



## COMMUNITY DEVELOPMENT

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February 5, 2026

Heritage Preservation Commissioners  
Winona, Minnesota 55987

Dear Commissioner:

The next meeting of the Heritage Preservation Commission will be held on **Wednesday, February 11, 2026, at 4:00 P.M. in City Council Chambers of the Winona City Hall, 207 Lafayette Street.**

1. Call to Order
2. Approval of Minutes – January 14, 2026
3. 2027 Priority List & Budgeting Memo Consideration & Grant Updates
4. 2026 Preservation Month Planning
5. Other Business
6. Adjournment

Sincerely,

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

Luke N. Sims  
Senior Planner

## **HERITAGE PRESERVATION COMMISSION MINUTES**

**DATE:** January 14, 2026

**PRESENT:** Kendall Larson, Joseph Hughes, Emily Kurash Casey, Aaron Perleberg, Michael Doyle, Molly Brown, Peter Shortridge, Connie Dretske, Jessica Richards, Cynthia Jennings

**ABSENT:** Innes Henderson

**STAFF:** Luke Sims, Senior Planner

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**1. Call to Order**

Chairperson Kurash Casey called the meeting to order at 4:00 pm.

**2. Approval of October 8, 2025, Meeting Minutes**

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

**3. Nomination and Approval of Officers**

Chairperson Kurash Casey reminded the Commission of the decision to nominate Commissioner Perleberg for Chair and Commissioner Richards for Vice Chair from the October 8, 2025, meeting. Commissioner Shortridge moved to approve the nominations. Commissioner Hughes seconded the motion. All those present voted aye.

**4. Q1, 2026 COA Subcommittee Assignments and COA Updates**

Chairperson Kurash Casey appointed Commissioners Kurash Casey, Doyle, and Shortridge to the subcommittee and Commissioner Perleberg to serve as an alternate. There being no objections, the appointments were approved.

Mr. Sims provided an overview of the COAs approved since October 8, 2025.

Mr. Sims mentioned that City Council approved of a fee schedule adjustment for COAs, which will result in a \$50 charge for COAs going forward. General discussion of fees and minor COAs ensued.

Commissioner Shortridge moved to direct staff to draft changed language that allows for staff approval of compliant COAs going forward as consistent with potential changes discussed in the consideration of City Code Chapter 22.27 changes in 2025. Commissioner Hughes seconded the motion. All members present voted aye.

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### **5. 2027 Priority List Consideration and Grant Updates**

Mr. Sims informed the Commission of the recent MNHS Legacy Grant awarded to the City and that City Staff would issue an RFP for review by New History or continued work on developing New Historic Contexts Post-WWII. He also directed Commission's attention to the potential projects that could move forward in 2026, such as the survey of places of worship, and asked for direction in preparing priorities for 2027.

Chairperson Kurash Casey asked the Commission to consider the Priority list in the packet and asked for comment.

Commissioner Larson asked where the Penguin Zesto consideration for designation was. Mr. Sims responded that MNHS did not approve the Legacy Grant application, in part due to a lack of contextual backing for the evaluation.

Commissioner Larson asked about Sugar Loaf Mountain and considerations related to local designation. General discussion ensued with Mr. Sims mentioning that it may not be appropriate for the HPC to oversee changes to Sugar Loaf as it requires specialized knowledge to administer and may be better reviewed by the State and other City entities.

Commissioner Perleberg asked which churches were not interested in designation. Mr. Sims responded that Central Lutheran Church was not interested in being included on the historic register. He mentioned that First Congregational Church successfully completed their own nomination to the National Register of Historic Places but was not interested in being locally designated. He added that both churches may be under consideration if the Commission considered nomination of the remainder of the eligible Broadway Residential Historic District and that Central Lutheran could likely be excluded from that.

Chairperson Kurash Casey asked if there was an update from the Winona Athletic Club. Mr. Sims responded that it appears they are still in a holding pattern at this time but had expressed interest in local designation previously. Commissioner Larson said it would be an easy local designation to do. Commissioner Shortridge expressed agreement.

Commissioner Doyle returned the conversation to Sugar Loaf and mentioned that there could be updated signage with the Winona County Historical Society and Native Advisory Council. General discussion regarding interpretive signage of Native American sites and Barn Bluff in Red Wing ensued.

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Commissioner Brown rhetorically asked if Penguin Zesto may be a problematic priority with new owners.

Commissioner Shortridge mentioned that the official name of 111 Riverfront should change to the International Harvester Building. General discussion regarding "historic name" determination ensued.

Mr. Sims added that there may be consideration of other City of Winona owned properties and support for seeking funding either included on the priority list or in the budget memo. Chairperson Kurash Casey expressed interest in learning more about potential projects at City-owned properties on the National Register. Commissioner Shortridge added it would be a good way to flag projects in the Capital Improvements Program (CIP).

Chairperson Kurash Casey asked if this was adequate direction at this time. Mr. Sims said it would be adequate for now and additional consideration will come forward at the next meeting.

### **6. 2026 Preservation Month Planning**

Commissioner Doyle mentioned that WNB Financial has proven to be quite responsive to hosting the Preservation Month tour and presentations. He mentioned that the subcommittee would work with their representatives in the coming weeks and report back. He also informed the Commission that he thought it may be possible to have Alan Sonneman come to Winona to present on architect George Maher who designed the bank building and other properties such as JR Watkins Administration building and the now razed Rockledge. He said that Sonneman is willing to speak and that partnering with WNB Financial in 2026 may help line up JR Watkins in the future.

