

SECTION 315 HERITAGE PRESERVATION

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SECTION 315 HERITAGE PRESERVATION

315.01 DECLARATION OF PUBLIC POLICY AND PURPOSE.

The Council of the City of Wabasha hereby declares as a matter of public policy that the preservation, protection, perpetuation and use of areas, places, buildings, structures, lands, districts, and other objects having a special historical, cultural, or aesthetic interest or value is a public necessity, and is required in the interest of public health, prosperity, safety and welfare of the people of the City of Wabasha. The purposes of this Section are to:

- A. Safeguard the heritage of the City of Wabasha by preserving sites and structures which reflect elements of the City's cultural, social, economic, political, engineering or architectural history;
- B. Protect and enhance the City of Wabasha's attractions to residents, tourists, and visitors, and serve as a support and stimulus to business and industry;
- C. Enhance the economic viability of Heritage Preservation Landmarks and Districts through the protection and promotion of their unique character;
- D. Enhance the visual and aesthetic character, diversity and interest of the City of Wabasha;
- E. Foster civic pride in the beauty and notable accomplishments of the past; and
- F. Promote the use and preservation of historic landmarks and districts for the educational and general welfare of the people of the City of Wabasha.

315.03 DEFINITIONS.

- Subd. 1. "Heritage Preservation District" shall mean a contiguous collection or group of lands, parcels, sites, structures, buildings or objects that is determined to be historically, culturally or architecturally significant as a whole and has been locally designated as a Heritage Preservation District pursuant to Subsection 315.07 of this Section.
- Subd. 2. "Heritage Preservation Guidelines" shall mean the established criteria by which any proposed changes, including architectural or site modifications, shall be judged.
- Subd. 3. "Heritage Preservation Landmark" shall mean any individual property, parcel, place, building, structure, work of art, or other object that has been determined to be historically, culturally or architecturally significant and has been locally designated as a Heritage Preservation Landmark pursuant to Subsection 315.07 of this Section.
- Subd. 4. "National Register of Historic Places" is the nation's official list of properties worthy of preservation designated by the United States Department of the Interior,

National Park Service. Nominations of properties within Minnesota to this list are made through the auspices of the State Historic Preservation Officer, Minnesota Historical Society.

315.05 HERITAGE PRESERVATION COMMISSION ESTABLISHED.

Pursuant to Minnesota Statute 471.193, there is hereby created and established a City of Wabasha Heritage Preservation Commission, hereinafter called the "Commission". The Commission shall have the responsibility of recommending to the City Council the adoption of ordinances designating areas, places, building structures, works of art or other objects having special historical, cultural or architectural interest for the community as Heritage Preservation Landmarks or Districts.

Subd. 1. Membership. The Commission shall consist of seven voting members, all of whom are to be citizens of the City of Wabasha appointed by the Mayor with the approval of the City Council. Members shall be persons who have demonstrated an interest in the historical, cultural or architectural development of the City. One member shall be a member of the Wabasha County Historical Society. When such persons are available, it is the duty of the Mayor and Council to appoint members with professional experience in one or more of the following area:

- A. The management or sale of real estate,
- B. The structural planning or design of buildings or homes,
- C. The preservation of landmarks or historic districts.

Subd. 2. Term. Of the seven Commission members initially appointed by the Mayor, three appointees will serve a term of two years, and four appointees will serve a term of three years. All other and subsequent appointments shall be for a term of three years. In the event of a vacancy, the vacancy for the unexpired term shall be filled in the same manner as the appointment was originally made. The Mayor shall appoint a person to fill the vacancy for the remainder of the term within 45 days after the day on which the vacancy occurred. If a vacancy occurs in a term with less than 45 days remaining, the Mayor may allow the term to expire without appointing a person to fill the vacancy; after which he shall appoint a member for the full term.

Subd. 3. Membership Compensation. Members will not receive a salary for their services but will be compensated for any expenses incurred in the performances of their duties.

Subd. 4. Commission Meetings. The commission shall meet at least once every 30 days and shall provide notice to the public in the official newspaper of the City of Wabasha prior to each regular meeting date. The Commission shall hold its first meeting

within 45 days after the day on which this Section takes effect. At the first meeting the members of the Board shall enact rules and regulations concerning the following business.

