



COMMUNITY DEVELOPMENT

207 Lafayette Street
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December 30, 2025

Heritage Preservation Commissioners
Winona, Minnesota 55987

Dear Commissioner:

The next meeting of the Heritage Preservation Commission will be held on **Wednesday, January 14, 2026, at 4:00 P.M. in City Council Chambers at Winona City Hall, 207 Lafayette Street.**

1. Call to Order
2. Approval of Minutes – October 8, 2025
3. Nomination and Approval of Officers
4. Q1, 2026 COA Subcommittee Assignments and COA Updates
5. 2027 Priority List Consideration & Grant Updates
6. 2026 Preservation Month Planning
7. Other Business
8. Adjournment

Sincerely,

A handwritten signature in black ink, appearing to read 'Luke N. Sims'.

Luke N. Sims
Senior Planner

HERITAGE PRESERVATION COMMISSION MINUTES

DATE: October 8, 2025

PRESENT: Kendall Larson, Joseph Hughes, Emily Kurash Casey, Aaron Perleberg, Michael Doyle, & Molly Brown

ABSENT: Peter Shortridge, Connie Dretske, Jessica Richards, Innes Henderson, & Cynthia Jennings

STAFF: Luke Sims, Senior Planner

1. Call to Order

Chairperson Kurash Casey called the meeting to order at 4:03 pm.

2. Approval of September 3, 2025 Meeting Minutes

Commissioner Doyle moved to approve the minutes as presented. Commissioner Hughes seconded the motion. All those present voted aye.

3. Approval of September 9, 2025 Meeting Minutes

Commissioner Doyle moved to approve the minutes as presented. Commissioner Hughes seconded the motion. All those present voted aye.

4. COA Updates – September 2025

Commissioner Hughes commented that the COAs this past month have been impressive. There was general discussion of the new projecting signage for Black & Son Butcher Shop and the re-establishment of the commercial entrance at 78 East Third Street with general express appreciation for the work.

5. Q4, 2025 COA Subcommittee Assignments

Chairperson Kurash Casey appointed Commissioners Perleberg, Richards, and Jennings to the COA Subcommittee and herself as the alternate. There were no objections.

6. 2025 Annual Report Draft Review

Commissioner Hughes noted that the commendation award for Mark Peterson should be added to the awards section.

Commissioner Larson mentioned that there should be consideration given for accessible document elements.

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Chairperson Kurash Casey recommended that there be more comments provided on the complex and nuanced reviews that were done during the year. Commissioner Larson recommended adding examples for the COAs' considerations.

Commissioner Doyle moved to approve the draft for forwarding to City Council with the associated changes. Commissioner Hughes seconded the motion. All members present voted aye.

7. Other Business

Chairperson Kurash Casey mentioned that New History had asked the HPC to co-submit a session to the FORUM conference in the Twin Cities for 2026. She mentioned that there should be officers' considerations for next year and that Commissioners Perleberg and Richards have agreed to be willing to serve as Chair and Vice Chair, respectively.

8. Adjournment

On a motion from Commissioner Perleberg and second by Commissioner Larson the Commission adjourned at 4:16 pm.

Luke Sims
Senior Planner

Heritage Preservation Commission

AGENDA ITEM: 3. Nomination and Approval of Officers

PREPARED BY: Luke Sims

DATE: January 14, 2026

At the October 8, 2025 meeting of the HPC, the Commission discussed nominating the following Commissioners for the roles of Chair and Vice Chair.

Chair: Commissioner Perleberg

Vice Chair: Commissioner Richards

Below is an overview of the officers and their respective tenures and duties:

Election of Officers: At the regular meeting in November of each year, the Chair shall appoint a nominating committee of three Commission members who will present a slate of officers for the positions of Chair and Vice Chair. The election of officers will be held at the regular meeting in December. A majority vote of the Commission shall be sufficient for election of officers.

Tenure: The Chair and Vice Chair shall take office starting January 1 of the following year after the election until their successors assume office.

Duties: The Chair or, in his/her absence, the Vice Chair, shall preside at meetings, appoint committees, and perform such other duties as may be requested by the Commission. The Chair shall not move for action or second a motion but shall have all voting privileges of any Commission member.

If the above remains acceptable to the Commission, a motion to approve the nomination of Commissioners Perleberg and Richards for the roles of chair and vice chair would be in order.

The Chair and Vice Chair would assume responsibilities at the next meeting.

Heritage Preservation Commission

AGENDA ITEM: 4. Q1, 2026 COA Subcommittee Assignments

PREPARED BY: Luke Sims

DATE: January 14, 2026

The following Commissioners will be assigned to the Q1 COA Committee to serve until April 8, 2026.

- Emily Kurash Casey
- Michael Doyle
- Peter Shortridge

The following Commissioner will be assigned as an alternate to the Q1 COA Committee:

- Aaron Perleberg

As always, an effort will be made to ensure all Commissioners are informed of Certificates of Appropriateness meetings as they come in and as information is provided to City Staff. The meeting is noticed to the public at least three days in advance and Commissioners may attend.

If there are no objections, the appointment of the above Commissioners to the subcommittee shall proceed.

Since the last meeting of the HPC on October 8, 2025, the following COAs were considered and approved:

- 66 East Third Street
Rear door replacement for accessibility.
- 123 East Third Street
Storefront rehabilitation, including new windows, restoring transom windows, door replacement, and bulkhead and façade material updates.

Heritage Preservation Commission

AGENDA ITEM: 5. 2027 Priority List Consideration & Grant Updates

PREPARED BY: Luke Sims

DATE: January 14, 2026

The Commission has compiled the following list of potential properties and projects that should be considered for funding in the coming years, as required in the enabling ordinance found in City Code 22.27.

