



MEETING AGENDA

**Heritage Preservation Commission
Monday, April 8, 2024 – 12:00pm
City Council Chambers, Third Floor City Hall, 411 W. First Street**

- 1. Call to Order/Determination of Quorum**
- 2. Public Hearings**
- 3. Consideration of Minutes – March 11-2024**
- 4. Presentation**
- 5. Communications**
- 6. Report of Final Disposition on Matters Previously Before the Commission**
- 7. Reports of Officers, Staff and Committees**

PC Liaison Update

- 8. Consideration of Matters Regarding Commission Action**

- Nomination of United Protestant Church at 830 88th Avenue West to the National Register of Historic Places

- 9. Other Business**

- Annual meeting date

- 10. Adjournment**

Heritage Preservation Commission
March 11, 2024 Meeting Minutes
Council Chambers – City Hall

Call to Order and Roll Call

President Jessica Glander called to order the meeting of the Heritage Preservation Commission (HPC) at 12:00 p.m. on Monday, March 11, 2024.

Attendance:

Attending: Ken Buehler, Gary Eckenberg, Jessica Glander, Brandon Hartung, Jess McCullough, and Kal Randa

Staff Present: John Kelley, Jenn Moses, Duncan Schwensohn, Jason Mozol

Public: Lisa Karlgaard LHB, Stephanie Atwood Hatzenbuehler with MnDOT Cultural Resources Unit, Mike Conlan

Public Hearings

PL 23-224 Historic Resource Designation – Local Landmark Designation 2403 West 6th Street.
Staff: John Kelley presented staff memo for PL23-224 and provided background on application. Adam Fulton, Land Use Supervisor (LUS), provided further background including the intent of the property to be used for reuse, DEDA will acquire property from the current owner with intent to resell to a developer and redevelopment may include the reuse of the building of its previous residential over commercial use.

Commissioner Eckenburg asked for clarification regarding the timeline of the project. Will DEDA acquire prior to the Historic Designation? LUS stated the property will be acquired by DEDA prior to the historic designation, expected on March 27th. More site details may be available at that time.

Commissioner McCullough asked if there a short list of potential redevelopers? LUS stated yes, there is a shortlist. Commissioner McCullough asked if LUS give support that the project will move forward and not remain vacant? LUS ye s, feasible paths for redevelopment have been identified.

Commissioner Randa- asked if there are potential redevelopers aware of existing issues? LUS yes and they are inhibited by the zoning of the parcel that historic designation would aid in relieving.

Commissioner Eckenburg asked does designation allow more uses since R-1 only allows SF and duplexes? LUS yes, designation would allow for commercial and greater # of units.

Commissioner Eckenburg asked is there a limit to the number of residential units allowed? LUS stated cannot speculate, the preservation plan would guide the number of units allowed

Commissioner Eckenburg- asked what off-street parking requirements are there? LUS stated HPC or preservation plan could clarify, no requirements in UDC. Commissioner Buehler asked is land behind building being sold with the structure? LUS yes.

Public Hearing opened

Public Comment: Frank Palmer- 2417 W 6th St- If building is sold to private investor, how is it a different situation than the Pastoret? Concerned about existing blight on neighborhood. LUS responded that this project if smaller scale and a viable, currently feasible path has been identified.

Mike Conlon- Oxford St- Current Owner- Has owned property for a handful of years but not entire time it sat vacant. Shares frustration with neighborhood and struggled with addressing blight issues. Has had three parties interested in redevelopment but limited by zoning to make redevelopment economically viable. The historic designation solves the zoning issue and allows for full redevelopment. Without the designation, it remains blighted.

President Glander asked final call for comment. One letter is in the packet and staff responded to two phone calls. It is not uncommon to designate a building just to support redevelopment. Preservation plan will give details and oversight by HPC. This corner store is unique and designation respects that history.

Commissioner Eckenburg shared neighbor concerns. Resources necessary will outweigh economic viability of building. Concerned no plans have been presented in the intervening 15 years the building has been empty. Concerns that grass cutting, glass on street and graffiti haven't been addressed by existing owner for years. Concerned the building hasn't been condemned. Blight impacts on neighborhood and decreasing property values. Lack of commitment from owner to do even minimal cleaning of site. Will property be up for bid? LUS- Unique situation where HPC doesn't usually address blight. Unsure how sale process will work but intention is to move forward quickly.

Commissioner Buehler- Is site cleanup on DEDA to-do list?
LUS unsure but he will convey that concern to Dept Director. HPC can initiate change, no action stands in way of change. DEDA meeting time and location shared.

Commissioner Randa- Will DEDA meeting be shared with neighborhood?
LUS efforts will be made to share that meeting information, yes.

Commissioner McCullough- Concerned the designation comes with lots of trust from neighborhood. Has seen too many projects stall and not be followed through on.
LUS HPC should remain involved throughout process.

MOTION/Second: Eckenberg/Hartung approved item PL 23-224 Historic Resource Designation – Local Landmark Designation 2403 West 6th Street.

VOTE: 6-0

Consideration of Minutes

February 12, 2024 HPC Meeting

MOTION/Second: Eckenberg/Buehler approved the minutes

VOTE: (6-0)

Presentation

Skyline Parkway/Bardon's Peak – Lisa Karlgaard from LHB and Stephanie Atwood Hatzenbuehler with MnDOT Cultural Resources Unit. Department of Transportation Section 106 process for Skyline Parkway and Bardon's Peak Improvements. This project will preserve the existing historic stone retaining wall used to support the scenic overlook at Bardon's Peak, improvements to the storm drainage system along the Bardon's Peak segment, and installation of an interpretive marker consistent with the existing markers. Work on the retaining wall will include repointing the existing stone walls and in-kind reconstruction of unstable sections or areas where reconstruction is needed to undertake Drainage pipe removal and installation. Excavation will be done in areas around repointing and reconstruction, with the limit's dependent on the location and elevation of existing bedrock. No permanent alterations are planned for these areas, and they will be restored with native seed. Drainage improvements at the wall will include rehabilitating open scuppers through the wall during repointing and/or wall reconstruction work and replacement of two deep storm sewer pipes that outfall through the wall. Along the Parkway, work will include culvert replacements, Ditch excavation, and tree clearing (approx. ½ acre). The interpretive marker installation will use native stone similar to that used in the walls for the overlook.

Consideration of Matters Regarding Commission Action

Communications

Report of Final Disposition of Matters Previously Before the Commission –

Reports of Officers, Staff and Committees

Other Business

- Consultation Regarding Hartley Park Green Infrastructure Improvements

Carol Andrews with St. Louis County gave a presentation about watershed history and how development interrupted the natural flows in the area. About 117 acres of drainage will be captured by the Woodland Avenue stormwater treatment. It's important to maintain base flow for the tributary here, and retaining water in the wetland will allow for this versus the current conditions where storm flows are very large. This is a 2024 project and will use a generally unused portion of Hartley Park currently heavily infested with invasive species such as buckthorn, thistle, etc. Treatment will maintain cool temperature and base flows and include several chambers over 5 acres. Another 7 acres will be used for vegetation restoration. Area was previously used for pastures and logging. The Cultural Resources review was started in September 2022 and included a literature review by SHPO. Information not received then has since been provided by SHPO, who has asked for additional review. A small archeological site found some nails and glass dairy bottles. Section 106 reviewers are Army Corps of Engineers. They sent project to SHPO for review in January. And SHPO said they disagreed with the finding of no significant impact, referencing a July 2014 report from the Old Hartley Road project. The project team has now been looking at this project through the lens of the old Allandale Farm. Carol shows this map from 1918 shows this area as being pastureland. The 1939 aerial shows no sign of structures; main activities of the farm are more to the south. The consultant is now

doing additional research to determine whether this area is relevant to a potential district. The consultant has so far said the site lacks integrity and has no expression of its former field.

President Glander questioned the integrity of the site and whether this site really contributes to the historic/cultural landscape. It's probably potentially eligible because it's unevaluated. Thinks it lacks integrity of the farmstead to be considered. Commissioner Hartung said the area has been rapidly changed by residential development and doesn't see the area as maintaining farm characteristics.

