



**City of Duluth  
Planning Division**

411 West First Street • Room 208 • Duluth, Minnesota 55802-1197  
218-730-5580 • Fax: 218-730-5904 • [www.duluthmn.gov](http://www.duluthmn.gov)

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**Duluth Historic Preservation Commission  
Minutes of March 22, 2011  
Room 303 City Hall**

I. Call to Order: Chair Carolyn Sundquist called the meeting to order at 2:00, Tuesday, March 22, 2011, in Room 303

II. Roll Call:

Members Present: Drew Digby, Wayne Gannaway, Carolyn Sundquist, David Woodward, and Ken Buehler

Members Excused: Donald Dass

Member Absent: Tim Meyer

III. Public Meetings

Sundquist stated that the reason that Mc Shane and Turbes are here is the NORShore project which takes up three buildings. This is all a part of the National Register Downtown Commercial District. One of the three buildings, the Missonic Temple building is deemed a non-contributing building for the National Register district, but is on local landmark status. Turbes had contacted the city with what might be some historical considerations.

A. Orpheum Theater – Mark Mc Shane and Larry Turbes

Mc Shane stated that this is the first stage. This is for the three buildings. There is a lot of interior damage that had occurred. The walls are also deteriorating. This is the first phase of the project. Larry had some input from SHPO and Natasha on this. They are trying to start to re-do the roof of the building. The Orpheum is the one they are working on now. Turbes went over the repairs that are needed on this building and that they will also be re-sealing the Terra Cotta. After meeting with the project team last week, Sundquist and Gannaway determined that the Orpheum roof project would not affect the Landmark status Masonic Temple Building. Consequently, a Certificate of Appropriateness is not needed. Mc Shane said there are three buildings and this is just the first phase. They want to bring this before the HPC so that they can follow up on the building progress.

There are essentially three buildings in the Norshore project, the Orpheum, Masonic Temple Building and the Annex Building. Larry gave handouts on the buildings. The second phase of the project is doing the exterior work. All of the exterior brick will be removed and new brick put on using concrete. Digby asked what the next phase will be. Mc Shane stated they need to finalize the

them. They should have a final design in a month or so to show the HPC. They are looking at getting it back to the 1940 era. Gannaway asked if the project would get Tax credits and Mc Shane stated not at this point. Gannaway stated that historic tax credits or other federal funding sources would require a SHPO review. Digby asked if the HPC would be asked to give its blessing for this project and what is our role in this? He is very supportive of the Norshore project.

Mc Shane stated that they would come back to the HPC and they want the input of the HPC for the expertise of historical landmarks. Gannaway stated that they the HPC's authority is over the one landmarked building. Mc Shane said that the main University of Minnesota has a lot of different kinds of historical drawings on these buildings. Gannaway added that current conditions and character defining features of the buildings should be documented and made part of the Historical record of the buildings.

Sundquist said that LHB is working on the Skywalk project and that will also come before us because it impacts the Masonic Temple Building.

#### B. Annual Report

Sundquist is working on the Annual Report – Woodward stated that he can help her with it. She asked if it would be okay to send it to SHPO without HPC review, which was okay with the commission.

#### C. Survey – CLG Grant Status

Woodward stated that he believes that the survey grant request would be funded by SHPO. He would like to pursue getting interns to help with the GIS input portion of the project. Woodward and Buehler to pursue getting an intern to work on this.

#### D. St. Peters Church – Discussion of Situation

We had sent a letter to the Bishop. Sundquist stated that it was just a standard reply back. Digby stated that the purpose of the letter was to show that the HPC is interested in the Church. Sundquist said our letter stated that the building may be eligible for local landmark status. Is this something we want to pursue and to notify the Bishop so that we can proceed with the Landmark status? Gannaway said he has not seen the building and would like to see any documentation on the building. Sundquist has some documentation in the form of the ten most endangered nomination to the preservation alliance of Minnesota. She will forward that to the HPC. Woodward stated this was the hub of the Italian culture up until 2010.

The HPC will address a potential landmark status nomination at next meeting. It does not need an owners approval.

