



City of Duluth  
Planning Division

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City of Duluth  
Heritage Preservation Commission  
April 23, 2013 Meeting Minutes  
Room 303 - Duluth City Hall

I. Call to Order

Chairperson Woodward called to order the meeting of the Heritage Preservation Commission at 2:00 pm on Tuesday, April 23, 2013.

II. Roll Call

Attending: Kristi Johnson, Patricia Mullins, Nicole Smith, Tom Vaughn and David Woodward.

Absent: Ken Buehler (Excused)

Staff Present: Jenn Reed Moses and Cindy Stafford

Visitors: Tony Dierkins and Doug Zaun

III. Public Hearing

None

IV. Consideration of Minutes

March 26, 2013 – Tabled until next month.

V. Communications

- A. David discusses 5 letters from State Historic Preservation Office (SHPO) listing projects that received designation of no adverse effects per section 106.

David notes a letter for an upgrade antenna on Pitt Street – Lakeside School. Lakeside School is eligible for listing on the National Register of Historic Places. The developer asked SHPO for their concurrence that there were no adverse effects. SHPO believes that the existing antenna has an adverse visual effect and that replacing it would continue the adverse visual effect. They recommend working with the building owner to coordinate the multiple applications including the telecommunications. The HPC has the option of becoming a consulting party. David feels that it's nice to be included in the correspondence, but that SHPO can handle it. Tony mentions that it's not on the national register and not a local landmark, therefore no authority. Per David, since it's potentially eligible, it has identical protection. Patricia asks about modification to the property. Per David, you can modify a property on the national register with your own personal funds. When you use federal monies it has to go through the 106 process and if the property is knocked off the register then no tax credits are given.

- B. Update on demo of Carter hotel. David shares the correspondence received. A feasibility study must be done by the Band. The previous study that was done was deemed inadequate by SHPO. They determined that the inadequate study was

overly aggressive in its negative qualities, and that not all options were considered on how the building could be reused. There is follow up meeting on Thursday with city officials. The band wants to turn it into trust land. Because of this, the Bureau of Indian Affairs (BIA) is involved. If no federal funding is obtained, they can legitimately tear down the building. Because it's being considered as trust land the BIA is involved and now has to go through the 106 process. Their short-term plan is to demo the building and put in a parking lot. Their long term plan is uncertain. Future development plans are needed to determine the effects on the surrounding historic districts. The City has 30 days to comment and the BIA and HPC are consulting parties. The HPC focus is on the historic qualities. The HPC and SHPO's concern is to keep the integrity of the historic district. One of the options was to recreate the façade of the old building as part of any new development. David's comment was that it would be nice for the general public, but fake history is not history, and it's not a replacement for the actual structure. If it's deemed trust land, then zoning won't be a factor. This is an ongoing issue. Letter of support will be drafted for SHPO and for the BIA.

- C. Update on Duluth area ethnographic study. Bruce White did not attend. David will invite him for next month. Funding was received from the Legacy Grant \$7,000 to start the process of a study on Native American existence within the City. Looking for future partnerships with the American Indian Commission on a grant for studies of other cultural groups.

VI. Old Business

- E. St. Peters Church (moved up in agenda). Catholic Church on 3<sup>rd</sup> Street. HPC contacted the diocese three times. Diocese's attorney then contacted David threatening a possible lawsuit. Tony Dierkins noted that he spoke with Father Petrich for more information. The Diocese told Tony that since the congregations merged, the building now belongs to St. Mary's Star of the Sea. He also said this will happen in 18 months and that they had no potential buyers. Tony spoke with someone from the Italian American Club who had made 2 offers to buy it. Father Petrich mentioned it needs repairs which will cost about \$500,000. Tony feels it was willful neglect. Bishops don't like to re-use churches. The situation is more of a real estate argument. (The land is worth more without the building on it.) David reads letter to HPC that will go out soon. Some wording was changed. Sole duty of the HPC is to nominate properties, so it does not typically start with the landowner. David doesn't think the City Council will go against the owner's wishes to achieve landmark status. The Council can override the HPC. Goal is to designate places for landmark status. Bargaining chip is in the historic plan. Tom asked Tony about what would be done if the property is put on landmark status. Tony said the Italian American club is no longer interested in purchasing. He knows of one other person, who may be interested, but it is not feasible. David said he will forward the drafted letter to the HPC members. He asks that along with himself, that a City Official will also sign the letter. Patricia notes that the HPC needs to be pro-active in their thinking of other places that aren't in such disrepair. Jenn notes that this relates back to the top ten list.