Commissioner Shortridge mentioned that Alan Sonneman is a very famous artist. General discussion about his inclusion ensued, including potentially offering an honorarium or other financial incentive. General discussion about logistics of a presentation in the WNB Financial building ensued.

Commissioner Perleberg added that there should be inclusion of another round of Heritage Homes for the 2026 Preservation Month schedule.

### **7. Other Business**

No other business was discussed.

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**8. Adjournment**

On a motion from Commissioner Perleberg the Commission adjourned at 4:38 pm.

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Luke Sims  
Senior Planner

# Heritage Preservation Commission

**AGENDA ITEM: 3. 2027 Priority List Consideration & Budgeting Memo & Grant Updates**

**PREPARED BY: Luke Sims**

**DATE: February 11, 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:

New Winona Historic Contexts Post-WWII

- 2025 CLG Grant agreement to be extended to December 1, 2026 (in progress)
- 2025 MNHS Legacy Grant agreement approved by City Council & MNHS
- Proposal from New History being developed

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

At the January 14, 2026 meeting of the HPC, the Commission agreed to pursue the Places of Worship Survey as a Q2 MNHS Legacy grant project in 2026.

Other priorities to be considered were discussed and City Staff reached out to potential properties for inclusion and will update the Commission at the meeting regarding potential priorities.

- Other priority selected at this meeting or at another meeting in Q1, 2026
  - MNHS Legacy Grant in Q3, 2026 (potentially)

City staff is also recommending consideration of budget memo language supporting applying for grants to fund maintenance, improvements, and repairs to City-owned properties on the National Register of Historic Places where appropriate, including:

- Winona Public Library
- Winona Masonic Temple
- Winona Lake Park Bandshell
- Winona City Hall
- Windom Park/First Ward Park
- Sugarloaf Mountain

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2027 PRIORITY LIST CONSIDERATION AND UPDATE  
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That language may look like the following draft:

*Financial Support*

*City of Winona Historic Property  
Incentives*

The Winona HPC is urging the City Council to consider allocating matching dollars for a large MNHS Legacy Grant application to fund the repair of \_\_\_\_\_ at \_\_\_\_\_ property, owned by the City of Winona and on the National Register of Historic Places. The Commission recognizes that the City should be a leader in the community in its stewardship of historic resources in the community and can demonstrate this through regular investments in its properties on the National Register of Historic Places. In considering the Capital Improvements Program, the HPC urges the Planning Commission and City Council to account for potential financial incentives for historic properties and encourages City Staff to apply for funds where needed and appropriate.

This language would be included in addition to the historic properties development incentives language traditionally included in the budgeting memo which reads as follows from last year:

*Financial Support*

*Historic properties development  
incentives*

The Winona HPC is seeking stronger collaboration and partnership with other funding organizations and existing programs to support historic property owners to improve their buildings. This would require collaboration with other City entities and possible outside funding organizations to develop a program that is more robust than the current downtown revolving loan fund or occasional grant. This work would be supported by the 2045 Winona Comprehensive Plan, Downtown Strategic Plan's goals, and by the Financial Incentives Outreach and Education Plan completed by the HPC. The Winona HPC expresses appreciation to the City Council's and Administration's approval to seek past grant funds and encourages additional creative funding efforts going forward.

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 <sup>th</sup> Street	WN-WAC-0439	Grace Presbyterian Church	No	No
228 E. 5 <sup>th</sup> Street	WN-WAC-0424	German Presbyterian Church	No	No
328 E. 6 <sup>th</sup> 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 <sup>th</sup> Street	WN-WAC-0667	7 <sup>th</sup> Day Adventist Church	No	No
558 E. 6 <sup>th</sup> 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 <sup>th</sup> Street	WN-WAC-0350	Dr. Lewis I. Younger Building	No	No
National Register of Historic Places Nomination Needed				
368 W. 6 <sup>th</sup> Street	WN-WAC-0525/WN-WAC-1300	First Baptist Church*	Yes Contributing Property, Windom Park	No
114 W. 6 <sup>th</sup> 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				
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 <sup>th</sup> Street	WN-WAC-0246	First Congregational Church**	No	Yes
N/A	WN-WAC-0643	Sugarloaf Mountain**	No	Yes
773 E. 5 <sup>th</sup> Street	WN-WAC-0711	Winona Athletic Club**	No	Yes

625 E. 4 <sup>th</sup> 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
<b>Surveys/Studies</b>				
Citywide (Windshield) Survey	Various	Last survey completed 1993		
Government/Institution District on 4 <sup>th</sup> 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 Remainder Nomination	Various	Broadway Residential Historic District as determined during 2010/2011 Winona Bridge Study as eligible, excluding Windom Park Historic District (separately nominated post-study)		
		<b>Current Projects</b>		
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: 4. Preservation Month (May) Planning**

**PREPARED BY: Luke Sims**

**DATE: February 11, 2026**

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

Commissioner Michael Doyle will update the Commission on the developments from the Preservation Month Subcommittee and outreach to local partners.