



City of Duluth

411 West First Street
Duluth, Minnesota 55802

Meeting Agenda

Heritage Preservation Commission.

Monday, March 13, 2023

12:00 PM

Council Chamber, Third Floor, City Hall, 411
West First Street

Call to Order/Determination of Quorum

Consideration of Minutes

[23-Feb13](#) Minutes from February meeting

Public Hearings

[PL 23-025](#) Historic Construction/Demolition Permit for Roof Repairs at Carnegie Building at 101 W 2nd Street by Michael Clevette

Communications

[PL 23-015](#) Historic Construction/Demolition Permit for exterior improvements to the Board of Trade Building at 301-307 W 1st Street by James Freeman/Three D I, LLC

Report of Final Disposition on Matters Previously Before the Commission

Reports of Officers, Staff and Committees

Consideration of Matters Regarding Commission Action

Other Business

Adjournment



Planning & Development Division
Planning & Economic Development Department

Room 160
411 West First Street
Duluth, Minnesota 55802



218-730-5580



planning@duluthmn.gov

MEMORANDUM

DATE: March 8, 2023

TO: Heritage Preservation Commission

FROM: Tom Church, Planner II

RE: Review of Historic Construction/Demolition Permit for a Temporary Roof Replacement on the Duluth Public Library Heritage Preservation Landmark (PL 23-025)

The owner of the Duluth Public Library Heritage Preservation Landmark (“the Library”) is proposing to remove the building’s existing clay tile roof and install a temporary EPDM rubber roof. The temporary roof would prevent leaking from causing further structural deterioration and damage to interior finishes. A full restoration of the clay tile roof would occur in 2024 depending on available financing. Please see attached application for Certificate of Appropriateness and related Attachment A.

The Library was designated a Duluth Landmark on November 2, 1991, by the City Council via Ordinance No. 9040 (Planning file number 90-131). Therefore, according to Sec. 50-37.14.B of the Duluth Legislative Code, before demolition or construction may occur the Heritage Preservation Commission (HPC) must review the application and approve a Historic Construction/Demolition Permit.

Criteria to be considered by the HPC’s are found in Sec. 50-37.14.C:

The commission shall approve the application, or approve it with modifications, if the commission determines that the application complies with all applicable provisions of this Chapter and state law and that the work to be performed shall not adversely affect the historic preservation landmark or district based on adopted historic preservation guidelines.

The Library adopted a Preservation Plan on January 22, 1992, “which will serve as a basis for the Duluth Heritage Preservation Commission’s permit review decisions.” The plan expects that “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.” Additional provisions relevant to this application are excerpted below, and the full plan is included with this proposal as Attachment A.

IV. RESTORATION AND REHABILITATION

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 extend 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.

D. Interiors

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

It is recommended that any determination made by the HPC regarding the Historic Construction/Demolition Permit include findings related to the above criteria to support the decision.

PL23-025 - Carnegie Library

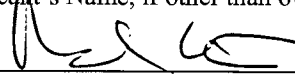
Application for
CERTIFICATE OF APPROPRIATENESS
for Duluth Heritage Preservation Landmarks and Districts

Please complete this application as it pertains to your project. Attach all information required, including a scope of work form.

Location of Building: 101 West 2nd
(Street Address) Duluth, MN
(City, State) (Zip Code)
Carnegie Library Adolph F. Rudolph
(Historic Name) (Architect Name(s) - if known)

Owner: Michael Clevette 101 West 2nd, Duluth, MN 55802 (218) 391-7128
(Name) (Street Address, City, State, Zip Code) (Daytime Phone)

Applicant: Robert Fern, RW Fern Associates 5517 Grand Avenue, Duluth, MN 55807 (218) 722-8271
(Applicant's Name, if other than owner) (Street Address, City, State, Zip Code) (Daytime Phone)

Owner's Signature:  Date: 2/1/2023

TYPE OF WORK PROPOSED

- ☒ Exterior Restoration
- ☐ Addition to Building
- ☐ Landscaping
- ☐ Signs
- ☐ New Construction
- ☐ Interior Restoration (COA may not be required - please check building's preservation plan)

☒ EXTERIOR ALTERATIONS (CHECK ALL THAT APPLY)

- ☐ Windows☐ Doors☐ Siding☒ Roof change☐ Chimney☐ Lighting☐ Facade☐ Other

Checklist of items needed for application:
☒ Scale drawings of all building elevations impacted by change
☒ Photos of current condition of all building elevations impacted by
☐ Detailed specifications and scope of work
☐ Materials to be used (color number, sample of material & that which is being matched, name of manufacturer & material)
☐ Detailed drawings of new windows, doors, or other features in scope of work

Description of proposed changes:

Remove existing clay tile roof and install EPDM rubber roof over sloped roof areas of the Library. EPDM roofing system
is a stop gap measure to stop leaking into the building and further deteriorating the structure and interior finishes. Anticipated
restoration of roof to clay tile would occur in 2024, depending on obtaining financing.

Reason for changes: Existing clay tile roof system has failed and is beyond repair. This roof area has severe leaks which
is deteriorating the buildings structural system as well as interior finishes.

Location of changes on building: Sloped clay tile roof areas on South end of building.

☐ ADDITION TO BUILDING

Description of addition:

Reason for changes: _____

Location of addition on site: _____

Reason for addition: _____

Size: _____

(Number of Stories) (Length) (Width) (Height)

Architect: () -

(Name) (Street Address, City, State, Zip Code) (Phone)

Contractor: () -

(Name) (Street Address, City, State, Zip Code) (Phone)

Checklist of items needed for application:

- ☐ Scale drawings of all building elevations impacted by change
- ☐ Photos of current condition of all building elevations impacted by change
- ☐ Detailed specifications and architectural drawings of existing structure
- ☐ Detailed specifications and architectural drawings of new construction (Including but not limited to materials to be used on exterior and architectural elements - color numbers, samples of materials & samples of existing materials being matched, name of manufacturers & materials)
- ☐ Site plan showing existing and new construction

☐ **LANDSCAPING:**

Description of proposed landscape changes: _____

Reason for changes: _____

Location of changes on site: _____

Checklist of items needed for application:

- ☐ Detailed architectural landscape design plans to scale with building elevations shown
- ☐ Detailed site plans to scale
- ☐ Material samples and existing materials samples
- ☐ Photos of existing landscape and structures to be impacted.
- ☐ Detailed scope of work and specifications.
- ☐ Photos of statues, structures, etc. to be incorporated, if appropriate

☐ **SIGNS**

Purpose: _____

Location: _____

Size: _____

Material: _____

Description: _____

Checklist of items for application:

- ☐ Architectural drawings of all building elevations related to new sign - must illustrate the location of both proposed and existing signs and method of lighting (if any).
- ☐ Architectural drawings of all proposed signs illustrating style(s), noting dimensions, materials, method of attachment to building or below ground structure, if free-standing, etc.
- ☐ Samples of all materials to be used (specific colors).
- ☐ Associated lighting, specifications, photos and/or catalog cuts
- ☐ A full description of the work to be performed.
- ☐ If prefabricated sign, photos and name of manufacturer, model number, etc.

☐ **INTERIOR RESTORATION**

Description of proposed interior changes: _____

Reason for interior changes: _____

Location of changes within building: _____

- Checklist of items for application:
- ☐ Scale drawings of all building elevations impacted by change
 - ☐ Photos of current condition of all building to be impacted by changes
 - ☐ Detailed specifications and architectural drawings of modifications to be made (Including but not limited to: materials to be used on exterior and architectural elements - color numbers, samples of materials & samples of existing materials being matched, name of manufacturers & materials)
 - ☐ Detailed floor plan showing existing and new construction

☐ **NEW CONSTRUCTION ON SITE**

Description of Addition: _____

Reason for Addition: _____
Location of Addition on site: _____
Size: _____

(Number of Stories)	(Length)	(Width)	(Height)
Architect: _____ () -			
(Name)	(Street Address, City, State, Zip Code)	(Phone)	
Contractor: _____ () -			
(Name)	(Street Address, City, State, Zip Code)	(Phone)	

- Checklist of items needed for application:
- ☐ Scale drawings of all building elevations impacted by change
 - ☐ Photos of current condition of all building elevations impacted by change
 - ☐ Detailed specifications and architectural drawings of existing structure
 - ☐ Detailed specifications and architectural drawings of new construction (Including but not limited to: materials to be used on exterior and architectural elements - color numbers, samples of materials & samples of existing materials being matched, name of manufacturers & materials)
 - ☐ Site Plan showing existing and new construction

Reductions to 11" by 17" are required of all oversized blueprints, plans, and drawings.
No applications will be processed without a complete application, signed by the owner, and all required attachments.

