



MEETING AGENDA

Duluth Heritage Preservation Commission, Special Meeting
To view the meeting, visit <http://duluthmn.gov/live-meeting>

Monday, January 11, 2021, 12:00 PM
(Note: Special Date, Time, and Location)

1. Call to Order/Determination of Quorum

2. Public Hearings (Note at This Time)

3. Consideration of Minutes (December 14, 2021)

4. Communications

-Training Opportunity (Email, 1-6-21)

-Minnesota's Historic Structure Rehabilitation State Tax Credit Ending in 2021 (Email, 1-5-21)

5. Report of Final Disposition of Matters Previously Before the Commission

-Marten Trail Plan

<https://duluthmn.gov/parks/parks-planning/st-louis-river-corridor/waabizheshikana-the-marten-trail-western-waterfront-trail-planning/>

6. Reports of Officers, Staff and Committees

-Planning Commission Items of Note, If Any

7. Consideration of Matters Regarding Commission Action

-Preservation Plan, Duluth Public Library (Carnegie Building), 1-22-92

8. Other Business

-Note on Pending EAW, 319 - 333 E Superior Street Redevelopment

9. Adjournment (Next Scheduled Meeting, Monday, February 8, 2021)

NOTICE: The Heritage Preservation Commission will be holding its January 11, 2021 Special Meeting by other electronic means pursuant to Minnesota Statutes Section 13D.021 in response to the COVID-19 emergency. Some members of the Board will be participating through video conference. Due to the COVID-19 emergency and the closure of City facilities, public comment will not be taken in person. However, members of the public can monitor the meeting and provide public comment on agenda items through WebEx Events. Visit <https://duluthmn.gov/live-meeting> to access the meeting. The public is also encouraged to submit written comment to planning@duluthmn.gov prior to the meeting. Please include "HPC Agenda" in the subject line, and include your name and address and the agenda item you are speaking to. Please note that all public comment is considered Public Data.

Heritage Preservation Commission
December 14, 2020 Special Meeting Minutes
Web-Ex Meeting Format

Due to the COVID-19 emergency, the HPC members participated through video conference from home. The meeting was held as a Special Meeting pursuant to Minnesota Statute 13D.021 in response to the Covid-19 emergency.

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 Monday, December 14, 2020.

Attendance: (Via WebEx video conferencing – all votes conducted via roll call)

Attending: Ken Buehler, Stacey DeRoche, Jessica Fortney, Brandon Hartung, Mike Poupore, and Sarah Wisdorf (joined meeting after consideration of minutes)

Absent: Meredith Anderson

Staff Present: Steven Robertson, Adam Fulton, Eleanor Bacso

2. Public Hearings

None at this time

3. Consideration of Minutes

Minutes from the November 9, 2020, meeting were read

MOTION/Second: Buehler/Hartung approve the minutes

VOTE: (5-0)

4. Communications

-Marten Trail Plan, Informational Meeting

Robertson stated that this item will be on the January agenda, adding that there are informational meetings this month that the members of the public are invited to attend and comment.

5. Report of Final Disposition of Matters Previously Before the Commission

-President Fortney asked if there is an update on the Pastoret Terrace. Adam Fulton stated that they are still evaluating an engineering report from LHB, but initial findings indicate that the portion of the structure along 1st Street was compromised.

6. Reports of Officers, Staff and Committees

Commissioner Wisdorf gave a brief update on the Planning Commission, noting that the changes to the form districts (related to designated historic landmarks) is proceeding.

7. Consideration of Matters Regarding Commission Action

Adam Fulton discussed the potential reuse of the Historic Old Central High School into a housing project of up to 200 units by a developer called Saturday Properties. Fulton discussed the preservation plan, noting that it was adopted in the mid 1990s. He stated that this area is proposed to go through a minor rezoning on the Planning Commission's December agenda, s that the entire block is one zone district, instead of two zone districts as it is currently. Fulton

added that this is a very important building to the city and it is important that the project is done right and historic preservation aspects are maintained. Fulton added that he wanted to give the members of the commission some advance knowledge of the project, and that a formal application for Certificate of Appropriateness may be coming to the commission for their February or March meeting. He concluded by stating it is likely that the developer may want to alter the receiving dock, but noted that the dock is not original to the building and is not a contributing element. Members of the commission commented on aspects of the structure, including the wide hallways and unique façade; defining features of the structure that make it an asset to the community.

8. Other Business

The group discussed the 2021 Work Plan/Goals in detail, and made amendments to the existing 2020 work plan documents. The discussion concluded with a desire to review older preservation plans to see if some adjustments need to be made, since many are 30 years old. Commission DeRoche offered to share a template that was used last time she participated in the creation of a preservation plan.

9. Adjournment

Adjournment at 12:59 p.m. (Next meeting scheduled for Monday, 1/11/2021.)

Respectfully,

Adam Fulton – Deputy Director
Department of Planning and Economic Development

Annual Meeting

1. Election of Officers - Ken Buehler asked if the existing officers are willing to serve another term. President Jessica Fortney and Vice President Stacey DeRoche both are willing to serve again.

MOTION/Second: Buehler/Wisdorf nominate Chair Fortney to serve as president and Commissioner DeRoche to serve as vice-president.

VOTE: (5-0)

(Commissioner Mike Poupore joined the meeting)

2. Discussion on Bylaws and Potential Proposed Changes – Steven Robertson gave an overview. The bylaws were last updated in 2013. The commissioners can choose to leave as is, but the meeting date and time should be updated. Chair Fortney is in agreement to update the meeting date and time. She asked if the other commissioners would like to see any changes. No changes were requested.

MOTION/Second: Fortney/DeRoche amendment to the bylaws to change meeting date and time to the 2nd Monday of the month at noon.

VOTE: (5-0, Poupore abstained due to technical issue)

Work Plan Items (Added to the agenda) – Chair Fortney asked if the commission should revisit now, or wait until the next meeting? Sarah Wisdorf suggested waiting until the next meeting, so it can be on the agenda for December.

Unfinished Business

3. Update on RFP for Design Guidelines for the Duluth Commercial Historic District – Robertson noted staff is hoping to move forward in the next two weeks.

Update on Pastoret Terrace (Added to the agenda) – Robertson noted there was a fire in the building about ten days ago. There is an ongoing investigation. The city is waiting on an engineering analysis to determine the extent of the damage.

Communication and Other Business

4. Unified Development Chapter (UDC) Proposed Text Change for Historic Preservation – Robertson gave an overview and noted this was more of clerical change. The challenge is to receive a preservation plan after the fact, so giving the applicant a set timeline (one-year) is being proposed. The timeline of “in the future” is too vague. Mike Poupore stated in the past the HPC had more power over property owners. Can this language be added to the UDC? Chair Fortney suggested looking at what it was, and what it is now to compare. Poupore doesn’t have the specific language at hand. Chair Fortney suggested adding it to their work plan. She asked if this proposed change would go before the planning commission. Robertson noted any zoning code change requires two bodies to approve. Staff proposed it, if it passes the planning commission, it goes to the city council. He asked the HPC if they are in agreement to moving forward, or if not, it can be removed. Poupore would like it tabled until they can revisit it before it moves forward. Robertson thought the language to the UDC may have changed in 2009. Poupore will do some research and share his findings with the other commissioners. Wisdorf stated UDC changes can be made throughout the year. If there are no objections, she would like to move the preservation plan clause forward to get it in the books. Poupore agrees.

MOTION/Second: Fortney/Poupore move forward with the updated language to the UDC regarding the preservation plan timeline be adjusted to one year.

