



Agenda
Lake City Heritage Preservation Commission
Meeting
April 10, 2024
5:00 PM
2nd Floor Conference Room at City Hall

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1. Call to Order/Introductions/Disclose conflicts
 2. Review and adopt/amend agenda
 3. Communication Updates
 - a. Review and Approve Meeting Minutes
 4. New Business
 - a. Review Site Alteration Permit for Patton Park
 5. Informational Reports
 - a. Update on Ohuta Park retaining wall
 - b. Update on City Hall Front Doors
 - c. Update on 2024 State Historic Preservation Conference - Red Wing, MN
 6. Adjourn

HERITAGE PRESERVATION COMMISSION

REGULAR MEETING

**WEDNESDAY, NOVEMBER 8, 2023 6:00 P.M.
SECOND FLOOR CONFERENCE ROOM AT CITY HALL**

MEETING MINUTES

Commissioners Present: Nancy Spooner-Walsh, Georgene Arndt, Katie Himanga

Commissioners Absent: Ben Threinen

Others Present: Planning and Community Development Administrative Assistant Keeley Roach.

The meeting was called to order by Spooner-Walsh at 6:00 PM with a quorum present.

REVIEW AND ADOPT AGENDA

**MOTION BY HIMANGA TO ADOPT THE AGENDA, SECOND BY ARNDT.
ALL AYES.**

REVIEW AND APPROVE MEETING MINUTES

**MOTION BY HIMANGA TO APPROVE NOVEMBER, MEETING MINUTES-WITH
COMMISSIONER HIMANGA'S REVISIONS, SECOND BY ARNDT. ALL AYES.**

ELECTION OF CHAIRPERSON AND VICE CHAIRPERSON:

Discussion was started by Chairperson Spooner-Walsh to take nominations for Chairperson; Himanga nominated Nancy Spooner-Walsh to return as Chairperson. Chairperson Spooner-Walsh accepted the nomination.

**ARNDT MADE A MOTION TO ELECT NANCY SPOONER-WALSH AS THE 2024
CHAIRPERSON FOR THE HERITAGE PRESERVATION COMMISSION, SECONDED BY
HIMANGA. ALL AYES.**

Chairperson Nancy Spooner-Walsh nominated Katie Himanga as Vice Chairperson; Himanga accepted the nomination.

**ARNDT MADE A MOTION TO ELECT HIMANGA AS THE 2024 VICE CHAIRPERSON
FOR THE HERITAGE PRESERVATION COMMISSION, SECONDED BY SPOONER-
WALSH. ALL AYES.**

NEW BUSINESS:

CENTURY HOME PLAQUE PROGRAM

Two homes within Lake City have applied for the Century Home Plaque Program.

Discussion occurred about the property at 1004 S Lakeshore Dr. Current owners are Clif & Susan Berke. An extensive history on the land purchase, house, additions, and interior features were presented in the application.

MOTION BY HIMANGA TO APPROVE 1004 SOUTH LAKESHORE DRIVE AS A CENTURY HOME. HIMANGA REQUESTS THAT STATED IN THE MINUTES THAT THE ORIGINAL OWNERS ON THE DEED RECORD; J.W. AND LILY C. KLINKER. THE APPLICANTS ARE CLIFF AND SUSAN BERKE, SECONDED BY ARNDT. ALL AYES.

Commissioners examined the history and ownership that was provided in the application for 410 South Oak Street. The application stated that there have only been two owners in it's 100 years; all of which were related.

HIMANGA MADE A MOTION, SECONDED BY SPOONER-WALSH TO APPROVE THE APPLICATION FOR 410 SOUTH OAK STREET AS A CENTURY HOME. ALL AYES.

2024 HERITAGE PRESERVATION WORK PLAN

Adjustments to the work plan to better reflect the plans for 2024 are below:

City of Lake City, Minnesota Heritage Preservation Commission – 2024 Work Plan

~~1. Support a plan including City and the Prairie Island Indian Community for long term care and ownership of the burial mound site in Lake City near North 10th Street and Mounds Court.~~

1. Continue the collaborative work with the Lake City Historical Society to develop and implement a heritage building identification signage/plaque program for downtown.

~~2. Develop a Historical and Cultural Resources Disaster Plan for the community.~~

~~3.~~ 2. Respond to requests for reviews of locally designated historic sites.