Duluth Heritage Preservation Commission
Duluth Community Planning Division
Room 208 City Hall
Duluth, MN 55802
Phone: 730-5580



RW Fern Associates Inc. - AIA Architects

5517 Grand Avenue Duluth, MN 55807

218-722-8271 218-722-9550 Fax

January 11, 2023

Carnegie Library – Scope of Work

Work to be Performed

- Remove remaining clay tile roof pieces and store for future reinstallation.
- Strip wood furring strips and underlayment to expose concrete roof deck.
- Construct new wood knee walls each side of roof and anchor to existing wall with minimal fasteners to existing fascia.
- Install exterior grade plywood over roof deck and extend out and over new knee walls.
- Install ice and water barrier over entire roof surface.
- Install 1" polyisocyanurate insulation, protection board, and EPDM membrane over.

Existing Roof Construction

- Believed to be original 1902 roof, unknown if any replacements occurred.
- Tile style is termed "Greek Pan" with a matching clay tile cover that caps the joint of pan tiles.
- Tiles are nailed to wood sleepers that are secured through asphalt underlayment into the concrete roof deck.
- Deck is reinforced. Lightweight poured concrete slab supported by a steel frame and trusses.
- Edge flashing condition is unknown due to inability to adequately see wall connections (stucco replacement at drum section below dome and multiple coatings with mastic). It is believed that the edge flashings have failed due to the amount of water leaking into the building.
- Bottom drip flashing is significantly deteriorated and must be replaced.
- Stamped metal fascia is in relatively good shape with minor sections requiring restoration. Paint over galvanized surfaces is peeling and will require stripping in restoration project.
- Galvanized, corrugated vertical metal wall panel is in fair to poor condition. Bottom edge was cut during other reroofing projects, bent out from wall for membrane to run behind, and re-anchored with screws at 4" to 6" on center. Paint is peeling. Unknown if these panels were original to building or not.

Roof Condition

- Existing clay tile sections are in poor to fair condition with many broken tiles, missing tiles, and tiles damaged from sealants and mastics of previous repairs. Approximately 30% of tiles cannot be reused.
- Nail attachments to wood sleepers have failed in many cases due to rotted sleepers or deterioration to the point that tiles are loose and sliding down slope of roof exposing underlayments.
- Wood sleepers are rotted from exposure to water over many years.
- Asphalt underlayment and top surface of concrete deck is not watertight and has areas where concrete is loose and deteriorated.
- Concrete roof deck condition was reviewed by Jon Aamodt, Northland Consulting Engineers – Duluth, and was found to be sufficient to continue to support the roof load and new roof anchorage.

Conclusion

As shown in the attached photographs, this roof system has reached the point of full replacement. Water has breached all exterior roof coverings and flashings. If allowed to continue, further deterioration of structural and interior finishes will occur, possibly to the point that restoration is not financially possible.

Field Report

Project: Carnegie Library Building – Duluth, MN

NCE Project Number: 21-076

Report Number: 2021

Report Date: November 2, 2022

Date of Site Visit: November 2, 2022

Weather/Temp. 65, sunny

Project & location: Duluth, MN

Contractor: JW

People met with on site: Robert Fern, AIA

Status of Project: Selective Demolition of old roofing over the front gable roof structure

Structural Observations:

1. I observed the top and underside surface of the concrete deck that serves to span from steel beam to steel beam forming the existing substructure of the roof.
2. The top surface of the concrete is loose, somewhat deteriorated.
3. An access hole approximately 16" square was cut at the southwest corner of the concrete surface. At this location I could view the thickness of the concrete, the consistency of the concrete and the underside of the concrete by extending my head inside the cavity using a flashlight.
4. The concrete appears sound on the underside, no cracks were observed, no deflection, steel appears to be sound. Twisted steel plates were used at 16" on center to stabilize the roof beams and to support the concrete. These appear to be sound and not deteriorated.
5. The concrete appears to be a lightweight concrete with a large amount of slag aggregate to reduce weight. The top surface appears rough and porous, and is deteriorated, likely due to roof deterioration, combined with freeze thaw cycles.

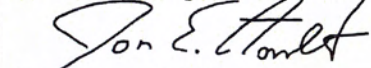
Professional Opinion

- A) In my professional opinion, the concrete deck appears to be sufficient to continue to support load for 16" between steel plate supports and sufficient to accept anchorage.
- B) Therefore we recommend that a layer of ¾" treated plywood be fastened to the surface to both provide a flat surface for membrane attachment and to provide structural integrity to the system of resisting gravity loads.

Jon E. Aamodt P.E. / Principal Partner

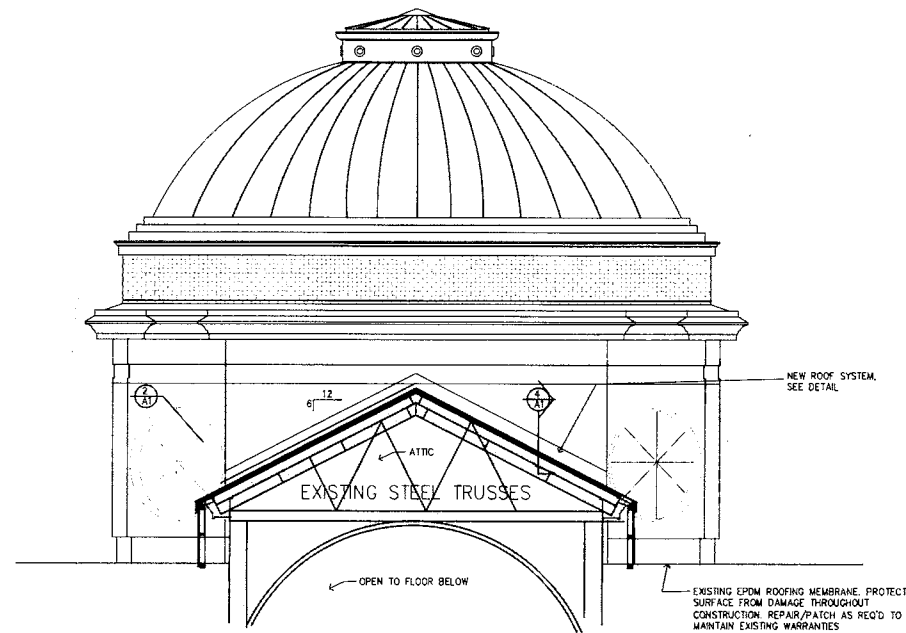
Professional Certification:

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.



