

Heritage Preservation Commission
November 24, 2015 Meeting Minutes
Room 303 – Duluth City Hall

I. Call to Order

Chair David Woodward called to order the meeting of the Heritage Preservation Commission (HPC) at 2:00 p.m. on Tuesday, November 24, 2015.

Roll Call

Attending: Laurie Boche, Ken Buehler (arrived at 2:15), Terry Guggenbuehl, Kristi Johnson, Tom Vaughn, and David Woodward

Absent: Michael Poupore

Staff present: Steven Robertson and Cindy Stafford

Visitors:

II. Public Hearings

- PL 15-175 St. Peter's Church Historic Nomination – 810 W. 3rd St. - The HPC is tasked to review, hold a public hearing and make a recommendation on any property or district proposed for designation as a Duluth Historic Landmark. The building meets four out of seven criteria for designation whereas only one must be met to be eligible. Discussion of Future Use – Jeffrey Larson addresses the commission. He would like to create a fine arts academy which will be a four year program. There will be a dormitory for 8-10 individuals. Designation is needed for zoning. His timeline is, he hopes to open the door next fall. He is hoping to take ownership next week. Terry Guggenbuehl asks about the property's two parcels. The applicant is not including the entire parcel in the historic designation, but is including only the portion of the parcel with the church abutting W. 3rd Street. Kristi Johnson asks about the roofing and if they are hoping to save the existing clay tiles. If not feasible, Larson would like to use a similar looking product, possibly metal. Before designation is allotted Chair Woodward would like to see any type of repair planned ahead of time. Johnson asks if there will be any egress changes. Larson states they may have to open another door. Chair Woodward notes egress issues/handicap access and states it can be preferably hidden in the back of the structure. The ornate windows were mentioned. They were added to the building ten years after construction.

Public Comment: Nancy Chagaw addresses the commission. She and her husband – live in the rectory. They are thrilled with the project and welcome them to the community. Joanne Axtel addresses the commission. She is a 30 year resident, and is in support of the project. Colleen Farey lives across the street from the church. She is a 13 year resident and is in support. John Hawley addresses the commission. He is the founding director of CHUM. He states there have been many changes to the neighborhood and they have lost a lot of things including their neighborhood park for skating. He strongly supports keeping the beautiful structure. Robin Mainella addresses the commission. She is a strong advocate for preserving the church and is thrilled with the project stating it's beyond anything she could have dreamed of. She will help the applicant in any way she can. She thinks the roofing tiles are savable. Chair Woodward will create an application and forward to Jenn Moses by Monday. Robertson will look for SHPO's original denial letter. The new application will stress the original windows are currently in place. Local landmark status will not be completely thwarted if SHPO denies. But if SHPO denies, they might have difficulty receiving federal nomination and tax credits.

MOTION/Second: Woodward/Boche recommend designation for St. Peter's Church to forward to the planning commission.

VOTE: (6-0)

III. Unfinished Business

IV. New Business

Clayton Jackson McGhie Memorial – They are still in discussion regarding their preservation plan. In early December there will be a meeting between the stakeholders, the board members, and the HPC. Robertson asks if they may have any interest in purchasing the land. Jodi Broadwell notes there could be the threat of an expensive lawsuit. Organizational meetings were not meant for memorial site. Per Chair Woodward notes there is no huge time crunch moving forward. Broadwell concurs and stresses she would to see the process handled correctly.

V. Old Business

- A. Potential Nominations: Peoples College, Riverside City Water intake station, other City waterworks facilities and remaining ex-City fire halls. – N/A
- B. Historic Preservation–training with SHPO and City Staff and HPC Members. Set meeting with Woodard, Koop and Hamre on potential dates. – N/A
- C. Update on Astor Park/Historical Park Phase I Archaeological Survey – Draft report shared. Ken Buehler thinks it's fabulous. Chair Woodward shares his comments. He noted the cultural context of the survey didn't make the connection with the indigenous community. Different historic periods only received a couple of paragraphs on each and did not develop a complete context. Sub-surface testing was only done in four areas. The river system flooded frequently. The survey's methodology was sound. He would like to see a grant to provide historical context for cultural interpretation. Kathy Wilson of the community development office addresses the commission. She staffs the indigenous commission and notes the ethnographic study has just been finalized. Wilson will forward to the commission the study via email. Per Chair Woodward, Astor Park's history of indigenous people is lacking. The ethnographic study focuses on treaties and stories. The vast majority contains photos and site forms, and other information is light. Historic people mentioned as pioneers in Astor Park weren't necessarily outstanding citizens. Buehler states for an \$11,000 study, it was a good starting point. He learned a lot by reading it. There remains a lot to be explored including the islands. He considers this a step one. Chair Woodward notes they would like to partner with the indigenous commission for phase two of the project and asks Wilson if they would consider it. Wilson states she imagines they would be interested.

VI. Communications and Other Business

- A. Reports of Officers and Committees – N/A
- B. Planning Commission Update – Guggenbuehl gives an update. Lincoln Park rezoning as part of the small area plan. Extension of the form district down Superior Street. Robertson states if building new, the city allows a wide range of uses and wants to mimic other buildings in the area.
- C. Consideration of Minutes – September 22, 2015

MOTION/Second: Woodward/Boche approve September 22, 2015 minutes.

VOTE: (6-0)

Annual meeting – election of officers – voting in as follows:

MOTION/Second: Boche/Vaughn – David Woodward for President

VOTE: (6-0)

MOTION/Second: Woodward/Buehler - Kristi Johnson for Vice-President.

VOTE: (6-0)

D. Items for the Agenda for December 22, 2015 meeting

E. Adjournment - Meeting adjourned at 3:27 p.m.

Respectfully,



Keith Hamre, Director
Planning and Construction Services
City of Duluth