- Consultation Regarding Buckingham Creek Brook Trout Habitat Restoration

Presented by John Lindgren, Principal Planner with MN DNR. Enger has cold water springs and Buckingham Creek has THE coldest water temperature in Duluth. Working with City and SWCD on this project. The City of Duluth put ponds on Buckingham Creek in 1984 which warms the water and stops flow and migration. In Summer 2024 City will be doing a renovation of irrigation system. The project will work with this project to restore the natural stream channel and eliminate ditching as well as establish natural vegetation. The City's irrigation system will use their own pond not associated with Buckingham Creek. The Section 106 review is underway. They have completed a Phase I Archeology review. USEPA delegated Section 106 to the state. The shovel testing indicated nothing of significance. SHPO has suggested that the golf course could be eligible for the National Record of Historic Places because it was established in 1927. SHPO has described a path that would not require a Phase II: assume that the course is eligible; consider a period of significance of 1927-1974; evaluate impacts of the project on a smaller APE; evaluate impacts and submit a report of those impacts. Aerial photos from 1939 show very few trees and lots of gravel pits. The ponds were not established with the original golf course. Even in 1981, aerial photography shows none of the cart paths or ponds. They will meet with SHPO Friday and present their findings. SHPO wanted DNR to reach out to HPC so looking for any input or thoughts.

Commissioner Eckenberg asked why the ending period of significance is 1974. John responded that his understanding is because it is 50 years from this year (2024). Commissioner Glander said that what makes this property unique might actually result in a shorter period of significance (such as 1950) but that kind of evaluation takes more time and resources. President Glander said that the historic aerials are very telling in showing when these items were added to the golf course. Commissioner Hartung commented that significance is often associated with class; Enger Golf Course allowed golf to be more accessible to more people. Commissioner Randa asked if the land was donated by Mr. Enger; John replied that he doesn't know but Sue Mulholland will be looking into that.

Adjournment

Meeting adjourned at 2:00 p.m.

Respectfully,

Ryan Pervenanze – Manager
Planning and Development Division



**DEPARTMENT OF
ADMINISTRATION**

STATE HISTORIC PRESERVATION OFFICE

February 27th, 2024

City of Duluth Planning Division
John Kelley
City Hall, Room 160
411 West First Street
Duluth, MN 55802-1102

**Re: Certified Local Government Comment on the nomination of: United Protestant Church 830
88th, Ave. West, Duluth MN 55808 to the National Register of Historic Places**

Dear John Kelley and Heritage Preservation Commission:

The above referenced property may be considered by the State Historic Preservation Review Board (SHPRB) for nomination to the National Register of Historic Places on May 14th, 2024. Because the City of Duluth has been granted Certified Local Government (CLG) Status under the provisions of 36 CFR 61.5 and the Minnesota State Historic Preservation Office's "Procedures for Applying For and Maintaining Certified Local Government Status," the nomination (copy enclosed) is being sent to the Office of the Mayor and to the Heritage Preservation Commission for review at this time.

This nomination is classified as an architectural nomination. (A digital copy of this nomination will be available online approximately one month before the scheduled meeting at: <https://mn.gov/admin/shpo/registration/review-board/meetings/>).

After allowing a reasonable opportunity for public comment, the Commission may prepare a report indicating its opinion as to whether the property meets the National Register Criteria (copy enclosed). At least one Commission member who meets the Federal Standards for Historic Architecture or Architectural History (see Appendix A of the state CLG procedures) should participate in formulating that opinion.

If the Heritage Preservation Commission does not include a member who meets the Federal Standards, the city may choose not to comment on this nomination through the CLG review process (in which case please advise the Preservation Office of that choice), or the Heritage Preservation Commission may obtain the opinion of a qualified professional in the subject area and consider the opinion in its recommendations. The comment must include both the credentials and opinion of the consulted professional. If the city chooses not to comment under the CLG process outlined above, comments on a nomination may be submitted to the Preservation Office in as much as any interested party may submit comments.

MINNESOTA STATE HISTORIC PRESERVATION OFFICE

50 Sherburne Avenue ■ Administration Building 203 ■ Saint Paul, Minnesota 55155 ■ 651-201-3287

mn.gov/admin/shpo/ ■ mshpo@state.mn.us

AN EQUAL OPPORTUNITY AND SERVICE PROVIDER

The Mayor may transmit the report of the Heritage Preservation Commission together with his comments on the eligibility of the property to Amy Spong, Deputy State Historic Preservation Officer, 50 Sherburne Ave., Suite 203, St. Paul, MN 55155. This response must be received before the close of business on May 10th, 2024. Pursuant to the National Historic Preservation Act, if both the Heritage Preservation Commission and the Mayor determine that the property does not meet the criteria, the nomination will not be further considered unless an appeal is filed with the state office.

We should note that the standard notification of SHPRB consideration of this property has been sent to the owner. Appropriate officials will be notified approximately one month before the scheduled meeting.

If you have any questions, please do not hesitate to contact me.

Sincerely,



Amy Spong
Deputy State Historic Preservation Officer

enc.: National Register Program
National Register Criteria
Copy of National Register Nomination

cc: Property Owner

NATIONAL REGISTER CRITERIA FOR EVALUATION

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and

- (a) that are associated with events that have made a significant contribution to the broad patterns of our history; or
- (b) that are associated with the lives of persons significant in our past; or
- (c) that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- (d) that have yielded, or may be likely to yield, information important in prehistory or history.

CRITERIA CONSIDERATIONS. Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past 50 years shall not be considered eligible for the National Register. However, such properties will qualify if they are integral parts of districts that meet the criteria or if they fall within the following categories:

- (a) a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- (b) a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- (c) a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with their productive life; or
- (d) a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- (e) a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- (f) a property primarily commemorative in intent if design, age, tradition or symbolic value has invested it with its own historical significance; or
- (g) a property achieving significance within the past 50 years if it is of exceptional importance.

THE NATIONAL REGISTER OF HISTORIC PLACES PROGRAM

The National Register of Historic Places (NRHP) is the official list of historic properties recognized by the Federal Government as worthy of preservation for their significance in American history, architecture, archaeology, engineering or culture. The NRHP was created in 1966 and is part of a national program to coordinate and support public and private efforts to identify, evaluate, and protect our significant historic places under the provisions of the National Historic Preservation Act. The National Park Service (NPS) provides oversight for the program under the Secretary of the Interior. The program is managed by the professional staff of the National Register in Washington, DC, State Historic Preservation Officers, and the Preservation Officers in Federal Agencies. Contact the State Historic Preservation Office (SHPO) for information describing the National Register program (MNSHPO@state.mn.us). For online information go to:

<https://www.nps.gov/subjects/nationalregister/index.htm>
<http://mn.gov/admin/shpo>

For further information on National Register Federal Program Regulations refer to the Code of Federal Regulations (CFR) 36 CFR60. For online information go to:

<https://www.nps.gov/subjects/nationalregister/what-is-the-national-register.htm>

LISTING IN THE NATIONAL REGISTER PROVIDES BENEFITS TO HISTORIC PROPERTIES:

Eligibility for Federal Tax Provisions: Since 1976 the Federal Internal Revenue Code has contained a variety of incentives to encourage capital investment in historic buildings and to spur revitalization of historic properties. These incentives include a 20% investment tax credit to encourage the preservation of historic commercial, industrial, and rental residential buildings listed in the NRHP by allowing favorable tax treatments for rehabilitation. Owners of NRHP properties who choose to participate in the preservation tax incentive program must follow the Secretary of the Interior's Standards for Rehabilitation and receive approval by the NPS of the rehabilitation project in order to receive the tax credit. For online general information go to: <https://www.nps.gov/tps/tax-incentives.htm>

For further information on building certification requirements refer to 36 CFR67. For online information go to:

<https://www.nps.gov/tps/tax-incentives/taxdocs/36cfr67.pdf>

Eligibility for State Tax Provisions: The Minnesota Historic Structure Rehabilitation State Tax Credit (**Sec. 290.0681**) offers a state tax credit for qualified historic rehabilitations, and parallels the existing federal rehabilitation tax credit. For online information go to: <http://mn.gov/admin/shpo/incentives/state>

Easement Donations: The Federal Internal Revenue Code also provides for Federal income, estate, and gift tax deductions for charitable contributions or partial interests in real property (land and buildings). Taxpayers' gifts of qualified interest may be "exclusively for conservation purposes." For online information go to: <https://www.nps.gov/tps/tax-incentives/taxdocs/easements-historic-properties.pdf>

Because tax aspects outlined above are complex, individuals should consult legal counsel or the appropriate Internal Revenue Service office for assistance in determining the tax consequences of the above provisions. Maria Blake is the IRS representative who serves taxpayers in Minnesota. She can be contacted at (954) 991-4132 or maria.blake@irs.gov.