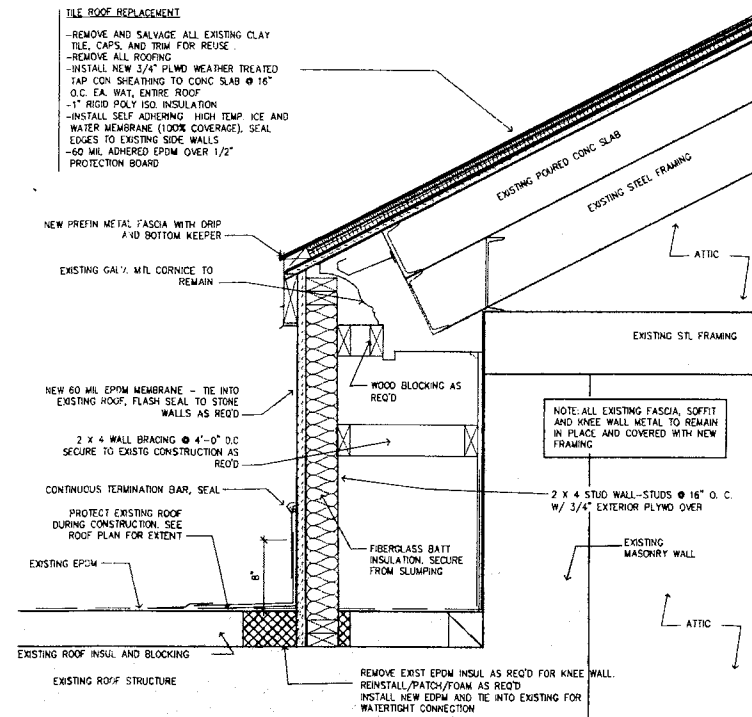
Jon E. Aamodt, P.E.
MN Reg. No. 24838

Date 11/02/2022



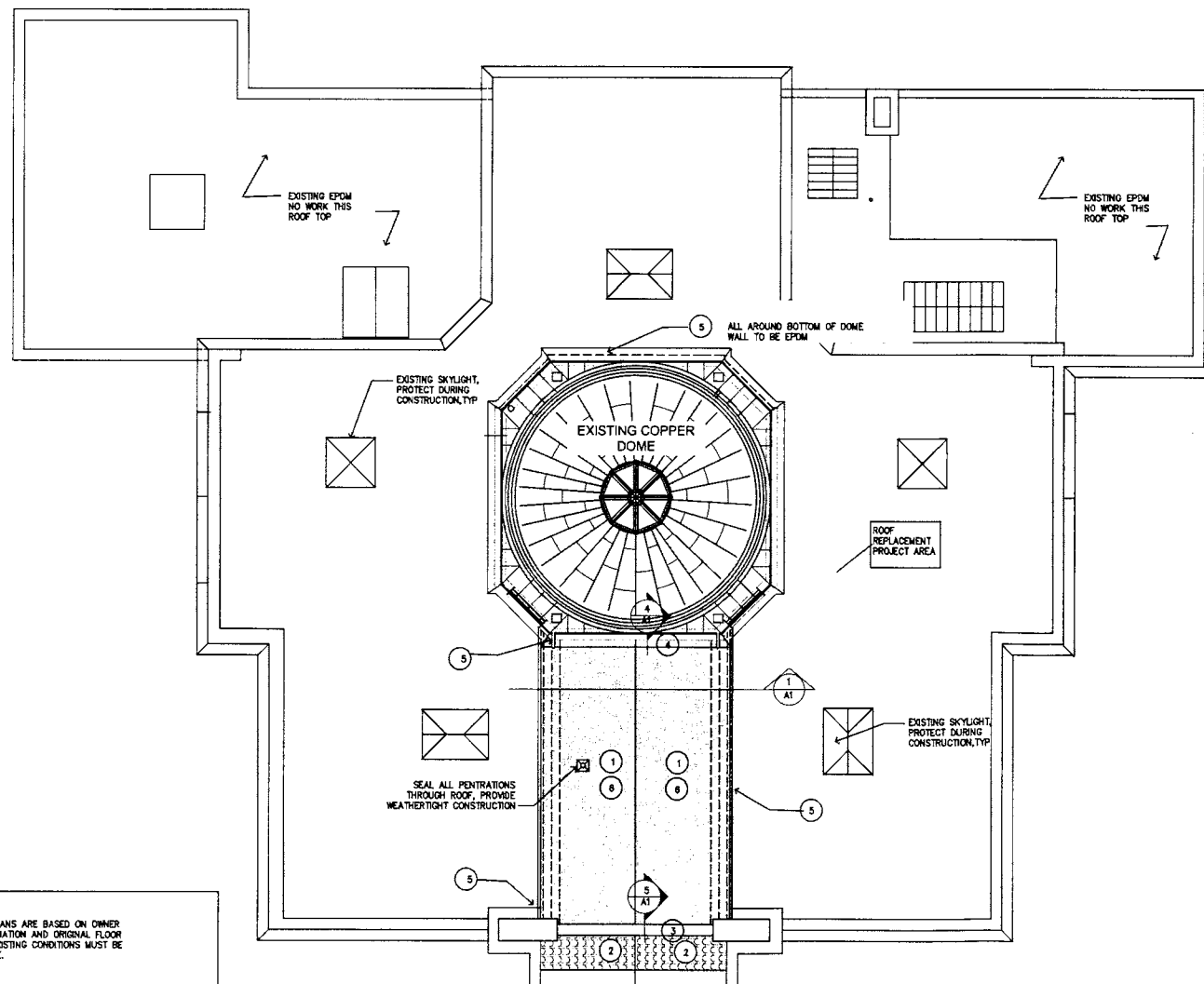
1 SLOPED ROOF TOP- SECTION

1/4" = 1'-0"



2 SLOPED ROOF TOP - TEMPORARY WINTER PROTECTION

1-1/2" = 1'-0"



3 ROOF PLAN- EXISTING WITH SCOPE OF WORK NOTES

1/8" = 1'-0"



CONSTRUCTION NOTES

- Contractor to remove and salvage existing clay tile roof tiles and trim for reuse. Remove down to original roof structure.
- Remove existing vegetation and plants from roof and parapets. Removal methods to preserve existing structure. Seal/caulk openings in stone.
- Inspect existing pediment and remove existing sealants at stone joints. Install new backer rod and matching sealant and seal watertight.
- Saw cut and remove existing stucco up 8" min from sloped roof back to main wall construction. Extend new waterproof membrane flashing from sloped roof up walls. Install continuous termination bar and seal. (Install prefin metal closure to bottom of stucco, watertight as required).
- Inspect and repair as required all EPDM terminations at sloped roof wall and around octagon. All terminations and flashings to be watertight, typ.
- Install new plywood, waterproof membrane and EPDM roof system as shown in detail 2/A1.

CODE SUMMARY

Carnegie Library Emergency Sloped Roof Replacement
101 West Second Street
Duluth, Minnesota

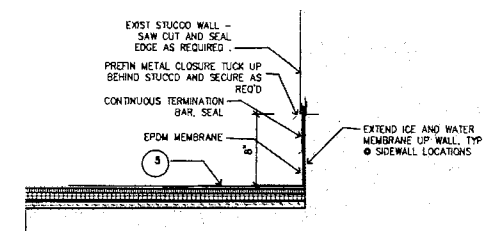
Code Summary - 2020 MN Conservation Code for Existing Buildings

General Information

This project consists of emergency replacement of the main sloped roof surfaces South of dome. No change in occupancy or area occurs with this project.

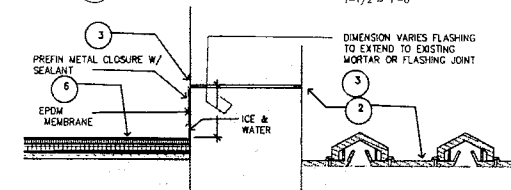
1) Occupancy Group:	B
2) Construction Type:	IIIB
3) Building Area:	No change this project
Lower Level:	12,212 S.F.
Upper Level:	11,888 S.F.
Mezzanine:	843 S.F.
Total:	24,723 S.F.
4) Occupant Load:	No change this project. B Occupancy, 150 factor
24,723 S.F. x 150 =	165 total occupants by calculation
5) Sprinkler System/Fire Alarm:	None.
6) Height/Number of Stories:	2
7) Separations Required:	None.
8) Plumbing Features:	All existing, no change this project.

NO SPECIAL INSPECTIONS REQUIRED



4 DETAIL AT DOME SIDEWALL

1-1/2" = 1'-0"



5 DETAIL AT ROOFS TO PEDIMENT

1-1/2" = 1'-0"

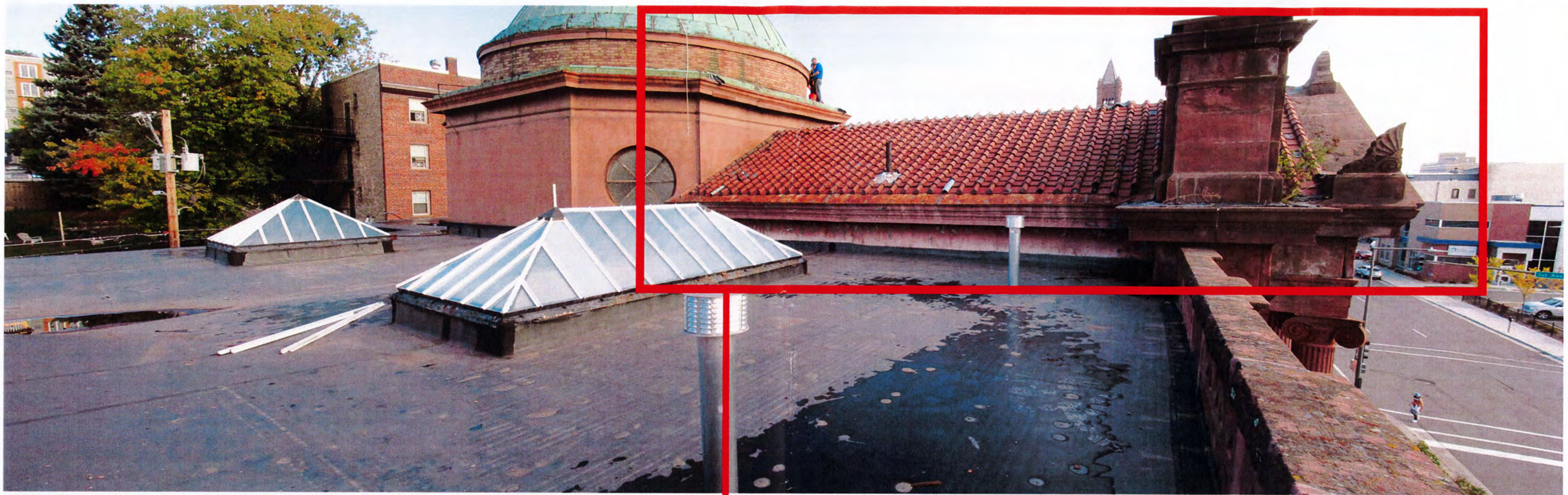
THESE FLOOR PLANS ARE BASED ON OWNER SUPPLIED INFORMATION AND ORIGINAL FLOOR PLANS - ALL EXISTING CONDITIONS MUST BE VERIFIED ON SITE.

