



Heritage Preservation Commission
September 30, 2014 Meeting Minutes
Room 303 – Duluth City Hall

I. Call to Order

President Chairperson David Woodward called to order the meeting of the Heritage Preservation Commission (HPC) at 2:07 p.m. on Tuesday, September 30, 2014.

Roll Call

Attending: Laurie Boche, Patricia Mullins, Michael Poupore, Thomas Vaughn and David Woodward

Absent: Ken Buehler and Kristi Johnson

Staff present: Jenn Reed Moses and Cindy Stafford

Visitors: Pier B presenters

II. Public Hearings

None

III. New Business

A. Lester River Golf Course – Chair Woodward notes there has been lots of media coverage recently. Proposals include selling the course or vending out its management. Tony Dierkins of SPHO has contacted Chair Woodward to look at landmark nominations for recreation in Duluth. Woodward has contacted the parks and recreation department director and in the next year will be investigating all recreation areas owned by the city to determine potential landmarks, including Wheeler Field, Wade Stadium, Chester Park, Lincoln Park and the golf courses. Patricia Mullins wishes the ski jumps could have been included. Chair Woodward notes it was sad to see a Duluth sports heritage disappear.

B. Potential Nominations:

1. Duluth Fire Stations – Multi property nomination
2. Multi-family dwellings
3. Municipal reservoirs and pump houses
4. Work Peoples College
5. Multiple parks and recreation properties

Chair Woodward has been in contact with the intern who is putting the applications together. He hopes the completed nomination forms on the first four items will be completed before the next HPC meeting, so commissioners will have time to review them. Mullins asks about the status of Enger Tower. Chair Woodward states he authored and the city will be submitting applications for legacy grants for first phase surveys on both Enger Tower and John Jacob Astor Park (American Fur Trade Post) by October 17, 2014. They hope to have the money by the end of October and be shovel-ready by Spring.

IV. Old Business

A. Program Agreement – Pier B Section 106A Process – Charlene Roise of Hess, Roise and Company addresses the HPC. She notes all parties have signed what is now the final version of the programmatic agreement. She will give an overview of the agreement and then the architects will showcase the design. The programmatic agreement is a roadmap to what will be done. She points out the third whereas in the document which lists a permit. The permit is for the harbor activity and not the building itself. The permit will include stabilizing the pier walls and shallowing of the slip. The Corps of Engineers and the State Historic Preservation Office determined an area of potential effects, and if something comes up during the course of the process, they will modify it. The area includes the ship canal and extends to Harding Island. There is a historic district that includes slips 1, 2, and 3. They are not formally listed in the national register but are considered eligible, so treated the same in the 106 process. The HPC is asked to be a concurring party to provide community input. The stipulations list the immediate need to stabilize the pier walls. Once that is complete, identification will occur to determine the area of potential effects. They will have a two-phase approach where they will look at anything that is eligible for the national register and everything that has been inventoried. They will also look around and see if anything else should be considered. A report will be submitted to the Corp and to SPHO for review. They will decide if they think anything needs further study. If anything is eligible and being adversely effected, then they will try to avoid or mitigate any adverse effects. The HPC will be helpful in determining what adverse effects can be avoided, or what types of mitigation would be welcomed by the community. She appreciates the HPC's consideration of signing the agreement. Chair Woodward clarified the programmatic agreement is for the entire project. Roise states yes. Chair Woodward is concerned with the possible archaeological effects and questions how it is being determined. Per Roise, they have archeologists who will help them make the determination. Brad of the Corps thought were was limited potential with the greatest potential being the slips and the adjacent walls much more than what was on top of the piers. Chair Woodward would like to the HPC to be party of the industrial archaeology determination. Roise appreciates the HPC feedback, but ultimately it's up to the Corps which is the governing federal agency. Mike Poupore asks about indigenous issues. Per Roise it is not an issue, since it is all fill. He asks if a Historic Structure Report (HSR) will be done. Per Roise, no. The plan is to remove parts of it including the train shed and the bagging house, which are in very poor condition. More discussion will be held before it is removed.

