

Heritage Preservation Commission  
March 17, 2020 Special Meeting Minutes  
City Hall – Council Chambers

1. Call to Order and Roll Call

President Jessica Fortney called to order the meeting of the Heritage Preservation Commission (HPC) at 12:02 p.m. on Tuesday, March 17, 2020.

Attending: Ken Buehler, Stacey DeRoche, Jessica Fortney, Mike Poupore, and Sarah Wisdorf (via phone)

Absent: N/A

Staff Present: Adam Fulton and Cindy Stafford

2. Old Business

RESOLUTION OF THE DULUTH HERITAGE PRESERVATION COMMISSION ESTABLISHING FINDINGS RELATED TO REDEVELOPMENT OF 319 AND 323 EAST SUPERIOR STREET, ESTABLISHING MITIGATION ACTIVITIES – Deputy Director Adam Fulton gave an overview. The timeline. 2/12/19 HPC review of project and mall area; 5/22/19 special meeting of HPC; 3/2/20 Initial HPC review of resolution for formal mitigation actions; 3/17/20 today

Received correspondence from Doctor Eric Ringsred, which was distributed to the hpc members; Next Fulton goes over proposal; then recommendation, he shares the draft resolution. Proposed mitigation activities: documentation of the properties by a professional photographer (complete).; Develop and implement a plan for interpretation to recognize and share the historic or architectural significance of the properties; consider adoption of design guidelines for the areas surrounding the properties in the Duluth Commercial Historic district; consider local historic designation of buildings in the vicinity of the properties; other activities previously discussed, but not included: retain elements of the building facades (developer agrees); create a phone app for virtual tours of the downtown commercial district; he shares a slide of 319 E. Superior St. was a restaurant for a number of years. The next slide shows 323 E. Superior Street. Stacey Derochse asked about the Millinery. Deputy Director Fulton noted a millinery is for hats and women's clothing, and then was Duluth Oriental Grocery. The interior condition of the building is unknown. Buehler was is the developer willing to save and what are their thoughts. Willing to keep luxor windows. The indicated an openness.

Recommended Actions:

- a. Open Public Hearing to obtain further public comment on the proposed findings and mitigation actions associated with demolition of properties at 319 and 323 E. Superior Street ; A public meeting was called. There were no speakers.

Fortney saving Architectural details and incorporating into their plan. Ornate colorful details would be nice if it could be saved. Buhler agrees. He hopes the developer can specify there would take first crack at trying to use it in their project. DeRoche - Street scape view is important. Fulton thinks the developer

would be in support of placing something in the lobby. Poupore stated for years they have been trying to save historic character of downtown. Try to create a dialog and it keeps dismantling. He feels they need help from the city where developers can't come in and destroy the historic character of the neighborhood. These buildings are no-brainers to save the front facades to maintain street scape on Superior Street. He feels now it's too little too late and urges the city to help by possibly putting a 10% fund away for historic preservation. He is frustrated because buildings keep getting dismantled. Fulton TIF financing. There is merit earlier communication with developers. DeRoche – how is this a surprise? These buildings have been here forever. Fulton going forward its part of the first dialog with developers. City's commitment and therefore they are going through mitigation. DeRoche lot of areas missing from historic designation map. Fulton breadth of history balance economic prosperity and historical importance. Fortney asks who is responsible for placing a building on the local history designation. Can city staff help? DeRoche would like to add to the map. Fulton unfamiliar with this map dated January 2006. Fulton thinks 2 designations would be a good number. Reason Duluth history is important. Fulton new position supporting Steven Robertson would provide more resources to HPC. Poupore line item from DEDA listing amount. Fulton design guidelines. He doesn't have a specific amount. Poupore going forward would like to see dollar amounts. Grant money in place through CLG would qualify for establishing these guidelines. Would like more of a commitment from the city to acquire the grants. Fulton always looking for matched dollars. Continue to work with SHPO. Funding out of CDBG money. SHPO no longer accepts this. Chair Fortney would like to offer her time to educate developers on what the HPC's role is before they start. She wants to be the solution ahead of time. Deputy Director Fulton is pleased to include an HPC rep in meetings. Helpful to have a robust work plan. Wisdorf suggests staffing HPC with cross overs from other committees including the indigenous commission and the parks commission. Fulton bylaws do not provide for that. There are 2 names to soon be added to the HPC. There is an opportunity to have shared meetings which he thinks would be helpful and relevant to the HPC.

Fortney Motion to amend the resolution #4 by adding "two" buildings

DeRoche/Buhler feels they should strike the statement which states the demo is not of significant

**VOTE: (5-0)**

Poupore notes the motion to add "two". He thinks they can do better. Fortney agrees, but notes staff time and the closure of the city. Buhler suggests adding a minimum of two properties. Poupore noted skyline parkway and the monumental task. How can the HPC solve this? Fortney supports local landmark district, so they can see project before it gets to this stage. Poupore affirms. Buhler agrees low hanging fruit for another day.

Buhler/Fortney with friendly amendment Motion to minimum of "two" local historic designations (#4) in the resolution.

**VOTE: (5-0)**

Buhler/Poupore asks the HPC for a recommendation adding a #5 that historic aspects including the façade be considered by the developer for reuse in the existing project.

**VOTE: (5-0)**

b. Motion to approve Resolution, establish findings and mitigation activities

**MOTION/Second:** Buhler/Poupore support the resolution including the previous amendments

**VOTE: (5-0)**

Fulton city hall closed as of today through March 27,.

Adjournment at 1:08 p.m.

Respectfully,



Adam Fulton – Deputy Director  
Department of Planning and Economic Development