#### E. Review HPC Procedures

We have not had a Certificate of Appropriateness application since the UDC came into effect. This doesn't go through the Planning department and is a very interesting situation. The COA application has to come to the HPC four weeks ahead of time. Gannaway stated it is good to have that time for

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## F. Sacred Heart

Keith Hamre's CDBG Advisory Committee did not recommend funding Sacred Heart. Our commission wrote a letter supporting funding. There will be a public hearing to finalize this. Digby/Woodward to support our Chair to testify to the letter the HPC wrote last December.

## IV. Consideration of Minutes – February 22, 2011 MOTION/Second approved as corrected. Sundquist/Gannaway

## V. Communications

### A. SHPO Statewide Preservation Planning Meeting in Virginia, 4/7 at 1:00

Sundquist stated that every so often they have planning meetings. This time it will be in Virginia. This would be a chance for anyone to go. Gannaway will see if he may be able to attend. Sundquist added that this is a great way to provide input.

There was also a situation with construction at the Indian Health Center which is next door to Sacred Heart and had caused water damage in the Sacred Heart building. The HPC has been copies on Correspondence. SHPO engaged the federal advisory council under section 106 and the ACHP stated that this would need to get fixed.

## VI. Old Business

## VII. Reports of Officers and Committees

### A. Planning Commission (past issues and future issues) – Drew Digby

How can the HPC be more engaged so that they don't find out about properties after the fact. Digby stated the houses being torn down near St. Luke's and the Plaza did not go before the Planning Commission. St. Luke's bought a significant amount of properties which will also be torn down. This area going to go through a massive change. The other one will be the CVS. Woodward stated that there are three or four family homes that have the windows taken out of them and four brownstone complexes which looks like they are getting ready to be demolished. Digby stated they had a conversation with St. Luke's and they stated that the residents were paid for relocation. He is concerned as well with the loss of the Kozy and that there will be a lot of turmoil. Digby stated that it is changing the area.

Woodward added that as a body we are concerned about conservation of Historic resources. Sundquist thinks that Historic Preservation is missing in the UDC and what it has does not promote the preservation of historic structures. Digby states that the Planning Commission is going to be seeing how the UDC works and starting to execute the re-zoning. There is pressure to be pro-business and it is important to think how we will execute this. Digby stated that with the comprehensive plan there is redevelopment. On the recent Park Point issue, the first rezoning was to be Mix Use Waterfront. The developer wanted a waiver for the distance from the water and a set-back of nine feet from the water. There were three or four items involved in this project. They wanted to make a giant parking lot and a waiver for the existing piers so that they can build onto them. Digby encourages the HPC to weigh in on this. Even though the UDC is in effect, there will be issues as well. They should also look to other resources and how they are expressed within the

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We have the East end survey 1, 2 and, soon to be, 3. We should incorporate the surveys in helping to identify what properties may be landmark status. Woodward stated that there are several properties that should be landmark status. Sundquist said that the Planning Commission should be able to utilize the surveys but there is no place in the UDC to do this.

VIII. New Business

We now have a full slate of members with Ken Buehler joining this commission as the St. Louis County Historical Society representative.

IX. Other Business

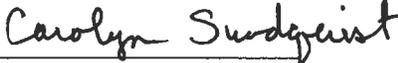
Sundquist stated that as we are a regulatory commission, should we invite Alison Lutterman to come to our meeting regarding the open meeting law and what rules we need to follow. Buehler stated that authorities take the guidance of the city attorney. Sundquist asked to have the HPC Bylaws sent to the Commission.

The next meeting will be on April 26<sup>th</sup> and Sundquist will get an agenda to Edna well before that as she will be out of town for a week until the day before the meeting.

We all need to be familiar with what is in the UDC and to sit down and go through our portion of the UDC. Gannaway stated that we don't really have authority over non-landmark status properties, but we can provide input regarding Historic Resources. Digby stated that if we can set up the framework the right way, it will help us in upcoming projects.

X. Adjournment. Buehler/Digby to Adjourn at 3:50.

Respectfully,

  
Carolyn Sundquist

CS:eu