LINE IS TWO INCHES
AT FULL SCALE (30X42 SHY)
(IF NOT 2" SCALE ACCORDINGLY)

RW Fern Associates Inc. Architects, 5517 Grand Ave, Duluth, Minnesota 55807 (218) 722-8271

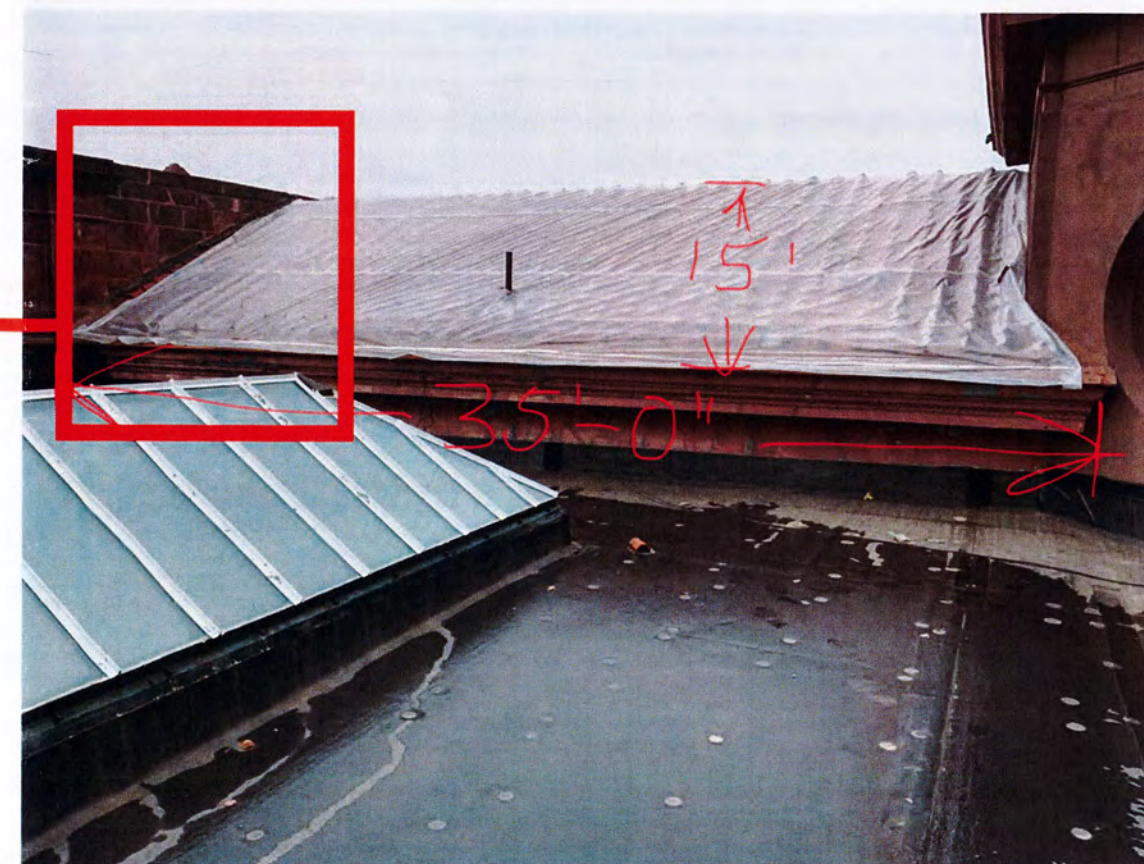
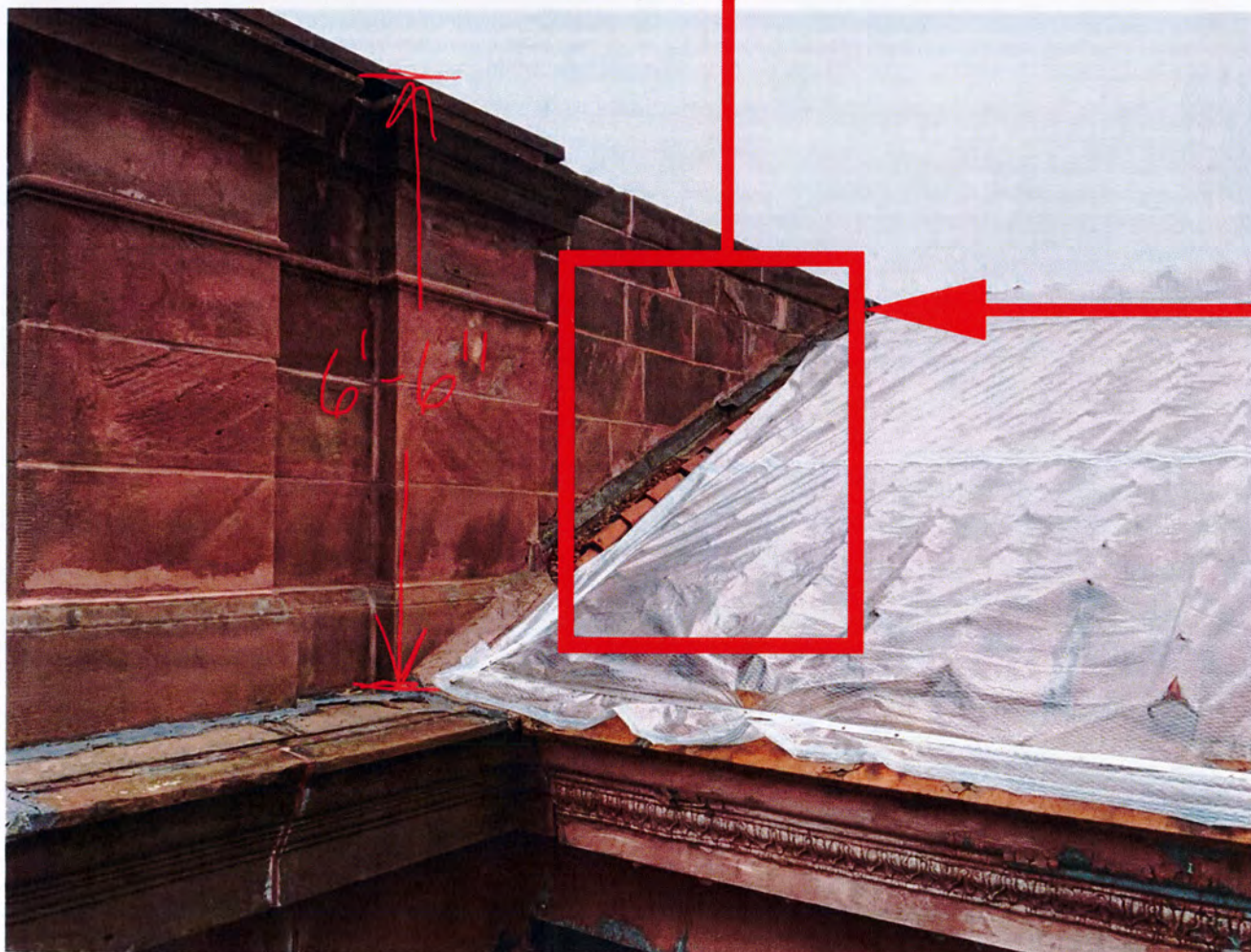
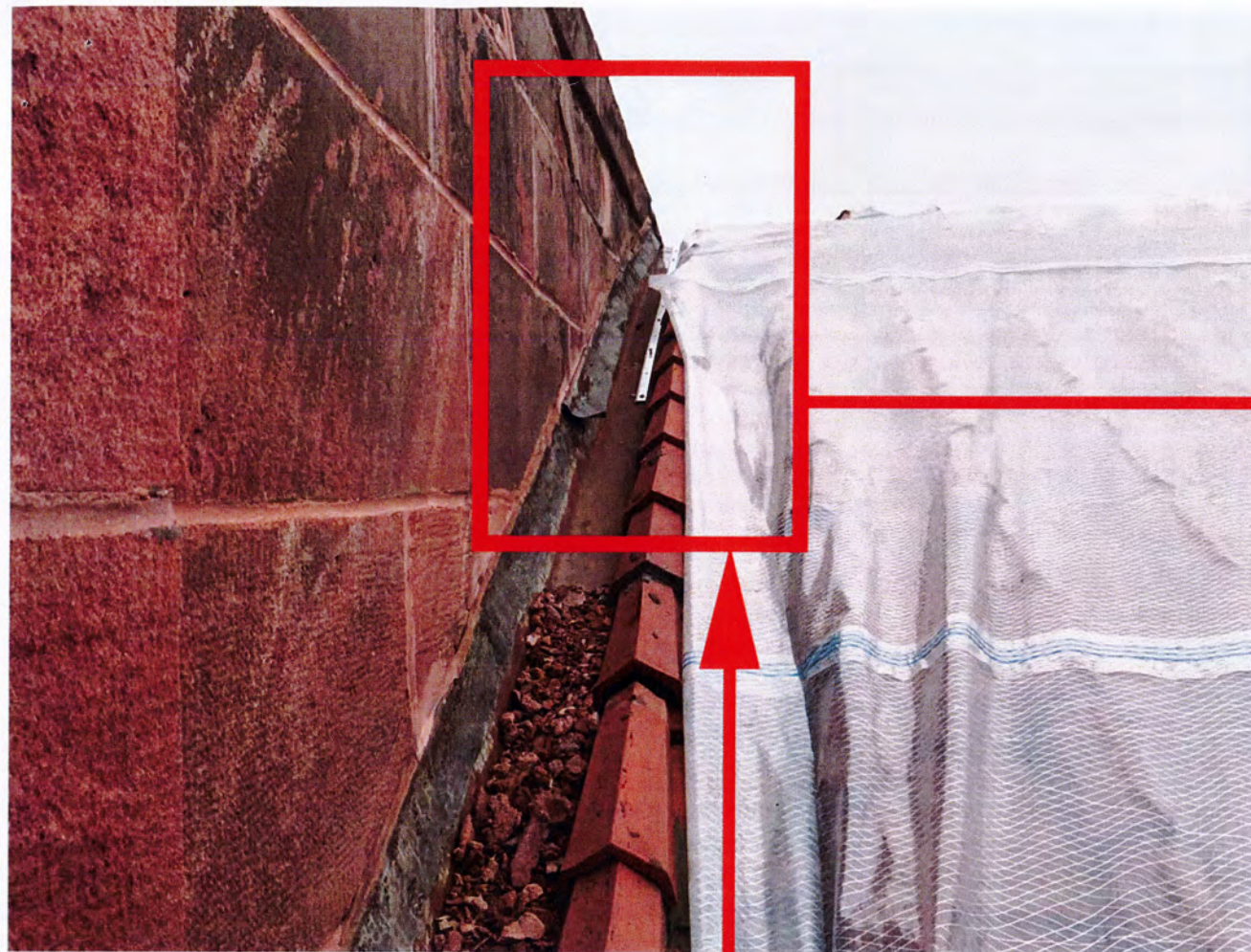
CARNEGIE LIBRARY EMERGENCY SLOPED ROOF REPAIR
101 WEST SECOND STREET
DULUTH, MINNESOTA 55802

