



City of Duluth
Planning Division

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Heritage Preservation Commission
August 26, 2014 Meeting Minutes
Room 303 – Duluth City Hall

I. Call to Order

Vice-President Chairperson Ken Buehler called to order the meeting of the Heritage Preservation Commission (HPC) at 2:05 p.m. on Tuesday, August 26, 2014. Chairperson David Woodward arrived at 2:13 p.m.

Roll Call

Attending: Laurie Boche, Ken Buehler, Kristi Johnson, Patricia Mullins, Michael Poupore, Thomas Vaughn and David Woodward

Absent: N/A

Staff present: Jenn Moses, Charles Froseth and Cindy Stafford

Visitors: Robin Manilla

II. Public Hearings

None

III. New Business

A. Review of Program Agreement for Pier B - Section 106 Process: HPC as a Consulting Party. Sandy Hoff and Alex Giuliani give a brief overview. The site includes 7.4 acres. Eventually they hope to adaptively reuse the four silos. The site will include a 140 room resort hotel with a banquet center, a waterfront restaurant with onsite parking. They plan to shallow the water depth of Slip 2 to reduce cost of break wall repairs and add a pedestrian bridge for access to Bayfront Park. The façade will be consistent with historic buildings on the waterfront. The silos are an iconic landmark. They are keeping the linear appearance of the piers. Charlene Roise of Hess, Roise and Company discusses the Section 106A handout. The steps are to identify historic resources, evaluate the effects of the proposed project on historic resources, and attempt to avoid or minimize adverse effect and implement mitigation to compensate for unavoidable adverse effects. Section 106 A is a long process. The developers, the Corps of Engineers, and the State Historic Preservation Office (SHPO) are entering into a programmatic agreement that will allow the pier wall stabilization to begin while Section 106 A review is being completed. They would like two things from HPC - party of the programmatic agreement and represent the public. Role will be limited, but voice will have a heavy weight. They wish the HPC to be a consulting party. Roise will provide the HPC with the final programmatic agreement document once she obtains completes it. Roise states an Environmental Assessment Worksheet (EAW) is or will soon be underway. The EAW will be presented to the Planning Commission at their September and October meetings. Woodward notes the next step will be to see a Section 106 A final draft. He would like the HPC to be part of the conversation moving forward. The

conversation would be public and in front of the HPC. Woodward notes his archaeological concerns and Roise notes the Corps of Engineer archeologist said there was no archaeological potential. Woodward thinks that is interesting and should be looked at closely. Mike Poupore asks when the site plan and elevations will be available. Roise replies within the next month. The developers hope to attend the next HPC meeting.

MOTION/Second: Woodward Buehler that the HPC will be a concurring party for the Pier B Programmatic Agreement.

(VOTE: 7-0)

B. Potential Nominations:

- a. Skyline Parkway – Doug Stevens submitted an incomplete application and was advised to continue to work on the nomination. Jenn Moses notes the challenges involved with Skyline Parkway. It's not all platted streets and crosses private parcels with easements. They are considering grant opportunities to help with legal descriptions.
- b. Wheeler Field and Wade Stadium – Kristi Johnson spoke with Anthony Bush who is a historian and a baseball fan. He would like a historic designation for Wade Stadium. Carson Park in Eau Claire is a similar stadium and was listed on the national register in 2003. Johnson shares pictures of the old Wade stadium sign which was removed in 1993. The sign can be restored and returned to the stadium's interior. There was 2.5 million bonding bill approved for Wade stadium. It's a prime time to get it nominated for tax credits and legacy funds. Patricia Mullins notes the feel of the old stadium charm, and would like to preserve it. Woodward would like to have more conversation with the city parks and rec about the property. Johnson, artificial grass will be going in, but she doesn't think it will affect the historic aspects of the building. Bush is willing to do the legwork but would like some help with the HPC overseeing it. Marianne Norton and Deb Kneller are good resources for him to contact. Woodward notes the local designation is less lengthy than the national document and is only about 15-20 pages.
- c. Chester Bowl Ski Jumps – Lots of media talk lately including interviews with former ski jumper, George Hovland. (Buehler had to leave the meeting during this discussion and missed the remainder of the meeting). Woodward states without designation, we have no legal backing to save the ski jumps and notes the large liability issues involved.
- d. Duluth Parks and Recreation Nominations – Woodward reported the John Jacobs Astor grant was not funded. There was a software glitch and we can resubmit in October. Woodward will submit the Enger Tower application at the same time. Both grants are approximately \$10,000. The focus will be on site integrity and finding the extent of the cultural material. Woodward was at the Fon Du Lac site in July. He found trade beads and fur trade ceramics eroding out of the banks into the St. Louis

