
10	3/3/2020	160-162 Franklin	Commercial Building	Window Replacement	Approved
11	3/3/2020	54 E. 3rd	Vacant Lot	Beer Garden Temporary Installation	Approved
12	4/17/2020	365 Mankato	Washington-Kosciusko School	Accessibility Ramp	Approved
13	5/18/2020	69 E. 3rd	Spurgeon's	Sign	Approved

Certificates of Appropriateness, cont.

NUMBER	DATE	ADDRESS	HISTORIC NAME	PROJECT DESCRIPTION	OUTCOME
14	6/5/2020	201 E. 3rd	Pelzer's Block	Rear Wall Repair, Stair Replacement, Exterior Window Installation	Approved
15	8/24/2020	251 E. 3rd	Frank Rackow Block	Window Replacement	Approved
16	8/27/2020	166 W. 6th	Winona Senior High School and Winona Middle School Auditorium Gymnasium	Demolition	