



City of Duluth  
Planning Division

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Heritage Preservation Commission  
October 28, 2014 Meeting Minutes  
Room 303 – Duluth City Hall

I. Call to Order

President Chairperson David Woodward called to order the meeting of the Heritage Preservation Commission (HPC) at 2:00 p.m. on Tuesday, October 28, 2014.

Roll Call

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

Absent: Ken Buehler

Staff present: Chuck Froseth, Steven Robertson and Cindy Stafford

II. Public Hearings

A. PL 13-134 Local Historic Designation of St. Peter's Church (Public Meeting Held September 24, and Planning Commission Comments Received October 14, 2014)  
Chair Woodward states after the HPC meeting, it will go to the city council for their consideration. The city council will have two readings on the topic. Chair Woodward will attend the council meetings and he encourages other HPC members to attend also. Chair Woodward notes the owner or an owner's representative is not in attendance. Chair Woodward opens the floor to public comment.

Public:

Robin Mainella - is very much in favor of the nomination and she has been waiting for this for four years.

Rachel Phelps - UMD student feels the building is architecturally and culturally significant and is in favor of the nomination.

John Signorelli – grandfather was the original stone mason. He is very much in support.

Gary Carino – is in big support of landmark status.

Chair Woodward opens up the meeting for commissioner comments: Kristi Johnson notes the architecture and important purpose in community. She reiterates giving it local status opens it up for tax credits and other incentives for redevelopment. This status will make it more attractive for someone looking to take on a project. Chair Woodward notes the church was built as a reaction to an ethnic separation. Marginalization of the building is continuing. Re-use of the building and incentives are great ways to receive tax credits and legacy funds. Duluth is known for its Bluestone construction. The building was constructed by masons from the Italian community. There are multiple layers of importance. He hopes to celebrate the heritage by making it a landmark within the city. Patricia Mullins finds it disappointing that the owner or an owner representative isn't present. The lack of communication is unfortunate. Mike

Pourpore hopes this serves as an awakening for processes of city condemnation; including, factors of demolition by neglect. The city needs to look at their policy on demo especially when resources are available. Chair Woodward feels this property is a prime candidate for adaptive re-use. Tom Vaughn asks what will be done with the property. Chair Woodward states if it's given landmark status, any adjustments done to the property will require a certificate of appropriateness from the HPC. Vaughn asks how this property would make money. Johnson states it opens it up to entrepreneurial spirits. Chair Woodward stresses the HPC can't not nominate it, because it's an integral part of the HPC's role. He notes other public buildings have been adaptively re-used for example turning a church into a dance studio. This building could be a non-profit organization for an Italian heritage center. Chair Woodward notes there have been multiple attempts to contact the diocese. He wants to keep the door open and would like to work as partners with the owner. Mullins states there is a careful marriage between property rights and preservation. Mainella (visitor) notes in 2011 the building was listed as one of the top ten most endangered properties in Minnesota. She would like to see the structure reused as a cultural center and a museum. The building's history and artifacts can be shared in exhibits to invite visitors. Educational field trips could be implemented as well as an offering of Italian classes, workshops, and cooking classes. Chair Woodward notes the first step is nomination. Charles Froseth notes the seven points listed in Chapter 50 of the UDC. He reads the points to the commissioners.

**MOTION/Second:** Woodward/Bouche - St. Peter's church is eligible for local landmark status based on the UDC criteria listed under: a, c, d, and g.

**(VOTE: 5-1 Vaughn opposed)**

III. Unfinished Business

- A. PL 14-053 Local Historic Designation of UMD Limnology Building (Public Hearing Held on May 27, Room 303, and Planning Commission Comments Received June 10, 2014). Waiting for Consent from Property Owner (University of Minnesota) Doug Aretz a representative of Duluth Fish and Seafood is in attendance. He addresses the commission and invites Chuck Froseth to comment as well. Aretz states they have another meeting set up with UMD. Chair Woodward would like to attend the meeting with the university rep. He is unsure about where the university stands. There has been another interest in the property. Aretz welcomes Chair Woodward's input. Johnson states the property is already on the national register. Froseth notes the adaptive re-use for community. The property needs to be granted local landmark status and then a special use permit will be needed. Froseth suggest speeding up process by moving forward with the resolution based on one of the seven UDC criteria/conditions with a caveat for waiting on the blessing from the owner.