Consideration in planning for Federal, federally licensed, and federally assisted projects: Section 106 of the National Historic Preservation Act requires federal agencies to take into account the effects of their actions on historic properties listed on or determined eligible for the NRHP. Regulations of the Advisory Council on Historic Preservation, an independent Federal agency, guide this consultation process, which is intended to assure that the value of the historic property is considered in project planning. For online information go to: <http://www.achp.gov>

For further information on the Advisory Council refer to 36 CFR Part 800. For online information go to: <https://www.achp.gov/sites/default/files/regulations/2017-02/regs-rev04.pdf> and <https://www.achp.gov/digital-library-section-106-landing/citizens-guide-section-106-review>

Qualification for Federal grants for historic preservation: Presently, funding levels are inadequate for these grants to be available.

Consideration in planning for State, state licensed, and state assisted projects: Minnesota Statutes Chapter 138 requires that state departments, state agencies, and political subdivisions of the state (counties, townships, cities, etc.) have the responsibility to protect the physical features and historical character of properties listed in the NRHP. The relevant public agency is required to consult with the SHPO before carrying out any undertaking, or funding, or licensing, or permitting an undertaking by other parties, in order to determine appropriate treatments and to seek ways to avoid and

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: United Protestant Church

Other names/site number: _____

Name of related multiple property listing:

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 830 88th Avenue West

City or town: Duluth State: Minnesota County: St. Louis

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

___ national ___ statewide ___ local

Applicable National Register Criteria:

___ A ___ B ___ C ___ D

<p>_____ Signature of certifying official/Title:</p>	<p>_____ Date</p>
<p>_____ State or Federal agency/bureau or Tribal Government</p>	

<p>In my opinion, the property ___ meets ___ does not meet the National Register criteria.</p>	
<p>_____ Signature of commenting official:</p>	<p>_____ Date</p>
<p>_____ Title : State or Federal agency/bureau or Tribal Government</p>	

United Protestant Church
Name of Property

St. Louis, Minnesota
County and State

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>1</u>	buildings
<u> </u>	<u> </u>	sites
<u> </u>	<u> </u>	structures
<u> </u>	<u> </u>	objects
<u>1</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions.)

Religion/Religious Facility

Current Functions

(Enter categories from instructions.)

Religion/Religious Facility

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7. Description

Architectural Classification

(Enter categories from instructions.)

Late 19th and 20th Century Revivals: Late Gothic Revival

Materials: (enter categories from instructions.)

Principal exterior materials of the property: Concrete Block

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

The United Protestant Church is located in the Morgan Park neighborhood of Duluth. Morgan Park was originally constructed as a planned model community to house workers at the local U.S. Steel plant. The United Protestant Church is a Gothic Revival-style, two-story building, designed with a simple basilica plan. The United Protestant Church, along with most other buildings in Morgan Park, is constructed of concrete block, which was produced on site by employees of U.S. Steel. The United Protestant Church has a period of significance of 1922, the year that construction was complete. The United Protestant Church retains sufficient levels of all seven aspects of integrity to convey its history from its period of significance.

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Narrative Description

Setting

The United Protestant Church is located in Duluth's Morgan Park neighborhood. Morgan Park was originally constructed as a planned model community to house workers at the local U.S. Steel plant. The neighborhood of Morgan Park extends beyond the church to the south, and includes residences, some commercial properties, and a community center. To the north, west, and south the community is surrounded by wooded areas. The St. Louis River is located to the east.

The United Protestant Church is sited at the northern entrance to the neighborhood on the main thoroughfare - 88th Avenue West. The church is located on a roughly triangular site bounded by Arbor Street to the north, 88th Avenue West to the south/southwest, and an alley and pair of single-family residences to the southeast. The site is prominently located at the entrance to the Morgan Park community and is uphill from surrounding properties. The building is set back from the street and surrounding properties at all sides, with manicured lawns, plantings, and perennial gardens to the north, west, and southwest. A small non-historic wooden garden shed is located to the north of the church. To the east is a paved parking lot. The property slopes downward from west to east.

Exterior

The United Protestant Church is a Gothic Revival-style, two-story building with a bell tower at the west end (Photograph 0001). The church is designed with a simple basilica plan that is visible in plan view. A central two-story nave with gabled roof is oriented east-west. The narthex, bell tower, and a porte-cochere are located at the west side of the building facing the entrance to the Morgan Park neighborhood and the apse at the east side of the building. A short north-south transept is located to the west of the apse. A single-story, flat-roofed block of offices extends north and south from the apse.

The United Protestant Church is constructed of unfaced concrete block with minimal decorative detailing. The concrete block is currently painted. The entrance, clerestory windows in the sanctuary, and the currently infilled openings at the bell tower all feature gothic-style pointed arches. A poured concrete design of trefoils within triangles caps the portion of the narthex that extends south of the main body of the building. The bell tower and porte-cochere have crenellated parapet caps.

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Bell Tower and Primary (West) Façade (Photographs 0001-0003)

The primary façade of the United Protestant Church faces west toward the entrance to the Morgan Park community, where Arbor Street and 88th Avenue West split. The façade is anchored by a central three-story square bell tower that includes the church's primary entrance at the first level and the belfry at the third level. To the north and south of the bell tower, the façade steps back and is a single story tall. The primary entrance to the church is centered on the bell tower. It is accessed by a run of stairs with concrete wingwalls and non-historic metal railing. The doorway itself is deeply recessed and composed of a pair of wood panel doors with leaded glass lights at the top quarter. A poured concrete drip mold traces the arch above the entrance.

Moving upward, each level of the tower steps back as it rises. The second level of the tower includes two narrow openings with leaded glass windows at each of the west, north, and south façades. At all four façades, the third level includes two tall, gothic-arched openings and a raised detail that recalls the form of a cross. The openings are currently infilled, but historic images show that they were open during the period of significance for the property. The bell tower culminates in a crenellated parapet. The secondary façades of the bell tower are identical.

To the north of the bell tower, is a single-story porte-cochere. The porte-cochere has a large gothic-arched opening (Photograph 0003).

To the south of the bell tower extends the single-story narthex which is capped with a poured concrete design of trefoils within triangles.

Secondary (North, South, East) Elevations (Photographs 0004-0006)

The secondary elevations are asymmetrically organized and clearly express the interior program of the building. In general, each façade includes irregularly placed leaded glass windows, narrow stepped buttresses, and painted concrete block.

At the north (Photograph 0004) and south (Photograph 0005) elevations, the sanctuary and transept are clearly articulated with side gabled roofs, and clerestory level windows. At both façades, the transept includes a large gothic arched window with concrete tracery. The east end of the south elevations also includes the flat-roofed office block.

The rear (east) elevation (Photograph 0006) includes a secondary entrance composed of paneled wood door beneath a fabric awning, which leads to the office block. There are three leaded-glass

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windows in the south office block wall. Like elsewhere on the building the south elevation has narrow stepped near the exterior corners of the sanctuary. Between the buttresses, at the ground level, are four single pane glass windows.

Interior

The interior of the United Protestant Church includes the first level narthex at the west end of the building, the double height sanctuary extending to the east, and a small block of offices at the southeast corner of the building. The lower garden level includes the fellowship hall, kitchen, and service spaces.

First Level

Narthex (Photographs 0007-0008)

The narthex is located at the west end of the church. The space is rectangular with carpeted floor, painted concrete block walls, and an acoustical paneled ceiling. At the east, a wood and leaded glass doorway opens to the sanctuary. At the south, a decorative staircase accesses the second-floor choir loft and lower-level fellowship hall.