- A. The time, date and place of future meetings,
- B. Election of Commission Officers,
- C. Voting and quorum requirements.

Subd. 5. Organization. The Commission, when formed, shall select from among its members such officers as it may deem necessary. The Commission shall have the power to designate and appoint from its members various committees with powers and duties equivalent to and not inconsistent with the powers and duties of the Commission. The Commission shall make such rules and regulations as it may deem advisable and necessary for the conduct of its affairs, for the purpose of carrying out the intent of this Section, which are not inconsistent with the laws of the City of Wabasha and the State of Minnesota. The Commission shall make an annual report, containing a statement of its activities. The City of Wabasha shall provide the Commission with staff to perform the duties prescribed under this Section.

Subd. 6. Records. Minutes shall be kept of all meetings and all records and meetings of the Heritage Preservation Commission shall be open to the public. Archives of the Minutes shall be kept pursuant to Minnesota Statute 138.17.

315.07 DESIGNATION OF HERITAGE PRESERVATION LANDMARKS AND DISTRICTS BY THE HERITAGE PRESERVATION COMMISSION.

Subd. 1. Report. Prior to recommending a Landmark or District to the City Council for designation, amending a designated Landmark or District, or nominating a Landmark or District to the National Register of Historic Places, an investigation and report on the historical, cultural and architectural significance of the buildings, structures, sites of objects proposed for designation shall be made. Such report shall also attempt to determine the economic status of the property of properties by providing such information as assessed value, recent real estate transactions and other appropriate data.

Subd. 2. Criteria for Designation. The Commission shall recommend Heritage Preservation Landmarks and Districts only when the property or properties are found to meet at least one of the following criteria:

- A. It has character, interest or value as part of the development, heritage or cultural characteristics of the City of Wabasha, State of Minnesota, or the United States,
- B. Its location was a site of a significant historical event,

- C. It is identified with a person or persons who significantly contributed to the culture or development of the City of Wabasha, State of Minnesota, or the United States,
- D. It embodies a distinguishing characteristic of an architectural type,
- E. It is identified as the work of an architect or master builder whose individual work has influenced the development of the City of Wabasha, or State of Minnesota,
- F. It embodies elements of architectural design, detail, materials or craftsmanship which represents significant architectural design, detail, materials or craftsmanship which represents significant architectural innovation,
- G. Its unique location or singular physical characteristics represents an established and familiar visual feature of a neighborhood, community or the City as a whole.

Subd. 3. Planning Commission Review. The Commission shall receive the comments of the City Zoning and Planning Commission regarding any proposed Heritage Preservation District or Landmark prior to forwarding its recommendation, the City Zoning and Planning Commission shall consider any such designation's potential effects on the surrounding neighborhood, economics, environment and other planning considerations. Said comments shall be come part of the official record and be submitted as part of the Commission's report to the Mayor and City Council.

Subd. 4. Communication with the State Historical Society. A copy of the Commission's report on any proposed designation for Heritage Preservation Landmark or District, including boundaries, shall be sent to the State Historic Preservation Officer for review and comment in accordance with Minnesota Statutes 1985, Section 471.193, Subdivision 6. The maximum review period for the State is sixty (60) days. Any comments made by the State Historic Preservation Officer regarding a proposed designation must be received and forwarded to the City Council prior to final designation.

Subd. 5. Heritage Preservation Commission Hearings. Prior to the Commission recommending to the Mayor and City Council any Heritage Preservation Landmark or District, the Commission shall hold a public hearing and seek the recommendation of all concerned citizens.

Prior to such hearing the Commission shall cause to be published in the official newspaper of the City of Wabasha notice of said hearing at least ten (10) days prior to the date of the hearing, and notice of the hearing shall be sent to all owners listed on the current City Assessor's records of property proposed to be designated a Heritage Preservation Landmark or District.

Subd. 6. Communication with the City Council. If the Commission recommends to the City Council that a landmark or district be designated for heritage preservation, the

Commission shall transmit to the City Council a complete report on the recommended Heritage Preservation Landmark or District. Such communication shall include the initial investigative report, comments made by the Zoning and Planning Commission, required comments by the State Historic Preservation Officer and the proposed Heritage Preservation Guidelines.

