

**HPC**  
**Monday February 25, 2013**

**Commission Members:**

Mary Flicek -Chair	Linda Mann
Ron Prescher	Bruce Wildes
Emily Durand	Kelly Linton

**City Representatives:**

Molly Patterson-Lundgren, City Planner  
Wendy Busch, City Planning and Zoning Assistant

**Others present:**

Lynn Schoen, City Council liaison

**PROCEEDINGS OF THE HERITAGE PRESERVATION COMMISSION**

The regular meeting of the Heritage Preservation Commission was held on Monday, March 25, 2013 at Wabasha City Hall and called to order at 9:04 am by Mary Flicek.

Roll found all members present except Commissioner Mann, who later joined the meeting.

Changes/Additions –Add under Old Business 6D) SEMMCHRA.

Commissioners Wildes and Durand moved to approve the minutes from February 25, 2013 with said corrections. Adopted unanimously.

**Design Review – 336 Main Street John Rivers (replacing the windows of the sun porch)**

Molly provided an over view on the project which was previously discussed in June of 2012. Steve Schwalbe was in attendance on behalf of Mr. Rivers as the acting construction company. After some discussion among the commission, Commissioners Linton and Durand made a motion to approve the removal of the old windows and replacement of them with window inserts as proposed. Adopted unanimously.

WHEREAS, section 315.09 of City Code requires Heritage Preservation Commission design review and approval or disapproval of construction and demolition activities, including remodel, repair or alteration to a property which in any manner will change the exterior appearance; and

WHEREAS, an application for design review has been submitted by the owner of 336 Main Street West for the replacement of windows inserts; and

WHEREAS, The Wabasha Heritage Preservation Commission provides the following findings:

1. The new window 'inserts' are of the same size, shape, proportions, and configuration as the historic windows and would fill the historic window openings providing the same 'window to wall' proportion and arrangement.
2. The new casement and window inserts are virtually the same design as existing and historic windows.
3. The proposed upgrade of the porch to a 3 season room requires replacement of the window arch.
4. The prominent façade features on the front of the building are the symmetrical window layout, gable roof with 3<sup>rd</sup> floor shed dormer are all remaining.
5. The home will continue in residential single family use its original use.
6. The proposed new window inserts have little impact on the historic district as a whole and therefore would not impact the City's attraction for tourism, the economic viability of the Heritage Preservation District, the civic pride in the beauty and notable accomplishments of the past or the educational and general welfare of the public.
7. The proposed window project is a minimal change that allows more complete use of the rear porch.
8. No alteration of features, spaces, or spatial relationships that characterize the property will be made.
9. No conjectural features or elements from other properties are proposed.
10. No Changes to historically significant features are proposed to be altered.
11. No chemical or harsh physical treatments are proposed.
12. There are no known archeological resources at the location and the proposed activity will not disturb anything of this nature.

13. Significant historic elements will be preserved with this project and the proposed minimal changes are allowed to meet the needs of the current and historic use which is single family residential.

14. The window inserts will have little impact on the visual appearance on both the front and rear facades.

NOW THEREFORE, IT IS HEREBY RESOLVED, the Heritage Preservation Commission approves the removal of old windows and replacement of them with window inserts as proposed in the material submitted on March 21, 2013 with the following conditions:

1. Work on the project will be completed by December 31, 2013.

**Design Review** - 131 W Main Street Dr. Jessin Skoug, previously Schurhammer Mfg. (exterior painting, entry ramp & signage).

Dr. Jessin Skoug, Chiropractor at Eagle Valley Chiropractic, is planning to move to this new location from her current site at the corner of Pembroke and 2<sup>nd</sup> Street. Her proposed modifications to the exterior of 131 Main include: removing the existing awning over the door, painting a portion of the facade and changing the existing entry step to a ramp. She also proposes to relocate her existing wall sign (now on the 2<sup>nd</sup> façade of her existing office) to the front of this new location.

Commissioners Mann and Durand made a motion to approve the sign. Adopted unanimously.

WHEREAS, this sign was approved by the HPC in 2005 for a different location in the historic district, and

WHEREAS, the business owner is proposing to relocate the sign to the new business location, and

WHEREAS, the proposed sign meets the requirements for Signage amount, size, material, design and location placement meet the requirement of Section 310 of City Code, the Sign Ordinance,

NOW THEREFORE, The proposed sign for Eagle Valley Chiropractic, as indicated in the application submitted 3-18-13 is hereby approved with the following conditions:

1. *With formation of a subcommittee comprised of Scott Durand and Commissioner Mann to determine location of final placement.*

The commission went on to discuss the painting, ramp and awning removal. The commission discussed the idea of Dr. Jessin coming into meet with the commission during the April meeting to discuss other color options.