Sanctuary (Photographs 0009-0012)

The sanctuary is located to the east of the narthex. The sanctuary is a gothic-arched, double-height space with a choir loft at the west end and the chancel at the east. The vaulted ceiling is composed of board-formed concrete within an armature of gothic-arched wood trusses and beams. The trusses bear on concrete block and brick walls. Leaded glass windows are located at the clerestory and first levels. Clerestory windows are centered over gothic-arches that open to side aisles at the ground level. First level windows are located high on the walls and are centered within the arches. At the transept the arches at the side aisle are double height. Carpet has been installed over the historic quarry tile floors. Two rows of wood pews extend the length of the nave.

The chancel is raised above the level of the nave by a run of three steps. A wood screen blocks the view of the organ room to the east and the opening for the organ pipes is infilled with gothic-arched wood tracery and a large curtain.

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Office Block (Photograph 0013)

The office block at the east end of the building includes office spaces, storage, and rest rooms. The spaces are generally finished with painted plaster or gypsum board ceilings and walls and carpeted floors. Leaded-glass windows are present on the exterior walls.

Lower Level

The lower level includes the fellowship hall, kitchen, and service spaces such as the boiler room.

Fellowship Hall and Kitchen (Photograph 0014-0016)

The fellowship hall and kitchen were updated in 1965. Alterations include replacement of the kitchen cabinets and appliances and installation of a dropped acoustical tile ceiling and HVAC in the interstitial space above the dropped ceiling.

The fellowship hall and kitchen are a long open space, with the fellowship hall generally aligning with the location of the sanctuary and the kitchen generally aligning with the narthex. A serving counter and set of lower cabinets define the transition between the two spaces.

Both spaces are finished with dropped acoustical tile ceilings and a combination of painted plaster and painted gypsum board walls. The floor of the fellowship hall is poured concrete with an inset grid pattern. In the kitchen, vinyl flooring has been installed over the concrete.

A row of round steel columns extends north to south along the center of the space, and concrete columns are located at the east and west sides of the space aligning with the side aisle walls of the nave.

Leaded-glass windows are visible on the north and south walls. The 1965 acoustical tile ceiling drops below the top quarter of the windows.

Service Spaces

Service spaces including a boiler room, rest room, some storage space, and circulation is located at the east end of the lower level.

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The boiler room and storage spaces are generally unfinished with poured concrete floors and ceilings and concrete block walls.

The bathroom has been remodeled. It has a dropped acoustical tile ceiling, modern toilet partitions, and a luxury vinyl tile floor.

Integrity

Location

The United Protestant Church has not been moved and retains integrity of location.

Design

The United Protestant Church retains integrity of design. The building retains its characteristic Gothic Revival elements including its picturesque siting, asymmetrical design, steeply gabled roofs, crenellations, pointed (gothic) arches at windows, doors, and other openings, and tracery work at decorative elements, all uniquely rendered in concrete block.

Setting

United Protestant Church retains integrity of setting. Broadly, the United Protestant Church is located within the Morgan Park neighborhood of Duluth. Morgan Park was originally constructed as a planned model community to house workers at the local U.S. Steel plant. Morgan Park included single and multi-family residences as well as community buildings. United Protestant Church's specific setting on an irregular lot at the northwest entrance to the Morgan Park community, generally uphill from surrounding residential buildings. While Morgan Park has lost a number of buildings dating to the community's construction – including the catholic church – it is still readily identifiable as a cohesive planned neighborhood, and United Protestant Church retains its specific setting at the entrance to the community.

Materials

The materials that characterize the United Protestant Church – unfaced concrete block, brick, leaded-glass, and dark wood – remain intact with integrity. While the exterior of the building has been painted, and water intrusion has deteriorated sections of masonry in some locations, the materials remain intact, and the exterior paint may be removable. Other material alterations over

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time include installing carpet over the original flooring in the sanctuary, and remodeling of the basement fellowship hall and kitchen in 1965.

Workmanship

The United Protestant Church retains integrity of workmanship at both the exterior and interior. The church was constructed by employees of the U.S. Steel Plant with concrete blocks that were formed on site. The church was and remains readily identifiable as a mass masonry building.

Feeling

The United Protestant Church was designed as a multi-denominational protestant church in the Gothic Revival style and constructed of unfaced concrete block. Additionally, the church was designed to integrate into the broader planned community of Morgan Park, which was also largely constructed of unfaced concrete block. The building retains its integrity of feeling as a Gothic Revival style church designed and constructed to integrate with the broader architectural language of Morgan Park.

Association

The United Protestant Church was constructed as a multi-denominational protestant church community to serve protestant workers living in U.S. Steel's planned Morgan Park community. While Morgan Park is no-longer a company town, the United Protestant Church remains an active religious building and retains integrity of association.

Conclusion

Despite alterations to materials, including painting the exterior masonry and installing carpet in the sanctuary, and the fact that Morgan Park ceased to be a company town in the 1940s, the United Protestant Church retains sufficient levels of all seven aspects of integrity to convey its history from its period of significance.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

Areas of Significance

(Enter categories from instructions.)

Architecture

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Period of Significance

1922

Significant Dates

1922

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

German and Jenssen (Architects)
U.S. Steel (Builder)

Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The United Protestant Church is located in the Morgan Park neighborhood of Duluth. Morgan Park was originally constructed as a planned model community to house workers at the local U.S. Steel plant. The United Protestant Church is a Gothic Revival-style, two-story building, that was constructed by U.S. Steel using concrete blocks produced onsite. The United Protestant Church is eligible for the National Register of Historic Places under Criterion C in the area of architecture as a unique example of a Gothic Revival Style church rendered in concrete block. As the United Protestant Church is a religious property deriving its primary significance from

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architectural distinction, it meets Criterion Consideration A. The level of significance is local.

The relevant state historic context is "Minnesota's Iron Ore Industry: 1880s to 1945." The period of significance for the property is 1922 – the year its construction was completed.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

U.S. Steel, Duluth, and the Development of the "Duluth Works"

U.S. Steel was formed in 1901 when J.P. Morgan merged

Andrew Carnegie's Carnegie Steel Company, Elbert H. Gary's Federal Steel Company, and William Henry Moore's National Steel Company, as well as National Tube Works, American Steel & Wire, American Sheet Steel, American Steel Hoop, American Tin Plate, American Bridge, and the Lake Superior Consolidated Iron Mines.¹

The scope and scale of the company's operation was unprecedented. As the Harvard Business School exhibition "The Founding of U.S. Steel and the Power of Public Opinion" notes

Through its combined subsidiaries, U.S. Steel's integrated system held control over the mines and materials that produced steel, the processes by which steel was made, and the finished steel products.²

The merger resulted in U.S. Steel's acquisition of "213 manufacturing plants located in five states, and some one thousand miles of rail lines," as well as mines throughout the United States.³ This included more than half of the mines in Minnesota.⁴ It was the combination of the location of these mines and state political pressure that resulted in U.S. Steel's construction of facilities in Duluth.

According to Arnold Alanen's *Morgan Park: Duluth, U.S. Steel, and the Forging of a Company Town*, U.S. Steel had a "significant dependence on Minnesota's ores," with "60 percent of the

¹ Harvard Business School, "The Founding of U.S. Steel and the Power of Public Opinion," <https://www.library.hbs.edu/us-steel/exhibition/the-founding-of-u.s.-steel-and-the-power-of-public-opinion>.

² Ibid.

³ Arnold R. Alanen, *Morgan Park: Duluth, U.S. Steel, and the Forging of a Company Town* (Minneapolis: University of Minnesota Press, 2007), 21.

⁴ Ibid.

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company's iron ore derived from the [Iron Range] in 1901, a figure that grew to 75 percent by 1910."⁵

Duluth, with its relatively large population and geographic advantages was the logical choice for a Minnesota-based steel plant. As Alanen explains,

Once the prodigious extent of the Mesabi's iron-ore reserves was established, numerous recommendations were made to construct a steel plant in Duluth. The facility was envisioned as an integrated manufacturing operation, one that would assemble all the raw materials needed for steelmaking – iron ore, coal, and limestone – and convert them into coke, pig iron, and steel at a single site...[Duluth's] advantages went beyond proximity to the Mesabi, for the city was also poised at the head of navigation on the Great Lakes and served as the terminus for several major rail lines.⁶

However, U.S. Steel was not convinced that a manufacturing facility in Minnesota was a sounder investment than simply shipping raw materials to an existing east coast plant for manufacturing. Sensing the potential loss of economic growth that would accompany the development of a Duluth plant, the Minnesota State Legislature stepped in. Between 1902 and 1915, the state legislature repeatedly proposed legislation that would enact a tonnage tax on ore mined in the state, generally with a provision to rescind the tax for any mining company that also established a steel manufacturing plant within the state.⁷

The most serious of these tonnage tax bills was introduced during the 1907 legislative session, resulting in nearly simultaneous announcements in April 1907 of the defeat of the proposed tax bill and U.S. Steel's intent build a Duluth plant. "In mid-June 1907, U.S. Steel formed the Minnesota Steel Company as a subsidiary organization that would oversee the land acquisition, construction, and eventual operation of its Duluth manufacturing operations."⁸ By the end of the month, the Minnesota Steel Company had secured over 1,000 acres of land fronting the St. Louis River southwest of Duluth.