- Subd. 7. Council Designation. The City Council may by ordinance designate a Heritage preservation Landmark or District. Prior to such designation, the City Council shall hold a public hearing, notice of which shall have been published in the official newspaper of the City of Wabasha at least ten (10) days prior to the day of the hearings, and the notice of the hearing shall be sent to the owners of all property proposed to be designated as a Heritage Preservation Landmark or District.
- Subd. 8. Historic Preservation District. Pursuant to Subsection 315.09, the following described property located in the City of Wabasha, County of Wabasha, is hereby designated as a Heritage Preservation District:

Commencing at a point of the intersection of the center line of Main Street and the center line of Pembroke Avenue; thence northerly along said center line to the intersection of said line with the eastern extension of the north line of Lot Twelve (12), Block Six (6); thence westerly along northern lines of Lots Twelve (12), Eleven (11), Ten (10) and Nine (9), Block Six (6) to the northwest corner of Lot Nine (9); thence northerly 12.5 feet along the eastern line of Lot Five (5), Block Six (6); thence westerly 38 feet along a line parallel to the southern line of Lot Five (5), Block Six (6); thence northerly 3.5 feet along a line parallel to the western line of Lot Five (5), Block Six (6); thence westerly 62 feet along a line parallel to the southern line of Lot Six (6), Block Six (6) to the eastern edge of Lot One (1), Block Five (5); thence southerly 8.43 feet along the eastern edge of Lot One (1), Block Five (5); thence westerly along a line parallel with the southerly line of Lot One (1), Block Five (5) to the western line of Lot One (1), Block Five (5); thence southerly along the western edge of Lot One (1), Block Five (5) to the southwest corner of Lot One (1), Block Five (5); thence westerly along the northern edge of Lots Eleven (11), Ten (10), Nine (9), Eight (8) and Seven (7), Block Five (5) and Lots Twelve (12), Eleven (11), Ten (10), Nine (9), Eight (8) and Seven (7), Block Four (4) to the intersection of said line with the center line of Bridge Avenue; thence southerly along the center line of Bridge Avenue to the intersection of said center line with the westerly extension of the center line of the alley in block Thirteen (13); thence easterly along center line of said alley to a point at the intersection of said line with the northerly extension of the easterly line of Lot Nine (9), Block Eleven (11); thence southerly along said lot line to the intersection of said intersection of said line with the center line of Second Street; thence easterly along said center line to the intersection of said line with

the southerly extension of the east line of Lot Seven (7), Block Ten (10); thence northerly along said lot line to the intersection of said line with the center of the alley of Block Ten (10); thence easterly along center of alley 72 feet; thence northerly along a line parallel to and 18 feet east of the western line of Lot Two (2), Block Ten (10) to the intersection of said line with the center line of Main Street; thence westerly along said center line to the beginning.

315.09 REVIEW OF CONSTRUCTION AND DEMOLITION ACTIVITY.

Subd. 1. Type of Activity. The Commission shall review and approve or disapprove of construction and demolition activities, including all street and utility activities, within any Heritage Preservation Landmark or District. In addition, the Commission shall review and approve or disapprove any of the following activities in a Heritage Preservation Landmark or District in the City of Wabasha:

- A. Remodel, repair or alteration (including rehabilitation or restoration) to a property which in any manner will change the exterior appearance;
- B. New construction, including parking facilities;
- C. Relocating a building;
- D. Change the nature or appearance of a designated Heritage preservation Landmark or District, including landscape features;
- E. Demolition.

Subd. 2. Application Process. Every application for any type of activity as described in Section 315.09 Subd. 1, in relation to a property designated as a Heritage Preservation Landmark or District in the City shall be accompanied by detailed plans for the proposed work to be done. A copy of the Design Review Application and plans submitted therewith shall be immediately referred to the Commission by the Historic Officer appointed by the City Council. Building permits shall not be issued in regard to an application until written approval is received from the Commission, subject, however, to Subd. 3, 5, and 6 of this Subsection.

Subd. 3. Commission Review. The Commission, upon receipt of the application for design review, shall determine if the work to be performed would adversely affect the Heritage Preservation Landmark or District based on the adopted Heritage preservation Guidelines per Subsection 315.11, Subd. 6. Upon determination of project approval or denial, the commission shall notify the applicant in writing. The Commission may by rule, delegate to a subcommittee of the Commission its power to review and approve permit applications. If the subcommittee determines that the work to be performed pursuant to the permit application complies with the adopted Heritage preservation Guidelines, the application shall be approved and the Historic Officer shall be notified in writing.