~~4.~~ 3. Transcript historic handwritten City records and City Council minutes, preservation of City history. Partnering with the Lake City Historical Society in re-writing information for preservation of historical minute record books and municipal court records. Along with creating an electronic record of these documents.

~~5.~~ 4. Continue advocating for preservation through existing programs including Certificates of Merit Program and activities during May, National Historic Preservation month, and conduct public education centered around the value of Historic Preservation.

~~6.~~ 5. Continue education and training for Heritage Commissioners.

6. Conceptual planning for the interpretive panels at Ohuta Park.

7. Develop a Historical and Cultural Resources Disaster Plan for the community. Currently no progress has been made.

~~7. Continue the collaborative work with the Lake City Historical Society to develop and implement a heritage building identification signage/plaque program for downtown.~~

8. Continue the Century Home Plaque Program.

MOTION BY ARNDT, SECONDED BY HIMANGA TO ACCEPT THE 2024 CHANGES TO THE WORK PLAN. ALL AYES.

ADJOURNMENT

MOTION TO ADJOURN THE MEETING AT 6:43 P.M. BY HIMANGA, SECOND BY SPOONER-WALSH.

Nancy Spooner-Walsh, Chairperson



REQUEST FOR

Heritage Preservation Commission Meeting, April 10, 2024

Agenda Item Description: Review Site Alteration Permit for Patton Park

Meeting: Heritage Preservation Commission Meeting, 4/10/2024

Originating Department: Planning

Action Requested:

Motion _____, second _____ to approve the site alteration permit for tree planting at Patton Park as shown on application.

Background:

In 2014, the City approved designating Patton Park as a local heritage preservation site. With this designation, changes to the site need to be reviewed and approved by the HPC. The changes proposed include the planting of several trees in the city boulevard and one coniferous tree on site. Due to the fact that the landscape of the park is part of its historical significance, changes would be subject to a site alteration permit.

Budgetary/Fiscal Impact:

The City's tree fund will cover the costs of the trees

Reviewed By: Planning, Public Works

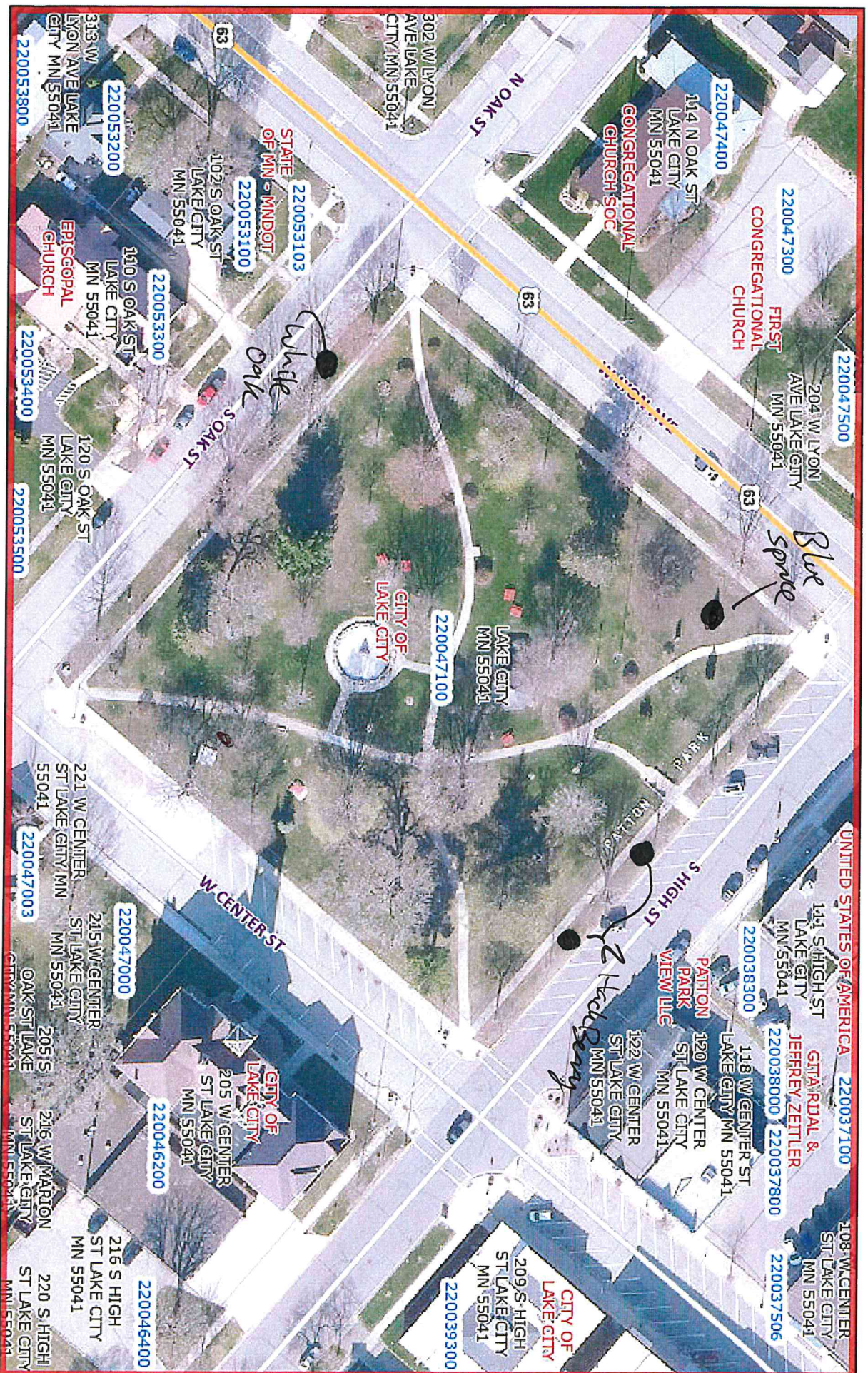
Preparer: Megan Smith, Planning and Community Development Director