**MOTION/Second:** Woodward/Bouche move forward with nomination for local landmark status adding a contingency for approval from UMD based on criteria a, b and c – as listed in the UDC chapter 50.

**(VOTE: 6-0)**

IV. New Business

- A. Annual SHPO Report – Chuck gives an overview. He will have a direct report next month.
- B. Lester River Golf Course – Holding pattern. Chair Woodward would like to see other properties nominated, too.
- C. Potential Nominations: Rachel Phelps – UMD student - gives an overview. She is  $\frac{3}{4}$  complete. She has received national recognition and was given an award for researcher of the year. Properties are inherently useful to the growth of Duluth and include various multi-family dwellings. Nominations include:
  - 1. Duluth Fire Stations – Multi property nomination
  - 2. Multi-family dwellings
  - 3. Municipal reservoirs and pump houses (Lakewood pump house)
  - 4. Work Peoples College
  - 5. Multiple parks and recreation properties

Chair Woodward notes once the nominations are complete, the HPC will review. Work Peoples College can stand alone its nomination. Phelps is excited about the project. Chair Woodward states we hope to move forward at the next meeting. Per Johnson, she now works for the Historical Society and she suggests newly nominated properties can be showcased at the Historical Society depot building. Mullins states it would be a great way to harness the good stories and find a way to showcase them to tourists. It could be an organized draw to the city. It would also make the HPC's nomination process much easier. Chair Woodward suggests a legacy grant for a heritage plan. He notes the university plan for a \$300 - \$400 thousand grant to showcase Duluth's history. This could be a banner year for nominations.

V. Old Business

- A. Potential Nominations:
  - 1. Skyline Parkway – Chuck not sure where they are standing. Pourpore notes it is a huge project. Chair Woodward suggests a small grant (\$7,000) to complete a study for a legal description. Poupore will check on.
  - 2. Wheeler Field and Wade Stadium – Johnson will forward information on Wade Stadium.
- B. Update on Phase V Historic Survey/Inventory - Andrew Schmidt from Summit Envirosolutions, Inc. addresses the commission. He recaps his report. The methods utilized were similar to phases III and IV. There were lots of potential historic properties. A field study was conducted and additional research was done on interesting sites. Building permits weren't available for 1880 properties. Other avenues were explored. Several properties were nationally listed, and several were possible for nomination at the local level. The recommendations are listed in the report. Chair Woodward inquires about Bobby Zimmerman's house. Local designation is recommended. The home was occupied for the first five years of Dylan's life. Johnson states if it not listed as possible local or national designation, should it even be in the report? She doesn't want to discourage the property owner for applying for nomination. Schmidt notes a



statement was added to the report (on page 6) regarding properties could become eligible in the future. Johnson comments if there is a list on the website for ineligible national and local designation this statement should be included noting it could be eligible in the future. Johnson suggests using the words not "currently" eligible. Steven Robertson will note on the website. The same statement should pertain to other phases, too.

**MOTION/Second:** Woodward/Vaughn accept the report as phase V.

**(VOTE: 6-0)**

- C. Update on Duluth Ethnographic Study / Indigenous Commission
- D. Update on Legacy Proposal for the Astor Park Phase I Archaeological Survey – Chuck received paperwork back.
- E. Update on Legacy Proposal for the Enger Park Phase I Survey – delayed until January.
- F. Historic Summit Proposal - keep on agenda for next time. Chair Woodward urges commissioners to bring forward ideas.
- G. Discuss Future Phase VI (Spirit Valley?)

VI. Communications

- A. Reports of Officers and Committees
- B. Planning Commission Update
- C. Consideration of Minutes – September 30, 2014

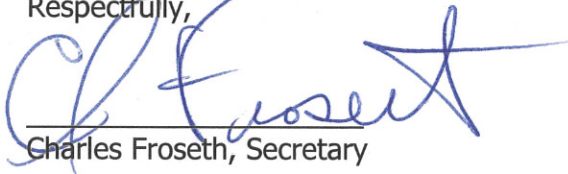
**MOTION/Second:** Woodward/Vaughn approve minutes.

**(VOTE: 6-0)**

VII. Other Business

- A. Annual meeting in November. Does the HPC want to make any changes to the bylaws? Chair Woodward would like for members to look at the bylaws and set up a to-do list for next year.
- B. Next steps needed or next items required for next meeting?
- C. Adjournment – Meeting adjourned at 3:38 p.m.

Respectfully,



Charles Froseth, Secretary