



Heritage Preservation Commission  
January 27, 2015 Meeting Minutes  
Room 303 – Duluth City Hall

I. Call to Order

Chairperson David Woodward called to order the meeting of the Heritage Preservation Commission (HPC) at 2:00 p.m. on Tuesday, January 27, 2015.

Roll Call

Attending: Ken Buehler, Terry Guggenbuehl, Kristi Johnson, Michael Poupore, Thomas Vaughn and David Woodward

Absent: Laurie Boche

Staff present: Kyle Deming and Cindy Stafford

II. Public Hearings

None at this time.

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). No action needed from Commission (motion made to recommend); waiting for consent from property owner (University of Minnesota). Per Kyle Deming, nothing new.

IV. New Business

A. Short Update Presentation from the Developers of Pier B. Sandy Hoff addresses the commission and gives a brief update. The site work has begun. 4,000 cubic yards of fill have been brought in. Construction activity is slated to begin mid-February. Charlene Roise of Hess, Roise and Company (Historical consultants) addresses the commission. They have been hired to help work on the 106 process. She distributes a letter from the Corp to SHPO which was written after their December meeting. A cultural resource assessment of potential effect was needed. They completed the assessment, and noted a number of resources in the Harbor may be eligible for the National Register. It was determined their project will not have an adverse effect on them. SHPO agreed. Effects were then looked at in relation to the Huron Portland Cement Terminal which has been determined as being eligible for listing on the National Register. Also historic slips 1, 2 and 3 and the piers within that boundary. The Corp and SPHO gave permission to start working. They accepted the fact that the bagging house and the train shed would come down. A documentation study was completed which will be housed at the Minnesota Historical Society. An archival record will be preserved. They are working on the final design for the bridge and also a mitigation plan. A lot of which has already been done. Chair David Woodward asks if there was a resolution for the designation of the slips as an archeological site and asks if there will be mitigation and a phase 2. Roise states yes, it's

eligible, but there will be no phase 2. SPHO has concurred. In regards to interpretation, Chair Woodward asks if a consulting firm can be hired to develop a plan at a professional level with steps to implement it. Roise states they will make sure the level of interpretation is appropriate. The developers are interested in celebrating the industrial area, but notes it's a hotel first. They would like to see the history embedded in the site. Chad Scott (designer) welcomes questions. Chair Woodward would like to see the final bridge design and would like to be kept updated. Scott handed out bridge design sketches to the commissioners. Rocks in the slip will dissipate the wave energy. Mike Poupore states he would like to see any changes that have been made to the hotel, since the original plans were shared. The developer will come back once final plans are secured. Alex Guillani (developer) states the financing has not changed. Poupore was under the impression it wasn't under a TIF district. Guillani states yes, this hasn't changed. It is a 29 million dollar project and is comprised of high-design quality. The masonry will be stunning. Ken Buehler asks what will go in old office building. Guillani states, possibly a spa, or a sales office for kayaks and paddle boards. Chair Woodward thanks the presenters.

- B. Comments on the Proposed National Registry Designation for 4 West 2<sup>nd</sup> Street, Masonic Temple (One Commissioner Must Meet Federal Standards for History, and One Commissioner Must Meet Federal Standards for Historic Architecture or Architectural History). Chair Woodward states he meets the minimum qualifications for history. Another commissioner is needed for architectural history qualifications. Poupore is not registered, but does have a degree. Kristi Johnson thinks she may meet the minimum standards. Deming would like a resume and qualifications in hand at next month's meeting in case SHPO requests it. Chair Woodward notes SPHO had concerns with the doors which were modernized in the 70's or late 60's. The turrets were removed in the 60's. According to Michael Koop (SHPO), these things knocked it off the list for consideration in the past. The building committee declined the status, but Chair Woodward states it turns out they were on the local landmark list all along. Deming states they have until March 6<sup>th</sup> to comment. Tabled until next meeting.
- C. Carter Hotel Finding of No Significant Impact comment period. Chair Woodward gives a brief update. The Fond du Lac band purchased the Carter Hotel which is in a historic district. The Sears building (where the casino is) and the Carter Hotel are contributing elements to the district. They are proposing to make it reservation land. It will become sovereign territory. Their plan is to demo the hotel to make a parking lot. It will leave a "missing tooth" in the historic district. Large sections of the roof have been removed and the building is beyond repair. They are proposing to make mitigating offers. They will do a document level 2 MN history property record of the structure. A website will be created, which is an interpretation of the site from the band perspective, which seems irrelevant to the commercial district. They will preserve the Clayton-Jackson-McGhie Memorial in all phases of construction. If under reservation control, City building codes are not enforced in the rebuild. Johnson states, they would follow the State Building Code. Poupore states the IBC on a federal level would be in effect. New construction would minimize additional adverse effect to the district. Chair Woodward questions why the city was kicked out of the negotiations. Deming notes this is an informational document that was addressed to Chair Woodward. No action taken.