ATTACHMENTS:

Description

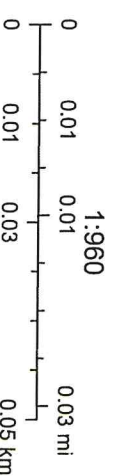
- ☐ **Site Alteration Permit Application**
- ☐ **Preservation Plan**
- ☐ **Site Plan**
- ☐ **Statement of Significance**

ArcGIS WebMap



March 28, 2024

Lake City Address Lake City Name Lake City Roads
Lake City PIN Esri Major Roads Parcels



Preservation Plan for Patton Park

A. Overview

Purpose:

This plan provides guidance for alterations being proposed for Patton Park. The park is designated as a local heritage preservation site in accordance with the powers granted by the City's Preservation Ordinance [Chapter 153 of the City Code].

This plan should be referred to in the initial stages of planning to determine whether or not the changes being proposed are consistent with the overall historic character and use of the site. This plan is not intended to prohibit changes, but rather serve as a guide to protect and enhance the historic elements of the park, including both its natural landscape and physical elements. Any alteration to Patton Park not detailed in this plan should refer to the objectives the plan for guidance.

Once a site is designated as a heritage preservation site, it is protected from alterations which would detract, destroy or diminish the historic integrity of the site. This plan outlines the features of the site which must be protected from alterations. When alterations are proposed, they are subject to the review and approval of the City of Lake City Heritage Preservation Commission.

Objectives:

The following objectives guide this plan and may be the used as a guide to evaluate alterations being proposed which are not specifically addressed in the plan.

1. Preserve and enhance the historic integrity of Patton Park as a public square
2. Retain the historic orientation and access patterns of the Park
3. Interpret the historic use of the Park through new design elements
4. Encourage creative events and activities based around the Park
5. Ensure the Park is accessible and available to all citizens

B. Preservation Plan:

Walkways and Nodes

The meandering walkways through the park draw people to the interior of the park, rather than only around the perimeter. This is a unique feature that should be retained.

The entry point off of South High Street is the original entrance to the park, and the stairs create a grand entrance impression that should be retained to preserve a formal entrance to the Park.

A sidewalk exists around the entire perimeter of the Park. Three of the four edges have a boulevard separating the sidewalk from the street. The edge along West Center Street does not have a landscaped boulevard. Opportunities to recreate this section of boulevard should be considered if the street and sidewalk are reconstructed.

Trees and Vegetation

Large oak trees that once dominated the park have been lost over the years to storm damage and age. Efforts should be made to maintain the health and condition of the existing oak trees which remain in the Park. Additional oak trees should be considered for planting when replacement or new trees are installed. An effort should be made to retain existing, and reintroduce new oak trees into the Park. It is important to reflect the original character of the site by retaining the large, old growth to anchor the Park.