If the application is not approved, the full Commission shall conduct a public hearing for the purpose of determining whether the work to be performed adversely

impacts the Heritage Preservation Landmark or District. Notice of the public hearing shall have been published in the official newspaper of the City of Wabasha and sent to the permit applicant at least ten (10) days prior to the date of the hearing. The commission shall review the application and such plans as were submitted therewith and, after receiving comments from concerned citizens, shall render its decision thereon as a written order to the Historical Officer and the Building Inspector. The Historic Officer shall not issue any required permits until after the ten (10) day appeal period, as provided for in Subd. 8 of this Subsection. In the case of a denial, the Commission shall furnish the applicant with a copy of the Commission's written order and decision, together with a copy of any recommendations for changes necessary to be made before the Commission will reconsider the applicant's permit application.

- Subd. 4. Findings. All decisions of the Commission with respect to this Section shall be based on explicit findings which are in accordance with the adopted Heritage Preservation Guidelines for each individual Heritage Preservation Landmark or District and the Secretary of the Interior's Standards for Historic Preservation projects.
- Subd. 5. Appeal to City Council. The Commission, in any written order denying an application, shall advise the applicant of his right to appeal to the City Council, and shall include this paragraph in all such orders. The applicant or any party aggrieved by the decision of the Commission shall, within ten (10) days of the date of the Commission's written order and decision, have a right to appeal such order and decision to the City Council. Such appeal shall be addressed to the City Council and submitted to the Historic Officer. Two copies of a Notice of Appeal and Statement of Reasons setting forth the grounds for the appeal shall be submitted by the appealing party. The Historic Officer shall transmit one copy of the Notice of Appeal and Statement to the City Council and one copy to the Heritage Preservation Commission. The City Council may modify or over rule the Commission's decision, but only if the project is found to be consistent with the U.S. Secretary of Interior's Standards for Historic Preservation Projects.
- Subd. 6. Limitations. If, within 60 days of receipt of the application by the Commission, it has neither approved nor denied the building permit application, the plans and permit application shall be deemed to have been approved by the Commission; and if all other requirements of the City have been met, the Historic Officer shall authorize a permit for the proposed work. No permit shall be issued and no work shall be commenced in the event the Commission disapproves the application in accordance with this ordinance.
- Subd. 7. Emergency Repair. In emergency situations where immediate repair is needed to protect the safety of the structure and its inhabitants, the Historic Officer may without Commission action, approve the repair of only those items needed to insure safety. Such repairs shall be limited to those necessary to correct the safety emergency. In the case of a permit issued pursuant to this paragraph, the Historic

Officer shall require that such repairs be made in conformance with the U.S. Secretary of Interior's. Standards for Historic Preservation Projects and adopted Heritage Preservation Guidelines for the Landmark or District to the extent possible; and a copy of the permit issued shall be given to the Building Inspector. In addition, the Historic Officer shall immediately notify the Heritage Preservation Commission of the action, and specify the facts or conditions constituting the emergency situation.

Subd. 8. Building Code Enforcement. One purpose of this Section is to encourage the sensitive rehabilitation, restoration, stabilization and/or preservation of historic buildings throughout the City. These rehabilitation and preservation efforts should provide for the upgrading and maintenance of the safety features of the building or structure to provide a practical level of safety to the public and surrounding properties. While ensuring this increased level of public safety, the enforcement authorities are encouraged to be open to acceptable alternative solutions and alternative compliance concepts, where practical, that will permit the continued use of existing buildings and structures without creating overly restrictive financial burdens on owners or occupants. Nothing in this Section shall be construed to prevent the ordinary maintenance or repair of any exterior elements of any building or structure required by City Ordinance.