River. More specifically at 133rd Ave West this area should be the focus of archeologic investigation. He notes it is a tri-fecta of cultural resources: early fur trade, and then later development with the railroad and a general store, and a Native American (Ojibwa) village. There will be challenges, because there is a right of way/gravel road that goes through private property. Phase one would require permission. Froseth notes Mission Creek is in the area and there is tax forfeited land on either side of it. Pourpore asks if we should include an inventory of all parks. Woodward: yes all parks, including Portland Square and Park Point Community Center, Merritt Park and Morley Heights. Poupore stated the Commission should publicize the HPC's positive role on projects.

Froseth suggests a Summit. Woodward asks the members to come up with five or six bullet points on what the Summit should look like. Johnson suggests inviting entities who have gone through the process and have had success stories. Woodward notes Tycoons could be invited to talk about the positive aspects of designation.

- G. St. Peter's Church (moved forward in the agenda): Robin Mainella is present and is a strong proponent of saving the church. Woodward notes to move forward with the nomination, a public meeting is needed. A notice can be sent to property owners within 300 feet of the site. Woodward has requested a response from the city attorney and hopes he can attend the public meeting. A date was chosen for September 17th, 2014 at 7:00 p.m.

- C. Traphagen Building Fire – natural register property and local landmark. To rehab the structure they will need a request for proposal. The interior was most heavily damaged, but they will need to replace the windows.

IV. Old Business

- A. Update on Carter Hotel – no new news – remove from agenda.
- B. Pre-nominations for Other Properties in Duluth
- C. Update on Phase V CLG Grant - Historic Survey/Inventory - Froseth will forward the draft.
- D. Update on Duluth Ethnographic Study/Indigenous Commission – Woodward has received calls from people who are concerned about the study. Froseth thinks it has been resolved and the contract has been signed. He will follow up. Woodward notes it is important to get TCP's (traditional cultural properties) used by indigenous people in the system.
- E. Update on Legacy Grant Proposal for the Astor Park Phase I Archaeological Survey – already discussed. Woodward would like at the minimum five properties nominated.
- F. Update on Legacy Grant Proposal for the Enger Park Phase I Survey – will be submitted with John Jacobs Astor proposal in October.
- Johnson received a call from a realtor who is listing 1415 E. Superior Street. They were interested if it was a designated property which could then receive

funding. It is not a designated property. The prospective owner may be interested in receiving designation. The most recent survey by Summit Enviro Solutions states the property is listed as ineligible for designation. Johnson feels local designation could be more lenient and it could always be considered. Woodward notes the survey for the national register which deemed it ineligible was done in its current condition and doesn't necessarily apply to its future condition. Johnson thinks ineligible is misleading and clarification is needed.

MOTION/Second: Woodward/Boche change website to reflect what it means when a property is listed as "ineligible".

(VOTE: 6-0, Buehler absent)

V. Consideration of Minutes – June 24, 2014

MOTION/Second: Mullins/Vaughn approve minutes.

(VOTE: 6-0, Buehler absent)

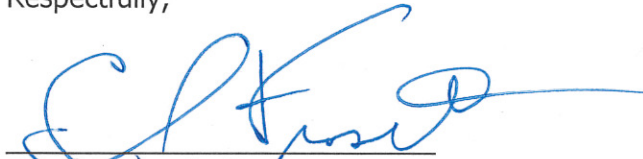
VI. Communications

VII. Reports of Officers and Committees
A. Planning Commission Update from Mullins.

VIII. Other Business

IX. Adjournment
Meeting adjourned at 3:50 p.m.

Respectfully,



Charles Frøseth, Secretary