Early photos indicate elm trees in the boulevard of Lyon Avenue, although they have been lost over the years. Disease resistant elm trees may be considered for planting in the boulevard as an indication of an original landscape design feature.

A stately douglas fir is located near the southeast edge of the Park, and has been one of the Park's most recognizable trees and should be cared for and maintained.

Decorative and flowering or fragrant shrubs would be appropriate along walkway areas. The City should carefully consider the species location and the long term impact the variety will have on the look and feel of the Park as the trees reach full maturity.

Any new or replacement trees should be evaluated for their appropriateness in the terms of location, maturity size, the susceptibility to disease.

Donated Trees

Donated plants and trees are part of the heritage of the Park. Initially plants, trees and flowers were donated to the City for planting in Patton Park by the Jewell Nursery. Accepting donations may be an appropriate practice for acquiring new plantings for the park, although a more efficient option may be for the City to establish a park donation fund in lieu of donated trees.

Memorials

The City should carefully consider any memorials or dedications placed in the park. The original history of the Park and the history of the Patton Family may be diminished with the addition of other memorials in Patton Park. New memorials being considered for Patton Park may be considered if the memorial does not

conflict with the existing memorials. Memorials shall be evaluated to ensure they will not diminish the history and contributions of the Patton Family as well as the Woman's Improvement Club's efforts.

Flowers and Plants

As evident from early photographs, spirea was one of the early decorative features lining the walkways through the Park and has been a characteristic feature of the park for decades. The spirea should be maintained so that it may reach full bloom each year in late spring.

A small flower garden exists near the northwest corner of the Park, which provides color and focal interest. This is a small and well defined area in Patton Park and contributes to its well cared for enjoyable character.

The planted urn near the entrance off of High Street is an original decorative feature of the Park that should be preserved. The City recommends continuing the tradition of encouraging the Women's Club of Lake City to plant annual flowers in the urn, which is done each year to honor of the past presidents of the Women's Club.

Structures, Buildings, Hardscapes

Fountain - The fountain is a focal point of the Park and perhaps its most iconic and distinguishing feature. Changes to the fountain should only be undertaken for repairs and maintenance, and should not modernize or alter the size, or function of the fountain. Changes should be sensitive to the original circular design and use of stones to define the circumference of the fountain. Based on photos, it appears that additional stones have been placed around the perimeter of the original circle, likely to add definition and to create a more substantial look. These stones could be considered for removal if deemed appropriate by the Heritage Preservation Commission. The shallow pool of water and light feature at night are appropriate.

Bandstand - Sometimes referred to as the pavilion or the gazebo, the bandstand is the principle structure in the Park, and was built to provide a stage for the civic band and performing arts. The structure was rehabilitated in 1990 and has been modified to meet building codes designed to provide safety, including railings around the perimeter, which are not original to the structure. This is the only covered structure in the park and should be preserved. Although its current location is not its original location, it is a characteristic and identifiable feature of the park, and moving or removing the structure is not recommended. The bandstand was designed by C.A. Koch, who was one of the original members of the newly appointed Park Board to oversee the improvements of then Oaklyn Park, as it was then called. Common design elements Mr. Koch favored, and is evident in the bandstand include the use of columns and exposed stone at the foundation, which has since been covered or replaced.

Sign - The inlaid concrete sign that reads "PATTON PARK" should be maintained along South High Street. No additional signage is needed to identify the Park. This is a unique feature of the Park that should be retained.

Water Fountain and Pergola - A water fountain was mentioned in Anna Underwood's writings to the Minnesota Horticultural Society as being one of the first public improvements to the Park. Although its exact location and design are unknown, the fact that a drinking fountain has been available to the public in some capacity is a feature worthy of preservation. The unique pergola with columns similar to the columns on the bandstand creates shade and adds architectural interest to the water fountain area. This feature should be preserved.

Patton Memorial Stone - This stone near the northeast corner of the Park tells the story of the Patton family's role in the Park, and mention of a memorial dates back to the re-naming of the Park as reflected in the City Council minutes from 1948. Some corrosion exists on the plaque which should be cleaned and maintained to ensure its long term viability.