Development of the site proceeded slowly, with the financial panic of October 1907, labor shortages, the reality of construction efforts during northern Minnesota winters, and the eventual outbreak of World War I all contributing to significant delays in construction. The plant, which came to be known as the "Duluth Works," finally opened in December 1915.

⁵ Ibid, 23.

⁶ Alanen, *Morgan Park: Duluth, U.S. Steel, and the Forging of a Company Town*. 33.

⁷ Ibid.

⁸ Ibid.

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U.S. Steel's Morgan Park – "The Most Perfect and Ideal Industrial City in the World"

Developing the Model City

Between 1915 and 1972, U.S. Steel was the largest single employer in the Duluth area.⁹ Due to the plant's remote location on the St. Louis River nearly 10 miles outside Duluth proper, U.S. Steel had difficulty drawing workers from more developed parts of the city.¹⁰ To attract a stable, year-round workforce, the company set out to create a desirable, high-quality place for workers to live. Full-scale planning for a model residential community known as Morgan Park began in May 1913 and development concluded in 1922.¹¹ In the end, U.S. Steel "built a 200-acre community from scratch, complete with housing, two churches, playgrounds, stores, a community recreations center, school, bank, and hospital. They called it Morgan Park after the town's benefactor and U.S. Steel's financier, J.P. Morgan."¹²

Morgan Park was U.S. Steel's answer to the "slum-like" conditions of most other steel milling towns. According to the *Duluth News Tribune*, in addition to modern housing, the company envisioned a "commodious arrangement, business houses, paved streets, a perfect sewer and lighting system, and halls for public meetings and places of amusement."¹³ Landscape architects Morell and Nichols incorporated these elements into their plan for the "model city." Their admiration for the City Beautiful movement is reflected in the town's street plan, "a modified grid with a combination of rectilinear, curved, and radial roadways."¹⁴ These features were all essential to U.S. Steel's goal to make Morgan Park not only a beautiful, orderly, comfortable, and convenient place to live, but also the "most perfect and ideal industrial city in the world" according to a U.S. Steel housing specialist.¹⁵

In addition to its modern amenities, Morgan Park was unique as the first town in the Duluth area built entirely of concrete. A few concrete block residences began to emerge elsewhere in Duluth circa 1904, but the material was not used on an extensive scale for either residential or municipal

⁹ Arnold R. Alanen, *Morgan Park: Duluth, U.S. Steel, and the Forging of a Company Town* (Minneapolis: University of Minnesota Press, 2007), xiii; Adelheid Fischer, "Morgan Park," *Architecture Minnesota* 21, no. 3 (May/June 1995): 42-45.

¹⁰ The U.S. Steel plant was located roughly ten miles southwest of downtown Duluth. Once constructed, Morgan Park was a mere two miles from the plant.

¹¹ Alanen, *Morgan Park*, xv, 71-72. Formerly known as Carnegie Steel, the company was renamed U.S. Steel in 1901 when it was purchased by American financier J. P. Morgan. The residential community was renamed "Morgan Park" in his honor.

¹² Adelheid Fischer, "Morgan Park," *Architecture Minnesota*, May/June 1995, p 42.

¹³ Alanen, *Morgan Park*, 71.

¹⁴ Alanen, *Morgan Park*, 76.

¹⁵ Alanen, *Morgan Park*, 137; Dean and Dean, "Morgan Park, Minn.: An Industrial Suburb for the Minnesota Steel Company," *The American Architect* 113, no. 2215 (June 1918): 761.

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purposes until the development of Morgan Park. The Minnesota Steel Company prioritized concrete for its affordability, especially at such a large scale.¹⁶

In 1913, Minnesota Steel requested proposals for the first 170 concrete block residential buildings (including 350 housing units) in Morgan Park. The company contracted George Lounsberry of Duluth for almost \$1 million to produce 700,000 blocks for the inaugural group.¹⁷ In Morgan Park, workers used a hand-operated machine produced by the Hydro-Stone Company to form T-shaped concrete blocks on site.¹⁸ The Chicago architectural firm Dean and Dean adapted residential designs they had developed for Gary, Indiana, the nation's largest company town, which was also owned by U.S. Steel. While homes in Gary could include frame, brick, concrete, and stucco, most residences in Morgan Park were built using concrete block with stucco applied to exterior surfaces.¹⁹

Welfare Capitalism and the "New" Company Town

Through its development and management of the Morgan Park, U.S. Steel executives implemented a form of "welfare capitalism," a practice in which employers provided extra services and amenities, such as housing and health care, to improve the lives of workers.²⁰ Like the founders of earlier company towns, proponents of welfare capitalism took inspiration from the social gospel and Christian capitalism of the Progressive era. They set out to solve social problems, especially those created by industrialization. For instance, U.S. Steel Chairman of the Board Elbert Gary believed that business owners had a responsibility to prevent workers from experiencing the harms of unfettered capitalist enterprise, such as urban poverty and dangerous working conditions.²¹ Although Progressive ideals influenced welfare capitalism, its proponents adopted a more conservative approach. They believed that social problems should be solved through private efforts rather than relying on the state. They turned to experts, such as architects, urban planners, and other design professionals, to create new communities devoid of the corrupting influences of industrial cities.

¹⁶ Margaret Crawford, *Building the Workingman's Paradise: The Design of American Company Towns* (London: Verso, 1995), 94-95; Alanen, *Morgan Park*, 87-88. The patenting of a cast-iron molding machine in 1900 facilitated the mass production of concrete blocks in North America. Until then, most people with moderate incomes could not afford masonry construction for their homes.

¹⁷ Alanen, *Morgan Park*, 87.

¹⁸ Alanen, *Morgan Park*, 89-90; Dean and Dean, "Morgan Park, Minn.," 747, 749. The blocks' unique shape allowed for construction of one- and two-piece walls. In a one-piece wall, the central protrusion acted like a stud to which lath or plaster was applied. In two-piece walls, plaster or stucco was applied to the face of interlocking blocks.

¹⁹ Alanen, *Morgan Park*, 87.

²⁰ Crawford, *Building the Workingman's Paradise*, 60.

²¹ Alanen, *Morgan Park*, 8.

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Recognizing that labor conflict often arose from urban squalor, “new” company towns like Morgan Park reflected efforts to design a socially engineered environment that would suit the needs of both workers and capitalists.²² By providing quality housing and other amenities in Morgan Park, U.S. Steel hoped to demonstrate that it cared about its workforce and, in turn, retain them. In 1915, the Morgan Park Company, a subsidiary of U.S. Steel’s Minnesota Steel Company, was established to serve as town proprietor. Residents of Morgan Park were expected to comply with the company’s vision for the community in both appearance and behavior.²³ Community buildings, including United Protestant Church played a key role in making this vision a reality.

Plans for the Morgan Park community included a pair of churches at the community’s eastern and western entrances. Like most other public buildings in Morgan Park, each of the churches received its site as well as funding for construction and maintenance from U.S. Steel.²⁴ Although company funding allowed for higher quality in both design and construction materials, these features and management of the churches were subject to U.S. Steel approval. With the company as the main authority in the community, U.S. Steel officials could also prohibit any activities or functions that they deemed objectionable on moral, sanitary, or economic grounds.²⁵ In addition to banning saloons, taverns, alcohol, and slums outright, the Morgan Park Company influenced behavior through moral-policing and the encouragement of sanctioned activities, such as attending religious services. Activities that the company did permit were often supervised and bolstered the sense of community cohesion and identity that executives desired.