VOTE: (6-0)

5. Update on EAW Related to the Proposed Demolition of Two Structures that Contribute to the Historic Character of Downtown Duluth. Robertson gave an overview and noted the Hacienda and the Duluth Oriental Grocery buildings. The EAW will be shared with the HPC during the 30-day comment period. The timeline is proposed for February or March. Poupore asked if this item can be added to the HPC’s December agenda. Robertson noted the EAW is still in the research phase and it would be best to wait for the actual EAW to come out. Poupore wants to make sure the HPC’s comments are included in the EAW. Robertson noted the HPC’s minutes can be shared with the EAW consultant.
6. Correspondence: US Army Corps of Engineers, The Rehabilitation of the Piers and Headwall of the Duluth Vessel Yard (30 Day Public Comment Period), October 28, 2020 – Robertson noted the correspondence found in the commissioners’ packet, and noted

they can comment, Chair Fortney is not familiar with the vessel yard, and asks for comments from the other commissioners. Commissioner Buehler reviewed the paperwork, and does not find it clear on what they are proposing, or who would do the signage. Poupore asked if this includes Pier B. Robertson stated it does not, and agrees the document could be more clear and include exhibits. Chair Fortney would like to see a map of the proposed changes. Commissioner Wisdorf asked staff if they can request more specific information. Robertson agreed to email the individual and request more information. Chair Fortney noted she clicked on the link on page 93 for the MOA, but there was not much detail on the interpretive display.

7. Consideration of Minutes from 8-24-2020

MOTION/Second: Wisdorf/Buehler approve the minutes

VOTE: (6-0)

Chair Fortney asks the commissioners to be thinking about their work plan to discuss at their December meeting. She asked if there is an opening for another commissioner on the HPC? Robertson noted they had appointed Meredith Anderson, but she accepted a new job and may have to resign from the HPC. There may be an opening soon.

Commissioner Wisdorf – gave a planning commission update. There is nothing of interest to the HPC at this time.

Adjournment at 12:52 p.m. (Next meeting scheduled for Monday, 12/14/2020.)

Respectfully,

Adam Fulton – Deputy Director
Department of Planning and Economic Development

Steven Robertson

From: Koop, Michael (ADM) <michael.koop@state.mn.us>
Sent: Tuesday, January 05, 2021 9:59 AM
To: Steven Robertson
Subject: RE: Possible Tax Credit Candidates?

Hi Steve,

Yes, I'm still interested in ideas, especially from Duluth. It does not need to be anything official, just a simple list of buildings by name and address will suffice. If you want to brainstorm with the HPC to generate ideas and send me something that would be terrific. But it does not require a formal motion by the HPC.

Thanks,

MK

From: Steven Robertson <srobertson@DuluthMN.gov>
Sent: Tuesday, January 5, 2021 9:55 AM
To: Koop, Michael (ADM) <michael.koop@state.mn.us>
Subject: RE: Possible Tax Credit Candidates?

This message may be from an external email source.

Do not select links or open attachments unless verified. Report all suspicious emails to Minnesota IT Services Security Operations Center.

Good morning! Are you still looking for assistance on this? If so, what type of information is most useful....just an affirmation from staff and a list of some properties that could benefit, or a something slightly more official from the HPC (like a motion of support, with some clarifying text)?

From: Koop, Michael (ADM) <michael.koop@state.mn.us>
Sent: Tuesday, December 29, 2020 9:41 AM
To: Koop, Michael (ADM) <michael.koop@state.mn.us>
Subject: Possible Tax Credit Candidates?

Hello,

Many of Minnesota's historic buildings that have been rehabilitated have utilized the 20% state historic tax credit together with the 20% federal tax credit. You may be aware that **Minnesota's Historic Structure Rehabilitation State Tax Credit ([Sec. 290.0681](#)) is set to expire on June 30, 2021.**

The loss of Minnesota's Historic Structure Rehabilitation State Tax Credit would be a devastating blow to preservation efforts throughout the state. The state historic tax credit has consistently proven to be a sound investment for Minnesota.

The State Historic Preservation Office is interested in learning from your Heritage Preservation Commission about any historic buildings in your community that could potentially be candidates for rehabilitation using the state historic tax credit. We are looking for useful buildings that could find new life down the road, whose revitalization would help your community. Our goal is to learn about any buildings that someday – not necessarily in the immediate future – might be

contenders for rehabilitation with the help of the historic tax credits. We're seeking examples that, if the state historic tax credit were to disappear, would *not* be able to be redeveloped.

If you know of any such candidates, please let me know. The building does not need to be listed in the National Register of Historic Places or locally designated, or part of a historic district. At this time, it does not need to be part of a formal development proposal. We just want to be aware of any buildings that are on your radar for a potential rehab project.

Thanks much for your assistance.

Happy New Year!



Michael Koop | Certified Local Government Coordinator and Preservation Specialist

50 Sherburne Avenue, Suite 203

Saint Paul, MN 55155

(651) 201-3291

michael.koop@state.mn.us

Given the Governor's implementation of [Stay Safe MN](#), SHPO staff will continue to work remotely and be available via [phone and email](#), and the SHPO office will be closed to visitors and unable to accommodate in-person research and deliveries. Mail is being delivered to the office via USPS, FedEx and UPS, however, staff have limited weekly access to sort and process mail. Our office will continue to take file search requests via DataRequestSHPO@state.mn.us. Check [SHPO's webpage](#) for the latest updates and we thank you for your continued patience.

[Facebook](#) | [Instagram](#) | [Twitter](#)

Steven Robertson

From: Koop, Michael (ADM) <michael.koop@state.mn.us>
Sent: Wednesday, January 06, 2021 11:52 AM
To:

Cc: Koop, Michael (ADM)
Subject: CAMP Training Opportunity Jan. 28 & 29
Attachments: PR - CAMP Training from NAPC.docx; CAMP Little Falls_St. Cloud Agenda (1).docx

Hello,

On the mornings of January 28 and 29 the Little Falls and St. Cloud HPCs are co-hosting a virtual Commission Assistance Mentoring Program (CAMP) organized by the National Alliance of Preservation Commissions. Some of you may be interested in attending; registration is \$25.

Dan Becker, who gave the keynote at our PreserveMN Annual Conference in Winona in 2018, is one of the instructors. Mid-Century Resources will also be addressed on the first day by Wade Broadhead, who is a terrific presenter.

The two attachments provide more information.

This is a great training opportunity! I hope you can participate.



**CAMP Little Falls/St. Cloud, MN
Part 1 - January 28th, 2020**

9:00-9:15

Welcome and Introduction

9:15-10:15

Legal Basics: A fundamental background of preservation law as it relates to local preservation commissions: local ordinance, local codes, and federal and state laws. *Kate Singleton*

10:15-10:30

Break

10:30-11:30

Standards and Guidelines for Design Review: Reviewing the Federal Standards and Guidelines and learning to apply them to real world cases. *Dan Becker*

11:30-12:15

Mid-Century Resources: Mid-Century/Post-War Resources: An overview of why the Mid-Century/Post-War Architecture and social history is significant from urban centers to small towns. Understand and articulate effective cases for saving these resources. *Wade Broadhead*



National Alliance of Preservation Commissions

PO Box 1011, Virginia Beach, VA 23451

(757) 802-4141 | director@napcommissions.org | www.napcommissions.org

"Building strong local preservation programs through education, advocacy, and training."

**CAMP Little Falls/St. Cloud, MN
Part 2 - January 29th, 2020**

9:00-9:15

Follow-up Questions from Part 1

9:15-10:15

Identifying and Designating Historic Resources: An overview of conducting historic resource surveys and using the information collected to determine eligibility for designation, drawing and defending district boundaries. *Dan Becker*

10:15-11:00

Infill Design: Explore how to envision new construction and how to find the appropriate balance for your community between the goals of compatible yet differentiated. *Wade Broadhead*

11:00-11:15

Break

11:15-12:00

Preservation Planning: Planning for the resource, the commission, and the community. *Kate Singleton*

12:00-12:15

Wrap-up/SWOT Analysis



CAMP Trainer Bios

National Alliance of Preservation Commissions

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Dan Becker is Owner and Consulting Principal of Heritage Arts of NC LLC. He was also Main Street Grants Administrator for the North Carolina Main Street & Rural Planning Center in the NC Department of Commerce during 2017-18. He served 25-years as Executive Director of the Raleigh Historic Districts Commission from 1986-2011, and worked as Manager of the Long Range Planning Division for the Raleigh Department of City Planning from 2006-2015. Prior to moving to Raleigh, Dan was an Associate with James Williamson/Carl Awsumb/Architects in Memphis, Tennessee, which provided design services in restoration, rehabilitation, and adaptive use architecture.