Benches, trash receptacles, light poles, utility boxes, etc. - These elements have been placed in the Park over time and future changes should be consistent and compatible with the historic character of the park.

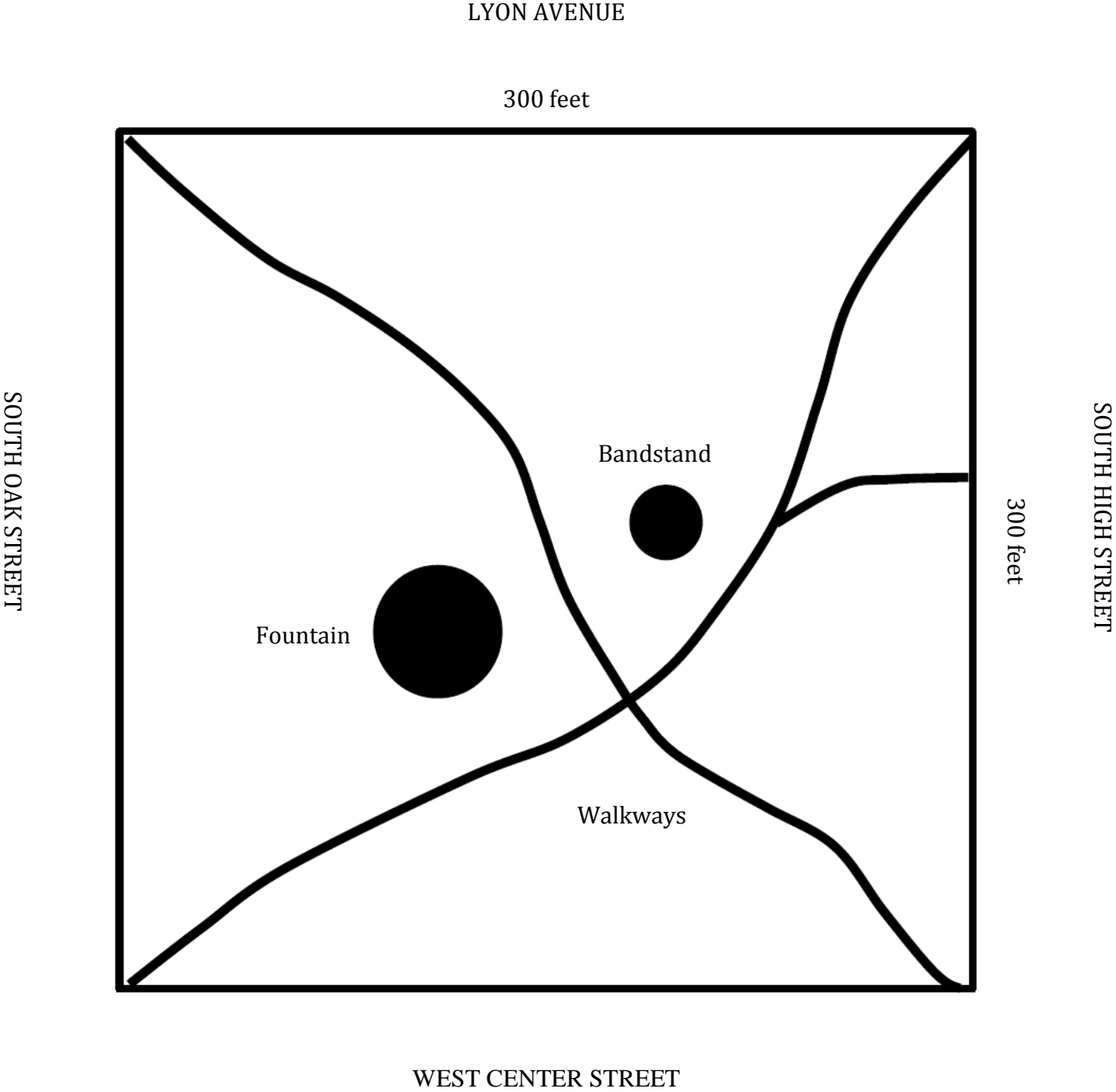
Entrance steps - The steps originally led all the way to the street, as opposed to stopping at the sidewalk, and should be maintained. The step end-caps have been removed and should be considered for future restoration. The entrance crossed the boulevard along South High Street and the original walk that lead to the stairway from the street should be considered as a future re-established element.

