



CITY OF DULUTH
Planning Division

411 W 1st St, Rm 208 * Duluth, Minnesota 55802-1197
Phone: 218/730.5580 Fax: 218/723-3559

STAFF REPORT

File Number	PL 15-186	Contact	Jenn Reed Moses, jmoses@duluthmn.gov	
Application Type	Interim Use Permit	Planning Commission Date	January 12, 2016	
Deadline for Action	Application Date	December 15, 2015	60 Days	February 13, 2016
	Date Extension Letter Mailed	December 22, 2015	120 Days	April 13, 2016
Location of Subject	810 W 3rd Street (St. Peter's Church)			
Applicant	Jeffrey T. Larson	Contact	jhl Larson@centurytel.net, 715-364-8473	
Agent		Contact		
Legal Description	PID 010-1360-00020			
Site Visit Date	December 31, 2015	Sign Notice Date	December 29, 2015	
Neighbor Letter Date	December 21, 2015	Number of Letters Sent	53	

Proposal

Applicant plans to use the former St. Peter's Church for an art school. Use of a historic landmark in the R-2 district as an art school requires an Interim Use Permit.

	Current Zoning	Existing Land Use	Future Land Use Map Designation
Subject	R-2	Vacant (former church)	Traditional Neighborhood, Recreation
North	R-2	Residential	Traditional Neighborhood
South	R-2	Residential	Traditional Neighborhood, Preservation
East	R-2	Residential	Traditional Neighborhood
West	R-2	Residential	Traditional Neighborhood, Recreation

Summary of Code Requirements (reference section with a brief description):

UDC Sec. 50-37.10.D ... Procedure for interim use permit.
UDC Sec. 50-37.10.E ... Criteria for interim use permit.
UDC Sec. 50-20.7 ... Adaptive Reuse of a Local Historic Landmark.

Comprehensive Plan Findings (Governing Principle and/or Policies) and Current History (if applicable):

Governing Principle #1 - Reuse previously developed lands. This includes adaptive reuse of existing building stock.
Governing Principle #8 - Encourage mix of activities, uses, and densities.

Future Land Use - Traditional Neighborhood: Characterized by grid or connected street pattern, houses oriented with shorter dimension to the street and detached garages, some with alleys. Limited commercial, schools, churches, and home-businesses. Parks and open space areas are scattered through or adjacent to the neighborhood. Includes many of Duluth's older neighborhoods, infill projects and neighborhood extensions, and new traditional neighborhood areas.

Recent History: On November 6, 2015, the applicant applied for Historic Designation of St. Peter's Church. The Heritage Preservation Commission has reviewed the application and is supportive of its designation. It is anticipated that this designation will go to Council in January 2016.

Discussion (use numbered or bullet points; summarize and attach department, agency and citizen comments):

Staff finds that:

- 1.) In 2015, the Catholic diocese of Duluth sold the former St. Peter's Church, which is a stone building built between 1925-1927. The building is in the process of being nominated as a local historic landmark and is therefore eligible to be used for an art school per UDC Section 50-20.7, Adaptive Reuse of a Local Historic Landmark.
- 2.) The proposed school will be a small, residential fine arts academy of about 20 full-time students, with 8-10 apartments; interior remodeling will be needed for the apartments. Two instructors are planned. Small classes could eventually be offered to the community as well. There will not be large events commonly held in churches, such as weddings and church services; applicant anticipates the largest event would be an occasional art show
- 3.) Interior building renovations are needed to restore the building and create apartments. No additions or expansions are needed. All building renovations will conform to a historic preservation plan.
- 4.) Parking impact is anticipated to be minimal. The existing parking lot accommodates 13 vehicles. If the lot is ever repaved or reconstructed, it should conform to UDC standards in place at the time of construction.
- 5.) A neighborhood meeting is required for an adaptive reuse. Applicant will hold a neighborhood meeting on Saturday, January 9, and will collect comments from neighbors to share with Planning Commission.
- 6.) Interim uses are allowed for a specific period of time. Staff recommends that this permit be granted for a period of 10 years. This is longer than the recommended time for uses such as a vacation dwelling unit but consistent with the previous adaptive reuse permit granted (for Chester Park Methodist church). Staff recognizes that applicant's investment in this property is significant and will require a longer time to recoup costs. Ten years is also an appropriate timeframe to reevaluate any neighborhood impacts.
- 7.) The proposed use as an art school is not expected to alter the essential character of the neighborhood. Activity levels will be similar to the previous religious institution use.
- 8.) One supporting email was received from a neighbor. No other public, agency, or City comments were received for this Interim Use Permit; several positive comments from neighbors were received as part of the historic nomination process.
- 9.) UDC 50-37.1.N states that an approved Interim Use Permit will expire if the project or activity authorized by the permit is not begun within 1 year.