He previously served in Sidney, Ohio as Director of the River Corridor Project (a two-county program promoting recreation, conservation, and preservation along the Great Miami River), and as Secretary/Director for the Shelby County Park District. He completed eight years of service on the Board of Directors for the National Alliance of Preservation Commissions in 2006, including two years as board Chair 2004 – 2005. He is an ex-officio member of the board for Yates Mill Associates. Past service includes membership on the Center for Preservation Leadership Advisory Board of the National Trust for Historic Preservation. He has also been a board member for Mordecai Square Historical Society, Memphis Heritage, and Lowenstein House. He was awarded the 2007 Robert E. Stipe Professional Award by Preservation North Carolina. Mr. Becker received his Bachelor of Environmental Design degree from Miami University in Oxford, Ohio.

Email: dan.becker@heritage-arts.net

Wade Broadhead is currently the Planning Director of Florence, Colorado working on development and preservation issues. He was most recently a Land Use Planner and Staff to the City of Pueblo's Historic Preservation Commission where he worked from 2005-2014. Prior to his career in planning and preservation Wade worked as an archaeologist and GIS Supervisor conducting consulting work across the southwestern United States. In Pueblo, Wade helped spearhead an engaging neighborhood- based historic context approach which surveyed most historic neighborhoods as well as its Post-War Resources.

He volunteered to serve as a grant reviewer for the State Historical Fund from 2010-2011; he was an Endangered Places Reviewer from 2009-2011; and, he presented papers at the National Trust for Historic Preservation, NAPC Forum, APA, and Saving Places Conferences over the past two years. Wade has a passion for Mid- Century Modern Architecture and social history as well as citizen engagement. He especially enjoys revitalization efforts in Right Sizing Cities and working with minority populations and low income neighborhoods to make preservation relevant. Wade is currently establishing a commission and applying for CLG status in Florence Colorado, population, 3800. Wade has four small budding preservationists under the age of 13.

Kate Singleton, Executive Director for Preservation Austin, has over 35 years' experience in historic preservation, downtown revitalization and economic and community development. She has served as Chief Preservation Planner for the City of Dallas, Executive Director of the West Fort Bend Management District, Planning Manager for Downtown Dallas, Inc. and State Coordinator of the Arizona Main Street program as well as Main Street Manager in Waxahachie and Grapevine. She has extensive experience in cultural resources management.

She has offered professional consulting services in the areas of historic preservation, downtown revitalization, economic development, financial incentives, strategic planning, community development, municipal planning, zoning, urban design, and project implementation. She has written preservation

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plans, design standards for commercial and residential historic districts, downtown redevelopment plans and preservation ordinances. Kate has also developed financial incentives for cities including the highly successful City of Dallas Historic Tax Incentive Program. She also wrote amendments to the Dallas building code some of which were codified into the International Existing Building Code. Kate has also completed over \$150 million in Federal Historic Tax Credit projects.

Kate has conducted training for numerous historic preservation commissions and downtown associations around the state of Texas and has presented at several state preservation and downtown conferences in Texas, Arizona and Arkansas as well as the National Trust for Historic Preservation Conference and National Main Street Conference on subjects including advocacy, financial incentives, preservation design standards, downtown authenticity.

Kate has her Master's in Public Administration from the University of North Texas. She has served on the Dallas Landmark Commission, on the Tourism Commission for the City of Austin, Austin Creative Alliance Board, the boards of Texas Downtown Association, Preservation Texas and Preservation Action.

Email: kateasingleton@hotmail.com

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Commission Assistance and Mentoring Program (CAMP®) from the National Alliance of Preservation Commissions

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For Immediate Release:

Little Falls and St. Cloud Heritage Preservation Commissions to host National Preservation Training Program

The Little Falls and St. Cloud Heritage Preservation Commissions have partnered to bring a national preservation training program to the area. The [Commission Assistance and Mentoring Program \(CAMP®\)](#) is offered by the National Alliance of Preservation Commissions (NAPC) to preservation related boards and commissions, their partners, and others who are interested in or impacted by preservation. The training includes engaging hands-on activities, informative group discussions, and high-quality presentations by prominent preservation professionals.

The CAMP® training being hosted by St. Cloud and Little Falls will take place via Zoom on January 28 and 29, from 9 a.m. to 12:15 p.m. The cost to attend is \$25. This training is eligible for 6 continuing education credit hours for AIA and AICP professionals. Certificates of Completion will also be available to all attendees.

Those wishing to attend can register by contacting Marie Snyder, Program Manager for NAPC (marie@napcommissions.org; 757-802-4141). For more information please contact Jim Flaaen, Senior Planner for the City of St. Cloud (Jim.Flaaen@ci.stcloud.mn.us; 320-650-3174) or Wendy Zylka, City Clerk for the City of Little Falls (wzylka@cityoflittlefalls.com; 320-616-5500).

The Little Falls and St. Cloud CAMP training is being funded in part by a Certified Local Government grant through the Minnesota State Historic Preservation Office. Funding for CLG grants comes from the Historic Preservation Fund, appropriated annually by the U. S. Congress.

PR website link: <https://napcommissions.org/camp/>

###

ORDINANCE NO. _____

AN ORDINANCE DESIGNATING THE DULUTH PUBLIC LIBRARY
(CARNEGIE BUILDING) A HERITAGE PRESERVATION LANDMARK.

BY COUNCILOR JEWELL:

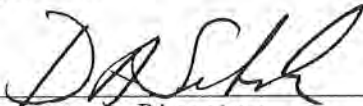
The City of Duluth does ordain:

Section 1. That the City of Duluth does designate, pursuant to Chapter 28A of the Duluth City Code, 1959, as amended, the Duluth Public Library (Carnegie Building) as a Duluth Heritage Preservation Landmark; said landmark is as located on Public Document No. _____ on file with the City Clerk, and is described as follows:

the exterior facades and grounds of the building on Lots 17, 19 and 21, Duluth Proper First Division, West Second Street, and those portions of the interior of the structure consisting of the Second Street entrance hall and stairwell and the first-floor rotunda.

Section 2. That this ordinance shall take effect and be in force thirty (30) days from and after its passage and publication.

Approved:

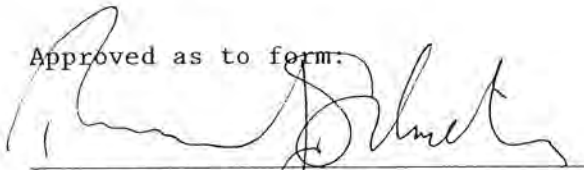


Department Director

Approved for presentation to Council:

Administrative Assistant

Approved as to form:



Assistant City Attorney

Approved:

City Auditor

STATEMENT OF PURPOSE:

At its August 22, 1990, meeting, the Duluth Heritage Preservation Commission, in honor of the Centennial Anniversary of the Duluth Public Library, reviewed the possible designation of the Duluth Public Library (Carnegie Building) as a Heritage Preservation Landmark. A public hearing was held at this meeting, at which the representative of the property owner testified that designation was acceptable to him.

Based upon the historic and architectural merit of the property, the HPC recommended that the Carnegie Building be designated a Heritage Preservation Landmark. The Minnesota State Historical Society concurred with this recommendation in their official comment on the nomination.