- D. Potential Nominations; discussion and review before starting official nomination process. The goal is to nominate several this year. Rachel Phelps, intern, has completed the nomination forms for three designations including: the Work Peoples College, the fire houses, and pump-houses and reservoirs. Per Chair Woodward, the commission will review the applications. Draft application to request a pre-nomination meeting for next month of the owners (public works for the water, fire houses – rep from fire department). The HPC will “sell” the benefits to the owners by explaining the available grants and funding. Buehler proposes the pump houses first. Phelps agrees either the Work Peoples College or pump houses should be first. Chair Woodward notes the shutting down of upward Woodland Fire Station and the importance to getting it on the list before it’s sold to a private party. A commissioner asks about the status of the Wade Stadium designation. Chair Woodward states it needs reworking to include an argument for why it should be listed. Phelps agreed to look at it again and work on the argument as well as going through the 7 criteria points for local designation. Pre-meetings with the property owners are needed. Deming clarifies which ones the HPC are focusing on at this time. The pump stations and Work Peoples College will be slated for February’s meeting.
- E. CLG Grant Application for 2015. Chair Woodward would like to propose another grant. They have been successful in obtain a \$20,000 grant three years in a row. Anything over \$40,000 would need to be approved by City Council. Chair Woodward will write the proposal and forward it to Deming. He would like feedback from planning staff on which areas should be next. Chair Woodward thinks they could dovetail with the City’s small area plans and possibly target the Lincoln Park neighborhood. (Buehler leaves the meeting at 2:57 p.m.). Chair Woodward will discuss with the commissioners which areas they feel should be targeted.
- **MOTION/Second:** Woodward/Johnson make motion to add Sacred Heart Music Center to the agenda.

**(Vote 5-0)**

The building will be going through roof replacement and tuck pointing rehab. Johannes Aas shares the plan with the commissioners. Regular asphalt shingles are on the building now, which were installed 25 years ago. The photographs pertain to the need for repointing. Some areas of grout have disintegrated completely. Bricks have been lost. The bell tower had some damage. The interior walls on eastern side were deteriorating. Their goal is to stop water from getting behind the bricks. They want to stop the inflow of water by using exterior downspouts. They have replaced the rotting floor. Johnson asks if the building has ever been sand-blasted. No. The cleaning process would involve washing it. (Tom Vaughn leaves at 3:11 p.m.). Chair Woodward notes the shingles on the Depot. Per Johnson, the shingles are made from a cement composite, but some of it is deteriorating. Originally they were asbestos concrete shingles. Sienna shingles from GAF have been picked out for the music center. The funding has been granted by legacy grants through the Minnesota Historical Society. Per Deming, this is an informational presentation only, action can be take next month. The commissioners thank the presenters.

