



# MEETING AGENDA

**Heritage Preservation Commission Meeting  
Monday, August 11<sup>th</sup>, 2025 – 12:00pm  
City Council Chambers, Third Floor City Hall, 411 W. First Street**

- 1. Call to Order/Determination of Quorum**
- 2. Consideration of Minutes – July 14<sup>th</sup>, 2025**
- 3. Consideration of Matters Regarding Commission Action**
- 4. Other Business/Presentation**
  - Chester Chalet Section 106 Consultation - Charlene Roise, Hess Roise Historical Consultants
- 5. Communications**
- 6. Report of Final Disposition on Matters Previously Before the Commission**
- 7. Reports of Officers, Staff and Committees**
  - PC Liaison Update
- 8. Adjournment**

Heritage Preservation Commission  
July 14<sup>th</sup>, 2025 Meeting Minutes  
Conference Room 430 – City Hall

**Call to Order and Roll Call**

Vice President Kal Randa called to order the meeting of the Heritage Preservation Commission (HPC) at 12:01 p.m. on Monday, July 14<sup>th</sup>, 2025.

**Attendance:**

Attending: Chris Adatte, Ken Buehler, Kathleen Cargill, John Hest, and Kal Randa

Absent: Jess McCullough

Staff Present: Chris Lee, Natalie Lavenstein, and Sam Smith

**Consideration of Minutes**

Heritage Preservation Commission Meeting – June 9<sup>th</sup>, 2025 –

**MOTION/Second:** Buehler/Adatte approved

**VOTE: (5-0)**

**Consideration of Matters Regarding Commission Action**

N/A

**Other Business/Presentations**

N/A

**Communications**

Chris Lee stated that registration for the SHPO conference has opened. City staff will be attending. The planning department budget does not allow commissioners to attend, but they may choose to attend on their own if they'd like. The conference will be in New Ulm on September 10<sup>th</sup> – 12<sup>th</sup>. More information can be found on the SHPO conference website. There will be a Brown Bag meeting on July 16<sup>th</sup> for members of Planning & Economic Development boards and commissions. Staff from the Attorney's office will be leading this meeting to go over parliamentary procedures. Lee was unsure if the meeting would be recorded, but staff will share any materials from the meeting for those who cannot attend.

**Report of Final Disposition of Matters Previously Before the Commission**

N/A

## **Reports of Officers, Staff and Committees**

PC Liaison Update – The former Women’s Club building at 2400 E Superior St is being converted to a bed & breakfast. Some minor work will be done on the interior, but no structural changes were proposed. If there is anything that impacts the preservation plan, the historic construction permit will come before the HPC. The owners of the building are hoping to be up and running by springtime next year.

## **Adjournment**

Meeting adjourned at 12:09 p.m.

Respectfully,

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Jenn Moses – Manager  
Planning and Development Division

### **Chester Chalet Section 106 Consultation**

The City of Duluth and the Chester Bowl Improvement Club are embarking on a reconstruction of the Thom Storm Chalet located in Chester Park to expand high-quality outdoor recreation and environmental education opportunities. The intent of this informational presentation is to initiate the public participation process for the historical evaluation of the Chalet reconstruction.

#### **Background – Chester Bowl Improvement Club**

[Chester Bowl Improvement Club](#) (Club) was established in 1980 to support programming for the thousands of users enjoying Chester Park. Today, the Club manages and operates the Thom Storm Chalet and Outdoor Recreation Center, providing year-round programming, recreation, and environmental education opportunities for people of all ages. Outdoor and nature-based activities include ski/snowboard programs, summer and fall day camps with an environmental education focus, and community-based festivals and concerts. The Club promotes natural resource protection and healthy living, serves families from all backgrounds, offers a safe learning environment, helps teenagers gain leadership skills, and upholds their promise to parents to “return your child tired, happy, and dirty.”

#### **Project Overview**

The Thom Storm Chalet has been the heart of Chester Park – a 135-acre park with a restored urban trout stream - for over 50 years. Unfortunately, an Asset Report by the City of Duluth (City) shows the existing building is past its useful lifespan and cannot meet the needs of a modern nature-based recreation and education facility; of 46 assessed systems, 32 were beyond useful life and 14 were potentially critical, and 13 accessibility limitations were identified as requiring corrective action.

The existing building limits the Club’s ability to serve the community. Each year the Club must turn away dozens of families from their outdoor recreation and environmental education opportunities, which are critical for developing the next generation of stewards of our natural spaces.

The proposed solution is to reconstruct the Chalet to improve accessibility, achieve modern sustainability standards, and better meet the community’s nature-based recreation, education, and preservation needs. The Chalet will be new construction on the existing foundation, plus 415 square feet of new foundation to allow for an accessible elevator. Other accessibility improvements include parking, building egress, individual and

multi-stall restrooms, and hallway widths. The building will be constructed to B3 standards to improve energy efficiency. Improvements to the surrounding site will allow for ten parking stalls, including accessible parking.

