

Heritage Preservation Commission (HPC) Meeting Minutes

Monday, March 9th, 2026 @ 12:00 p.m.
Duluth City Hall Council Chambers

Call to Order and Roll Call

President Jess McCullough called to order the meeting of the city of Duluth Heritage Preservation Commission at 12:03 p.m. on Monday, March 9th, 2026, in the Duluth city hall council chambers.

Attendance

Members Present: Ken Buehler, Kathleen Cargill, John Hest, Jess McCullough, and Andrea Wedul

Members Absent: Michael Schuetze

Staff Present: Chris Lee and Sam Smith

Consideration of Meeting Minutes

Heritage Preservation Commission Meeting – February 9th, 2026

MOTION/Second: Wedul/Cargill approved

VOTE: (5-0)

Consideration of Matters Regarding Commission Action

Chester Bowl Chalet Memorandum of Agreement (MOA) – Representatives from the Chester Bowl Improvement Club and staff from the Parks & Recreation department were present. Alison Brooks, a project coordinator from the Parks department, addressed the commissioners. With this project, there was a finding of adverse effect on Chester Park as a historic district, but the Chalet itself was not found to be particularly historically significant. Through the development of the MOA, staff worked with SHPO on the designs for the Chalet. SHPO's primary concern was that the Chalet was evolving from a two-story structure to a three-story structure, so they wanted to ensure that the vertical aspects of the building design were not being accentuated. Due to this feedback, the design was revised to include more horizontal elements to redirect focus from the height change. The MOA also includes development of an interpretive feature within the building that will talk about the history of Chester Park and the Chalet.

Commissioners: Commissioners asked if the altered plans had been presented to the HPC and what the reasoning was for consulting a number of Native American tribes from other states.

Staff: Brooks responded that the interior design of the building did not change, so there was no need to present the changes to HPC. The only changes that were made were regarding the façade, which went from vertical siding to horizontal siding.

There is a consultation list of Native American tribes that is used with all city projects, which is why tribes from other states were consulted. Staff also followed up again with local tribes.

MOTION/Second: Buehler/Wedul recommend approval

VOTE: (5-0)

Other Business/Presentations

None.

Communications

None.

Report of Final Disposition on Matters Previously Before the Commission

None.

Reports of Officers, Staff and Committees

Planning Commission Liaison Update – The annual meeting was on held on February 26th. There was a presentation from planning staff about housing in Duluth, and Wedul was elected president of the commission for the next year. Commissioners also nominated the Simco apartments and Force on Fifth as the two projects to receive Zenith award for their unique elements.

On the agenda for the regular March meeting, there is an application for a vacation of a slopes and fill easement for CHUM which is necessary for their expansion project. There will also be a TIF district compliance item, as well as the next step in the downtown AUAR project.

The Twin Ports Festival of History is at the end of this month, but the itinerary is still being finalized.

Adjournment

Meeting adjourned at 12:20 p.m.