

Heritage Preservation Commission  
December 11, 2018 Meeting Minutes  
Council Chambers – Duluth City Hall

1. Call to Order and Roll Call

Chair Mike Malone called to order the meeting of the Heritage Preservation Commission (HPC) at 3:06p.m. on Tuesday, December 11, 2018.

Attending: Ken Buehler, Stacey DeRoche, Jessica Fortney, Mike Malone, Michael Poupore

Absent: Zandy Zwiebel

Staff Present: Adam Fulton, Ben VanTassel and Cindy Stafford

Visitors: Charlene Roise, Principal Investigator and Historian with Hess, Roise and Company, and Kailyn Hatlestad, Archaeologist with Barr Engineering

2. New Business

- A. Zvago Lake Superior, 3900 London Road, Section 106 Process – Charlene Roise addresses the commission and gives an overview of the project. Developers for the project include One Two One and Ecumen. Ecumen has a current development located on 40<sup>th</sup> Avenue East. They want to develop additional housing for seniors, and Zvago markets towards active seniors. The Section 106 assessment had two components: Phase 1 archaeology survey and an assessment of above-ground historical and architectural resources. Another important step in the process is public participation, and that is why they are presenting to the HPC today. Kailyn Hatlestad addresses the commission and notes they conducted 12 test samples to determine the presence or absence of archaeological deposits. They found nothing of significance, which would trigger more testing. The speakers invite questions and would like to know of any concerns the HPC may have. Chair Malone refers to the letter from Sarah Beimers (of the State Historic Preservation Office – SHPO) and would like more information on the culvert. Roise explains the developer will very carefully avoid it. Mike Poupore asks about the small log cabin, and if they knew where it came from originally. Roise researched old building permits and aerial photos and found nothing. Poupore asks about the proximity of Lake Superior to the development. Is the historic value of the lake considered? Per Roise, it could be, but the lake is not eligible for the national register. The main question is will this project have any effects on a national resource. Roise states the lake is not a historical register, and it is quite large. There are no other questions or concerns. Chair Malone thanks the presenters and concludes that the HPC has no objections to the findings of the Section 106 process.

3. Old Business

- A. Pastoret Terrace Update – Manager Adam Fulton addresses the commission. A letter to SHPO related to the city's Section 138 consultation with SHPO was handed out to the commissioners. It initiates consultation in regards to demo of the Pastoret Terrace. The city worked hard to find someone to save it, but found no takers. They would like to consult with the HPC on the demo of the property, including evaluation of what sort of historic interpretation could to be done. They will also consult with other groups including the Duluth Preservation alliance. Fulton stated that it is his understanding that there may currently be litigation related to the building's demolition. Chair Malone states that nothing can happen until litigation is over. Jessica Fortney suggests adding the Clayton-Jackson-McGhie memorial board to the list of consulting parties. Fulton agrees. Poupore asks about mothballing the building to try to slow further deteriorating. Fulton

states the building is exposed to weather elements and it has been determined that it is beyond feasibility to secure. The city has also had conversations with the county and mothballing the building is not feasible. Stacey DeRoche asks if there has been any conversation about just keeping the façade. Fulton states it is challenging, because it is not structurally sound. Buehler asks if a vacant lot is more developable. Fulton states that in this case, the building is in a condition that is resulting in negative impacts to the surrounding area, and explains the city is hoping that demolition will lead to renewed viability both on the site and its immediate surroundings. Fortney asks if anything from the site is salvageable. Fulton explains that there is not likely anything salvageable in the interior of the structure due to the fires. The exterior, including masonry or pediments, could be evaluated during the consultation process. Poupore states that there must be a different avenue to take rather than taking it down. He states that this is demolition by neglect by the city. Poupore asks if there a possibility to put \$10,000 toward updating it in the mean time to make it more marketable? Fulton states the restaurant portion would need to be removed, which would be expensive, and may negatively impact availability of tax credits. Fulton states that when the city took it over, it was already in poor repair and had not been closed to the elements by the previous owner. He states that the roof is not fully attached, owing to the previous owner's construction methodology. However, the city is open to discussion about various options through the consultation process. Fulton states that the city does not have the financial resources available to mothball the building, and has determined that the appropriate option at this point is to demo the structure. Fortney confirms it is in an opportunity zone. DeRoche asks if it is feasible to take down just the restaurant portion first. Fulton doesn't have specific demolition cost estimates, but notes there are mobilization costs involved. Chair Malone appreciates the HPC being kept in the loop and thanks Manager Fulton.

- B. Update on Pilot Program for Rehabilitation of Historic Homes – VanTassel states there has been interest, but nobody has officially applied yet. VanTassel welcomes suggestions on how to spread the word.

4. Communications and Other Business

- A. Correspondence from SHPO, Twin Ports Interchange – VanTassel summarizes the correspondence in that no adverse effects were found. This is part of the MN DOT's review process. Chair Malone would like to see this item brought back for the HPC's January meeting after there is time to fully review the correspondence. Per VanTassel there is no vote or approval needed from the HPC at this time. Poupore states the Lincoln Park neighborhood needs to maintain its historic fabric. He notes the SHPO letter seems to contradict the findings of the study that the city worked on in 2016.
- B. Planning Commission Update – N/A
  - Mike Casey addresses the HPC and thanks the HPC for their help in bringing forth the railroad designation. He looks forward to the proposed meeting between parks, the planning commission and the HPC.
- C. Consideration of Minutes – November 13, 2018  
**MOTION/Second:** Buehler/DeRouche approve the minutes

**VOTE: (5-0)**



D. 2019 Work Plan – Keep on the agenda for the January Meeting. Chair Malone suggests the commissioners reflect on their priorities and discuss at the next meeting.

5. Adjournment at 4:02 p.m.  
Next Meeting Tuesday, January 9, 2019.

Respectfully,



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Adam Fulton - Manager  
Community Planning