



City of Duluth
Planning Division

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SPECIAL MEETING

Preservation Commission Member
Duluth Historic Preservation Commission
Duluth, MN 55802

Chair David Woodward called a special meeting of the Duluth Historic Preservation Commission for 2:30, Wednesday, March 28th, in Room 303.

I. Call to Order

~~II. Roll Call: Drew Digby, Wayne Gannaway, Carolyn Sundquist, and David Woodward~~

Excused: Donald Dass, Tim Meyer

Absent: Ken Buehler

III. Public hearing

a. Sacred Heart Certificate of Approval

i. Preservation Plan (Sacred Heart)

Knowl Knutson, architect, John Kelley, Planner, Dave Woodward - Archiologist background, Carolyn Sundquist, volunteer, Drew Digby, Planning Commission, representing the HPC, Wayne Gannaway, Vice Chair and historic preservation historian. Dave Woodward, archiologist background.

Knowl Knutson stated that they realized how much deterioration has been done. Gannaway stated that a couple of years ago they realized the deterioration that had been done to the building. Gannaway asked about the condition of this. Knutson stated that the early years everyone was burning coal. As you can see, it had disfigured the brick. It was deteriorating and that the stone anchors on the easterly side and are a consistency of corn flakes. Woodward asked why this was on the easterly side of the building, Knutson stated that the there was erosion of the mortar. Woodward asked why on the east - Knutson stated it comes up blowing off of the lake. Most of the work will be interior. They put in cables for the A couple of years ago they realized how much of it had deteriorated. Gannaway asked about the structural support and Knutson stated that it is the current condition. They put in cables for the worst of it.

The building inspector went in the tower and it was pretty bad. They were concerned about the compression values. Now they have proceeded to put in cables in solid brick and anchored. They would not only support the stone work, but also have a framework. They connected these between them and have a rigid frame. They will hopefully salvage the brick. At this point all the brick will be re-laid and salvage most or all of the brick. They have done extensive work on getting the same brick. He added that the water will run through it and not pool in tower - there will be rubber lining in it.

Knutson stated that they need to patch the ceiling and the walls and steaming of the stairways and they have a priceless organ. There was water dripping off the walls. He is concerned about having all the structural items taken care of. On the easterly side facing directly east, someone replaced the brick before. They ignored the joints which are white and does not match with the rest.

Gannaway stated that they use the appropriate mortar. Knutson said that the corner molding will be put back in place which will match it with the brick. They will match the brick and it will be easy to match. They have this as phase 1 and then come back with phase 2. Sundquist stated that this should be a Certificate of Appropriateness. Note that this may not meet standards - She respectfully suggested that it needs to meet the standards.

MOTION/Second: Sundquist/Woodward to **Approve Sacred Heart's application for the Certificate of Appropriateness for Phase One for the Tower Project** for the Preservation Plan for the Certificate of Appropriateness.
VOTE: 4-0 (Unanimous)

Keith Hamre stated that the Grant acceptance will go before the City Council on April 9th. They will also approve the agreement between the City and Sacred Heart. Woodward stated that he will like to see the approval. They like the project and would like to see the Certificate of appropriateness. They would like to see an updated survey - the Historic Structures Report. Sundquist stated there was a copy that came to Duluth only to the HPC. Hamre stated it was for the fon du lac reservation. The Care facility received some stimulus dollars and they are now in legal action.

There are staffing issues with the lack of preservation experience. They would like to bring up their recommendation that historic preservation be imbedded in the new position.

Woodward stated that we need to revisit to bring back Chapter 28.A. This was changed and it needs to come from the planning department and through the Planning Commission. We need to bring this back and we need to know the process. Sundquist asked how we can have any continuity with these changes? They believe that this needs to come from the Planning Commission and we need to know the process. Mike Koop is supportive of this issue and somewhat disturbed by it and that SHPO would write letters. We need to know the process. Kelley stated that they will take notes and follow up with them. Mike Koop is supportive of this issue and somewhat disturbed by this.

Sundquist suggested that when the new department manager comes in, there is no continuity with different planners coming in. Kelley stated that they would follow up with them on their questions. Mike Koop is somewhat disturbed by this and SHPO will write a letter in support. When the new planning director comes in to meet the planning staff and the HPC they will work with them.

Sundquist stated that there is a list of properties of historic properties. Woodward stated that this will need to be updated. Hamre stated that there should be a list. There is a list in the Clerk's office to see if there are any HPC candidates. Hamre stated that they have applications and there are people interested. Sundquist stated that SHPO has certain criteria for nominations. Woodward stated that they would like to be in the conversation. Gannaway informed the members that he was not able to get the grant in on time. They will get it in on the next round.

b. United States Secretary of the Interior's Recommended Standard for Historic Preservation Projects (Gannaway)

Digby stated that we passed the Small Area Plan and it goes to Council on April 9. It passed the Planning Commission and there will be a public hearing on April 17th to get input on the site plans for the Woodland site. There are things that are good with the UDC and some things that are not. The Downtown Form based district. The planning commission we need to be mindful of what Rob Link wants to do.

Gannaway stated that we don't have specific guidelines and he stated that SHPO is working on a template but they are not close to finishing yet. These are not intended to be regulatory. If you go on-line, it states that they are not regulatory. This makes it harder for us. When you look at other HPC's, they have to have guidelines. He was at a workshop looking at environmental concerns. The other problem is that the resistance of push back are viewed as the pace makers. Because we have a blank slate, we see what is relevant. They had a matrix on how to review them and to site the standards in relation to environmental sustainability. Digby stated that the Small Area Plan asked to have this conversation to come back on the table.

IV. Consideration of Minutes. Table Minutes for the next meeting.