CITY OF DULUTH
HERITAGE PRESERVATION COMMISSION
STAFF REPORT ON A NOMINATION
FOR A HERITAGE PRESERVATION LANDMARK
August 22, 1990

I. Name of Property

- A. Historic: Carnegie Building
- B. Common: Duluth Public Library

II. Location

- A. Address: 101 West 2nd Street
- B. Legal Description: Lots 17, 19 and 21, Duluth Proper 1st Division
West Second Street

III. Classification

- A. Type of Property (building, monument, park, etc.): building
- B. Current Use: office
- C. Current Zoning: C-4 Business Center Commercial District

IV. Current Owner

- A. Name: Christ's Household of Faith d/b/a North Star Services
Realty
- B. Address: 355 Marshall Avenue, St. Paul, Minnesota 55102
- C. Telephone: (612)227-7061

V. Property Status

- A. Occupied/Vacant: occupied
- B. Assessed Value: \$300,000 for land and building in 1990
- C. Ownership History: The building was owned by the City of Duluth until 1981 when it was bought by Historical Development Properties. The property was subsequently sold to the present owner in 1989.
- D. Condition: Generally good but showing some signs of deterioration in the front left pediment area.
- E. Comments: The property has been successfully adapted for reuse and is unlikely to be altered within the foreseeable future.

VI. Historical Background

A. Year Built: 1902

B. Architect and/or Builder: Adolph F. Rudolph, Architect
Pearson & Fawcett, Builder

C. Original Site: yes

D. Altered/Unaltered: Early in the life of the building structural/design deficiencies necessitated the modification and sheathing of the low circular dome in copper. An addition to the rear of the building (northeast and northwest corners) was constructed in 1927 with sandstone face on the front side, and common brick on the rear. This addition carried out the classical design of the original building. Significant interior renovation was undertaken in 1981 of the wings off the central rotunda to allow these spaces to be leased out as private office areas. Two Tiffany windows designed by Duluth resident Anne Weston have been removed and are currently on display in the Duluth Heritage and Arts Center.

VII. Description of Property: The building is situated on a steeply sloping site at the northwest corner of the intersection of First Avenue West and Second Street, located on the fringe of Duluth's central business district. Constructed in 1902 according to the design by architect Adolph F. Rudolph, the building cost approximately \$75,000, which was donated by philanthropist Andrew Carnegie.

The building is a two-story sandstone and brick building executed in the Ionic mode of the Neo-classical style which is crowned by a low copper dome with oculus. The sandstone blocks were quarried in Port Wing, Wisconsin. The front (Second Street) facade is symmetrical in arrangement and is dominated by a two-story, four column Ionic portico set on a banded rusticated base. The principal entry is at the basement level which features a carved decorative cornice with an egg and dart motif crown supported by scroll brackets. Intricate wrought iron railings are located between the columns above the entrance doorway. The pediment above the columns is devoid of sculpture except for the anthemion acrothera which top it. "Duluth Public Library" is carved on the portico frieze in bold lettering. Immediately behind the pediment is a parapet. The remainder of the cornice line is embellished with stone piecework. Local sandstone sculptor George Trana was involved in the construction of this building. The windows are simple double hung on the basement level and with 24-over-1 on the first floor. On the east and west facades the windows are double hung 12-over-12 divided lights.

The interior of the space with its rich ornamentation in contrast to the restrained exterior treatment is noteworthy as well. The anthemion and egg and dart motifs are repeated throughout the interior trim work. The first floor rotunda is reached from the basement level entry hall via a white marble staircase. This main stairway continues to the second floor with ornate pressed metal stairs and railings. Two story columns which appear to be green marble are actually concrete with special marbled finish.

VIII. Statement of Significance: The subject property is significant in several respects. First it is recognized as historic as evidenced by its inclusion on the National Register of Historic Places. (See copy of National Register Nomination attached.) Second, it is one of Duluth's finest examples of Neo-classical Revival buildings. And third, it is a civic building which embodies the efforts of pioneer Duluthians to provide educational services to the community through the availability of reading materials.

IX. Findings on Designation Criteria: The following criteria are established by ordinance as the basis for designation of a site or district, with the requirement that the proposed district meet at least one of the criteria. Findings responding to each of the criteria are as follows:

A. "It has character, interest or value as part of the development, heritage or cultural characteristics of the City of Duluth, State of Minnesota or United States."

FINDING: The building represents early efforts of Duluthians to provide a cultural resource and educational materials for the citizens. The Neo-classical architecture of the building also makes it a significant of the expression of the City Beautiful movement in the City.

B. "Its location was a site of significant historical event."

FINDING: This criterion is not met by the subject property.

C. "It is identified with a person or persons who significantly contributed to the cultural development of the City of Duluth, State of Minnesota or the United States."

FINDING: The subject property is one of hundreds of libraries donated to communities across the nation by Andrew Carnegie. Thus the building is closely identified with the philanthropist who forwarded the ideal of an enlightened population.

D. "It embodies a distinguishing characteristic of an architectural type."

FINDING: The subject property is one of Duluth's finest examples of the Neo-classical Revival Style with its restrained and dignified exterior and richly ornamented interior. See comments under VII. Description of Property.

E. "It is identified as the work of an architect or master builder whose individual work has influenced the development of the City of Duluth or State of Minnesota."

FINDING: The building was designed by architect Adolph F. Rudolph who was also responsible for the design of a number of local school buildings including Endion School which is also listed on the National Register of Historic Places. Rudolph was an influence in the giving expression of City Beautiful movement in Duluth with the library building.

- F. "It embodies elements of architectural design, detail, materials and craftsmanship which represent significant architectural innovation."

FINDING: The architectural design of the building has been recognized as significant by its inclusion on the National Register of Historic Places. See comments under VII. Description of Property. Also, the locally prominent sculptor, George Trana, was responsible for the decorative carving on the building.

- G. "Its unique location or singular physical characteristics represent an established and familiar visual feature of a neighborhood, community or the City as a whole."

FINDING: The hillside location of the building on the fringe of Duluth's central business district, apart from the taller buildings found there and at the edge of the Central Hillside neighborhood results in its prominent profile. Also its location on the Second Street arterial, a main commuter route, creates a situation where many people view the structure nearly every day. Thus it is indeed a familiar landmark not only for the neighborhood but for the community as a whole.

X. Conclusions:

A. Points in favor:

1. The subject property meets six of the seven criteria for local designation as a Heritage Preservation Landmark whereas only once criteria is necessary.
2. Designation can provide a further marketing tool for the property managers by which to assure potential tenants of the building's continued preservation.
3. Local designation will recognize the importance of this building which is on the National Register of Historic Places.

B. Points in opposition: None.

XI. Attachments:

- A. Location Map
- B. Photo of building
- C. Copy of National Register nomination
- D. "Enjoy" column from Duluth News Tribune Thursday, August 16, 1990.