Alterations:

The City may from time to time seek input, and consult with experts in field's relative of park and open space design, landscape, who may offer direction on changes to the park.

Alterations to Patton Park are subject to a site alteration permit, and review and approval by the City's Heritage Preservation Commission.

Patton Park Site Plan



Statement of Significance for Patton Park

“If its public buildings are Lake City’s heart, its various parks are certainly its soul. Perhaps chief among these is Patton Park, the lovely park that holds courts in the center of the main square”. - Lake City Context Study [13]

Patton Park is one of the City’s most recognizable parks due to its central location, and unique function as a public square. It is bordered by several government and public buildings, including: City hall, the United States Post Office, the Lake City Public Library, St. Mark’s Episcopal Church, and First Congregational Church.

The significance of Patton Park dates back to the early 1900’s when a movement known as City Beautiful began gaining popularity [12]. Lead by Mrs. Anna Bingham Underwood, the Woman’s Improvement Club in Lake City took the initiative to convert the site that is now Patton Park from a home site and pasture, to the centerpiece of the City’s Park system [1]. Based on early writing by Anna Underwood that she submitted to the State Horticultural Society, convincing the City to dedicate an entire city block as park was not an easy task, she writes:

Many will acknowledge readily that the conditions in their towns are “simply scandalous” and then go on to relate the old familiar story of poor sidewalks, ungraded streets, unsightly fences, etc. little thinking that because they are conscious of these imperfections they are the very once to set the ball rolling for change. [9]

The local significance of Patton Park to the community of Lake City can be attributed to three categories of significance.

1. Its character, interest or value as part of the development, heritage, or cultural characteristics of the City of Lake City.

Patton Park was the City’s first park [5]. Its development initiated the establishment of the City’s first Park Board, and an ordinance giving the park board authority, and funding [7 & 8]. In 1909, the City Council stipulated that 1/10th of the City’s income should be allotted to the upkeep of the City’s one park.

The unique character of Patton Park can be best summarized as its function as a public square, is perhaps one of the best known parks in Lake City due to its central location. It is commonly used as a point of reference when describing directions or other nearby buildings. In addition to the park being used as a local landmark, it is well known and used as a gathering spot for both informal gatherings, are more organized events, contributing to the cultural heritage of the park.

Several informal events occur each year in the park. Patton Park is a popular place for gathering and photo taking. It is a common spot to take both wedding photos, and is also a popular choice each spring for students from Lincoln High School to take prom photos.

In 2004, the City of Lake City was selected as a stopover for the Grand Excursion reenactment, which replicated the journey of an authentic Mississippi River paddleboat. Patton Park served as a host site for this event.

A memorial service is held each year on Memorial Day in the Park. It is organized by the local civic groups, including the Lake City Legion, Lake City Veterans of Foreign Wars (VFW), and the Disabled American Veterans Organization. A program is held in park in honor of those who lost their lives for the United States while serving the Country.

Town festival's, including the Lake City largest annual event, Water Ski Day's, utilized the park for its craft and vendor fair. During this weekend, the park is inundated with a craft market and vendor fair. In fact, nearly all of Lake City's festivals or events incorporate use of the park in some way.

2. Its identification with a person or persons who significantly contributed to the culture and development of the City.

Several people's roles were significant enough in the history of the park that without their vision and perseverance the park would not be what it is today.

Anna Underwood

Anna Underwood, and her husband Joseph Underwood, were early civic leaders and understood and appreciated plants, flowers, and trees. They later owned and operated the Jewell Nursery in Lake City and were successful at growing several cold hearty varieties of nuts, apples, and grapes.

Anna Underwood was an early member of the Improvement Club of Lake City. Later, this organization became the Women's Improvement Club, and later the Lake City Women's Club. The urn in what is now Patton Park was placed there by the first president of the Woman' Club Mrs. S.M. Sterret. It is filled with plants each year to honor past presidents of the club [3]. The acquisition of the park itself was a project started by members of the Woman's club, who asked for donations to assist the City with the acquisition of the property [6].

After the park was purchased by the City from the Patton's in 1898, funds started to be allocated and collected the development of the park, under the urging of Mrs. Underwood. Charles A. Koch, W. Perkins, J.M. Underwood, and others arranged for, and planted shrubs and trees supplied by the Jewell Nursery. The Women's Club sponsored a contest in 1907 to name the park, and "Oaklyn" was chosen due to the presence of several large oak trees.