Staff Recommendation (include Planning Commission findings, i.e., recommend to approve):

Based on the above findings, Staff recommends that Planning Commission recommend approval of the Interim Use Permit, with the following conditions:

- 1.) Property be designated as a local historic landmark and follow the approved preservation plan. No expansion to the building shall be allowed.
- 2.) The Interim Use Permit be in effect for a period of 10 years. Applicant may apply for a subsequent Interim Use Permit prior to expiration of this permit.
- 3.) Any alterations to the approved plans that do not alter major elements of the plan may be approved by the Land Use Supervisor without further Planning Commission action; however, no such administrative approval shall constitute a variance from the provisions of Chapter 50.

Attachments (aerial photo with zoning; future land use map; site plan; copies of correspondence)



City Planning

PL 15-186

810 W 3rd St

Legend

Zoning Boundaries

Zoning Boundaries

Right-of-Way Type

Road or Alley ROW

Vacated ROW

Easement Type

Utility Easement

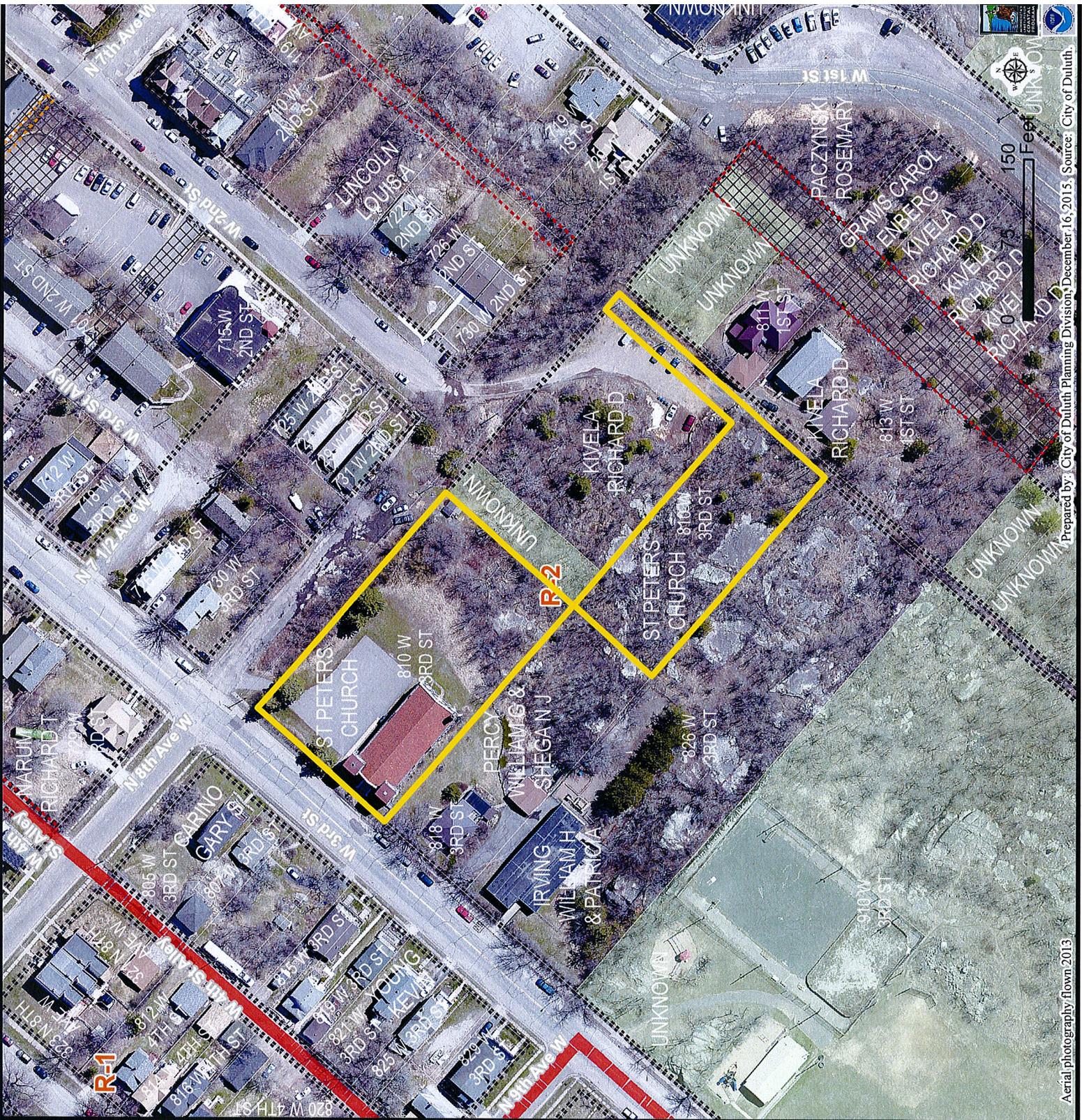
Other Easement

Shoreland Overlay Zone

Cold Water

Natural Environment

General Development



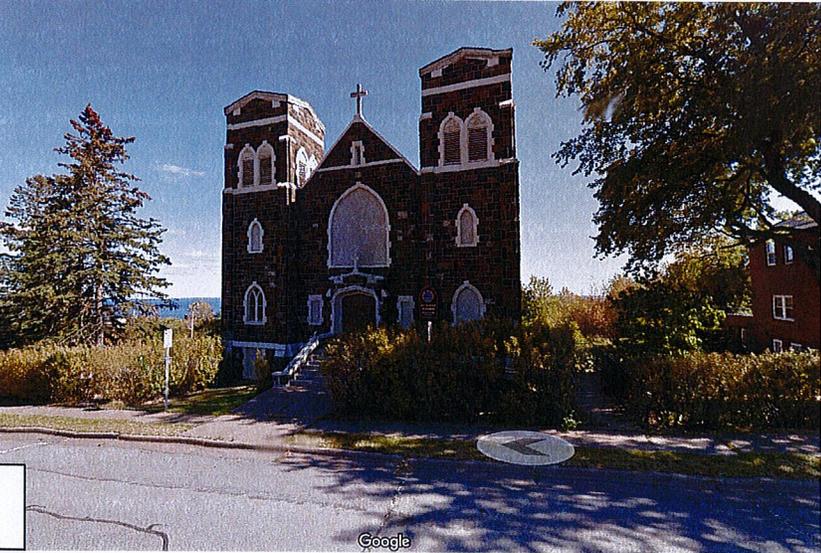
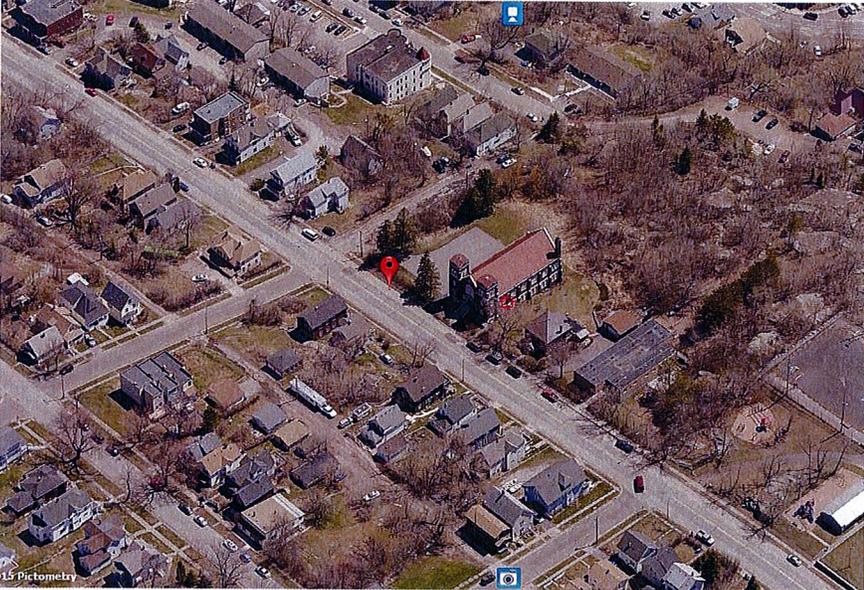
Aerial photography flown 2013

Prepared by: City of Duluth Planning Division, December 16, 2015. Source: City of Duluth.

