



Memorandum

Date: June 6, 2017

To: Planning Commission

From: Jenn Reed Moses, Planner II

RE: PL 17-074 – Historic Resource Designation of Duluth Woman’s Club, 2400 E Superior Street

On April 28, 2017, the Duluth Woman’s Club submitted an application for historic nomination of their building at 2400 E Superior Street.

Planning Commission role: This is on your agenda because the Planning Commission, in addition to the Heritage Preservation Commission, is required to review and make recommendation on any property or district proposed for designation as Duluth Historic Landmark.

Designation process: The Heritage Preservation Commission held a public meeting on the nomination on May 23, 2017, and will formally consider the nomination at a public hearing at their meeting on June 27, 2017. Their recommendation will likely be to nominate the site based on historical, cultural, and architectural features. The Planning Commission’s evaluation is supposed to “consider potential effects on the surrounding neighborhood, economics, environment and other planning considerations.” For more about the Historic Resource Designation process please see UDC Sec. 50-37.8.

Site characteristics: Information about the site can be found in the attached nomination document.

Zoning and Comprehensive Plan: The site and surrounding area are zoned R-1, Residential-Traditional, which is consistent with the Comprehensive Plan Future Land Use Map designation for the property of Traditional Neighborhood.

Staff evaluation of criteria for designation

The largest impacts of designating this property a Duluth Historic Landmark are the stability it will give to the physical site features (neighborhood impacts) and the potential that additional resources might be made available to support the maintenance and enhancement of the facilities (economic impacts).

Neighborhood impacts: Designation of the subject property as a Duluth Historic Landmark will require the property to be reviewed for a Historic Construction/Demolition Permit by the Heritage Preservation Commission pursuant to Sec. 50-37.14 whenever the following activities are proposed for the site (see Sec. 50-18.3.C):

1. Construction and demolition activities, including all street and utility activities, shall be approved pursuant to Section 50-37.14;

2. The issuance of city permits to do any of the following shall be approved pursuant to Section 50-37.14:
 - (a) Remodel, repair or alter in any manner that will change the exterior appearance;
 - (b) New construction, including parking facilities;
 - (c) Move a building;
 - (d) Change the nature or appearance of a designated historic preservation landmark or district, including landscape features;
 - (e) Demolition in whole or in part.

This will result in the buildings and grounds largely remaining as they are today unless the Heritage Preservation Commission finds “. . . 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 (Sec 50.14.C).”

Economic impacts: Designating the property a Duluth Historic Landmark may provide assistance in the designation of the property as a National Historic Landmark, which will further promote the site and provide potential financial benefits.

Environmental impacts: The building is surrounded by a residential neighborhood. Designation as a Duluth Historic Landmark is not expected to change the building or site and will have no environmental impact.