LOCATION MAP



SUBJECT PROPERTY

NETTLETON SCHOOL

WASHINGTON JUNIOR HIGH SCHOOL

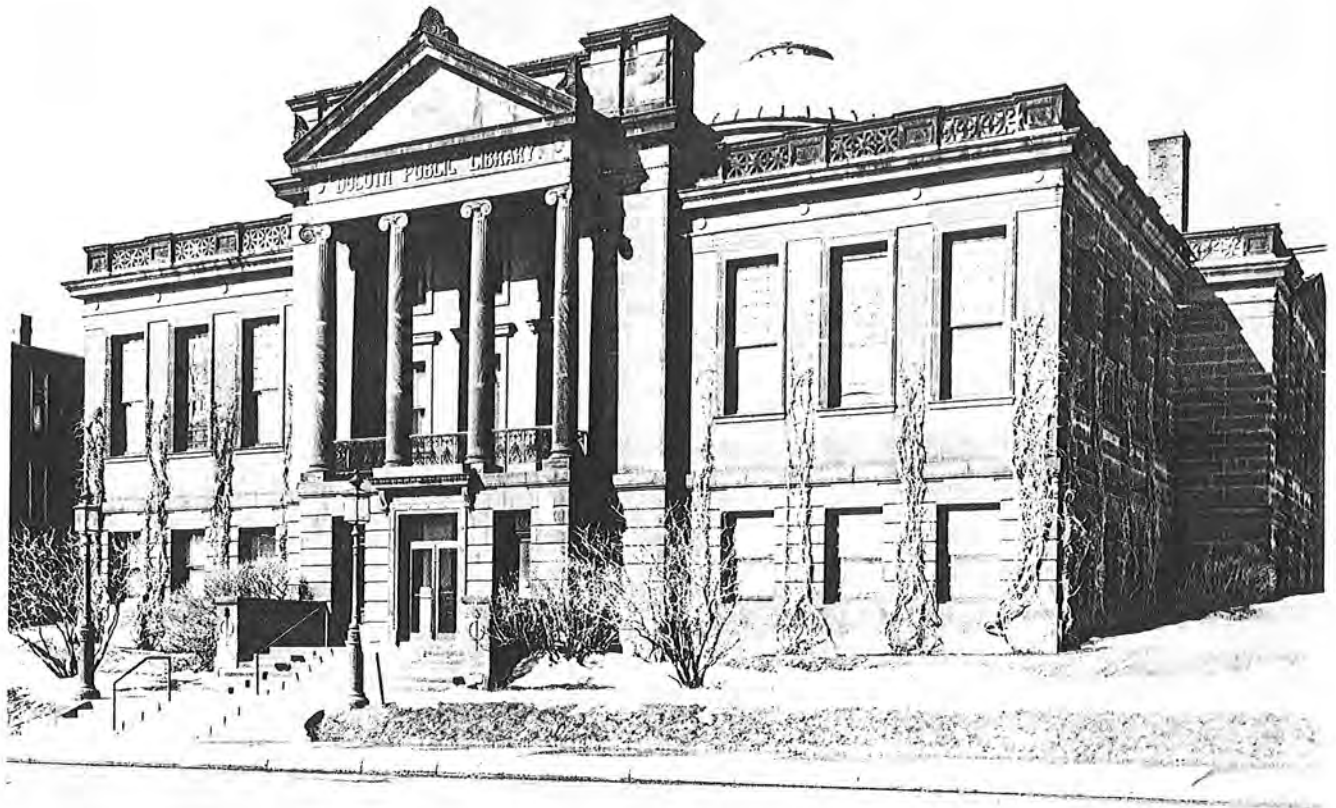
CENTRAL HIGH SCH.

LIBRARY

ADMIN BLDG

CENTER SECOND 27

GOVT LOT 2



75

Carnegie Library
First Avenue West and
Second Street

1902

Adolph F. Rudolph, Architect

A Roman brick sandstone structure. Also of interest are two Tiffany windows depicting the area's history; cost, \$65,000.

(For additional information on this structure, see Section 1, page 29.)

KEVIN'S QUALITY CLEAN-

the principal place of busi-
W. Superior St., Duluth, MN

address of all persons con-
r the above assumed name:
2001 W. Superior St., Du-

MICHAEL KEVIN BOYCE
MINNESOTA
F ST. LOUIS

t was acknowledged before
90, by Michael Kevin Boyce
y Cleaning.

LORAIN STEVENS,
ublic, State of Minnesota
ion expires Sept. 1, 1993
No. 8256

FOR BIDS
at the Purchasing Agent of
eceive sealed bids in Room
ugust 27, 1990, at 2:00 P.M.
all bids will be publicly
Room 106-A City Hall for:
or laying pipe, refer to Bid

ng requirements for same
office of the Purchasing
Duluth, MN 55802.
CITY OF DULUTH
LAUDIE WASHINGTON,
Purchasing Agent
D-2827

DISTRICT COURT
OND JUDICIAL DISTRICT
., Claimant,

ose
o the Claimant, Respond-

REPLEVIN
ONS
to the above-named Re-

MONED and required to
ey an Answer to the Com-
office of the clerk of the
venty (20) days after serv-
u, exclusive of the day of
so, judgment by default

HON. R. V. CAMPBELL,
District Court Judge
JOSEPH M. LASKY,
Court Administrator
By: GLORIA POTHAST,
Chief Deputy

(Seal of District Court)

FLOYD D. RUDY, Attorney for Petitioner #94213, of
RUDY, PREVOST, GASSERT, YETKA, KORMAN &
BELFRY, 123 Avenue C, Cloquet, MN 55720. (218) 879-
3383.

D.N.-T., Aug. 10, 17, 1990.

No. 8269

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN THAT THE DULUTH
HERITAGE PRESERVATION COMMISISON WILL
CONDUCT A PUBLIC HEARING ON WEDNESDAY, AU-
GUST 22, 1990, AT 4:30 P.M. IN THE CITY COUNCIL
CHAMBERS, THIRD FLOOR, CITY HALL AND WILL
CONSIDER DESIGNATION OF HERITAGE PRESERVA-
TION LANDMARKS FOR THE PROPERTIES DE-
SCRIBED AS FOLLOWS:

1. Carnegle Building, 101 West 2nd Street; 17, 19, and
21, Duluth Proper 1st Division West 2nd Street; and
2. Masonic Temple Building, 203 East Superior Street;
Lots 33 and 35 Duluth Proper 1st Divison East Super-
rior Street.

D.N.-T. August 10, 1990.

D-2828

File No. 90131

**CERTIFICATE OF ASSUMED NAME
STATE OF MINNESOTA**

Pursuant to Chapter 333, Minnesota Statutes; the
undersigned, who is or will be conducting or trans-
acting a commercial business in the State of Minnesota
under an assumed name, hereby certifies:

1. The assumed name under which the business is or
will be conducted is: PARKVIEW HAIR FASHIONS.
2. The street address of the principal place of busi-
ness is or will be: 4202 E. Superior St., Duluth, MN
55804.
3. The name and street address of all persons con-
ducting business under the above assumed name:
Pamela E. Swanson, 4737 Oakley, Duluth, MN
55804; Charles R. Swanson, 2750 Calais, Pontiac,
Mich. 48055.

I certify that I am authorized to sign this certifi-
cate and I further certify that I understand that by
signing this certificate, I am subject to the penal-
ties of perjury as set forth in section 609.48 as if I
had signed this certificate under oath.

Dated May 21, 1990.

PAMELA E. SWANSON,
Owner/Operator

D.N.-T., Aug. 9, 10, 1990.

No. 8252



F

MOTION: Martin moved to approve the Bed and Breakfast as being architecturally and/or historically unique.

SECOND: Norton

MOTION PASSED: Unanimous

File No. 90131, PUBLIC HEARING ON PROPOSED LANDMARK DESIGNATION FOR THE DULUTH PUBLIC LIBRARY (CARNEGIE BUILDING), 101 WEST 2ND STREET.

Fisher outlined the matter as indicated on the staff report which is attached to the file and made a part of these minutes.

Miller asked Fisher if she had been in contact with the current owners and if they had any response to this application.

Fisher said she had been in contact with George Hoene, the manager of the building, and indirectly through him, with the owners of the building. She understood that there was no major opposition from them.

George Hoene asked that because he is also involved in the next item, that they move onto the next item, allowing him to address both at once.

Miller closed the public hearing on the item.

In deliberative session:

MOTION: Lane motioned that the Commission recommend landmark designation of the Carnegie Building to the City Council.

SECOND: Schilling

MOTION PASSED: Unanimous

Fisher addressed the issue of specifically designating a portion of the interior of the Carnegie Building, namely the rotunda and central staircase area. She requested clarification for the designation.

Miller asked what the consequences would be if the interior was not specifically referenced in the motion.

