



City of Duluth
Planning Division

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September 20, 2011

Preservation Commission Member
Duluth Historic Preservation Commission
Duluth, MN 55802

Dear Commission Member:

Chair Carolyn Sundquist called a meeting of the Duluth Historic Preservation Commission for 2:00 Tuesday, September 27, 2011, in Room 303.

- I. Roll Call: Ken Buehler, Donald Dass, Drew Digby, Wayne Gannaway, Carolyn Sundquist and David Woodward

Excused: Tim Meyer

- II. Public Hearings
 - A. Duluth Art Institute Certificate of Appropriateness for Lincoln Park Carnegie Library building at 2229 W. Second Street

Sundquist stated that since the UDC has been adopted a Certification of Appropriateness application needs to have a public hearing. Our review of the application and the proposal shall meet the Secretary of Interior Standards. Samantha stated that this makes sense for the entire piece to be done. Gannaway asked about the tuck pointing. They appreciate the documentation on this. He stated that the water repellent does not meet the SOIS masonry standards and could cause deterioration. This can prevent a lot of the salts getting out and this could damage the masonry and cause problems. Applicant stated that they would not do this. Sundquist was wondering about sand blasting. There were other specks that when they say to 'blast clean' to modify cleaning the existing walls. They cannot use a power washer.

Gannaway wondered about matching the color of the mortar. Woodward stated that this shouldn't be a problem. Gannaway inquired about any water that may be able to sit for a long time – these areas will be sealed with calk.

MOTION/Second: Buehler/Dass to **Approve** a Certificate of Appropriateness application to do masonry work, with the exclusion of section 04900-2.04 (water Repellents), due to concerns of trapped moisture and subflorescence.

VOTE: Unanimous 6-0

III. New Business

A. HPC compliance concerns regarding CLG agreement and UDC

Gunnar Johnson and Sharla Gardner are here regarding some of the concerns the HPC has expressed. This is in response to a memo that Sundquist sent to David Montgomery and Gunnar Johnson and was sent regarding some of the concerns that the HPC has expressed. Johnson asked them to state what the concerns are and take it back to Mr. Montgomery and the administration. He is interested in what goes on with the HPC. Sundquist is interested in the protocol and many people don't understand that this is a regulatory commission. The local HPC has the highest authority in putting properties in Landmark status. They are technically under the Planning Department. Sundquist stated that there is liability and that they need to follow the regulations. We need to have public meetings. They need to follow Secretary of Interior Standards. We have no staff interface. The first interface is at the table at the HPC meeting. Gardner asked if there is a chance to have the staff get training. Sundquist said that there are a number of resources that can provide low cost or no cost training.

Sundquist is concerned about the liability that commissioners hold and that the city may be liable as well. She would like to have the planners shadow the people at SHPO and other cities' HPC's, which would give them an overview of the process.

Johnson stated that Historic Preservation is appreciated and is an important task. Gardner agreed but that Planning staff is limited. She will look into other options to provide resources. Johnson will look into this and to close that liability issue. Sundquist stated that we need to get the Planning staff up to speed on this.

B. National Register nomination for Engine House No. 1, 101 East 3rd Street

This is an historic tax credit project. This developer understands the tax credit process. The engine house #1 has been listed since the 1970's. They did research and had found that the adjacent building was the stable which was not included in the original nomination. Susan Roth stated they recommended that the consultant resubmit this for a National Register listing as a new nomination for both buildings.

<p>MOTION/Second: Sundquist/Dass that Duluth HPC Supports the nomination that Engine House #1 meets the national register criteria. Vote: Unanimous (6-0)</p>
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C. East End Historic resources survey III implementation

Hamre stated that city council approved the contract with Summitt Envirosolutions. They had some modifications. Carolyn asked if anyone has a problem with meeting before Thanksgiving. Hamre stated that we could invite them to be here in November. Sundquist asked Hamre to let us know about the date. We should be meeting at the same meeting time. There will be elections of officers at this time. Sundquist stated that she will not run for Chair.

Woodward said that he has some students that are ready to go with the GIS layers. Hamre added that he will get in touch with Woodward and see if they would need any paperwork. Hamre said that

there is an open invitation for November. He said that Ben Van Tassel would be the one to contact for working with GIS. These would be advanced students from UMD.

Sundquist said that we have the contract signed and are now in the next phase. Hamre has an invested interest in this and will make sure that they will see it through.

IV. Old Business

A. Hillside Apartments project – Status Report

Hamre stated that they had received the meeting minutes from Doug Zahn of the meeting with SHPO, held in St. Paul. SHPO had wanted to see materials that would match the neighborhood with brick veneer or brick work and with only 1 or 2 colors. SHPO would like to see the building going to the corner like the existing building is and this would require a variance. The owner is to be Center City Housing Corporation, Rick Klun is the Executive Director. Northern Community Land Trust is the developer and legal council is Hanft Fride.

Woodward asked about the demolition of the Row House. Hamre stated that they are trying to work out a visit. The demolition will not happen until spring. Woodward stated that we need to preserve our historic buildings and that they may start getting demolished. There are historic type buildings that should be preserved. Hamre stated that they can put it out with an RFP and they can have it moved.

V. Consideration of Minutes, August 30, 2011. Motion/Second Sundquist/Buehler.

VI. Communications

VII. Reports of Officers and Committees

A. Planning Commission (past issues and future issues) – Drew Digby

Digby stated that next Monday there will be a re-visit of the Charette Team and a Meeting at 5:30 at Greysolon Plaza.

B. SHPO State Historic Preservation Conference Report – Wayne Gannaway, Carolyn Sundquist

VIII. Other Business

A. Old City Hall Landmark Building Project

This is for Historical tax credits. This project needs SHPO's approval for the exterior and interior. The HPC approved the COA of the construction but not for signs. Woodward stated that the owner would need to come back for this.

Hamre stated that Heidi Timm-Bjold asked him to present the project and this represents the style of the signage and the letters would be lit. This was funded by DEDA. They did this with the intent that they need a series of approvals. They received a grant for the cornices and they are submitting to see if they qualify for State and federal historic tax credits.

IX. Adjournment. Sundquist/Buehler to adjourn at 3:47.

Respectfully,

Carolyn Sundquist
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