Currently, ongoing work from the Commission is outlined below:

Winona Historic Contexts Post-WWII

- 2025 CLG Grant application received
- 2025 MNHS Legacy Grant received (January 20, 2026 City Council review)
- City Staff intends to meet with New History and prepare a proposal for review to the HPC at the next meeting

Next steps for the historic survey project include the following:

- Survey of post-WWII Buildings: \$535,210
- Resurvey of previously surveyed properties: \$452,514
- New survey of other pre-war resources: \$1,262,670

Due to cost, it may be wise to simply recommend an action and divide those elements into more digestible amounts. In April 2026, the HPC recommended moving forward with a Places of Worship updated survey. Due to the delays in receiving the CLG Grant and the MNHS Legacy Grant for the post-WWII historic contexts, that project did not begin in 2025, and those funds are proposed for encumbrance to 2026.

City staff recommends the following:

- Places of Worship Survey
 - MNHS Legacy Grant in Q2, 2026
- Other priority selected at this meeting or at another meeting in Q1, 2026
 - MNHS Legacy Grant in Q3, 2026

2027 HPC Priority List					
Recommended by Commission Members	SHPO Inventory #	Historic Name			
Eligibility Determinations Needed			On Local Register?	On NRHP?	
111 Riverfront	WN-WAC-0389	McConnon & Company Plant #2	No	No	
1155 W. Wabasha St.	WN-WAC-0931	St. Mary of the Angels Chapel	No	No	
116 W. Sanborn St.	WN-WAC-0124	House, 116 W. Sanborn St.	No	No	
250 Center St.	WN-WAC-0133	Dr. Edward Keyes House	No	No	
256 E. Sarnia St.	WN-WAC-0782	Heise Clinic	No	No	
360 Main Street	WN-WAC-0037	Cathedral of the Sacred Heart	No	No	
402 Main Street	WN-WAC-0076	German Methodist Church	No	No	
222 E. 6 th Street	WN-WAC-0439	Grace Presbyterian Church	No	No	
228 E. 5 th Street	WN-WAC-0424	German Presbyterian Church	No	No	
328 E. 6 th Street	WN-WAC-0507	St. Martin's Lutheran Church	No	No	
354 Huff Street	WN-WAC-0113	Central Lutheran Church	No	No	
401 E. 8 th Street	WN-WAC-0667	7 th Day Adventist Church	No	No	
558 E. 6 th Street	WN-WAC-0617	St. John's Church	No	No	
451 E. Broadway St.	WN-WAC-0676	Commercial Building, 451 E. Broadway	No	No	
55 Franklin St.	WN-WAC-0392	Bay State Milling Sales Office	No	No	
601 E. Third St.	WN-WAC-0628	East Side Fire Station	No	No	
602 E. Third Street		Penguin Zesto Building	No	No	
64 W. 5 th Street	WN-WAC-0350	Dr. Lewis I. Younger Building	No	No	
National Register of Historic Places Nomination Needed			On Local Register?	On NRHP?	
368 W. 6 th Street	WN-WAC-0525/WN-WAC-1300	First Baptist Church*	Yes Contributing Property, Windom Park	No	
114 W. 6 th Street	WN-WAC-0258	Central Methodist Church Chapel & Gym*	No	No	
265 Lafayette Street	WN-WAC-0135	St. Paul's Episcopal Church & Parish*	No	No	
Local Designation Considered			On Local Register?	On NRHP?	
W. Third Street and Washington Streets	WN-WAC-0460	Winona County Courthouse**	No	Yes	
177 Lafayette Street	WN-WAC-0362	Old City Hall	No	No (determined ineligible)	
161 W. 6 th Street	WN-WAC-0246	First Congregational Church**	No	Yes	
N/A	WN-WAC-0643	Sugarloaf Mountain**	No	Yes	
773 E. 5 th Street	WN-WAC-0711	Winona Athletic Club**	No	Yes	

625 E. 4 th Street	WN-WAC-0626	St. Stanislaus Catholic Basilica**	No	Yes
1023 Sugar Loaf Road	WN-WAC-0779	Sugar Loaf Brewery/Bub's Brewery**	No	Yes
150 Liberty Street	WN-WAC-0601	J.R. Watkins Medical Company**	No	Yes
Surveys/Studies				
Citywide (Windshield) Survey	Various	Last survey completed 1993		
Government/Institution District on 4 th Street	Various	Includes: Old City Hall, City Hall, Lumber Exchange Building, etc.		
Broadway Conservation District	Various			
East End Conservation District	Various			
WSU Neighborhood Conservation District	Various			
Neighborhood Bars	Various			
Broadway Residential Historic District		Broadway Residential Historic District as determined during 2010/2011 Winona Bridge Study as eligible, excluding Windom Park Historic District (separately nominated post-study)		
Remainder Nomination	Various			
Current Projects				
Project Name	Project Status			
Citywide Survey Stage 1: Context Examination and Update	Complete; Presentation to City Council needed			
Citywide Survey Stage 2: 1945-1975 Historic Context Development	CLG Grant Approved; MNHS Legacy Grant Approved; RFP to be drafted			
Heritage Homes Program	Initial 4 Properties Awarded; Subcommittee to meet to recommend future properties			
Places of Worship Multi-Property Inventory Survey	Grants To-Be Applied For; Recommend MNHS Legacy Grant Second Quarter			

*Note: Determined eligible in Winona Bridge Study 2010/2011

**Note: Listed individually on the National Register of Historic Places

Heritage Preservation Commission

AGENDA ITEM: 6. 2026 Preservation Month (May) Planning

PREPARED BY: Luke Sims

DATE: January 14, 2026

This agenda item cover sheet serves as a placeholder for the planning for Preservation Month 2026.