Fisher explain that only the exterior would be affected by the action, and that any interior building permits or renovations would not come before the HPC.

Miller asked the maker and seconder of the motion what their intent was.

Schilling said that he assumed they were designating the whole building, interior and exterior. He asked if the interior and exterior of properties always had to be considered separately.

Fisher said that if not otherwise specified, the authority of the ordinance was limited to the exterior.

King stated the rotunda and center spaces were the most significant of the building and must be preserved.

Fisher preferred not to be involved with designating the rented spaces of the building, but that it would be more acceptable to include only the rotunda and the center area. She also noted that it was not clear in the ordinance if the Commission had the specific authority to designate interiors. She suggested that it be reviewed by the legal staff. She also reminded the Commission that this was a recommendation to City Council, and that the final designation was not being made at this point.

Miller clarified that the earlier action on the item was referring strictly to the exterior of the building, but after consultation if it appears that it is both desirable and possible to further designate some portion of the interior, it should be brought up as a separate item, and would then be considered at that point.

King said that since the building was on the National Register before the remodeling, he thought perhaps they made a special consideration for the rotunda and stairway.

Fisher said that there are no sanctions for remodeling National Register Properties, the buildings only receive recognition.

Kimball indicated that he thought it would be difficult to take on the interior as a separate item.

Miller posed the options as, either to leave the matter of the interior alone, to reconsider the earlier action and table the item, or seek authorization from the commission to include those interior portions in the report to the council if it is discovered that they lack that authority.

Hoene asked to be recognized and stated that it was his, as well as the building owners', understanding that the rotunda and the central staircase would be included as historically significant elements.

MOTION: Norton motioned that the Commission support the main entrance and rotunda portions of the interior (publicly assessable areas) as a designated Landmark, if legally appropriate, in the recommendation to the City Council, and if staff find it is not legally permissible, then it will not be included.

SECOND: Martin

MOTION PASSED: Unanimous

File No. 90132, PUBLIC HEARING ON PROPOSED LANDMARK DESIGNATION FOR MASONIC TEMPLE BUILDING, 202 EAST SUPERIOR STREET.

Fisher outlined the matter as indicated on the staff report which is attached to the file and made a part of these minutes.

Martin asked for clarification on what part of the building was up for consideration.

Fisher said that the area under consideration was the first three floors, south to the Orpheum facade.

George Hoene, as building manager for both buildings and authority from their owners, expressed owners' support of the designation staff was seeking. He explained that both buildings have been substantially remodeled in the last 10 years, and that the owners felt that neither building would be harmed economically by accepting the designation. However, he did add that if the designation had been sought prior to the renovation, he would have been opposed. He said that there are a number of other buildings in Duluth which warrant preservation which are on the verge of destruction.

Hoene encouraged the Commission to work with developers to provide them with incentives to develop and preserve these properties for the next century. He cited the advantages of developing older properties including use of facade easements allowing for tax credits to be passed on to partners or investors. However, he informed them that in order to obtain a facade easements the property must be designated on the National Register. Another advantage he proposed was a form of tax increment financing. He felt that the HPC should be the "clearing house" where owners of historical buildings initially make their presentations, and then be referred to DEDA for further development considerations. He hoped that the group would work towards the development of incentive programs for saving older buildings, and not solely act in the legislative process.

Fisher noted her concern that the building may have been compromised due to the removal of the top three floors.

Norton stated that the Masonic Temple Building was denied National Register status because the top three floors were removed. However, in her opinion the building was still important enough to be designated as a Duluth landmark.

Kimball said that although that building has been changed, he personally felt that it still retains its architectural integrity and he stated that he had no reservations on recommending it.

King felt that the building owner preserved the sites beautifully and that the Commission should recognize this.

9213

PRESERVATION PLAN
DULUTH PUBLIC LIBRARY HERITAGE PRESERVATION LANDMARK
Adopted 1-22-92

I. INTRODUCTION

The following preservation plan contains design review guidelines which will serve as a basis for the Duluth Heritage Preservation Commission's permit review decisions with regard to The Duluth Public Library Heritage Preservation Landmark. These guidelines define the acceptable means by which the building's unique physical appearance can be preserved and enhanced through rehabilitation, restoration, or new construction.

One purpose of these guidelines is to provide assurance to the owner of the property that the permit review process will be based on clear standards rather than the taste of individual commission members.

The guidelines will be interpreted with flexibility depending on the particular merit of the proposed changes and their impacts on the portion of the building under review. Consideration will be given to the availability of historic building materials. When applying the guidelines, the Commission will also consider the economic impacts of the design requirements. Decisions of the Heritage Preservation Commission are subject to appeal to the City Council within ten days of written notice of the decision by any party aggrieved by the Commission's decision.

II. AREAS TO BE PRESERVED

- A. South, east and west exterior building facades.
- B. Entrance stairways, walks, approaches; and grounds.
- C. Second Street foyer.
- D. Main interior staircase leading from the Second Street foyer to the Board Room on the second floor.
- E. Central interior rotunda with green marbleized columns.

III. NEW CONSTRUCTION

New construction refers generally to any new addition to the building. The basic principle for new construction with the historic, Duluth Public Library Preservation Landmark is to maintain the scale and character of the present building. In this case, any such addition would need to provide height, massing,

setback, materials, and rhythm compatible to the original building. Guidelines for new construction focus on general rather than specific design elements as follows:

A. Setback-Siting.

In general, new construction should match the setback of the original building.

B. Massing, volume, and height.

Any new construction should conform to the massing of the original structure respecting the height, volume, and scale of adjacent structures.

C. Roofs, Caps and Cornices.

New roof, cap and/or cornice design should replicate the style of roof and materials of the original structure.

D. Materials and Detail.

Any new construction should match the brick and sandstone of the existing building.

E. Windows and Doors.

Windows should relate to those of the existing building in terms of solid to opening ratios, distribution of window openings, and window setback from the wall surface. The proportion, size, and detailing of windows and doors in any new construction should restore the appearance of the original facade and relate to that of the existing building. Double-hung windows are traditional in the district and shall be encouraged for new construction. Window and door frames shall be wood, appropriately colored aluminum and/or vinyl clad materials.

IV. RESTORATION AND REHABILITATION

In general, the United States Secretary of the Interior's Recommended Standards for Historic Rehabilitation shall be followed (see Attachment A). In addition, the following standards shall be applied:

A. Masonry and Walls.

1. Original masonry and mortar shall be retained whenever possible without application of waterproofing, water repellent coatings or surface consolidation treatments unless these

treatments are absolutely required to solve a specific technical problem.

2. Where necessary, repair or replacement of deteriorated materials should be made with new material that duplicates the old as closely as possible.

3. To preserve the life of building materials, masonry should be cleaned only when necessary to halt deterioration or to remove graffiti and stains. The most gentle method shall be used, such as the use of low pressure water or approved chemical solutions.

4. The original or early color and texture treatment of masonry surfaces should be retained wherever possible.

5. When repointing, old mortar shall be duplicated in composition, color and texture and be duplicated in joint size, profile type, and method of application in order to preserve the original appearance. If laboratory analysis shows the composition characteristics of the original mortar to be unsuitable, mortar composition may be altered. If the mortar composition is to be altered, the appearance of the mortar shall duplicate the color and texture of the original mortar. Mortar shall be no more than 1 part in 8 Portland Cement.

B. Roofs, Cornices and Details.

1. The copper material of the existing roof should be matched when in need of repair and the existing patina matched to the extent possible. With respect to those portions of the roof not visible from street level, the manner of repair or replacement is less critical, however, new roofing materials should blend in with the existing building.

2. All historic craftsmanship, detailing and decorative features that give the roof its essential character should be preserved or restored. Similar material shall be used to repair or replace deteriorating or missing architectural elements such as cornices, brackets, cupolas, chimneys, cresting, vanes, architectural ornamentation, gutters, downspouts, and railings wherever possible.