Sheet
A1
of 1



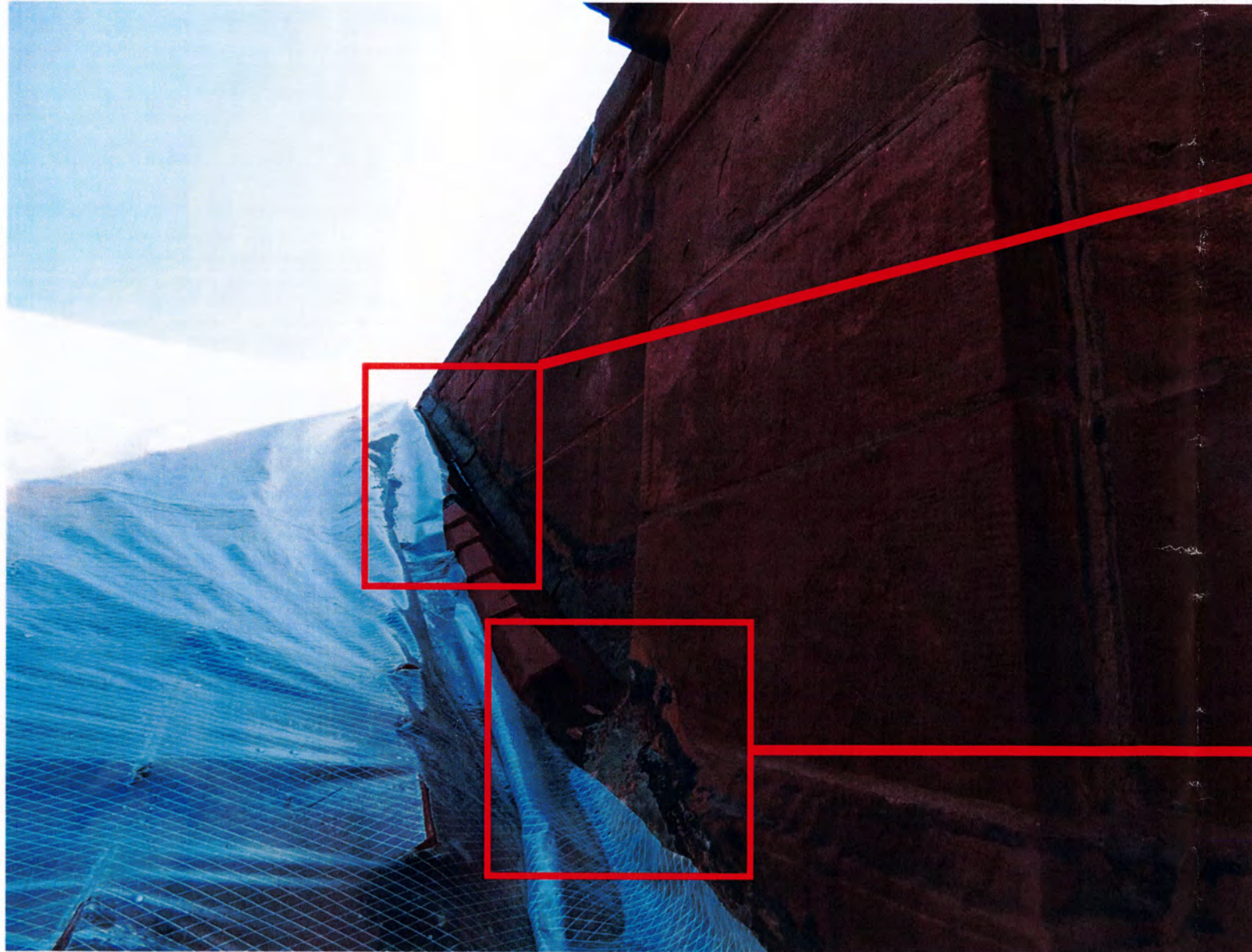
West Roof Slope Prior to Demolition
and Temporary Covering





