

## HERITAGE PRESERVATION COMMISSION MINUTES

**DATE:** February 12, 2020

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

**ABSENT:** Peter Shortridge, Kendall Larson & Preston Lawing

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

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**1. Call to Order**

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

**2. Approval of Minutes – January 8, 2020**

Commissioner Dretske moved to approve the minutes. Commissioner Jennings seconded the motion.

Commissioner Jennings asked for further clarification about the proposed conservation district in the minutes. Chairperson Hesser recommended that it be discussed later in the agenda.

No further discussion forthcoming, the Commission voted on the motion at hand. All members present voted aye.

**3. 2019 Priority List Consideration and Update**

Chairperson Hesser reminded the Commission that at the last meeting there was a request to look more in depth at the historic inventory and return to the 2019 Priority List at this meeting.

Mr. Sims noted that the update at this time is for 2020 to prepare for budgeting requests to the City Council. He reminded the Commission of past preferences expressed by the Commission in 2019, which was to move forward with the Park Brewery Building, which was razed in 2019, the Winona Water Works building, and the Windom Park National Register of Historic Places nomination. Other priorities identified in that period were the Lake Park Bandshell. Regarding Commissioner Jennings' question about the Conservation District, Mr. Sims recommended consulting further with Commissioner Larson and that it would focus on the smaller lots and development pattern typical of the East End. Mr. Sims did not note that the local designation spelled out in City Code doesn't include conservation districts at this time. Mr. Sims mentioned that City staff's recommendation would be to pursue individual property work at this time.

Commissioner Fluharty asked about the Winona Middle School Auditorium-Gymnasium and why it wasn't on the list. Mr. Sims mentioned that he included a note on the bottom of the agenda item that the Auditorium-Gymnasium has already been locally and nationally designated and any exterior changes or demolition would come before the HPC for review.

HERITAGE PRESERVATION COMMISSION MEETING MINUTES  
FEBRUARY 12, 2020  
PAGE 2

Chairperson Hesser mentioned that one or two properties would be good to consider at this time with an emphasis on past choices of the Lake Park Bandshell and the Winona Water Works building.

Commissioner Dretske asked if the Octagon House at 317 Lafayette Street could be added to the priority list. Mr. Sims said it could be added if the Commission agreed. Commissioner Dretske mentioned that the homeowners are interested in having the property listed and that octagon properties are fairly rare and there may not be another surviving example in the City.

Commissioner Hanson mentioned that the Colonial Theatre property at 166 Main Street should be considered for addition to the priority list for future consideration of a grant in recognition of the excellent restoration work being done. General discussion of the restoration work currently going on at that property ensued.

Commissioner Jennings asked for clarification on St. Paul's Episcopal Church being included on the priority list. Mr. Sims mentioned that St. Paul's was added in a previous priority list discussion but couldn't recall which Commissioner suggested it. Commissioner Jennings recommended that the Commission should work toward churches that may need more repair, such as First Congregational Church. Mr. Sims noted that First Congregational Church has been working independently on its own nomination to the National Register. Commissioner Jennings raised the concern that smaller congregations in the community may have more pressing needs.

Commissioner Henderson raised the Younger Building as suggestion to be added to the priority list. General agreement was expressed by the Commission.

Chairperson Hesser said that the Younger Building, Colonial Theatre, and Octagon House would all be added to the priority list and asked the Commission which properties they would like to pursue in the current 2020 grant cycle.

Commissioner Fluharty recommended that the Wagon Bridge as a good tie-in with the Flyway Trail development currently ongoing.

General discussion of potential properties, including the Briarcombe House ensued.

Chairperson Hesser recommended that the Lake Park Bandshell move forward as its 100<sup>th</sup> anniversary is approaching in 2023. Commissioner Fluharty asked if needed attention. Mr. Sims noted that it is a property that could likely use some attention. Chairperson Hesser suggested that it is also a property that has an organization that could take action to support it after designation and the recent parks plan has drawn additional attention to facilities in the parks system.

Commissioner Fluharty moved to put forward the Lake Park Bandshell for the April 10, 2020 Legacy Grant. Commissioner Hanson seconded the motion. All members present voted aye.

Commissioner Henderson moved to include the Younger Building, Colonial Theatre,

and Octagon House to the priority list. Commissioner McEntaffer seconded the motion. All members present voted aye.

**4. Winona Commercial Historic District Expansion Report**

Mr. Sims provided an update to the Commission that the Winona Commercial Historic District boundary expansion to include 102 Walnut Street and 159 East Second Street will be moving forward to the March 24, 2020 State Review Board. As part of that process, the HPC, through its historic representative is asked to provide comment to the SHPO regarding the boundary expansion. Mr. Sims suggested that the Commission provide comment at this public meeting for possible inclusion in a letter to be drafted by Chairperson Hesser as the historic representative and brought back to the Commission at the next meeting for approval.

General assent to move forward was provided by the Commission.

**5. Winona Athletic Club Update**

Mr. Sims updated the Commission that the Athletic Club documentation has been approved and accepted by SHPO and would be going through a similar process for comment from the Commission for the May State Review Board.

**6. Committee Reports**

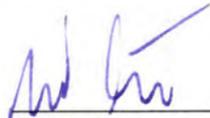
Commissioner Dretske mentioned that the Education Committee met to discuss updates to the website and potential inclusion in the City's website. Chairperson Hesser mentioned that the open house was unfortunately cancelled but there may be an opportunity for an open house type event on March 19<sup>th</sup>.

**7. Other Business**

Mr. Sims mentioned that City staff has reached out to the residents of Windom Park about an informational session in the last week of February prior to submitting the final CLG Grant application to nominate the district to the National Register of Historic Places.

**8. Adjournment**

On a motion from Commissioner Fluharty and a second from Commissioner Henderson, the Commission unanimously voted to adjourn the meeting at 4:34 pm.



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Luke Sims  
Assistant City Planner