C. Windows and Doors.

1. Existing window and door openings shall be retained. Whenever possible, original windows and doors and their hardware shall be repaired for reuse.

2. A missing or non-repairable original window or door should be replaced with a window or door that has an appropriate

profile and resembles the original and which is recessed to its original depth.

3. Replacement of windows and doors with new stock windows, sashes or doors shall not be allowed if they require alteration of the frame opening or if the size of the window panes, sash or door cause changes in the scale and original proportions of the building.

4. Infilling of window openings is generally not acceptable.

5. Plastic or metal awnings and fake shutters should not be allowed. Shutters are inappropriate for this building.

6. Heating and air conditioners should be installed in such a manner as to not damage window and door frames or require the removal of the original doors or windows. Window or door installation shall be considered only when all other viable heating and cooling systems installations will result in significant damage to historic materials.

7. Storm windows and doors should be selected to be compatible with the character of the building and shall not damage window and door frames or require the removal of the original windows or doors. Exterior storm windows should be appropriate in size and color and should be operable.

8. Lintels, sills, pediments, hoods and steps should be retained or repaired if possible. If repairing, the color and texture shall match existing colors and textures.

D. Interiors

1. Replacement and repair materials shall match as closely as possible to the materials used in floorings plaster trim work, metal castings and wood trim.

2. Marble and tile floorings should not be covered with carpeting or be replaced.

3. Original and custom finishes such as marbleizing shall be maintained and if damaged shall be refinished and replicated as closely as possible.

V. SIGNS AND ACCESSORIES

Signs shall be compatible with the character of the building. Signs should not conceal architectural detail, clutter the building's image, or distract from the unity of the facade.

- A. **Materials:** sign materials shall complement materials of the existing building. Surface design elements shall not distract from or conflict with the structure's age and/or design. Materials which are the same as those that were used for signage during the period of the building construction shall be encouraged. Newer materials and technologies such as extruded aluminum and plastics, internally lit cabinet signs, or backlit awning signs are not appropriate for the building.
- B. **Type Styles:** the type styles used to letter the signboard shall enhance the building's design and materials. Type styles should also be compatible with types from the period of the building's construction.
- C. **Method of Attachment:** painted signs may be permissible on glass windows and doors. The facade shall not be damaged in sign installation except for minor attachment. The method of attachment shall respect the structure's architectural integrity. The sign shall become an extension of the buildings architectural features wherever possible.
- D. **Lighting:** The location of exterior lights shall be appropriate to the individual structure. Subdued lighting is preferred. There shall be no flashing, blinking, moving or varying intensity lighting, fixtures shall relate to the historic period of the building's construction.

VI. DEMOLITION

The Heritage Preservation Commission is charged with reviewing permit applications for demolition of structures under Duluth City Code, Chapter 28A, Article II, Sec. 28A-5; Duluth City Code, Chapter 10, Article II, Sec. 10.3; and Duluth City Code, Chapter 10, Article III, Sec. 10-4.

In general, demolition of the Duluth Public Library Heritage Preservation Landmark will be discouraged. In the event that a building is over 50% destroyed by fire or an act of God, demolition may be permitted.



DEPARTMENT OF PLANNING & CONSTRUCTION SERVICES
Planning Division

411 West First Street • Room 208 • Duluth, Minnesota 55802-1197
218-730-5580 • Fax: 218-723-3559 • www.duluthmn.gov

An Equal Opportunity Employer

ACTION OF THE CITY OF DULUTH HERITAGE PRESERVATION COMMISSION

Property Name: Former Duluth Public Library

Location: 101 W. 2nd St.

Applicant: Accend Services, Inc., Michael Clevette

Landowner: Athenaem Wellness Center LLC.

File Number: PL 13-130

Proposal Requested: Licensed contractor will construct a sidewalk at 1:20 grade from parking lot to front entrance. Front steps will be reset and raised or a last step added to create landing at the level of the front door and an accessible entrance created. A cut through one half wall framing the entry will be made and materials cut out used to reface the wall where it is cut.

The above matter came for hearing before the City of Duluth Heritage Preservation Commission ("Commission") on Tuesday, January 28, 2014, notice of said hearing having been done in accordance with Section 50-37.14 of the Duluth Legislative Code. The applicant appeared and presented their request to the Commission. All other parties interested in the matter were given an opportunity to be heard. The Commission now makes the findings and conclusions:

Findings of Fact:

1. The property was designated a Duluth Heritage Preservation Landmark on November 2, 1991 by Ord. #9040; and
2. The proposal complies with all applicable provisions of Chapter 50 of the Duluth Legislative Code and state law; and
3. The work to be performed will not adversely affect the historic preservation landmark based on adopted historic preservation guidelines.

Decision:

Resolved that the application for a Historic Construction Permit (PL13-130) is approved by a Heritage Preservation Commission vote of 4-0, with the following conditions:

- 1) Applicant construct the project in accordance with the scope of work identified submitted by Michael Clevette of Accend Services Inc., dated October 22, 2013.
- 2) Staff receipt of documentation of approval of the project by the National Parks Service

Decided at Duluth, Minnesota, on Tuesday, January 28, 2014.

BY ORDER OF THE DULUTH HERITAGE PRESERVATION COMMISSION

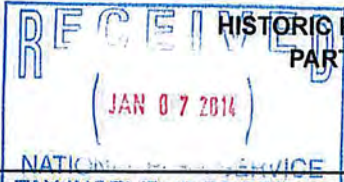
Charles Froseth, Land Use Supervisor



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

RECEIVED NOV 22 2013

OMB Approved
No. 1024-0009
Form 10-168
Rev. 2011



NPS Project Number
29872

Instructions: This page of the form must appear exactly as below and must bear the owner's original signature. Other sections may be expanded as needed or continued on blank pages. The National Park Service certification decision is based on the descriptions in this application form. In the event of any discrepancy between the application form and other, supplementary material submitted with it (such as architectural plans, drawings and specifications), the application form takes precedence. A copy of this form will be provided to the Internal Revenue Service.

1. Property Name (former) Duluth Public Library (Carnegie Building)
Street 101 West 2nd Street
City Duluth County St. Louis State MN Zip 55802

Name of Historic District _____
 Listed individually in the National Register of Historic Places; date of listing 1978 #78003125
 Located in a Registered Historic District; name of district _____
 Part 1 - Evaluation of Significance submitted? Date submitted _____ Date of certification _____

2. Data on building and rehabilitation project
Date of construction October, 2013 - March 2014 Cost of rehabilitation (estimated) \$680,650
Type of construction Roof repair and accessibility Floor area before / after rehabilitation 23000 / 23000
Start date (estimated) October 15, 2103 Use(s) before / after rehabilitation offices / offices
Completion date (estimated) March 15, 2014 Number of housing units before / after rehabilitation _____ / _____
This application covers phase number 1 of 1 phases Number of low-moderate income housing units before / after rehabilitation _____ / _____

3. Project Contact (if different from Owner)
Name same
Street _____ City _____
State _____ Zip _____ Telephone _____

4. Owner
I hereby attest that the information I have provided is, to the best of my knowledge, correct and that I own the property described above. I understand that falsification of factual representations in this application is subject to criminal sanctions of up to \$10,000 in fines or imprisonment for up to five years pursuant to 18 USC 1001.
Name Michael Clevette Signature [Signature] Date 9/20/2013
Organization Accend Services, Inc. Social Security OR Taxpayer ID Number 20-4965505
Street 101 West 2nd Street City Duluth
State MN Zip 55802 Telephone (218) 724-3122

NPS Official Use Only

The National Park Service has reviewed the Historic Certification Application - Part 2 for the above-named property and has determined that:

- the rehabilitation described herein is consistent with the historic character of the property and, where applicable, with the district in which it is located and that the project meets the Secretary of the Interior's Standards for Rehabilitation. This letter is a preliminary determination only, since a formal certification of rehabilitation can be issued only to the owner of a "certified historic structure" after rehabilitation work is complete.
- the rehabilitation or proposed rehabilitation will meet the Secretary of the Interior's Standards for Rehabilitation if the attached conditions are met.
- the rehabilitation described herein is not consistent with the historic character of the property or the district in which it is located and that the project does not meet the Secretary of the Interior's Standards for Rehabilitation.