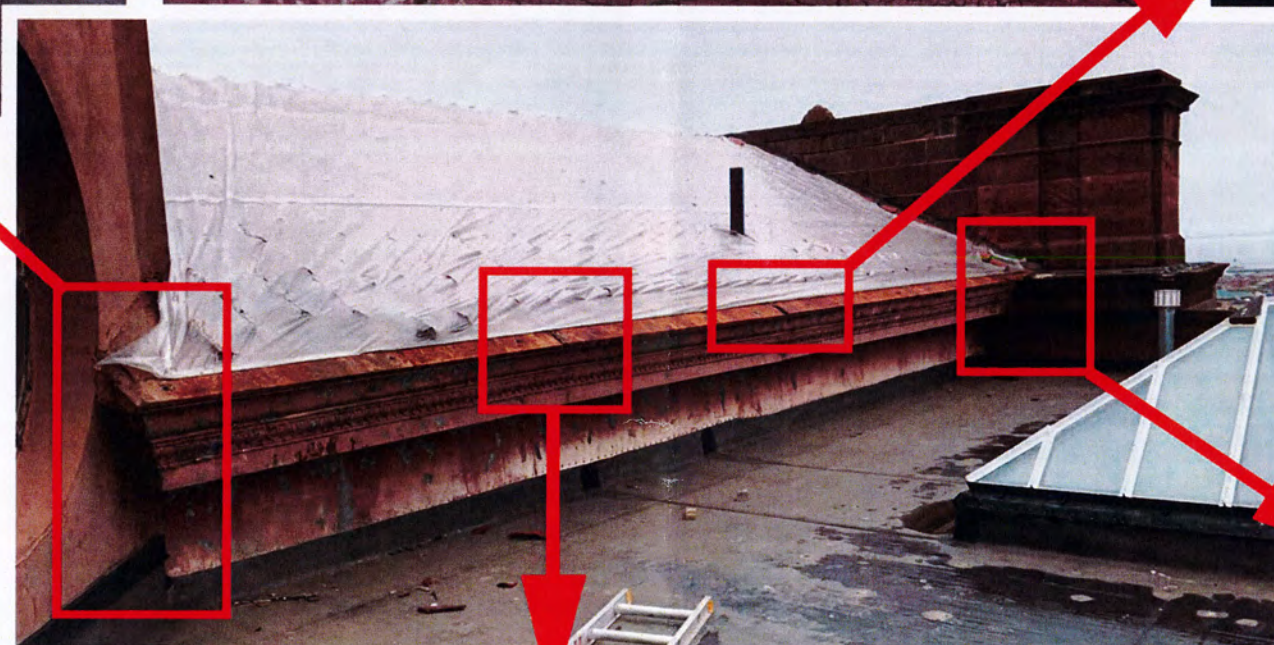
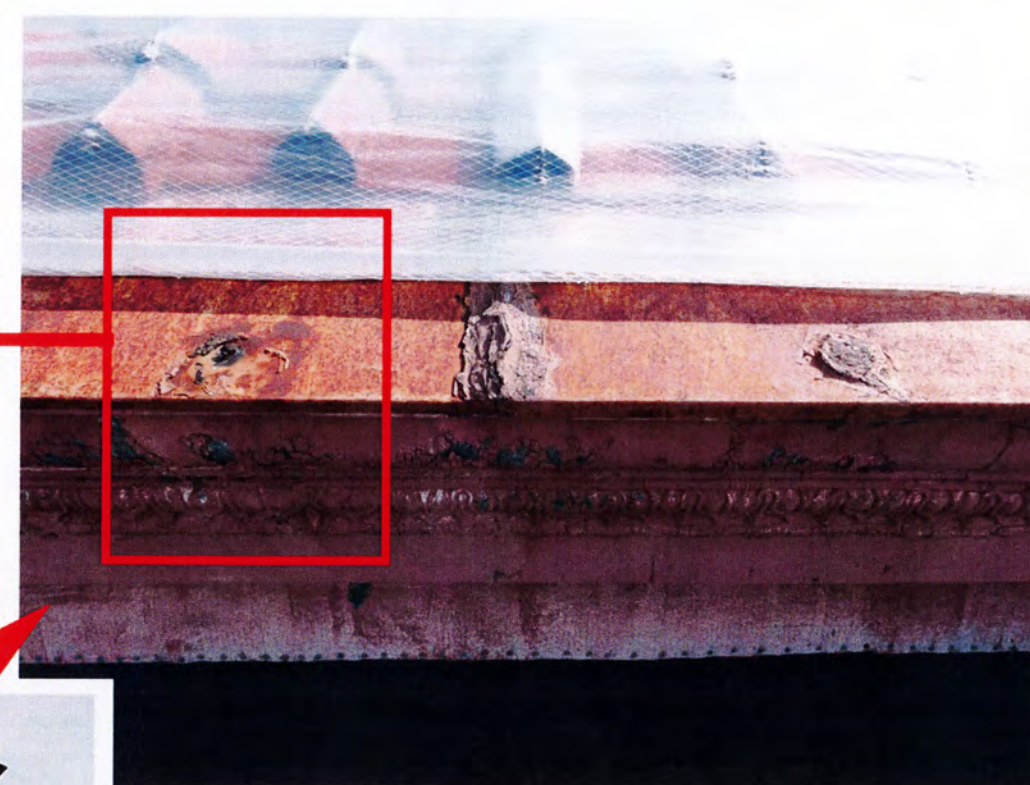
Existing Roof
Temporary Covering
East Slope
West Slope Similar