Churches, and corporate sponsorship of them, were common fixtures in company towns.²⁶ Company town managers often supported churches because they fostered moral and obedient

²² Crawford, *Building the Workingman’s Paradise*, 46, 60.

²³ Dean and Dean, “Morgan Park, Minn.,” 758. According to Dean and Dean, the Morgan Park Company communicated this information to residents through “circular letters, pamphlets, and a weekly bulletin, as to different phases of management,” including “keeping their lawns trimmed and premises neat, community recreation and entertainments, together with announcements of all social, religious, and educational events.”

²⁴ Alanen, *Morgan Park*, 168; Fischer, “Morgan Park,” 45; Zenith City Press, “Blessed Mary Margaret Catholic Church & Rectory,” Historic Architecture, accessed October 4, 2022, <https://zenithcity.com/archive/historic-architecture/blessed-mary-margaret-catholic-church-rectory/>. United Protestant Church anchored the wealthier, eastern side of Morgan Park, while the Blessed St. Margaret Mary Catholic Church anchored the working-class neighborhood on the western side. Construction began on the Spanish Mission Revival-style Catholic church in August 1917, and it was dedicated in late 1918. While it is likely that the Catholic church was established to support similar goals at the United Protestant Church, it is no longer extant. In 2012, the Diocese of Duluth announced plans to close Blessed St. Margaret Mary Catholic Church due to its shrinking congregation, lack of funds, and a shortage of priests. The church closed in 2015 and was demolished two years later.

²⁵ Alanen, *Morgan Park*, 156.

²⁶ Hardy Green, *The Company Town* (New York: Basic Books, 2010), 44, 49, 55, 105, 118, and 122. Green identifies churches within several company towns across the United States. Like Morgan Park, Pacific Lumber had a house of worship for both Protestants and Catholics. Corning, New York, Vandergrift, Pennsylvania, and Sparrows

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behavior as well as a literal Protestant work ethic. In her discussion of Southern mill textile villages, urban and architectural historian Margaret Crawford notes that “church attendance was often used as the measure of a good worker.”²⁷ Although Morgan Park emerged in a different geographical context, it shared ideological underpinnings with mill textile villages in the American South. Historians often associate the rise of company towns with industrialists’ efforts to prevent labor unrest through increased control over production, workers, and behavior.²⁸ It is likely that U.S. Steel officials sponsored church construction, including that of the United Protestant Church, to address similar anxieties in Morgan Park.

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Developmental Context for United Protestant Church

The construction of United Protestant Church coincided with a national steel strike, called by the National Committee for Organizing Iron and Steel Workers in September 1919. Although no workers from Morgan Park were involved in unions or participated in the strike, Duluth Works was directly impacted by the economic conditions that precipitated it. The end of World War I in late 1918 sharply decreased demand for steel and the plant’s manufactured products. In early 1919, Duluth Works laid off more than half of its workers, dropping from 3,300 to 1,600 workers.²⁹ Despite rumors that Duluth Works would have to close, the plant remained open, albeit at one-third production capacity for the next two years.

During this time, the United States entered a national recession in which both the nationwide output of steel and the average annual wage for U.S. Steel workers dropped by about one half. In June 1919, the entire plant shut down for almost an entire year, leaving 1,700 workers without jobs. To ameliorate these hardships, Morgan Park historian Arnold Alanen notes that “1,400 of them were put to work on the many construction jobs underway at the wire mills and in Morgan Park’s residential areas.”³⁰ While reassigning workers to construction projects kept workers employed, it ultimately also allowed U.S. Steel to develop the religious infrastructure to help keep workers in line.

Construction of United Protestant Church

Point, Maryland each had seven churches. There were ten church denominations in Gary, Indiana and sixteen churches in Kannapolis, North Carolina.

²⁷ Crawford, *Building the Workingman’s Paradise*, 177-178.

²⁸ Alanen, *Morgan Park*, 3-4.

²⁹ Alanen, *Morgan Park*, 127-128.

³⁰ Alanen, *Morgan Park*, 128.

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The establishment of United Protestant Church required support from both community members and executives from the Morgan Park Company and Minnesota Steel. Morgan Park was home to Protestants from several different denominations. Although residents recognized the need for a centralized place of worship, they disagreed about the church's denominational affiliation. Minnesota Steel officials supported the establishment of a single congregation and suggested the Neighborhood House (the town's social and recreational center) as a permanent space for Protestant services.³¹ Protestants in Morgan Park, however, insisted on the construction of a dedicated church building.³²

On August 13, 1917, a committee "to be known as the Building Committee, which shall cooperate with the Morgan Park Company in all matters pertaining to the planning and construction of a suitable building for the Community Church" was formed.³³ By November 1917, seventy community members voted to establish a single congregation called the United Protestant Church. A smaller "Committee of Sixteen," comprised of Minnesota Steel officials and professional employees, shepherded the vote toward approval. In October 1918, Minnesota Steel announced that the company would contribute "an annual sum of four thousand dollars" to the church fund for the next two years.³⁴

In December 1918, the church building committee chose Duluth-based architects Frederick German and Leif Jenssen for the project of designing the new church building.³⁵ When the architects delivered their initial proposal in April 1919, Morgan Park Company manager J. F. Davidson objected on grounds of cost. German and Jenssen's proposal far surpassed his expectations; the architects estimated that the building, interior furnishings, and site preparation would cost \$171,000. Davidson asked the building committee to identify features that could be

³¹ Alanen, *Morgan Park*, 174. Before either church was constructed, religious services were held at the Neighborhood House. While United Protestant Church was being built, the congregation's first minister, Reverend Charles Ramshaw, conducted services in the auditorium of the Lake View Store or at Morgan Park School.

³² Alanen, *Morgan Park*, 171. According to a special census conducted in 1919, Morgan Park was home to 1,130 Protestants from various denominations. From largest to smallest, these groups included Presbyterians, Lutherans, Methodists, Episcopalians, Congregationalists, and eight smaller groups. The census only counted residents age four and older.

³³ *United Protestant Church Board Minutes, 1919-1922*, Archives of the United Protestant Church, United Protestant Church, Duluth, Minnesota.

³⁴ Alanen, *Morgan Park*, 170-171.

³⁵ German, a Canadian immigrant, and Jenssen, a Norwegian immigrant, worked together between 1913 and approximately 1928. German is better known for his partnership with A. Werner Lignell (1905 to approximately 1913), particularly for the design of public buildings such as churches and offices. In 1917, German and Jenssen designed Duluth's Pilgrim Congregational Church (located at 2310 East Fourth Street). According to the Duluth Preservation Alliance, Pilgrim Congregational Church is regarded as their "masterpiece." Like the United Protestant Church, Pilgrim Congregational Church was designed in the English Gothic Style but was composed of more traditional stone rather than concrete block.

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eliminated to reduce the cost of the project.³⁶ Davidson went so far as to make his own suggestions, identifying several recreational facilities such as “the proposed bowling alleys, the basement social room with its stage and dressing rooms, the clubroom, and the men’s locker rooms” as areas to cut because they already existed in the community.

In October 1920, German and Jenssen offered a new proposal (Figure 3). The architects designed an English Gothic style church with “a high nave interior, a beamed ceiling, and a single side aisle.” The main façade was defined by a central bell tower. Other decorative features included “a crenellated roof, stained glass, Gothic motifs, a covered automobile entrance or port cochere...and lancet arches on the tower.”³⁷ The design won unanimous approval from the congregation. Minnesota Steel also pledged \$100,000 for construction costs but left supplying interior furnishings to the congregation. Meeting minutes from October 18, 1920 detail the decision to move forward with construction of German and Jenssen’s revised design as follows:

The chairman voted that the meeting was called for the purpose of discussing the proposed church structure and the plans thereof as presented by Mr. Davidson of the Morgan Park Company.

After carefully considering the plans and after a general discussion, the following resolution was offered:

Be it resolved that we accept the proposed plans of church structure of the United Protestant Church of Morgan Park as represented by architect’s scheme “B” and as presented to us by Mr. J.M. Davidson, Manager of the Morgan Park Company.

That we represent to the Morgan Park Company our desire to have [illegible] church structure built according to these plans, using the money now appropriated for that purpose so as not to sacrifice any details of the architectural scheme.

