

Heritage Preservation Commission
March 13, 2018 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 3:34 p.m. on Tuesday, March 13, 2018.

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

Absent: Ken Buehler and Zandy Zwiebel

Staff Present: Jenn Moses, Kate Van Daele, Liz Bushaw and Cindy Stafford

II. New Business

- A. Kate Van Daele presents a legacy grant request for new windows for the historic St. Louis County Jail. A legacy grant was previously received for the roof. A future housing project is a possibility for the site. The window project is slated to begin in the Spring of 2019, and will be completed at the end of 2020. If possible they want to retain the same glass to frame ratio. Jenn Moses states once windows are picked out, it will be coming back to the HPC for a certificate of appropriateness. Now the HPC is tasked with voting to show their support for the project. Owner Grant Carlson (since 2011) addresses the commission and thanks staff for their help. Stacey DeRoche would like to know what it will look like when completed. Carlson states they have hired two consultants who are working on a model. There is a local/national need for affordable housing. They hope to provide 30 single units in the existing building. David Woodward thinks the project will be challenging. He asks about parking, and the landscape surrounding the building. Carlson states they are still working on the details. Van Daele notes the building is located in a F-5 District in which parking isn't required. They are in talks with the county to expand their parking ramp. DeRoche asks if there are aspects inside the building which are worth preserving. Carlson states they are in contact with SHPO. They are more concerned about the exterior portion. The interior isn't as ornate as the Norshor Theater. The asbestos has been removed, but it still looks and feels like a jail. Chair Poupore asks if they plan to keep the underground tunnel. Carlson says as a residential use, they might not need it. Jail bars were brought up. Carlson states they are considered structural, and removing them will require a post and beam system be added.

MOTION/Second: Malone/Woodward support the legacy grant for the windows.

VOTE: (4-0)

III. Old Business

- A. Historic Nomination of Lake Superior and Mississippi Railroad (LSMRR) – Chair Poupore shares an update. The HPC is in support of a nomination, but they are waiting for the city's plan. One other option is the nomination can be brought in the form of a resolution to the city council, which would initiate the process. The HPC can assist the railroad in moving forward with the nomination. Woodward asks where the authority came from to not bring this forward to city council. The planning commission has not seen this item on their agenda. Moses says a mailing and public notice for the public hearing has not been done. Woodward would like to see city staff put the item on the planning commission agenda. Woodward shares the city is not the owner, but the manager of the property. The HPC nominates properties according to historical value. He feels the city is stopping the process before it even gets started. Woodward has run

into this challenge before with the fire houses and the pump houses. The HPC would like to invite Keith Hamre to their next meeting to explain why this isn't going on the planning commission's agenda. Woodward states it's the city council's decision, but they need the HPC's input and it's not getting there. Moses will invite Director Hamre to attend. Mike Casey addresses the commission and states he received an email from Director Hamre stating the owner is not in support, so this is the reason it's not going on the planning commission agenda.

- B. Lincoln Park Pavilion – Preservation Plan – Moses looked through the plan and has a few minor edits. She would also like to see the parks department input. DeRoche is waiting for more details.
- C. Enger Tower – Grant Application – N/A
- D. Pilot Program for Rehabilitation of Historic Homes – Moses gives an update. Councilor Zack Filipovich is proposing a plan for historic one- and two-family homes to receive a 50% discount off building permit fees. Last Friday the city applied for a CLG grant. They would hire a historic consultant to see which homes are eligible. The property owner would have a list specific to their home. The city is waiting to hear about the status of the grant. Chair Poupore asks if something could be added to the UDC to help guide the historic rehab process. DeRoche asks what kind of work could be proposed for projects. Moses states the value would be whatever is included on the building permit. The homeowner would be asked to describe project and repairs that are needed. The scope would require more than just cosmetic changes, and would not include paint, carpet, and tile, etc. The maximum discount will be \$500 discount on building permits.

IV. Communications and Other Business

- A. Planning Commission Update – Zandy Zwiebel is the new HPC representative.
- B. Imagine Duluth 2035 (Comprehensive Plan) – Moses gives an update. The plan was approved by the planning commission last week, and will now go to the city council for approval.
- C. Consideration of Minutes – January 23, 2018
MOTION/Second: Malone/Woodward approve the January 23, 2018 minutes.


VOTE: (4-0)

- D. 2018 Work Plan – Moses would like to invite the HPC to meet with the public arts commission to work on joint projects. Moses will add it to the next month's agenda.

V. Adjournment at 4:38 p.m.

(Next Meeting Tuesday, April 10, 2018, if applications are received.)

Respectfully,



Adam Fulton - Manager
Community Planning