West Slope Edge Flashing





West Slope Cornice



Carnegie Library Existing Sloped Roof Condition
101 West 2nd Street, Duluth MN

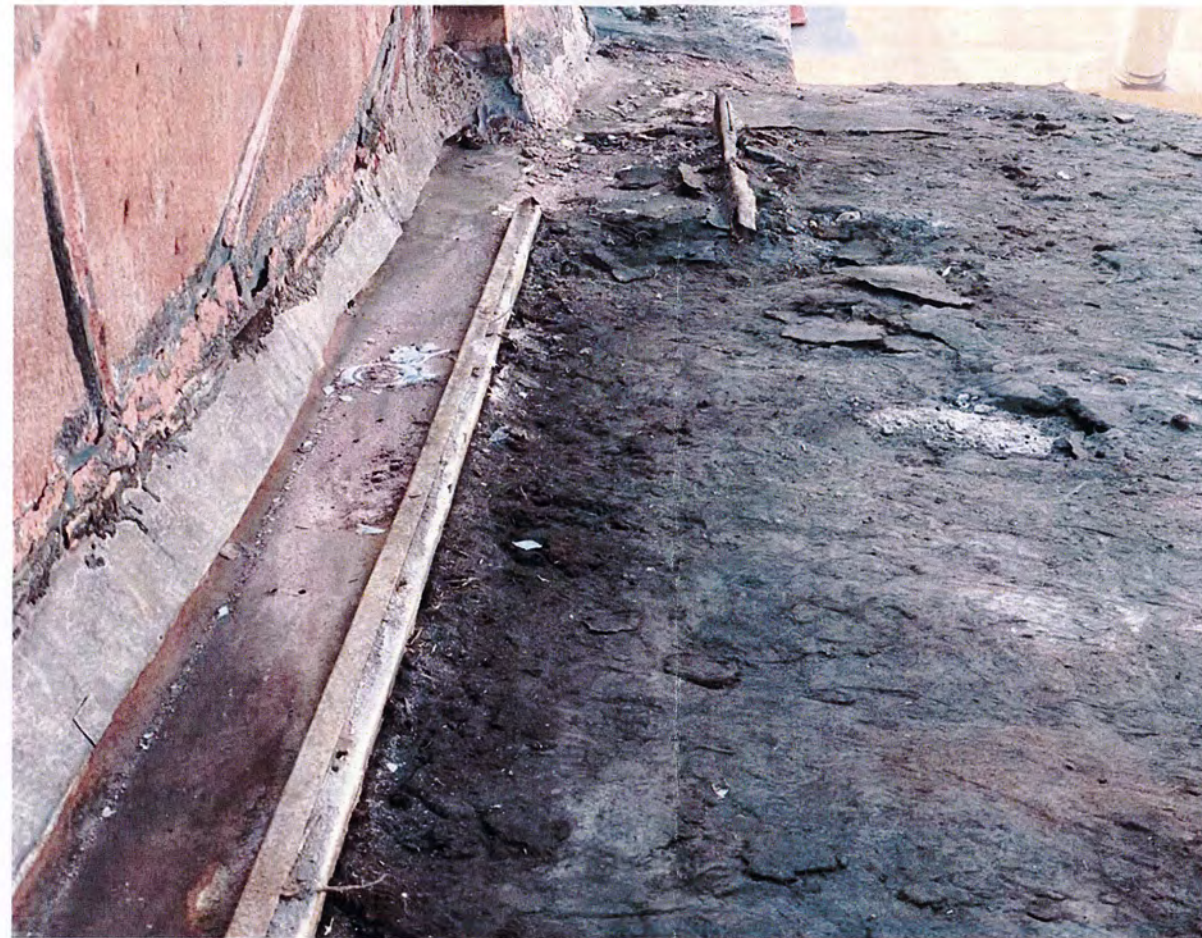




West Slope Demolition Showing Deterioration
and Spalled Concrete Roof Deck

Carnegie Library Existing Sloped Roof Condition
101 West 2nd Street, Duluth MN



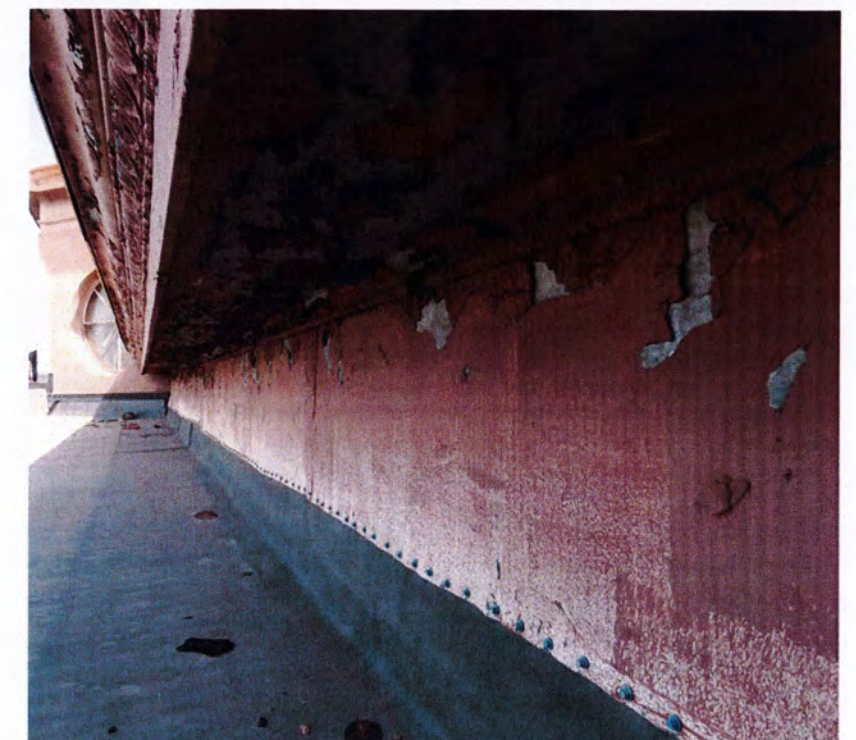


West Slope Demolition
and Roof Deterioration



Carnegie Library Existing Sloped Roof Condition
101 West 2nd Street, Duluth MN





West Slope Cornice, Fascia, Soffit and Vertical Metal Wall Panel
East Slope Same Condition



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.

PL23-015 - Board of Trade

HISTORIC PRESERVATION CERTIFICATION APPLICATION PART 3 – DESCRIPTION OF REHABILITATION, AMENDMENT #6

Property name Board of Trade NPS Project Number 35368

Property address 301-307 West 1st Street, Duluth, MN

5. Detailed Description of rehabilitation work

Number 2

Feature Exterior Walls – Masonry Date of Feature 1895, 1905, c. 1980s

Describe existing feature and its condition

There is no change to the previously submitted description.

Photo numbers E.03, E.46- E.49, E.51 Drawing numbers A4.3.2

Describe work and impact on feature

Masonry work previously submitted in Amendment #4 (NPS approved 12/22/2020), but then removed from the scope of work in Amendment #5 (NPS approved 9/23/21), will now be completed. This masonry work includes:

- Localized areas of cast stone in poor condition will be addressed on the south façade. The masonry work proposed at this time will address spalled, damaged, and missing stone at window sills, water tables, and belt courses. Spalled or otherwise damaged and missing cast stone will be replaced to match the existing adjacent historic stone. Existing damaged stone will carefully be removed with chisels and power saws, with care being taken to not damage the surrounding stone to remain.
- Repointing mortar will match the color, texture, strength, and tooling of the existing mortar joints.
- After all masonry repair work is complete, a final cleaning of the repaired areas of exterior masonry will be completed using the gentlest means possible without damaging the surface of the masonry. Cleaning will include removing dust and debris associated with the repair work with water and synthetic bristle brushes. Chemical cleaning of any sort will not be pursued.
- A new call box will be installed at the primary (West 1st Street) entrance. The call box is made of metal and measures approximately 1'-1" X 9". The call box will be mounted to a metal panel that is painted a neutral brown color to blend with the color of historic stone behind. The metal panel will be anchored into two existing (2) horizontal mortar joints at the primary entrance and will not disturb the historic stone at the entrance.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 3 – DESCRIPTION OF REHABILITATION, AMENDMENT #6

Property name Board of Trade NPS Project Number 35368

Property address 301-307 West 1st Street, Duluth, MN

5. Detailed Description of rehabilitation work

Number 12

Feature Signage Date of Feature 1895, various unknown

Describe existing feature and its condition

There is no change to the previously submitted description.

Photo numbers E.03, E.11, E.49, E.51, E.65 Drawing numbers A4.1.2, A4.2.2, A4.3.2

Describe work and impact on feature

Amended from the Part 2 submittal and subsequent amendments:

- Three (3) existing shed awning frames will be re-covered with new canvas. Three (3) new shed awnings will be installed on the south façade. One (1) non-projecting valance is proposed to be installed at the rear entry door at the north façade. The canvas at all awnings will be solid black in color with a simple white lettering logo. The new awnings and valance will be supported on aluminum frames, which will be set within the window/door opening and will not obscure any character defining features of the building. The awning frames will be anchored into mortar joints and the non-historic transom panels. The installation will not disturb any historic masonry units of the exterior walls. The style, configuration, and materials of the awnings is in keeping with awnings appropriate to the building's period of significance.
- Four (4) banner signs are to be installed along the east façade. The proposed cloth banner signs will be mounted on hardware anchored to the stone pilasters on the east elevation, through masonry joints, not to disturb the historic natural stone units. The top of the cloth banners will align with the height of the third-floor window sill.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 3 – DESCRIPTION OF REHABILITATION, AMENDMENT #6

Property name Board of Trade NPS Project Number 35368

Property address 301-307 West 1st Street, Duluth, MN

5. Detailed Description of rehabilitation work

Number 13

Feature Primary Entrance – South Façade Date of Feature 1895, various unknown

Describe existing feature and its condition

There is no change to the previously submitted description.

Photo numbers E.03, E.50 Drawing numbers A4.3.2

Describe work and impact on feature

Amended from the Part 2 submittal and subsequent amendments:

- The historic ferrous metal door frame will be repainted. Existing paint and rust will be removed with a stiff synthetic bristle brush or abrasive pad, wiped with a damp cloth to remove dust, and a rust inhibiting primer will be applied immediately following cleaning. The frame will then be painted a dark brown color to match the existing non-historic doors that are currently installed within the frame openings.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 3 – DESCRIPTION OF REHABILITATION, AMENDMENT #6

Property name Board of Trade NPS Project Number 35368

Property address 301-307 West 1st Street, Duluth, MN

5. Detailed Description of rehabilitation work

Number 14

Feature Entrances – East Façade Date of Feature 1895, various unknown

Describe existing feature and its condition

There is no change to the previously submitted description.

Photo numbers E.59 Drawing numbers A4.2.2

Describe work and impact on feature

Amended from the Part 2 submittal and subsequent amendments:

- The southernmost pair of doors on the east façade will be refinished. The existing finish will be removed by hand sanding or chemical stripper if necessary. Stain and varnish will be applied to match the previous finish.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 3 – DESCRIPTION OF REHABILITATION, AMENDMENT #6

Property name Board of Trade NPS Project Number 35368

Property address 301-307 West 1st Street, Duluth, MN

5. Detailed Description of rehabilitation work

Number 17

Windows– Storefronts, Ground

Feature Level, South Facade Date of Feature 1895, various unknown

Describe existing feature and its condition

There is no change to the previously submitted description.

Photo numbers E.03, E.46, E.49, E.51 Drawing numbers A4.3.2

Describe work and impact on feature

Amended from the Part 2 submittal and subsequent amendments:

- At the westernmost storefront, the existing non-historic screen door and its associated frame will be removed. The non-historic air conditioning unit and transom panel will be removed. A new insulated transom panel will be installed into the existing storefront, and painted dark brown to match the existing storefront frame.
- At the three storefronts on the south façade that do not include entrances, flaking paint will be removed from the existing wood storefront frames using stiff synthetic bristle brushes. Wood will be patched and filled with an epoxy-resin wood compound where needed, and new dark brown paint to match other storefront frames will be applied to the frame and transom panel. New paintable sealant will be installed at the perimeter of the window.
- At the storefront immediately to the west of the main central entry, the non-historic screen door will be replaced with a new storefront door, a 2/3 glass lite in aluminum door, dark brown finish to match the existing storefront system. The non-historic air conditioning unit and transom panel will be removed. A new insulated transom panel will be installed into the existing storefront, and painted dark brown to match the existing storefront frame.

