



Heritage Preservation Commission
September 24, 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 11:05 a.m. on Tuesday, September 24, 2013.

Roll Call

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

Absent: Ken Buehler (Excused)

II. New Business

A. Application for Local Historic Designation for Chester Park United Methodist Church (Note, Public Hearing to be at the October 22, 2013 HPC Meeting). Stacey Dimberio (interested buyer), and Pastor David A. Bard addresses the Commission. They are submitting a joint application. First United Methodist Church (also known in the City as the Copper Top Church) merged with Chester Park United Methodist Church a year ago. Stacey (owner of dance studio) has entered into a purchase agreement to buy the property. She has long time ties with the neighborhood and would like to re-use and keep it up properly. The architect was a significant part of Duluth history. Chair Woodward would like to see the local cultural connection. Re-use of churches as a whole is being considered by the City. Special Use permits will be needed. Planning Commission would need to change the ordinance. Kristi Johnson asks what the standards are for local designation requirements versus the national standards. Chair Woodward agrees local status can be more lenient. He notes they won't lessen standards to accept every church. Pastor Bard agrees to include an addendum to the application noting the cultural significance. The application will be formally submitted for the October 22nd public meeting. Chair Woodward explains to the applicants the availability of Legacy funds, which can help with maintenance costs.

MOTION/Second: Woodward/Vaughn - to accept the application with the addendum noting community/cultural significance at the October 22, 2013 HPC Meeting. **(5-0)**

B. Media/publicity for nominations – Chair Woodward would like to get the news out that the City is being responsible in noting worthy designations. They will work on creating a future press release. For local designation the HPC is looking at: Enger Tower, St. Peter's Church, and Clayton-Jackson-McGhie Memorial to name a few. Kristi Johnson is working on the Enger Tower nomination. Chair Woodward would like to forward them to the City Council for their November meeting.

III. Old Business

- A. Revisit Historic Construction Proposal for Carnegie Library. The applicants were not in attendance. Woodward noted he is waiting to hear back from SHPO. He notes the conflict between Historic history and the proposed access changes.
- B. Update on Pre-nomination for St. Peter's Church – Robin Mainella addressed the Commission. She notes her meeting with Father Petrich last Monday. He met with someone who is trying to get financial backing to purchase the structure and keep it standing. High end apartments are proposed. Because of code issues, the insides would need to be gutted to bring plumbing and electrical conditions up to standards. The purchaser would acquire both sections of property and may put up a building where the parking lot now sits. Preserving the windows was discussed. Woodward would like to move forward with the nomination. Robertson asks the HPC what their timeline is. The buyer noted January 1st, as a possible sale date. Patricia Mullins noted the immediacy to hold a public meeting, but doesn't want to scare away a potential buyer. Per Chair Woodward landmark statues will help it be preserved. Johnson will put together a summary about how legacy grants can help/benefit potential buyers. Woodward noted national register tax credits available. The HPC needs to stress the positive aspects.

MOTION/Second: Woodward/Vaughn to schedule the public hearing of St. Peter's Church nomination at the October 22 meeting. **(5-0)**

- C. Update on Pre-nominations for Other Properties in Duluth: Enger Tower, and Clayton Jackson McGhie will hold the public meetings in November. United Methodist and St. Peter will be held in October.
- D. Additional Information on Adaptive Reuse – N/A.

IV. Consideration of Minutes

MOTION/Second: Woodward/Vaughn to approve August 27, 2013 minutes. **(5-0)**

V. Communications

MN SHPO Letters: August 29, 2013 (Blue Stone Culverts Below London Road), September 3, 2013 (Lafayette Recreation Center), September 3, 2013 (LIFELINE Building for Homeless Youth Renovation). Chair Woodward discussed the letters.

VI. Reports of Officers and Committees

- A. Planning Commission Update – Patricia Mullins feels the Planning Commission is on the same page as the HPC and notes the importance of adaptive reuse. She notes special use permits and vacation rentals are the main topics discussed as of late.

B. Information from the State Historic Preservation Conference – Vaughn attended the conference which was held Lansboro, MN. Some sessions included: money issues, architecture and preservation, and masonry. Vaughn will bring a synopsis for the HPC at the October meeting.

VII. Other Business

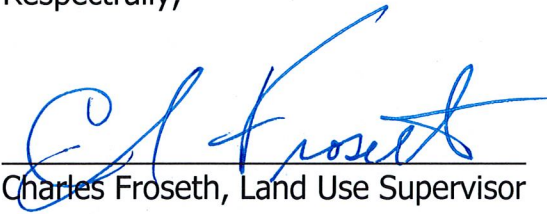
St. Luke's Hospital expansion discussed. They are adding a huge parking structure on 2nd Street.

VIII. Adjournment

MOTION/Second: Woodward/Vaughn to adjourn at 12:30 p.m.

(5-0)

Respectfully,



Charles Froseth, Land Use Supervisor