Commissioners Durand and Wildes made a motion to approve the removal for the steps and replace with a ramp and the removal of the non-historic door awning. Adopted unanimously

WHEREAS, Section 315.09 of City Code requires Heritage Preservation Commission design review and approval or disapproval of construction and demolition activities, including remodel, repair or alteration to a property which in any manner will change the exterior appearance; and

WHEREAS, an application for design review has been submitted for 131 West Main Street for painting, replacement of the font step with a ramp, and removal of the non-historic door awning, and

WHEREAS, The Wabasha Heritage Preservation Commission provides the following findings:

1. *While the entry is character defining to the façade, the proposed modification is to the step only and will not alter the character defining aspect of the entryway.*
2. *The step poses a challenge to those with mobility issues. The proposed new use as a chiropractic office may attract more customers with mobility concerns.*
3. *Rear or side entry would be possible, but would likely require a much greater project and present programing issues for the intended use (desirable to have all customers come in the front door)*
4. *This entry area was previously altered (estimated mid-20<sup>th</sup> century) and the proposed modification will not alter the character defining aspects of the entryway (deep setback and angled wall).*
5. *A common entry allowing for use by all customers, no matter level of mobility is considered the most respectful. The proposal allows this while not altering significant historic features.*
6. *Permanent alteration is not proposed to any defining features.*

7. *Removal of the historically inappropriate awning and removal of step do not alter remaining historic features of the site.*
8. *Increased accessibility allows continued use in an economically viable way.*
9. *Removal of awning enhance the building.*
10. *The project will allow use of a now vacant building and continued commercial use is anticipated.*
11. *The project will allow the character of a property will be retained and preserved.*
12. *Changes proposed will not create a false sense of development.*
13. *The awning (c. 1980's) to be removed is not considered to have acquired and historic significance. Changes in **paint** and the ramp will not affect any significant features.*
14. *The oldest historic elements of the façade (2nd story windows and brick cornice) will not be affected. The ramp will not impact later features which might be considered to have taken on historic significance (the setback angled doorway entry)*

NOW THEREFORE, IT IS HEREBY RESOLVED, the Heritage Preservation Commission approves **the ramp installation and removal of the awning** as indicated in the application submitted March 18<sup>th</sup> 2013

The commission continued to discuss the paint color palate. Commissioners Durand and Mann made a motion to have the applicant, Dr. Jessin Skoug meet with the commission to discuss the color palate options onsite and address it at an upcoming meeting. Adopted unanimously.

## **New Business –**

Sign proposed by Lynn Schoen

Lynn Schoen is proposing to hang a 2' x 3' rectangular wood sign<sup>1</sup>. There are hooks and chains already there from a previously existing sign. Lynn has provided two different styles of possible font to the commission that she would like feedback on as well as color schemes. Molly suggested setting up a subcommittee to take on the decision making.

Commissioners Durand and Wildes made a motion to approve a sign based on materials submitted March 25, 2013.

WHEREAS, the applicant has indicated they are proposing a hanging sign comprised of painted wood.

NOW THEREFORE, the sign as proposed in materials supplied at the HPC meeting on March 25, 2013 is hereby approved with the following conditions:

- 1.) Staff will review the requirements of the Downtown Commercial Zone and approve, and
- 2.) A subcommittee comprised of Commissioner Durand will approve final design.

Spring Notification & Flyer

Commission Durand felt that getting rid of the folded brochure and keeping an 8 ½ x 11 would be a better size. Commissioner Durand has offered to help with this project and will work with Molly and come back to the commission for the next month's meeting.

Article for May Historic Preservation Month

Still looking for ideas. Chair Flicek has brought a couple of ideas to the table regarding pieces of the past, historic window, the creamery sign and the neon sign. Molly suggested that if someone would be willing to get the story on the window and on the neon sign, then she would start to get the history on the neon signs and it could be called Pieces of the Past. Chair Flicek has offered to work with Molly on this project.

## **Old Business**

Goal Prioritizing for 2013

Commission went on to review the updated Goals and Tasks of the HPC Strategic Plan. Chair Flicek indicated that 2013 goals include:

1. Kreye/JB Finchy building grant project
2. Provide technical assistance to owners, this is happening with the assistance of Scott & Emily Durand

<sup>1</sup> [no address was provided at the time of review it is 162 Pembroke Ave]

3. Oral History project - Chair Flicek questioned where the commission was with the oral history project. Commission Durand had not had a chance to look into it at this point and suggested that we wait until we can have a larger project.
4. Others ideas included future brochures on churches and red brick houses in Wabasha
5. Chair Flicek would like to look into a couple of areas of interest, one in particular regarding Mary Crosbie who has passed away and now her son is taking things over. She had valuable historic assets. It was agreed that Chair Flicek will communicate with the family on behalf of the HPC to express interests in any information that would be available.

**Legacy Grant Project (study of Kreye building)**

Molly indicated that they received five proposals and we are hoping to have a decision by April 5, 2013. A subcommittee of Molly, David Schmidt and Commissioner Durand will work on the project.

Update on offer from local residents to give oral histories- will look at in the future.

**SEMMCHRA funding for projects –**

Chair Flicek had asked for an update to the commission. Molly indicated that they are always accepting applications through the existing programs. The SEMMCHRA is the main agency as these funds are primarily housing in nature, but cities can also do a housing component. There are still funds available through grants received in the past. Anyone interested should contact SEMMCHRA.

**Other Business –**

Pieces of the past possible for use in May Preservation Month project.

**Announcements –**

Reminder on Main Street Training – March 28 & 29 in Winona

Molly, Commissioner Durand, Sherri Wright and Scott Durand will join them on Friday.

Commissioner Mann brought up a possible training from the SHPO. The city received a notification that these would be available. Molly had checked with Michael Koop, but had not heard back from him on this.

The next regular meeting is Monday, April 22, 2013 at 9:00 am at Wabasha City Hall.

Having no other business Commissioners Linton and Mann moved to adjourn at 11:02 am. Adopted unanimously.

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Wendy Busch, Planning and Zoning Assistant