In case the appropriate of One Hundred Thousand Dollars should not fully cover the expense of building church structure and fully equipping same be it further resolved, that the church organization assumes the financial responsibility of equipment and furnishings

³⁶ Alanen, *Morgan Park*, 170-171; Dean and Dean, “Morgan Park, Minn.,” 761. Plans for the United Protestant Church also show a second smaller building that was never constructed. It is likely that this proposed Community Building would have supported the functions and spaces that Davidson selected to eliminate. The architects Dean and Dean also noted that planning for the community involved an effort to “avoid unnecessary duplication in buildings provided for educational and religious purposes” among other amenities such as “boarding facilities for single men and women, public service and social and recreational organizations.”

³⁷ Alanen, *Morgan Park*, 171.

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and that we suggest to the Morgan Park Company use the full amount now appropriated in the completion of the church structure. [SIC]³⁸

Construction on United Protestant Church began in 1921 near Morgan Park's primary entrance at Grand and 88th Avenue West (Figure 4). When Duluth Works shut down in June 1921, Minnesota Steel offered employees \$0.30 per hour to join crews building the church and new homes.

U.S. Steel employeec Michael A. Scalise was temporarily transferred to the Morgan Park Company to work on United Protestant Church between late 1921 and February 1922. A document containing his memories of the process is included in the United Protestant Church's archives. Scalise notes:

I remember when we built the church. We began in the fall of 1920, worked through 1921, and finished in the spring of 1922.

The steel plant was shut down during 1921 and 1922, so many of the men were transferred to the Morgan Park Company building houses and the church. I personally worked on the church building the latter part of 1921 and went back to the steel plant in February of 1922.

All the building blocks were fabricated right on the ground site. Wood forms were made in the Morgan Park carpenter shop. The wood trim was made at the plant pattern shop. Mr. John P. McLimans was bricklayer superintendent. His nephew Jack McLimans was carpentry helper. We worked eight hours a day for thirty cents an hour, and no coffee break.

I was present when the corner stone was laid on September 11, 1921. Rev. C.W. Ramshaw presided in the service with fitting ceremony. Some of the company officials were present.

On April 2, 1922 the church was dedicated. There was a full house for the morning services and many folks were admitted to membership.³⁹

United Protestant Church was dedicated on Sunday, April 2, 1922. Five hundred and forty-six people attended the morning religious service. Dedication day activities also included an

³⁸ *United Protestant Church Board Minutes, 1919-1922*, pp. 168-170. Archives of the United Protestant Church, United Protestant Church, Duluth, Minnesota.

³⁹ Michael A. Scalise, "When We Built the Church," Archives of the United Protestant Church.

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afternoon gathering for two hundred members of the local temperance society and the ceremonial transfer of the key to the church from the Morgan Park Company to United Protestant's Reverend Ramshaw.

By 1929, United Protestant Church had a total of 235 members, representing twelve different denominations.

Gothic Revival Church Design and Concrete Block

The United Protestant Church was designed in the Gothic Revival style. Gothic Revival was popular from the mid-nineteenth century to early twentieth century and was looked to as a reflection of a preindustrial past. Embraced and advanced by architects Alexander Jackson Davis and Andrew Jackson Downing in their popular plan books of the era, Gothic Revival was considered particularly appropriate for houses constructed in rural settings.⁴⁰ The style became popular for public buildings and churches in the late nineteenth century following the publication of John Ruskin's essay "The Nature of the Gothic" in *The Stones of Venice*.⁴¹ Ruskin was anti-industrialist, believing as architectural historian William Curtis describes "that mechanization was bound to cause degradation in all compartments of life, at the smallest and largest scales of design."⁴²

Churches constructed in the Gothic Revival style were generally intended to evoke the idea of design by artisans and highly skilled craftspeople organically over time and the design was called upon to evoke a preindustrial past.⁴³ The buildings were known for their picturesque siting, asymmetrical design, steeply gabled roofs, crenellations, pointed (gothic) arches at windows, doors, and other openings, tracery work and extensive inclusion of decorative elements. United Protestant Church exhibits many of these design elements and while the building's architectural expression is consistent with the other Gothic revival-style churches of its location and vintage, its articulation of those elements in unfaced concrete block is unique. Generally, Gothic Revival buildings would have been constructed with brick or stone, even if just as a facing material. In fact, by the 1920s, Gothic Revival style churches in the United States were so commonplace that

⁴⁰ Pennsylvania Historical & Museum Commission, "Pennsylvania Architectural Field Guide: Gothic Revival Style, 1830-1860," <http://www.phmc.state.pa.us/portal/communities/architecture/styles/gothic-revival.html>

⁴¹ Alireza Farahbakhsh, Social Protest Through Architecture: Ruskin's 'The Nature of Gothic' as an Embodiment of His Artistic and Social Views," *Midwest Quarterly* 52, No. 2 (Winter 2011), <https://go.gale.com/ps/i.do?p=AONE&u=googlescholar&id=GALE|A248407296&v=2.1&it=r&sid=AONE&asid=8605c7de>

⁴² William Curtis, *Modern Architecture Since 1900*, Phaidon: London, 1996, 22.

⁴³ Tamara Halvorsen Ludt, "'For greater love of country and a desire for a higher citizenship': English-Inspired Landscapes in Kohler, Wisconsin, 1912-1923," Master's Thesis, University of Minnesota, 2013.

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the design of United Protestant would be fairly unremarkable if it were not for the fact that it is constructed of unfaced concrete block.

Concrete block first entered the public market in the 1860s, when a number of proprietary systems for the manufacture of precast concrete blocks were developed on the East Coast of the United States.⁴⁴ However, widespread production of the material did not begin until 1900, when a cast-iron block machine with a “removable core and adjustable sides” was patented.⁴⁵ The machines were marketed to individuals and small construction firms and could be ordered directly from popular mail order catalogues such as Sears, Roebuck and Company. The material was advertised as “a quick, cheap, and easy alternative to more traditional materials,” and the concrete block machines were intended for use by lay people.⁴⁶

Aesthetically, concrete block is uniform, repetitive, regular, and machine made – a material in direct tension with the anti-industrialist ideals espoused by John Ruskin. The use of a mass-produced material in an industrial landscape for a building designed in a style meant to evoke the hand of the artisan, marks the United Protestant Church as unique; it represents both the architectural fashion of the 1920s and the unique industrial character of Morgan Park that is a result of its wholesale concrete block construction.

Conclusion

The United Protestant Church is eligible for the National Register of Historic Places under Criterion C in the area of architecture as a unique example of a Gothic Revival Style church rendered in concrete block. As the United Protestant Church is a religious property deriving its primary significance from architectural distinction, it meets Criterion Consideration. The period of significance for the property is 1922 – the year its construction was completed.

⁴⁴ Gillispie, Ann, “Early Development of the ‘Artistic’ Concrete Block: The Case of the Boyd Brothers,” *Bulletin of the Association for Preservation technology*, Vol 11, No. 2, 1979.

⁴⁵ Ibid.

⁴⁶ Alanen, 88.

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9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
Name of repository: Minnesota Historical Society

Historic Resources Survey Number (if assigned): SL-DUL-0264

10. Geographical Data

Acres of Property Less than 1 acre

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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

Or

UTM References

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 15 | Easting: 560288 | Northing: 5171534 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The legal parcel of the property consists of Lot 1 block 19 in the Morgan Park of Duluth Plat. The triangular parcel is bounded by Arbor Street to the north, 88th Avenue West to the south/southwest, and an alley and pair of single-family residences to the southeast.