Date 1/24/14 National Park Service Authorized Signature [Signature]

See Attachments

John Judd

From: MICHAEL CLEVETTE <mike@accendservices.com>
Sent: Thursday, February 06, 2014 12:50 PM
To: Meg McBride
Cc: John Judd
Subject: Re: Duluth Carnegie Library

Clarification,

We received this document from the National Park Service. They received it (the application) from Natascha at SHPO after her review and unconditional recommendation for approval.

Mike

On Feb 6, 2014, at 12:39 PM, Meg McBride <mmcbride@accendservices.com> wrote:

Hi John -

I work for Mike Clevette, and he asked that I send the attached document. The document indicates approval by the National Parks Service. Please note that we received this document from Natascha Wiener of the Minnesota Historical Society. We hope that this satisfies the Certificate of Appropriateness requirement. Please let us know if you have any questions/needs.

<For City - Part 2 Approval Stamp.pdf>

Thanks and best regards,

Meg McBride
Accend Services
218-724-3122

5-25-18

PRESERVATION PLAN

LINCOLN PARK PAVILION

I. INTRODUCTION

The following preservation plan contains design review guidelines which will serve as a basis for the Duluth Heritage Preservation Commission's permit review decisions with regard to the Lincoln Park Pavilion. These guidelines define the acceptable means by which the building's unique physical appearance can be preserved and enhanced through rehabilitation, restoration, or new construction.

The guidelines will be interpreted with flexibility depending on the particular merit of the proposed changes and their impacts on the portion of the building under review. Consideration will be given to the availability of historic building materials. When applying the guidelines, the Commission will also consider the economic impacts of the design requirements. Decisions of the Heritage Preservation Commission are subject to appeal to the City Council within ten days of written notice of the decision by any party aggrieved by the Commission's decision.

II. AREAS TO BE PRESERVED

- A. South, north, east, west, and exterior facades including two stone towers.
- B. Wooden overhang

III. NEW CONSTRUCTION

New construction refers to any new addition to the building. The basic principle for new construction with the Lincoln Park Pavilion Preservation Landmark is to maintain the scale and character of the present structure. In this case, any additions would need to provide height, massing, setback, materials, and rhythm compatible to the original building. Guidelines for new construction focus on general rather than specific design elements as follows:

- A. Setback-Siting
In general, new construction should match the setback of the original building.
- B. Massing, volume, and height

Any new construction should conform to the massing of the original structure respecting the height, volume, and scale of the adjacent structures.

C. Roofs, Caps, and Cornices

New roof, cap, and or cornice design should replicate the style of roof and materials of the original structure. A new roof should also relate in size and proportion to adjacent buildings.

D. Materials and Detail

Any new construction should match or complement the original material of the existing building.

E. Windows and Doors

Windows should relate to those of the existing building in terms of solid-to-opening ratios, distributions of window openings, and window setback from the wall surface, with allowances for current building codes and accessibility requirements. The proportion, size, and detailing of windows and doors in any new construction should complement the appearance of the original façade and relate to those openings in the present building.

IV. RESTORATION AND REHABILITATION

In general, the United States Secretary of the Interior's Recommended Standards for Historic Rehabilitation shall be followed (see Attachment A.) In addition, the following standards shall be applied:

A. Walls

1. Original exterior shall be retained whenever possible on the foundation.
2. Where necessary, repair or replacement of deteriorated materials should be made with new materials that duplicate the original as closely as possible.
3. To preserve the life of the building materials, masonry should be cleaned only when necessary to halt deterioration or to remove graffiti and stains. The gentlest method shall be used such as the use of low-pressure water or approved chemical solution.
4. The original or early color, texture treatment. And pattern of masonry surfaces should be retained wherever possible.
5. When repointing, old mortar shall be duplicated in composition, color and texture and be duplicated in joint size, profile type, and method of application in order to

preserve the original appearance. If laboratory analysis shows the composition characteristics of the original mortar to be unsuitable, mortar composition may be altered. If the mortar composition is altered, the appearance of the mortar shall duplicate the color and texture of the original mortar.

B. Roofs, Cornices, and Details

1. The material of the roof should be matched to the existing roof when in need of repair.
2. All historic craftsmanship, detailing, and decorative features that give the house its essential character should be preserved or restored. Similar material shall be used to repair or replace deteriorating or missing architectural elements such as brackets, chimneys, architectural ornamentation, gutters, down spouts, and railings, wherever possible.

C. Windows and Doors

1. Replacement of windows and doors with new stock windows, sashes, or doors shall not be allowed if they require alteration of the frame openings or if the size of the window panes, sash, or door cause changes in the scale and original proportions of the building.
2. Infilling of window opening is generally not acceptable.
3. Plastic or metal awnings should not be allowed.
4. Heating and air conditioners should be installed in such a manner as to not damage window and door frames, or cause the removal of the original doors or windows. Window and door installation shall be considered only when all other viable heating and cooling systems installations will result in significant damage to historic materials.
5. Storm windows and doors should be selected to be compatible with the character of the building and shall not damage windows or doors, or require the removal of the original windows and doors. Exterior storm windows should be appropriate in size and color and should be operable.
6. Lintels, sills, dormers, and steps should be retained or repaired if possible. If repaired, the color and texture shall match existing colors and textures.

V. SIGNS AND ACCESSORIES

Signs shall be compatible with the character of the building and the district in which it is located. Signs should not conceal architectural detail, clutter the building's image or distract from the unity of the façade.

A. Materials

Sign materials shall complement materials of the existing building. Surface design elements shall not distract from or conflict with the structure's age and/or design. Materials which are the same as those that were used for signage during the period of the building construction shall be encouraged. Newer materials and technologies such as extruded aluminum and plastics, internally lit cabinet signs, or backlit awning signs are not appropriate for the building.

B. Type Styles

The type styles used to letter the signboard shall enhance the building's design and materials. Type styles should also be compatible with types from the period of the building's construction.

C. Method of Attachment

Painted signs may be permissible on glass windows and doors. The façade shall not be damaged in sign installation except for minor attachment. The method of attachment shall respect the structure's architectural integrity and shall become an extension of the building's architectural features wherever possible.

D. Lighting

Location of exterior lights shall be appropriate to the individual structure. Subdued lighting is preferred. There shall be no flashing, blinking, or moving lighting, and fixtures shall relate to the historic period of the building's construction to the extent possible without creating upwards glare that contributes to light pollution. Varying intensity of lighting is allowed when fixtures have dimming controls to minimize lighting needs when not in use.

VI. DEMOLITION

The Heritage Preservation Commission is charged with reviewing permit applications for demolition of structures under the Duluth City Code, Ch. 28A-5; Duluth City Code, Ch. 10, Article II, Sec. 10.3, and Duluth City Code, Ch. 10 Art. III, Sec. 10-4. In general, demolition is not permitted. In an event that a building is over 50% destroyed by fire or an act of God, demolition may be permitted.

VII. AREAS NOT TO BE PRESERVED

The interior of the building is not covered by this preservation plan.

UNITED STATES SECRETARY OF THE INTERIORS RECOMMENDED STANDARDS
FOR HISTORIC PRESERVATION PROJECTS

The secretary of the interior has developed standards for preservation projects as well as guidelines for applying them to activities from acquisition through rehabilitation and even reconstruction when necessary. The standards are used as the official criteria by which work on National Register historic properties is evaluated and eligibility for federal tax credits are certified.

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. The existing condition of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Attachment A.