

Heritage Preservation Commission
December 10, 2019 Meeting Minutes
City Hall – Council Chambers

Call to Order and Roll Call

President Jessica Fortney called to order the meeting of the Heritage Preservation Commission (HPC) at 3:12 p.m. on Tuesday, December 10, 2019.

Attending: Stacey DeRoche, Jessica Fortney, Mike Poupore, and Sarah Wisdorf

Absent: Ken Buehler and Mike Malone

Staff Present: Adam Fulton, Steven Robertson and Cindy Stafford

Old Business

1. Pastoret Terrace. Deputy Director Adam Fulton gave an overview. He shared handouts with the HPC commissioners: A State Historic Preservation Office (SHPO) letter dated 12/2/19 and a Duluth Economic Development Authority (DEDA) document dated 10/17/19 which described the city's proposed suitable course of action in regards to demolition mitigation activities.

The City of Duluth Economic Development Authority acquired the Pastoret Terrace after it experienced two fires and fell into disrepair. DEDA searched for a developer, but was unsuccessful. There is one litigation item pending, and one item which was ruled in favor of the city, that may be appealed.

The Pastoret Terrace was discussed at almost every HPC meeting for the past couple of years. The Section 138 process began with SHPO in 2018. On 1/24/19 the City provided a letter to SHPO seeking consultation. HPC was invited to participate including Duluth Preservation Alliance and St. Louis County. The HPC discussed it on 3/12/19. There was a consultation with the parties on 3/24/19 which included a good dialog with SHPO. HPC talked about the suitable course of action on 4/18/19 and 5/14/19, 7/9/19, 9/10/19. On 10/8/19 there was an update on litigation. In November there was a presentation from Deb Kellner, who is working on the archival documentation.

In November, the city issued a contract for asbestos, and hazardous waste abatement. This has no effect on the final disposition of the building. The contractor spent two weeks removing hazardous materials from inside, which was beyond scope of the contract. They are nearing completion of the lead and asbestos removal. SHPO was concerned there would be adverse effects to the historic district. To remedy their concerns, mitigation includes: 1) archival documentation; Deb Kellner did a nice job; 2) Develop and Implement a plan for interpretation to recognize and share with the public the historic and architectural significance of the Pastoret Terrace and Robeson Ballroom. SHPO has not approved these steps yet. Interpretation is important to the city. SHPO is supportive but reiterates the city must adequately summarize; 3) Develop design guidelines to continue and advance the preservation of the Duluth Commercial Historic District along East 1st Street between 1st Avenue West & 3rd Avenue East. Historic character to include preserving as many buildings as possible. SHPO would like to see a draft and then a final. There is a possibility for adoption into the UDC. Staff is acting in good faith to bring these items forward to the HPC, the planning commission and the

city council. Deputy Director Fulton will provide a response to SHPO as soon as possible, and will include the comments conveyed from the HPC.

Mike Poupore asks about action #3. Has the area moved beyond the downtown district? Can it be expanded to include other parts of the city? Deputy Director Fulton stated the intent is to create very good design guidelines for the historic downtown district. They could extend the area further east in the future, but want more robust guidelines within the downtown district first. Expanding to a broader area would be more difficult to implement. Poupore would like to see more HPC items included in the Unified Development Chapter (UDC). Staff would like more historic surveys conducted of the city, with the most recent being Lincoln Park. The city hopes to expand on the survey work and include other potential design guidelines in future years.

President Fortney agrees to keep the design guidelines to a specific area. She noted CLG grants can be used to assist in creation of design guidelines. She would like to see more CLG grants and surveys.

Poupore noted historic preservation goes way beyond design guidelines. He notes Excelsior, MN and uses them as an example. Deputy Director Fulton noted Duluth is challenged because demand for development sites is not the same as in Excelsior.

Fortney noted item 2, does the city need to be more aspects identified at this point? Deputy Director Fulton stated they are waiting for SHPO to respond.

Poupore asks when Deb Kellner will be finished with item #1. Fulton stated she is on track to provide details by the end of the week.

President Fortney referenced the compiled list from SHPO's attendance at the March consultation. She felt her thoughts were included. Deputy Director Fulton stated the administration's likely intent is to proceed to demo building, but it is not scheduled. He will keep the HPC apprised.

2. Discussion on Proposed New Date and Time (2nd Monday of the month 12:00 to 1:30 p.m.

MOTION/Second: Wisdorf/Poupore change meeting date and time to the 2nd Monday of the month at noon, in the City Council chambers.

VOTE: (4-0)

Communication and Other Business

3. Planning Commission Update – Commissioner Sarah Wisdorf gave an overview of upcoming discussion items at the Planning Commission meeting. Nothing specific pertaining to the HPC.

4. Consideration of Minutes – November 12, 2019

MOTION/Second: Wisdorf/DeRoche approve the minutes

VOTE: (4-0)

5. Other – Poupore would like to see a future SHPO conference be held in Duluth. Would there be city support? Robertson will ask Deputy Director Fulton about support for 2021.

The 2020 SHPO conference will be in Stillwater. Poupore would like to see a CLG grant applied for by the city.

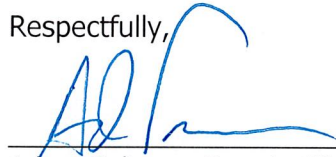
MOTION/Second: Poupore/Wisdorf would like to see city staff explore the possibility of bringing the SHPO conference to Duluth, including the application of a CLG grant.

VOTE: (4-0)

Adjournment at 3:54 p.m.

Next Meeting Tuesday, Monday, January 13, 2020

Respectfully,



Adam Fulton – Deputy Director
Department of Planning and Economic Development