



City of Duluth  
Planning Division

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June 23, 2011

Preservation Commission Member  
Duluth Historic Preservation Commission  
Duluth, MN 55802

Dear Commission Member:

- I. Vice Chair Gannaway called a meeting of the Duluth Historic Preservation Commission for 2:00 Tuesday, June 28, 2011, in the Administrative Large Conference Room.
- II. Roll Call: Ken Buehler, Donald Dass, Drew Digby, Wayne Gannaway, Tim Meyer, and David Woodward

Members Excused: Carolyn Sundquist

- III. Public Hearings
- IV. Consideration of Minutes – May 24, 2011 - MOTION/Second Woodward/Gannaway to approve the minutes as written.
- V. Communications

Gannaway stated that they received correspondence from the City of Hermantown that they would like our expertise on. This is not on the National Register. It is a 1930's house built with bricks as this was the style of houses built in that era.

- VI. Old Business

**MOTION/Second:** Gannaway/Digby to **Add** the COA from Duluth Art Institute to the agenda. **Vote:** 6-0 Unanimous

They have received a COA from the Duluth Art Institute. This has been reviewed by city staff.

A. East End Survey III

Chuck Froseth is from the Community Development office. He has Macenzie Lucca with him. Macenzie did the fine tuning on this list which is from 2011. They are trying to locate the historic properties that are in this area and they still need to send out the list. Budget is a sensitive issue as we don't have funds for travel costs. The survey area contains approximately 36 city blocks and there are approximately 1,207 structures. Macenzie was asked when Phase 2 was completed and she stated that it was completed in 2008/2009. Woodward said that the contractor will be responsible for taking the pictures and Woodward added that digital images are the preferred format. They will check with

SHPO requirements as they should be the same as the National Register. The contractor must be qualified and there are requirements under the computer data base for local landmark nominations. The GIS layer can be handled in-house and they are not putting this in the proposal. This layer will be with City funding.

**MOTION/Second:** Meyer/Gannaway to **Approve** the East End Survey III.

**Vote:** 6-0 Unanimous

#### B. Hillside Apartments Project

Debra Kellner was hired as a consultant and she stated that these properties were not eligible for the National Register. Woodward said that the HPC is a party to this Section 106 and has consulting party status and we can comment as a body. Woodward said he does not fully agree with the consultant's findings. Kellner provides an historical record and references this under previous studies and surveys. Woodward stated that this neighborhood includes company town districts with stone retaining walls. Small properties fall within Cottages and Duplexes. These were built in this context and can be eligible in Criteria A. Gannaway said he believed that one or more of the properties fit into the context developed in a previous thematic study and therefore may be eligible for the National Register. Phase 1 cannot determine eligibility and the 3<sup>rd</sup> phase would be mitigation of the adverse effects.

The 106 Review was conducted as this is a federal undertaking. This was due to the need to have secure access to the building at all times.

Digby stated that Hamre sent out the Data Sheets and Gannaway asked if there was more information on this. Woodward said that the letter will be sent to SHPO and there is a level of concern here. Gannaway would like to go with Phase 3.

**MOTION/Second:** Gannaway/Dass to write a letter as a consulting party to the 106 process stating that the HPC disagrees with the findings of the consultant, that we believe the properties may be eligible for listing on the National Register under criteria A, and that the responsible agency consult further to resolve the adverse effect to properties in the area of potential effect caused by the Hillside Apartments project.

**VOTE:** 4-2 (abstaining, Buehler, Digby)

#### C. Lincoln Park area potential National Register district

Gannaway stated that the next step is to contact the business group. Chuck Froseth will follow up on this.

#### VII. Reports of Officers and Committees

A. Planning Commission (past issues and future issues) – Drew Digby

#### VIII. New Business

A. Historic Construction Demo Permit for 2229 W 2<sup>nd</sup> Street

This is for the Duluth Art Institute and Staff had reviewed this file. Wayne Gannaway said that the HPC was not provided the applicant's file prior to this meeting and that the application had been submitted for review only 14 days prior to this meeting. Samantha Gibb Roff stated that the Lincoln Building was purchased in 1993 by the City of Duluth. There have been a series of upgrades. They knew they needed to make updates and they went to find funding to update the windows which will be expensive. The windows had been broken. Heritage Door and Windows gave them a bid. They did look at other places but there was none that was better than Heritage.

Willet Houser has been working on restorations since 1998. They sent a representative to look at the building. She had been surprised that they came in under budget. They recommended that the windows be replaced. The windows that were installed had a deep channel which is difficult to take out. They would replace this with leaded glass rather than Zinc. This not only protects the glass but has a poly carbonate of 3/16" and the bid was lower. Heritage would have removed some of the oak trim inside and they did not have a venting system. Willet Hauser has a plan for that at the Art Institute. They will likely come back to the commission for the masonry repair. They have a budget of about \$400,000. McKnight has \$50,000 to start with for the visible windows.

They would like to move on the rest of the funding. Gibb-Roff stated that they are hopeful to move on this as soon as possible. The venting will be bronze colored. There is no structural support there. Inserts were created to fit into each section and are in terrible shape.

Wayne Gannaway asked if the windows facing North 23<sup>rd</sup> Avenue West were original (Windows #31-33 and 39 on the diagram dated 14 June 2011). Gibb-Roff said they were a replacement. Gannaway asked if those windows had true-divided panes. Gibb-Roff said no. The window coming was an applied decorative feature. Gannaway said replacing those windows with the same style, without true-divided panes or integral coming was not in keeping with the Secretary of the Interior's Standards for the Treatment of Historic Properties and therefore the HPC could not grant a COA. Woodward stated that the type of design isn't authentic. Meyer added that they should try to get it is as close to the original windows as possible. Gannaway stated that the aesthetics of matching existing windows is not the primary concern for the Secretary of the Interior's Standards for the Treatment of Historic Properties--matching the distinctive historical character and qualities is.

Buehler added that once the windows get replaced, the vandalism may happen all over again. It would seem logical to show a program of historical appropriateness. Meyer stated that the moisture is a problem as well as the masonry. That is why they want to get it done quickly. Gannaway said that the building would look strange until the whole building is done to the Standards. But it can be done in phases. Dass added that if the property is put on the National Register it may be eligible for Legacy funds, but that work must meet the Standards. Gibb-Roff said she would get a proposal for a replacement of the windows (#31-33 and 39 on diagram) facing North 23<sup>rd</sup> Avenue West from Willet Houser using true-divided panes and then apply for a separate certificate of appropriateness. But she asked that the HPC approve the COA for the windows facing West 2<sup>nd</sup> Street. Gannaway thought they might look favorably at this.

**MOTION/Second:** Buehler/Woodward to **Approve** the COA to replace windows facing West 2<sup>nd</sup> Street (#2-18 on diagram dated 14 June 2011) as outlined in the proposal by Willet Houser and date-stamped 14 June 2014. **VOTE:** Unanimous 6-0

IX. Other Business

Buehler gave information on an Open House Reception at the Depot including an Open House Reception, History Detectives program and updates on the current status.

Digby stated that there will be a six month UDC check-up before the next City Council meeting. Robertson introduced himself to the Commission and stated that he has been with the Planning Division for about 6 months and Spooner-Muehler for 2 months.

X. Adjournment. Motion/Second Buehler/Woodward to adjourn at 3:14

Respectfully,

*Wayne Gannaway*

Wayne Gannaway, Vice Chair