By 1910, Mrs. Underwood writes of a band stand and “an artistitc, sanitary drinking fountian. Both of these items still remain elements in the park. Underwood writes of the band stand:

The whole town can now point with pride to “our” band stand, and when the many electric lights are turned on it is very attractive, and the “boys” when playing are inspired to do their best. The plan was drawn by one of the members of the park board. The floor is about five feet from the ground, which prevents its free use by the many children. There are portable steps for the band. [10]

Later, in the Context Study [13] the credit for designing the bandstand was given to C.A. Koch, who designed several homes in town, including 103 North Praire Street, 208 South Oak, and the addition to the Rahilly house at 304 South Oak Street [12].

Patton Family

Initially, the Patton Family homesteaded the land on which the Park is now located. The Patton Family, who owned the land originally, are worthwhile notes in the history of the park, as without their willingness to sell the park to the city, the land would have likely been developed. Later, in 1949, the park was re named in their honor.

The following excerpt if taken from the Lake City Common Council meeting Minutes of August 11, 1948. They represent both the history changing the name of the Park from “Oaklyn” to “Patton”, but also summarize the history of the Patton Family in Lake City. The minutes reflect that the Patton Family’s offer to make a donation in the amount of \$3,000 to the City’s Library, in exchange from re-naming the park in their honor. A plaque inlaid into a granite stone can be found in the Park, telling the story of the Patton’s and their settlement of what is not Patton Park. It reads as follows:

PATTON PARK
NAMED IN MEMORY OF GEORGE PATTON AND ELIZA KELLOGG, HIS WIFE

WHO CAME TO LAKE CITY IN 1856 AS TERRITORIAL PIONEERS – THEY PURCHASED AN INTEREST IN THE NEW TOWN SITE AND SELECTED THE SQUARE COMPRISING THIS PARK AS THE LOCATION OF THEIR FUTURE HOME. - ON THIS SITE. THE SAME YEAR, THEY BUILT THEIR RESIDENCE AND RETAINED THE ENTIRE SQUARE AS THEIR HOMESTEAD DURING THEIR LIFETIME.

FROM 1857 TO 1881 MR. PATTON, WITH HIS SON HIRAM T. PATTON, OPERATED A PIONEER STORE UNDER THE FIRM NAME OF GEORGE PATTON AND SON

AFTER THE SQUARE WAS ACQUIRED BY THE CITY, THE LAKE CITY IMPROVEMENT CLUB SPONSORED LANDSCAPING THE PARK.

SPECIAL CREDIT SHOULD BE GIVEN TO J.M. UNDERWOOD AND E.A. SMITH OF THE JEWELL NURSERIES FOR THEIR PART IN LANDSCAPING AND PLANTING, AND TO C.A. KOCH FOR HIS PLANNING AND SUPERVISORY SERVICE

THIS PLAQUE PLACED BY GEORGE PATTON
GRANDSON OF THE ORIGINAL OWNERS OF THE PARK SITE

COMMEMORATING MINNESOTA TERRITORIAL CENTENNIAL YEAR 1949

3. It's unique location, scale, or other physical characteristic representing an established and familiar visual feature of a neighborhood, a district, the community, or the City.

A town square style park is fairly uncommon in Minnesota. Although many historic river towns were platted using a traditional grid layout, few, if any, dedicated an entire block near downtown for park purposes. If the Patton family had not acquired the block and agreed to sell it to one property owner, the City, the likelihood that the park would be have ever been converted back to open space is unlikely.

The value of an entire city block, particularly one that is located near downtown, which has been kept preserved in its current form without being built on, or sold, contributes to the unique character of the park. Particularly, the City has often been in the position of needing additional space and has opted to keep Patton Park in its open state. Plans for parking to accommodate the downtown area, the need for more space at City Hall, or expansion plans of the Library, Police, Ambulance Garage, or Fire Station, each could have easily compromised the park.

The value of Patton Park is both can be summarized by its unique location, and beautiful landscape, but also its association with people who clearly understood the value of community open space and its cultural value for a community. Without early leadership by Mrs. Anna Underwood, and the political policies set by the City Council, Patton Park would likely be much different than it is today.