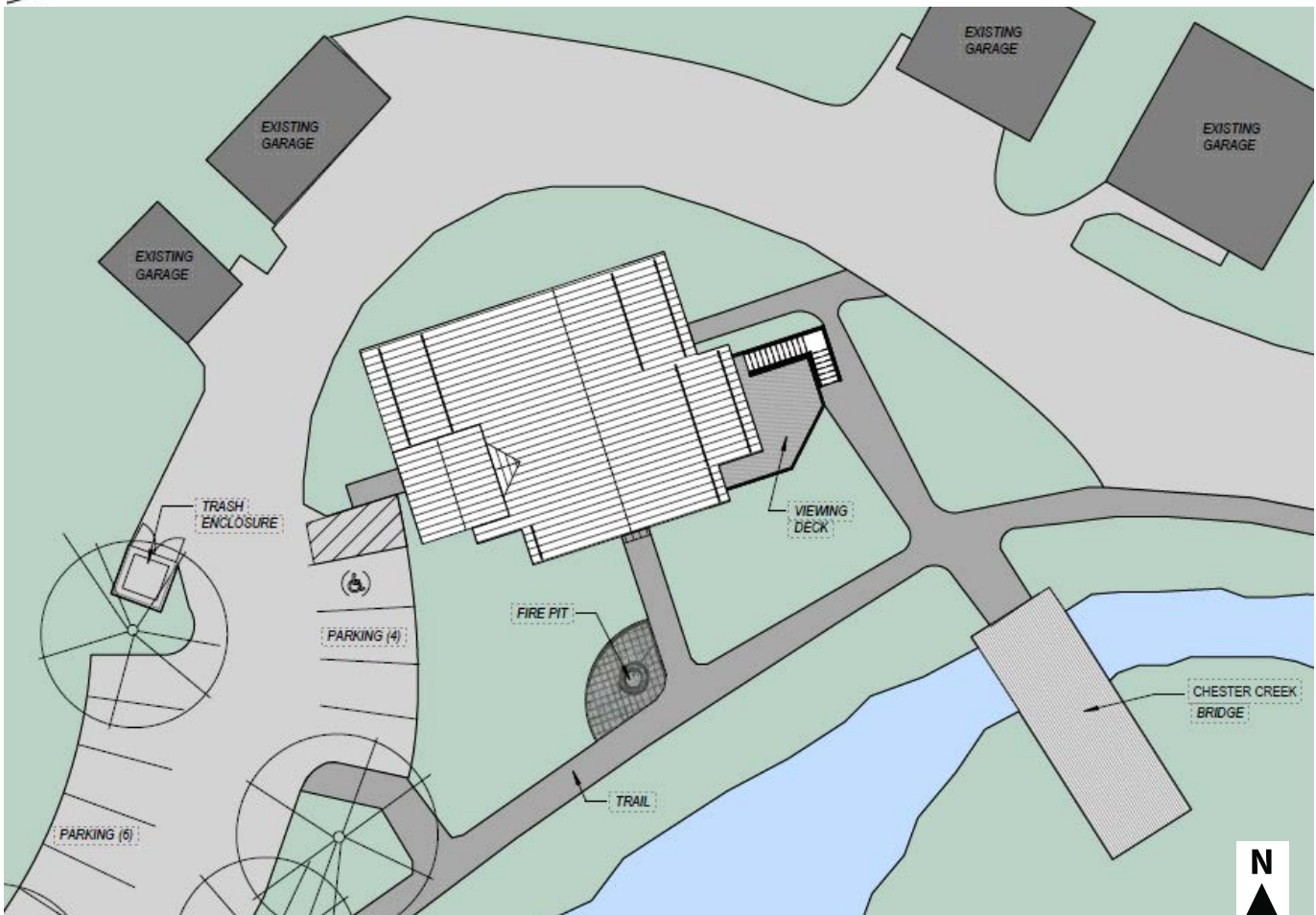
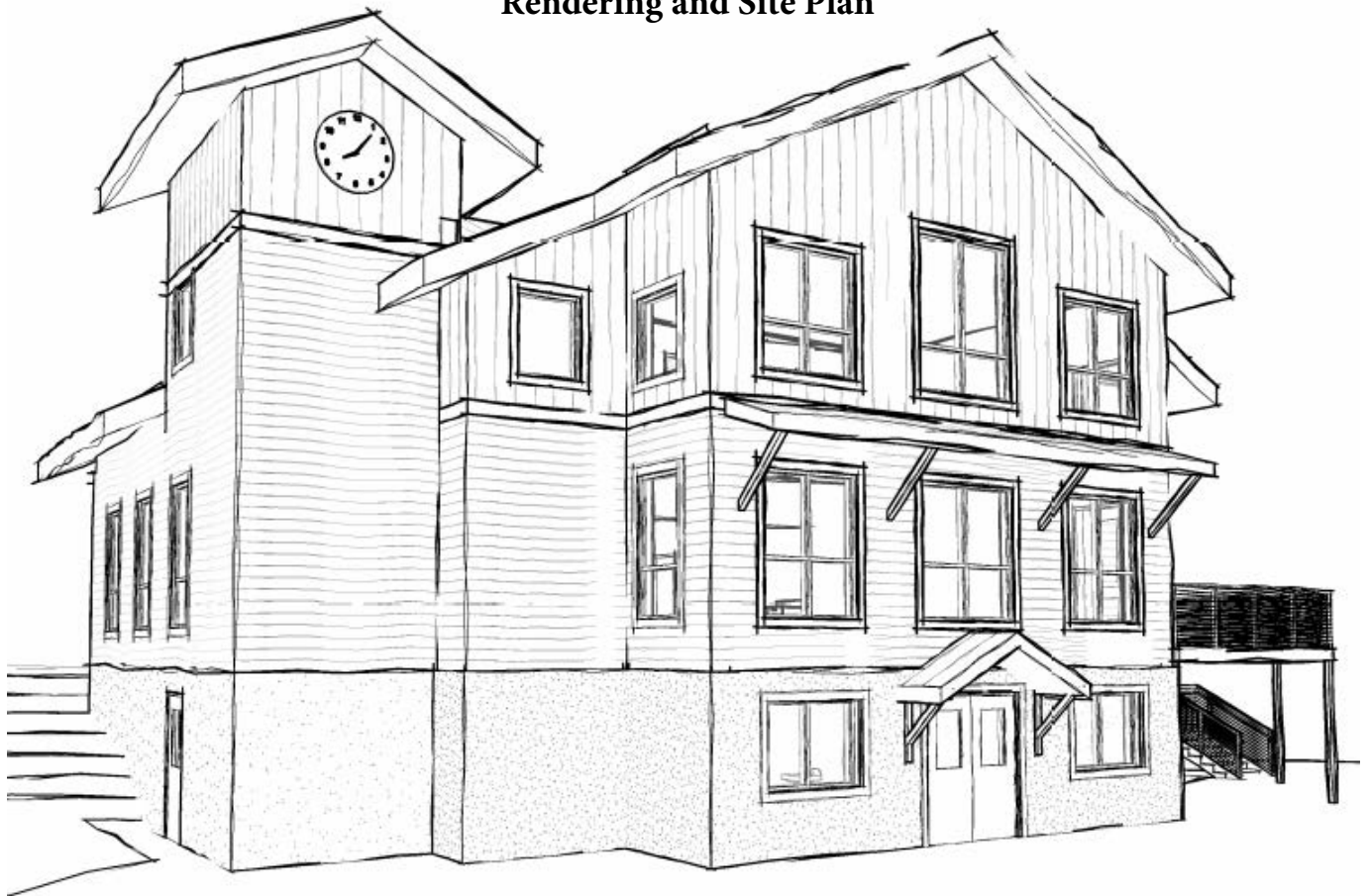
By primarily building upward, the Chalet will expand from a 3,330 square foot, 2-story building, to a 5,220 square foot, 3-story building: increasing capacity by 56%, while preserving the adjacent trout stream and surrounding natural resources. The Chalet will have educational and multi-purpose rooms, a viewing deck, accessible restrooms available for use by the public, and support space to better implement environmental education. The reconstructed Chalet will allow the Club to expand nature-based programming and education opportunities, reach more children and families, be more inclusive and sustainable, and serve as a critical hub to nurture generations of Minnesotans that understand the importance of preserving and protecting natural resources.

### **Section 106 Review**

The Chalet reconstruction is supported by local, state, and federal funding. The Club is in the final stages of a notably successful capital campaign to support the reconstruction project and will be contributing approximately \$1.5M. These funds provided necessary local match for a grant application to the [Legislative-Citizens Commission on Minnesota Resources](#), which was approved for \$2.3M in funding by the Minnesota Legislature in July 2025. The state grant program is funded through Minnesota's Environment and Natural Resources Trust Fund. The Club also applied for and was awarded a Community Development Block Grant for the project with funding from the U.S. Department of Housing and Urban Development. The state and federal funding involved with the project require historical evaluation of the proposed reconstruction.

The City of Duluth is contracting with the historical consulting firm Hess, Roise and Company to support Section 106 compliance for the Chalet reconstruction project. The anticipated scope of work will include delineation of the above-ground Area of Potential Effect (APE), reconnaissance-level research and fieldwork for the Chalet, inventory form preparation for the Chalet and Chester Park – including identifying and recommending a period of historical significance for the Park, and preparation of a historical evaluation report of the Chalet with consideration of the reconstruction's potential effect on Chester Park.

# Thom Storm Chalet and Outdoor Recreation Center Rendering and Site Plan





## Photos of Existing Thom Storm Chalet

