

Heritage Preservation Commission  
September 22, 2015 Meeting Minutes  
Room 303 – Duluth City Hall

I. Call to Order

Chair David Woodward called to order the meeting of the Heritage Preservation Commission (HPC) at 2:06 p.m. on Tuesday, September 22, 2015.

Roll Call

Attending: Laurie Boche, Ken Buehler, Terry Guggenbuehl, Kristi Johnson, and David Woodward

Absent: Michael Poupore and Tom Vaughn

Staff present: John Kelley and Cindy Stafford

Visitors: Kerry Leider

II. Public Hearings

PL15-155 Historic Construction/Demolition, Historic Construction Permit for repairs due to vehicle crash into the Sacred Heart Cathedral/Music Center. Kristi Johnson asks if the exterior brick will be reused; and if not available, how will they match it? Chair Woodward referred to the wording in #8 of the scope of work form which states the exterior brick will be matched, with the reuse of existing brick and some new material.

**MOTION/Second:** Woodward/Johnson approve a certificate of appropriateness for repairs due to a vehicle crash into the Sacred Heart Cathedral/Music Center – 201 W. 4<sup>th</sup> St.

**VOTE: (5-0)**

III. Unfinished Business

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). Keep on the agenda.

IV. New Business

Discussion on chimney at Historic Old Central High School-action required to complete immediate repairs. Kerry Leider addresses the commission and notes pictures of the chimney which shows where the mortar is completely gone and there are loose bricks. The estimated cost of repair is \$600,000. There is no functional element, only ornamental. Chair Woodward notes from a historic perspective it takes away from the initial structure when you take away bits and pieces. Leider recommends they remove the chimney. Ken Buehler states the school district has been challenged in taking care of existing buildings. Is this the start of the degradation of the building's historic status? Leider notes the school's limited budget and the possible tax consequences the community will have to address. There are measurable maintenance costs. Does the community want to invest in it? The structure can work as an administration building, but not as a school. Chair Woodward notes it is listed as a local landmark and a national landmark. He recognizes the challenges for upkeep. The HPC is willing to work with the school district on grants. The HPC's mission is to conserve the heritage resources of Duluth. Their goal is to try to preserve the building in its entirety and not chip away at it. Is there a creative solution that does not include the chimney demo? The HPC is willing to work with the school district to update its preservation plan. Johnson notes the HPC's mission is to keep all elements intact. Has the school looked at structural repair



inside the chimney by using a concrete tube? Leider is familiar with this technique which is used for sewers. He notes the chimney is an exterior fixture. On the building itself, exterior tuck pointing is needed. It's not from neglect, but is just at the end of its life. Chair Woodward and Buehler suggest historic tax credits can cover 40% of the cost of rehab. Then there are legacy grants available. Woodward can do some research on school district tax credits. Leider wants to call attention to their situation. They are in the process now of a tax levy, but it doesn't include this project. Chair Woodward will try to compile a list of funding sources for rehab on the both the national and the state level. He notes grant applications are due early in February. He offers to facilitate the grant writing process. Leider is appreciative. He asks if there are consultants the HPC is aware of for grant writing. Chair Woodward notes the SHPO website has a list of contractors. Johnson states she sympathizes with the condition of a non-functioning chimney, but it still is a historic artifact. Buehler notes he doesn't want a safety hazard, but feels it deserves one more run though of trying to preserve it. Chair Woodward notes the ties to preservation which lists demo as discouraged. Leider states they may need to fence it off while a decision is made.

V. Old Business

- A. PL-15-000, Historic Construction Permit for the Lighting the Old Central High School Building. Chair Woodward did some research. Their preservation plan lists lighting. Does it comply? Terry Guggenbuehl interprets it as yes. Johnson asks about the third light pole. Leider suggests putting it the 1890's museum which is on site.  
**MOTION/Second:** Johnson/Guggenbuehl approve a certificate of appropriateness for replacing exterior light fixtures of Old Central High School at 215 N. 1<sup>st</sup> Ave. E.

**VOTE: (5-0)**

- Clayton Jackson McGhie Memorial – Chair Woodward confirms it has local landmark status. The board is working on their preservation plan. Jodi Broadwell – the Board secretary is in attendance along with co-chair, Rogier Gregoire. They have questions about their heritage preservation plan. Is it possible to fine/ticket tobacco use on the memorial grounds? And, they recommend replacing the George Bernard Shaw quote which some feel is offensive to their local First Nations tribal members. Does this replacement need to be reflected in their preservation plan? Buehler notes a future dialogue is in order and it should be addressed in the preservation plan. (Buehler had to leave the meeting at this point.) Chair Woodward mentions the indigenous commission could supply feedback. He states any memorial permanent change would require a certificate of appropriateness from the HPC. More information is needed. Chair Woodward would like to see it in their preservation plan for next month. Johnson suggests having a few choices for alternatives, and encourages an African American quote. Chair Woodward notes signage. Kelley notes there is a sign ordinance which restricts size. Chair Woodward states permanent signs would be part of the memorial and would need approval by the HPC. Kelley will clarify from the zoning coordinator, but thinks public information signs are exempt. Broadwell asks if funding is available. Kelley will check on it. Chair Woodward notes the Boards desire for a tobacco free environment. Enforcement is needed. They will discuss signage and their preservation plan at the HPC's next meeting.

- B. Potential Nominations; discussion and review before starting official nomination process with a goal to nominate several buildings this year.  
Previous suggestions: Peoples College, Riverside City Water intake station, other City waterworks facilities and remaining ex-City fire halls. – N/A
- C. Historic Preservation–training with SHPO and City Staff and HPC Members.  
Set meeting with Woodard, Koop and Hamre on potential October dates. – N/A
- D. Update on Astor Park/Historical Park Phase I Archaeological Survey – Kelley there was a public meeting held. No word on when field work will begin.

VI. Communications and Other Business

- A. Reports of Officers and Committees – N/A
- B. Planning Commission Update – Guggenbuehl gives an update. They approved the rezoning for the Morgan Park High school site.
- C. Consideration of Minutes – August 25, 2015  
**MOTION/Second:** Woodward/Boche approve August 25, 2015 minutes.

**VOTE: (4-0) – Note Buehler not in attendance for vote.**

- D. Items for the Agenda for October 20, 2015 meeting – discussed.
- E. Adjournment - Meeting adjourned at 3:31 p.m.

Respectfully,



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Keith Hamre, Director  
Planning and Construction Services  
City of Duluth