HISTORIC PRESERVATION CERTIFICATION APPLICATION
PART 3 – DESCRIPTION OF REHABILITATION, AMENDMENT #6

Property name Board of Trade NPS Project Number 35368

Property address 301-307 West 1st Street, Duluth, MN

5. Detailed Description of rehabilitation work

Number 18

Windows– Storefronts, Ground

Feature Level, East Facade Date of Feature 1895, various unknown

Describe existing feature and its condition

There is no change to the previously submitted description.

Photo numbers E.52-E.58, E.60-E.64 Drawing numbers A4.2.2

Describe work and impact on feature

Amended from the Part 2 submittal and subsequent amendments:

- At all ground level storefronts, flaking paint will be removed from the existing wood storefront frames using stiff synthetic bristle brushes. Wood will be patched and filled with an epoxy-resin wood compound where needed, and new dark brown paint to match other storefront frames will be applied to the frame and transom panel. New paintable sealant will be installed at the perimeter of the window.
- Existing non-historic air conditioning units, vents, and transom infill panels will be removed. New insulated transom panels will be installed into the existing storefronts, and painted dark brown to match the existing storefront frames.

HISTORIC PRESERVATION CERTIFICATION APPLICATION | PART 3, AMENDMENT #6– IMAGES

Property name	Board of Trade	NPS Project Number	35368
Property address	301-307 West 1 st Street, Duluth, MN	Images	Exterior



E.03 View of the primary façade (southeast) of the Board of Trade building, looking northwest. October 2016.



E.11 View of the northeast and northwest façades, looking southwest down the alley. October 2016.

HISTORIC PRESERVATION CERTIFICATION APPLICATION | PART 3, AMENDMENT #6– IMAGES

Property name	Board of Trade	NPS Project Number	35368
Property address	301-307 West 1 st Street, Duluth, MN	Images	Exterior



E.46 View of the south façade, looking northwest. September 2022.

HISTORIC PRESERVATION CERTIFICATION APPLICATION | PART 3, AMENDMENT #6– IMAGES

Property name	<u>Board of Trade</u>	NPS Project Number	<u>35368</u>
Property address	<u>301-307 West 1st Street, Duluth, MN</u>	Images	<u>Exterior</u>



E.47 View of masonry at the south façade of the Board of Trade building, looking north. September, 2022.



E.48 View of masonry at the south façade of the Board of Trade building, looking north. September, 2022.

HISTORIC PRESERVATION CERTIFICATION APPLICATION | PART 3, AMENDMENT #6– IMAGES

Property name	<u>Board of Trade</u>	NPS Project Number	<u>35368</u>
Property address	<u>301-307 West 1st Street, Duluth, MN</u>	Images	<u>Exterior</u>



E.49 View of a first level storefront and masonry on the south façade, looking north. September 2022.

HISTORIC PRESERVATION CERTIFICATION APPLICATION | PART 3, AMENDMENT #6– IMAGES

Property name	<u>Board of Trade</u>	NPS Project Number	<u>35368</u>
Property address	<u>301-307 West 1st Street, Duluth, MN</u>	Images	<u>Exterior</u>



E.50 View of the primary entrance on the south façade, looking north. September 2022.

HISTORIC PRESERVATION CERTIFICATION APPLICATION | PART 3, AMENDMENT #6– IMAGES

Property name	Board of Trade	NPS Project Number	35368
Property address	301-307 West 1 st Street, Duluth, MN	Images	Exterior



E.51 View of a first level storefront and masonry on the south façade, looking north. September 2022.

HISTORIC PRESERVATION CERTIFICATION APPLICATION | PART 3, AMENDMENT #6– IMAGES

Property name	<u>Board of Trade</u>	NPS Project Number	<u>35368</u>
Property address	<u>301-307 West 1st Street, Duluth, MN</u>	Images	<u>Exterior</u>



E.52 View of the southernmost ground level storefront on the east façade, looking west. September 2022.

HISTORIC PRESERVATION CERTIFICATION APPLICATION | PART 3, AMENDMENT #6- IMAGES

Property name	<u>Board of Trade</u>	NPS Project Number	<u>35368</u>
Property address	<u>301-307 West 1st Street, Duluth, MN</u>	Images	<u>Exterior</u>



E.53 View of a ground level storefront on the east façade (second from south), looking west. September 2022.

HISTORIC PRESERVATION CERTIFICATION APPLICATION | PART 3, AMENDMENT #6– IMAGES

Property name	<u>Board of Trade</u>	NPS Project Number	<u>35368</u>
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E.54 View of a ground level storefront on the east façade (third from south), looking west. September 2022.

HISTORIC PRESERVATION CERTIFICATION APPLICATION | PART 3, AMENDMENT #6– IMAGES

Property name	<u>Board of Trade</u>	NPS Project Number	<u>35368</u>
Property address	<u>301-307 West 1st Street, Duluth, MN</u>	Images	<u>Exterior</u>



E.55 View of a ground level storefront on the east façade (fourth from south), looking west. September 2022.

HISTORIC PRESERVATION CERTIFICATION APPLICATION | PART 3, AMENDMENT #6– IMAGES

Property name	<u>Board of Trade</u>	NPS Project Number	<u>35368</u>
Property address	<u>301-307 West 1st Street, Duluth, MN</u>	Images	<u>Exterior</u>



E.56 View of a ground level storefront on the east façade (fifth from south), looking west. September 2022.

HISTORIC PRESERVATION CERTIFICATION APPLICATION | PART 3, AMENDMENT #6– IMAGES

Property name	<u>Board of Trade</u>	NPS Project Number	<u>35368</u>
Property address	<u>301-307 West 1st Street, Duluth, MN</u>	Images	<u>Exterior</u>



E.57 View of a ground level storefront on the east façade (sixth from south), looking west. September 2022.

HISTORIC PRESERVATION CERTIFICATION APPLICATION | PART 3, AMENDMENT #6– IMAGES

Property name	<u>Board of Trade</u>	NPS Project Number	<u>35368</u>
Property address	<u>301-307 West 1st Street, Duluth, MN</u>	Images	<u>Exterior</u>



E.58 Northern portion of the east façade, looking west. September 2022.

HISTORIC PRESERVATION CERTIFICATION APPLICATION | PART 3, AMENDMENT #6– IMAGES

Property name	Board of Trade	NPS Project Number	35368
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E.59 East façade, southernmost pair of entry doors. September, 2022.

HISTORIC PRESERVATION CERTIFICATION APPLICATION | PART 3, AMENDMENT #6– IMAGES

Property name	<u>Board of Trade</u>	NPS Project Number	<u>35368</u>
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E.60 View of a ground level storefront on the east façade (immediately north of the central entry), looking west. September 2022.

HISTORIC PRESERVATION CERTIFICATION APPLICATION | PART 3, AMENDMENT #6– IMAGES

Property name	<u>Board of Trade</u>	NPS Project Number	<u>35368</u>
Property address	<u>301-307 West 1st Street, Duluth, MN</u>	Images	<u>Exterior</u>



E.61 View of a ground level storefront on the east façade (second to the north of the central entry), looking west. September 2022.

HISTORIC PRESERVATION CERTIFICATION APPLICATION | PART 3, AMENDMENT #6– IMAGES

Property name	<u>Board of Trade</u>	NPS Project Number	<u>35368</u>
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E.62 View of a ground level storefront on the east façade (south of northern entry), looking west. September 2022.

HISTORIC PRESERVATION CERTIFICATION APPLICATION | PART 3, AMENDMENT #6- IMAGES

Property name	<u>Board of Trade</u>	NPS Project Number	<u>35368</u>
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E.63 View of a second level side entry door on the northwest façade, looking southeast. September 2022.

HISTORIC PRESERVATION CERTIFICATION APPLICATION | PART 3, AMENDMENT #6– IMAGES

Property name	<u>Board of Trade</u>	NPS Project Number	<u>35368</u>
Property address	<u>301-307 West 1st Street, Duluth, MN</u>	Images	<u>Exterior</u>



E.64 View of a ground level storefront on the east façade (north of northern entry). September 2022.

HISTORIC PRESERVATION CERTIFICATION APPLICATION | PART 3, AMENDMENT #6– IMAGES

Property name	<u>Board of Trade</u>	NPS Project Number	<u>35368</u>
Property address	<u>301-307 West 1st Street, Duluth, MN</u>	Images	<u>Exterior</u>



E.65 View of a rear door at the north façade, looking south. September 2022.