

Heritage Preservation Commission
September 26, 2017 Meeting Minutes
Council Chambers – Duluth City Hall

I. Call to Order and Roll Call

Chair Michael Poupore called to order the meeting of the Heritage Preservation Commission (HPC) at 2:02 p.m. on Tuesday, September 26, 2017.

Attending: Stacey DeRoche, Terry Guggenbuehl, Mike Malone, Michael Poupore, and David Woodward

Absent: Ken Buehler

Staff Present: Jenn Moses, Liz Bushaw and Cindy Stafford

II. Public Hearing

- A. PL 17-155 Historic Construction Permit for restoration of stairs at St. Louis County Courthouse, 100 N. 5th Avenue West by Bill Scalzo of Scalzo Architects

Staff: N/A

Applicant: Bill Scalzo addresses the commission. He requests a certificate of appropriateness for restoration on the county courthouse stairs. They are going to reuse as much of the existing granite as possible and replace as needed. Chair Poupore asks if SHPO needs to review this. Moses will contact them, but the HPC can proceed with the COA.

Public: N/A

Commissioners: N/A

MOTION/Second: Guggenbuehl/Woodward approve the certificate of appropriateness for the restoration of stairs at St. Louis County Courthouse, 100 N. 5th Ave. W.

VOTE: (5-0)

(Moved up in the agenda.)

- Leif Erickson Potential Nomination – Moses handed out a pamphlet to the commissioners and she asks them to look it over and give her their comments. Moses introduces Liz Bushaw who is a community planning intern and will be working on this nomination. She attends UMD and is studying urban studies. HPC does not have any comments or suggestions at this point.

III. Old Business

- A. Enger Tower Burial Mounds – Grant Application – David Woodward has information he can share by the end of the week. He needs to look up the deadline for small grants. Moses suggests to send Stacey DeRoche other examples so she can write up the proposal. The deadline is every other month. Moses suggests adding it to the November agenda.
- B. Lincoln Park Pavilion – Preservation Plan – DeRoche is working on it. Moses states the preservation plans we receive are usually in pdf form. DeRoche asks if someone else on the commission has worked on one lately. Moses states the city hasn't made a nomination since the 90's. Moses will review her files one more time and look for a word document. Woodward will also look in his files.

IV. Communications and Other Business

- A. Planning Commission Update – Terry Guggenbuehl gives an overview. The old Morgan Park School is up for a preliminary plat for apartments. It is not a historically listed building, but is part of Morgan Park's history. The final plat will be seen in about a month. Moses states it is nine parcels and 96 units. More details can be found on the city's website under planning commission staff reports for August. Moses states there will be a public meeting held by the developer on October 3rd. Moses will include the HPC members on the invitation. Chair Poupore would like to see the HPC notified by the planning commission and by the planning department of any upcoming demolition proposals in historic areas.
- B. Imagine Duluth 2035 (Comprehensive Plan) – Moses gives an overview. They are drafting the document. By the end of the year they would like to bring the plan to the city council for adoption. Woodward would like to see more focus on the acknowledgement of historic resources. Only two sections of the UDC address the HPC. Chair Poupore shares an ordinance from Excelsior, Minnesota. Moses explains that the comprehensive plan is a policy document--an ordinance is much different. The cultural resource policies will be forwarded from the 2006 comp plan. The UDC is an ordinance--the language from Excelsior would be more from a UDC perspective. Woodward mentions the Imagine Duluth 2035 website. One of the five topics could have been historic preservation. Moses states the new comp plan is an update. The focus groups were made to make changes. Section of the 2006 comp plan (including cultural resources) will move forward.
- Lake Superior Mississippi Railroad – elimination of railway through Mud Lake. Chair Poupore would like to suggest a local historic designation made by the HPC. Currently the railroad has been putting the research work together for designation but only the property owner or HPC can nominate. Guggenbuehl would like to see it on the upcoming agenda but would like more information. Brad Massengil of Lake Superior Mississippi Railroad addresses the commission and shows a photo of the LSMRR tracks over Mud Lake. He is available to meet next month. The HPC requests someone from the City attend as the City is the property owner; Moses will look into this. If HPC votes in October, SHPO will need to get a 30-day notice and neighbor letters (within 350 feet of the railroad) will need to be sent. The HPC must include any comments from Planning Commission and SHPO. Woodward reiterates those bodies are not deciding and just will receive recommendation. Chair Poupore states as much feedback as possible is helpful. Massengil states this was the first railroad into Duluth and originated in 1870. Burlington Northern and Scenic trains still operate on the existing line. The city wants to stop the track at eastern edge of Mud Lake (old boat club). They want to remove the railroad and create a trail. Moses would like a copy of the SHPO report that Massengil has which might be helpful to include in the HPC packet for next month.
- 101 E. Superior St. – old Grant Hotel. Chair Poupore states a new developer has purchased. That building is part of the downtown historical district. If they raze the building it won't be eligible for grant money. Chair Poupore would like to get communication from either the developer or the city. The Pastoret building is also included in the historical district. He has not received communication that anything is moving forward. The county has \$350,000 set aside to raze the building. Maybe instead they can use to repair the roof and make the building re-usable. He would like to

entertain ideas of how to be part of the conversation. Woodward thinks part of the newly acquired land is outside of the historic district. Regardless, effects to the historic district extends beyond the boundaries. Woodward reiterates the old Grant Hotel is within the district. He suggests getting SHPO's input.

- Lincoln Park Survey – Moses states the final version with the appendix is now on the website. They are wrapping up the grant. The HPC will need to officially adopt it.
MOTION/Second: Guggenbuehl/DeRoche accept the document as the final historic survey for Lincoln Park.

VOTE: (5-0)

- Woodward suggest moving forward with the next CLG grant. Moses states they set up Lincoln Park as Phase 1 which suggests additional phases, but the city wide survey is old. Moses recommends that if any match was found, the City should update its reconnaissance level survey. Any CLG requires a 40% match which the city doesn't have. In the past they have used CDBG money but a determination has been made that the surveys cannot be used for the City to do environmental review for CDBG projects, so this money is no longer available as a match.

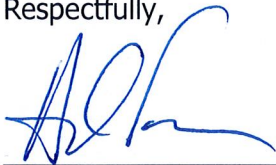
- C. Consideration of Minutes – August 22, 2017
MOTION: Poupore approve August 22, 2017 minutes.

VOTE: (5-0)

- D. Topics for October Meeting – Malone asks about Glensheen. On hold at this point.

- E. Adjournment at 3:06 p.m. (Next Meeting, Tuesday, October 24, 2017)

Respectfully,



Adam Fulton - Manager
Community Planning