315.11 ADDITIONAL POWERS AND DUTIES OF THE COMMISSION.

The Commission shall have the following powers and duties in addition to those otherwise specified in this Section:

- Subd. 1. The Commission shall conduct a continuing survey of all areas, places, buildings, structures or similar objects in the City of Wabasha which the Commission, on the basis of information available or presented to it, has reason to believe are or will be eligible for designation as Heritage Preservation Landmarks or Districts.
- Subd. 2. The Commission shall work for the continuing education of the citizens of the City of Wabasha with respect to the historic and architectural heritage of the City. It shall keep current and public an official list of designated Heritage Preservation Landmarks and Districts, and shall maintain a map of all properties and areas designated by the City Council as Heritage Preservation Districts or Landmarks which shall be kept at City Hall and be available to the public.
- Subd. 3. The Commission, upon obtaining Council approval, may retain the services, on a permanent or part-time basis of technical experts and other persons as may be required to perform the Commission's duties.
- Subd. 4. The Commission may recommend to the City Council, after review and comment by the City Zoning and Planning commission, that certain properties eligible for designation as Heritage Preservation Landmarks or Districts be acquired by gift, by negotiation, or other legal means.

- Subd. 5. The Commission shall have authority to solicit gifts and contributions to be made to the City and to assist in the preparation of applications for grant funds to be made to the City for the purpose of heritage preservation.
- Subd. 6. Upon final designation of a Heritage Preservation Landmark or District by the Mayor and City Council, the Commission shall adopt Heritage Preservation Guidelines specific to the landmark or district. Such guidelines shall detail allowable architectural and/or site modifications, essential features to be retained, and any other criteria by which future proposals for modifications shall be judged. These guidelines are intended to provide assurance to owners of properties within Heritage Preservation Landmarks or Districts that the design review process, per Subsection 315.09, will be based on clear and objective standards rather than the taste of individual Commission members and shall be in conformance with the Secretary of Interior's Standards for Historic Preservation Projects.
- Subd. 7. The Commission may nominate a Heritage Preservation Landmark or District to the National Register of Historic Places, but only with the consent of the Mayor and the City Council.
- Subd. 8. The Commission shall make an annual report to the State Historic Preservation Officer by October 31 of each year.

315.13 VIOLATIONS.

An owner or occupant of any area, place, building, structure, or other object within a locally designated Heritage Preservation Landmark or District who violates the provisions of this Section shall be guilty of a misdemeanor, punishable by a fine of not more than \$700 or imprisonment for not more than 90 days, or both. Any person or corporation who assists in the commission of a violation of this chapter shall be guilty of a misdemeanor. Each day an owner or occupant of any area, place, building, structure, or object within a duly designated Heritage Preservation Landmark or District allows any work to be performed on any area, place, building, structure or other object in violation of this Section shall constitute a separate violation of this Section and will be punishable as such. Any remodeling, repairing, altering or construction activity of a Heritage Preservation Landmark or District in violation of this Section, is hereby declared a nuisance.

315.15 INJUNCTION.

The imposition of the penalties herein prescribed shall not prevent the City of Wabasha from taking appropriate action or proceeding to prevent unlawful alteration of the building district and/or site in question. Such action may include retraining, correcting and abating the violations. Upon violation of any provision of this Section, the City of Wabasha may enjoin said violator from further and continued violation, as well as compel the violator to rectify, at his/her or its sole expense, the violation complained of. The cost of enforcing this provision shall be chargeable and collected against the violator in a civil action.

315.17 FILING OF DOCUMENTS.

Subd. 1. The Office of the City Clerk shall keep at least one copy of all studies, reports, recommendations, decisions and Heritage Preservation Guidelines developed by the Commission and City Council. In addition, the Clerk shall distribute an official list of all locally designated Heritage Preservation Landmarks and Districts to the Historic Officer, the Building Inspector and the Minnesota State Historic Preservation Officer. The Clerk shall also provide the Historic Officer and the Building Inspector an up-to-date copy of the U. S. Secretary of Interior's Standards for Historic Preservation Projects.

Subd. 2. The Heritage Preservation Commission is designated as the repository for at least one copy of all plans and reports required under Subsections 315.07, 315.09 and 315.11. This information shall be available to the public at the City Hall for inspection during normal business hours.

315.19 RECORDING OF HERITAGE PRESERVATION SITES.

The City Clerk shall record or file with the Wabasha County Recorder the legal description of all properties designated as Heritage Preservation Landmarks or Districts by the City of Wabasha, and shall transmit a copy of said legal description to the Historic Officer.