MOTION/Second: Woodward/Mullins to Sign the Programmatic Agreement.

(5-0)

John Gerzina of DSGW Architects gives an overview of the Project design. He shows pictures of the proposed hotel which will have a lobby, restaurant, bar and pool on the first level. The top three levels will be comprised of hotel rooms. They will showcase the industrial heritage of the site as a working harbor to include industry and commerce. They will eventually have tours and public access to the silos, but for now the public can walk around them. Mullins asks if

there will be signage describing the history. Per Alex Giuliani, yes. Chair Woodward asks about an interpretive plan including signage and branding. Yes, a marketing company will be involved and they hope to showcase the flour and milling industry. They look forward to working with the HPC.

Woodward notes the agenda for next month and asks Moses to remove a few items including Carter Hotel, pre-nominations and 1415 E. Superior St.

- B. Potential Nominations:
 - 1. Skyline Parkway
 - 2. Wheeler Field and Stadium
- C. Update on Carter Hotel – N/A
- D. Pre-nominations for Other Properties in Duluth - N/A
- E. Update on Phase V CLG Grant - Historic Survey/Inventory – Woodward asked about a possible phase VI this year. He would like the city to look at potential areas. Recommendations from Woodward include Lincoln Park. Mullins mentions Gary New Duluth. Woodward notes the need for historic info to feed into the small area plan. Fond Du Lac is mentioned. Moses reports that the next small area plan is the river corridor, near the base of Spirit Mountain and the zoo. Woodward states the next plan should be getting ahead of the St. Louis River Corridor small area plan. Woodward notes the area will have a Native American contingency to it. He hopes the ethnographic study will identify sacred areas within city limits. In the request for proposal Woodward would like Native American input.
- F. Update on Duluth Ethnographic Study / Indigenous Commission – N/A
- G. Update on Legacy Grant Proposal for the Astor Park - Phase I Archaeological Survey Submitting grants in October will be about ten grand each.
- H. Update on Legacy Grant Proposal for the Enger Park Phase I Survey
- I. St. Peter's Church – Public Meeting September 24, 7:30 pm, Room 303 – Per Woodward there was some interest. Mullins asked if a final decision was made. Per Moses, it will be a public hearing on the agenda for next month. Neighbors noted some concerns about the building. Moses will ask Robertson to place the item on the October planning commission agenda. Mullins can't attend. Woodward could potentially attend. The attendees in the public meeting were in agreement for making it a local landmark status. Per Chair Woodward if it is of significant importance, and the HPC does not nominate it, then they are not doing their job. There are seven criteria for historic significance and if it meets at least one, it is eligible. Final determination would be made by the city council. Mullins has hesitation with nominating it without a plan. Woodward notes there has been no constructive dialog after multiple requests from building owner. The designation would allow a 20% tax rebate for building rehab. And it would be a slam dunk for national register which would be an additional 20%. There is a public relation perspective of being a good neighbor and honoring the heritage. The next step is holding a public hearing at next HPC meeting and receiving comments from the planning commission. Moses received a phone call from the diocese. They are against the nomination.

V. Consideration of Minutes – August 26, 2014

MOTION/Second: Woodward/Bouche approve minutes with small change.

(VOTE: 5-0)

VI. Communications

Vaughn has been attending the Lincoln Park meetings. Ecolibrium would like advice on how to integrate working with historic buildings and developing energy efficiency projects. He agreed to pass this on to the HPC commission for their input.

VII. Reports of Officers and Committees

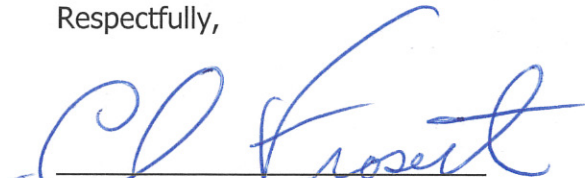
A. Planning Commission Update from Mullins.

VIII. Other Business

IX. Adjournment

Meeting adjourned at 3:20 p.m.

Respectfully,



Charles Froseth, Secretary