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

St. Peter's Church – 810 W 3rd Street

Site Photos



GREAT LAKES ACADEMY of FINE ART

I intend to open a small, fine arts academy of the highest caliber along with my son Brock. He recently graduated from the Atelier in Minneapolis, where I also studied. Its focus will be on the classical training of extremely talented and motivated young artists. Individuals whose goal is to become full-time, professional oil painters. The school would eventually offer, to the community at large, the opportunity to attend classes in the evening, weekends and summer sessions. They would be presented with the same classical training as taught in the full-time program but in a less intensive format.

The classical Atelier system is basically an apprenticeship. Our school will consist of about twenty full-time students. Our goal is to accept only the most dedicated of students and to keep the student to teacher ratio extremely small. There are no classrooms. Drawing and painting are the only subjects. The student starts on day one with a pencil in hand and over the course of their education, they systematically work their way through the program, at their own pace, eight hours a day, five days a week. They continually progress through more advanced and difficult assignments. This training takes most students 4-5 years to complete. It has been my experience over the last thirty five years of being associated with other schools that this style of training attracts only the most serious and disciplined of students, not the stereotypical "wild bohemian" types that some might envision. Typically their average age will be in the mid-twenties and many will have already attended or completed college. We are planning to offer 8-10 dorm style apartments, with the rest of the students finding their own housing. Our parking lot will accommodate thirteen vehicles. Street parking should be impacted far less than when it was an active church.

As our students progress to the point of being qualified to teach, we plan on offering evening classes to the public at large. It is a bit hard to judge at this point but I believe that we will be limited by space to allowing no more than a dozen students per evening. We will also periodically offer weekend seminars featuring some of the finest artists from around the world.

I plan on cleaning up the lot that overlooks the bay. I know that at this time we have individuals who trespass and use this area as a party spot. I have even found evidence of people setting up camp and living back there. This won't be allowed any longer and will be politely monitored by the students living at the school.

As far as the neighborhood, we will open our doors to everyone for student shows, seminars and open houses.

I am more than happy to answer and address any questions or concerns you or our new neighbors might have. Thank you for your consideration.

Sincerely,
Jeffrey T. Larson

715-364-8473
jhl Larson@centurytel.net

W 3rd St

2"

Polyethylene

4/1/1973



818 W 3RD ST

824
824

120

76



Jennifer Moses

From: Pam Kramer <PKramer@lisc.org>
Sent: Saturday, January 02, 2016 1:38 PM
To: Jennifer Moses
Subject: Letter to City Planning Commission on support for Interim Use Permit for Fine Arts Academy (PL 15-186)

Dear Ms. Moses and Members of the City of Duluth Planning Commission:

I am writing on behalf of my family as a resident of the Observation Hill neighborhood to express our support for the issuance of an Interim Use Permit to Mr. Jeff Larson to operate a fine arts academy at 810 West Third St., the former St. Peter's Catholic Church. We understand that this is going before the City Planning Commission at their meeting on Tuesday January 12th and wanted to go on record in support of it. I would appreciate your sharing this email communication with the Planning Commission.

Our family sees this as both an appropriate and very exciting adaptive reuse of a historic building and we are very pleased that this building will be restored and put to a positive use. We feel that Mr. Larson's plan both respects the past use of the building and also fits the character of our neighborhood.

Our home is located at 720 West Fourth Street and our windows not only overlook Duluth's downtown, Lake Superior and the Harbor, but also this building. Having a Fine Arts Center located there is a perfect way to honor the Italian Stonemasons and other artists who worked so hard to create this beautiful building and contributed to what was once known as Duluth's "Little Italy" neighborhood.

We are excited to see that Mr. Larson will continue to use the building to celebrate the arts, as well as help others learn to make a living from the arts through his training programs. We believe the approval of this request, which we hope will pave the way for the opening of this new Arts Center, will be a positive for the entire community, as well as our immediate neighborhood.

Thank you for the opportunity to comment on this matter.

Sincerely,

Pam Kramer, Grey Doffin and Mari Doffin

720 West Fourth St.

Duluth, MN 55806