V. Old Business

- A. Update on St. Peter's Church – Chair Woodward gave overview. The designation was declined at the City Council meeting. He suggests taking this item off the agenda moving forward. Poupore would like to offer alternative solutions for initiating different plans and ideas. Change the protocol to protect older buildings. Chair Woodward states the HPC's main tool is solely to nominate properties. Chair Woodward found it concerning that rather than vote on it at their 12/15/14 meeting, they decided to create a committee of the whole to gather information for January. On 12/15/14 another committee of the whole gave a presentation on how the HPC is run and how local landmark status works was given by Planning and Construction Services Director. He ended the workshop stating the job of City Councilors is not to vote against the property owner's wishes. Chair Woodward feels this is his own interpretation and not in accordance with the law. He feels this is a problematic interpretation of HPC law. He would like this body to be partners with the City, and it doesn't seem to be at that point yet. Johnson introduces the topic of the downtown library building and if this body should weigh-in on the new design. They can request to be included in the decision. Chair Woodward notes the library is in close proximity to the Depot which is on the national register.
- B. Update on Historic Preservation Open House – Workshops – N/A (omitted due to time constraints.)
- C. Update on Duluth Ethnographic Study/Indigenous Commission – Mike Palermo of the Community Development Division addresses the commission. They have been awarded State Legacy funding and are conducting oral interviews. Bruce White, consultant on the grant, has been asked to look into the Enger Tower mounds identified in a newspaper story from decades ago. Chair Woodward may apply for a grant to perform sub-surface testing of the park. This study will not disturb the ground. Bruce White plans to attend the next HPC meeting to answer any questions. Chair Woodward feels knowledge can be gained by the city of Traditional Cultural Properties (TCP) within city limits. TCP's are as eligible as sacred art. He asks if White has been considering TCP's. Palermo will follow up with White.
- D. Update on Legacy Proposal for the Astor Park Phase I Archaeological Survey – Kathy Bergen, Director of Parks and Rec is in attendance. Chair Woodward noted phase I (determining what is there and what may have been disturbed) for the project is in the works. Funding has been secured through a Legacy grant. An RFP is needed by Chuck Froseth. Chair Woodward will recuse himself moving forward since he is seeking funding. Deming asks about the scope of the project. Should adjacent park properties be included? Chair Woodward thinks it should be limited to city-owned property which surrounds the park. Fur trade post is what they are focusing on which is 2-3 acres at the most. Artifacts are eroding out of the river banks. The site has the potential to be a premier heritage site. \$8,500 grant will just focus on the park itself and not surrounding properties. Shovel testing will be performed. Per Bergen, city code requires permission be granted by the Parks and Rec Department. Per Chair Woodward a State archeological permit is also needed. Bergen also notes that Froseth should update the Parks Commission and keep them in the loop. Chair Woodward also notes Wade Stadium's local landmark designation proposal and moving forward with it in the

next couple of months. The City Parks Department will be seeking additional state funding.

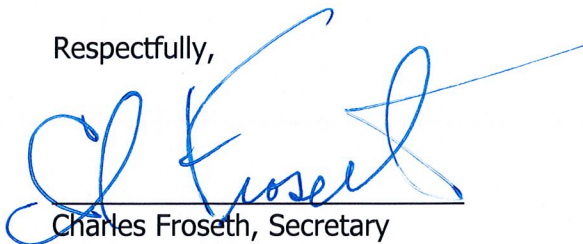
- E. Update on Legacy Proposal for the Enger Park Phase I Survey – Small grant \$9,000 for footprint of the entire park. Proposal will include gpr intensive historic search and mapping contour project and will locate potential mounds. Chair Woodward would like to work in conjunction with the Parks Department considering the golf courses, Chester Bowl, Lester River and Lincoln Park to determine if they should be included on the local landmark list. Bergen notes many projects are ongoing in the parks and she wants to make sure the park commission is in the loop with any proposed archeological study. There are educational opportunities via kiosks that would add to the enjoyment of the park, but they don't have the in-house capacity. Per Chair Woodward, an excellent use of legacy funding is to do interpretive planning. He thanks Bergen for attending.

VI. Communications and Other Business

- A. Reports of Officers and Committees – N/A
- B. "Historic Preservation and HUD" audio conference CD available – Kyle briefly mentions.
- C. Planning Commission Update – N/A
- D. Consideration of Minutes – November 25, 2014  
**MOTION/Second:** Woodward/Guggenbuehl motion to approve the minutes.
- E. Items on the Agenda for February 24, 2015 meeting – N/A
- F. Adjournment – Meeting adjourned at 4:02 p.m.

**(Vote 4-0)**

Respectfully,



Charles Froseth, Secretary