- A. Draft Report Phase V. Applied for a continuation of grants. Listed on the City's HPC website.
- B. Filling Commission Vacancies – Welcome new members. HPC now has a full contingent, but David notes that there is one more application. Steve Matthews who is the head of the history department at UMD.
- C. HPC – authority to nominate homes/structures for historic preservation status has been affirmed. It was clarified by SHPO and approved by Keith Hamre and Chuck Froseth. They have yet to hear from the City Attorney – Nate. Jenn notes that the attorneys are very busy.
- D. Masonic Temple Landmark designation is in a holding pattern. The Temple has been declined for national register status due to: removal of domes and glass door replacement. Kevin will discuss with their board.

VII. Reports of Officers

Mullins announced that the Planning Commission has to keep the name "Historic" and not "Heritage" in the UDC maps based on SHPO rules. She also asks HPC for a list of reasons about why property owners would want to have their property designated under landmark status. Why is this attractive? David notes that the HPC are the initiators, but the property owners can recommend. He talks about a major factor being the tax credits. David asks HPC to do some homework and come up with some research and 10 possible pros to help compile a list.

VIII. New Business

D. Hillside Apartments – Doug Zaun (moved forward in the agenda)  
 SPHO was concerned about multi-family brownstone on 1<sup>st</sup> St. Walk through was planned with Michael Koop, but never happened. Surveys: 2 brownstone building and 1 other building was deemed not eligible for the National Register. Therefore the walk thru didn't happen. Doug shared with the HPC the new building plan. Determination was that the existing structure come down and new structure be built. It will include 44 unit of permanent supportive housing, 6 units of emergency shelter for homeless families, office spaces, community room, education and rec spaces, kitchen and laundry facilities. The building will be staffed 24 hours, 7 days a week and will include cameras in all common spaces of the interior and directions of the exterior of the building. Project is 69,000 square feet, 4 stories (currently 2 stories). HPC is concerned with the external look of the project, including the streetscape. Per Doug there are budget constraints, but they are looking at ornamental street lights and landscaping to soften the edges of the building. Project has gone through an evolution. They would like to reduce the scale and have a residential feel for the project. It's going out for bid in July. They would like to add some masonry work back to the structure. Construction is scheduled to begin in August with completion in 11 months.

- A. Top 10 sites – David will forward the info to the HPC.

- B. Proposed workshop with SHPO – May 3, 2013. Everyone is invited to attend. Per Jenn, the details have not yet been finalized.
- C. Clayton, Jackson, McGee memorial. Related to Carter Hotel Demo. David has talked to the Board and mentioned the possibility of attaining local landmark status. It's not 50 years old, but it's a memorial which warrants special circumstances. David will do some leg work and bring back to the HPC next meeting.

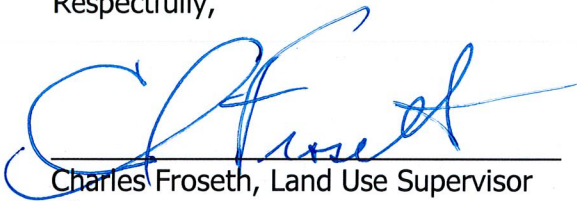
IX. Other Business

City proposed Fire hall at Snively and Woodland. No final location has been determined yet. Per David an assessment is needed ahead of time before they make the decision of location. HPC can't stress this enough and would like to adjust Phase V to include that corner to use funds from CLG grant. Based on the Carter Hotel, it would be disingenuous for the City to move ahead with the demo of historic structures on Woodland Ave.

X. Adjournment

Meeting adjourned at 3:35 p.m.

Respectfully,



Charles Froseth, Land Use Supervisor