The original property agreement between U.S. Steel's Morgan Park Company and the United Protestant Church granting the church the parcel on which to build the church describes these boundaries as "Beginning at a point on the North and south one-sixteenth (1/16) line of the Southwest Quarter of Section Twenty-six (26) Township Forty-nine (49) North, Range Fifteen (15) West of the Fourth 4th principal meridian which point lies 852.02 feet northerly from the Southeast corner of the Southwest Quarter of the of the Southwest Quarter of

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Section Twenty-six (26) Township forty-nine (49) north, Range fifteen (15) west of the Fourth (4th) principal meridian; said North and south one sixteenth (1/16th) line being taken in this description as having a bearing of North three (3) minutes West from the above mentioned point; proceeding South 46 degrees 32 minutes 36 seconds west a distance of 24.34 feet; thence following a curve with a radius of 345.01 feet an arc distance of 9 feet to appoint lying 6.81 feet North and 5.93 feet West of the last mentioned point; thence South 48 degrees 31 minutes 58 second West a distance of 1 foot; thence following a curve with a radius of 995.37 feet an arc distance of 217.73 feet to a point lying 148.93 feet North and 158.23 feet West of the last mentioned point; thence following a curve with a radius of 551.77 feet an arc distance of 17.23 feet to a point lying 10.16 feet North and 13.92 feet West of the last mentioned point; thence North 32 degrees 36 minutes 46 second East a distance of 28.42 feet; thence following a curve with a radius of 69.12 feet an arc distance of 62.65 feet to a point lying 31.56 feet North and 51.65 feet East of the last mentioned point; thence following a curve with a radius of 2147.26 feet an arc distance of 161.12 feet to a point lying 21.32 feet North and 159.71 feet East of the last mentioned point; thence North 89 degrees 26 minutes 11 seconds East a distance of 36.98 feet; thence South 79 degrees 24 minutes 16 seconds East of a distance of 13.22 feet; thence South 75 degrees 58 minutes 49 seconds East a distance of 16.80 feet; thence South 67 degrees 18 minutes 56 seconds East a distance of 16.37 feet; thence South 55 degrees 34 minutes East a distance of 19.24 feet; thence South 49 degrees 11 minutes 9 seconds East a distance 27.01 feet; thence South 24 degrees 30 minutes West a distance of 85.34 feet; thence South 46 degrees 32 minutes 36 seconds West a distance of 14.92 feet; thence South 7 degrees 3 minutes West a distance of 22.89 feet; thence following a curve with a radius of 40 feet an arc distance of 35.26 feet to a point 10.66 feet South and 32.42 feet West of the last mentioned point thence South 46 degrees 32 minutes 36 second West a distance of 91.43 feet to the point of beginning.”

Boundary Justification (Explain why the boundaries were selected.)

The site boundaries reflect the parcel boundaries as described in the land transfer agreements between United Protestant Church and U.S. Steel’s Minnesota Steel at the time of the United Protestant Church’s construction, which align with the present-day property boundaries.

11. Form Prepared By

name/title: Laurel Fritz, Tamara Halvorsen, and Jade Ryerson
organization: Pigeon Consulting
street & number: 2395 University Avenue West, Suite 206
city or town: Saint Paul state: MN zip code: 55114
e-mail tamara@pigeonconsulting.com
telephone: 651-340-5665
date: 11/15/2023

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Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property: United Protestant Church

City or Vicinity: Duluth

County: St. Louis

State: Minnesota

Photographer: Laurel Fritz, Pigeon Consulting

Date Photographed: October 2022

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 16. United Protestant Church, primary façade, camera facing east.

2 of 16. United Protestant Church, primary entrance, camera facing east.

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- 3 of 16. United Protestant Church, porte cochere, camera facing east.
- 4 of 16. United Protestant Church, south elevation, camera facing north/northwest.
- 5 of 16. United Protestant Church, north elevation, camera facing south.
- 6 of 16. United Protestant Church, east elevation, camera facing west.
- 7 of 16. United Protestant Church, narthex, camera facing south.
- 8 of 16. United Protestant Church, stairwell off narthex, camera facing west.
- 9 of 16. United Protestant Church, sanctuary view from choir loft, camera facing east toward chancel and organ room.
- 10 of 16. United Protestant Church, sanctuary view from nave, camera facing west toward narthex and choir loft.
- 11 of 16. United Protestant Church, sanctuary view of side aisle, camera facing north.
- 12 of 16. United Protestant Church, sanctuary view toward narthex, camera facing west.
- 13 of 16. United Protestant Church, typical office space, camera facing east.
- 14 of 16. United Protestant Church, fellowship hall and kitchen, camera facing west.
- 15 of 16. United Protestant Church, sitting area in fellowship hall, camera facing southwest.
- 16 of 16. United Protestant Church, kitchen, camera facing west.

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

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Figure 1. United Protestant Church in the context of Morgan Park. The property is marked with a star. Map courtesy of St. Louis County Property Lookup.

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Figure 2. United Protestant Church property boundary outlined in gold. Map courtesy of St. Louis County Property Lookup.

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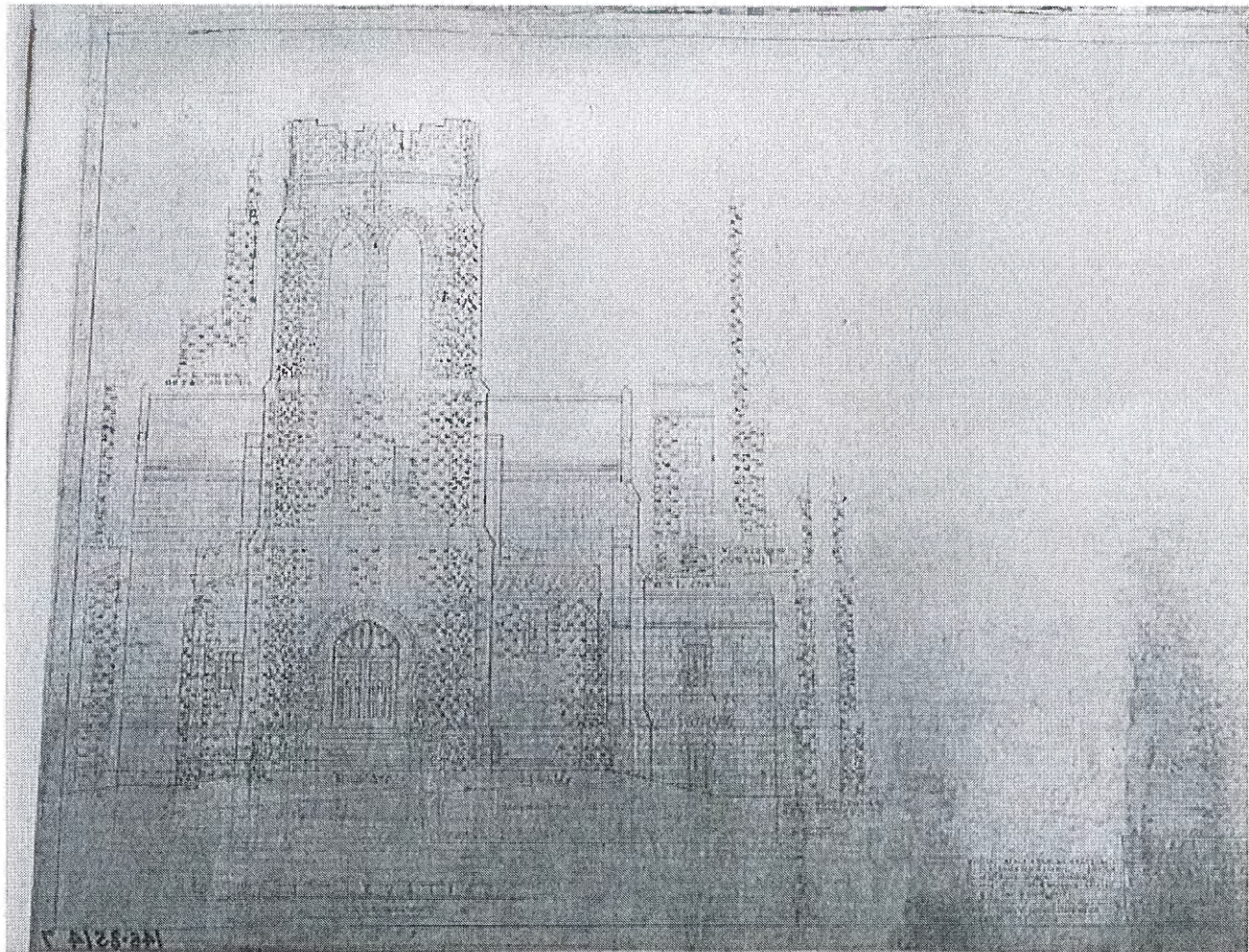


Figure 3. United Protestant Church plans showing west elevation, German and Jenson. Courtesy of United Protestant Church.

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Figure 4. United Protestant Church construction progress in September 1921. Photograph courtesy of United Protestant Church.

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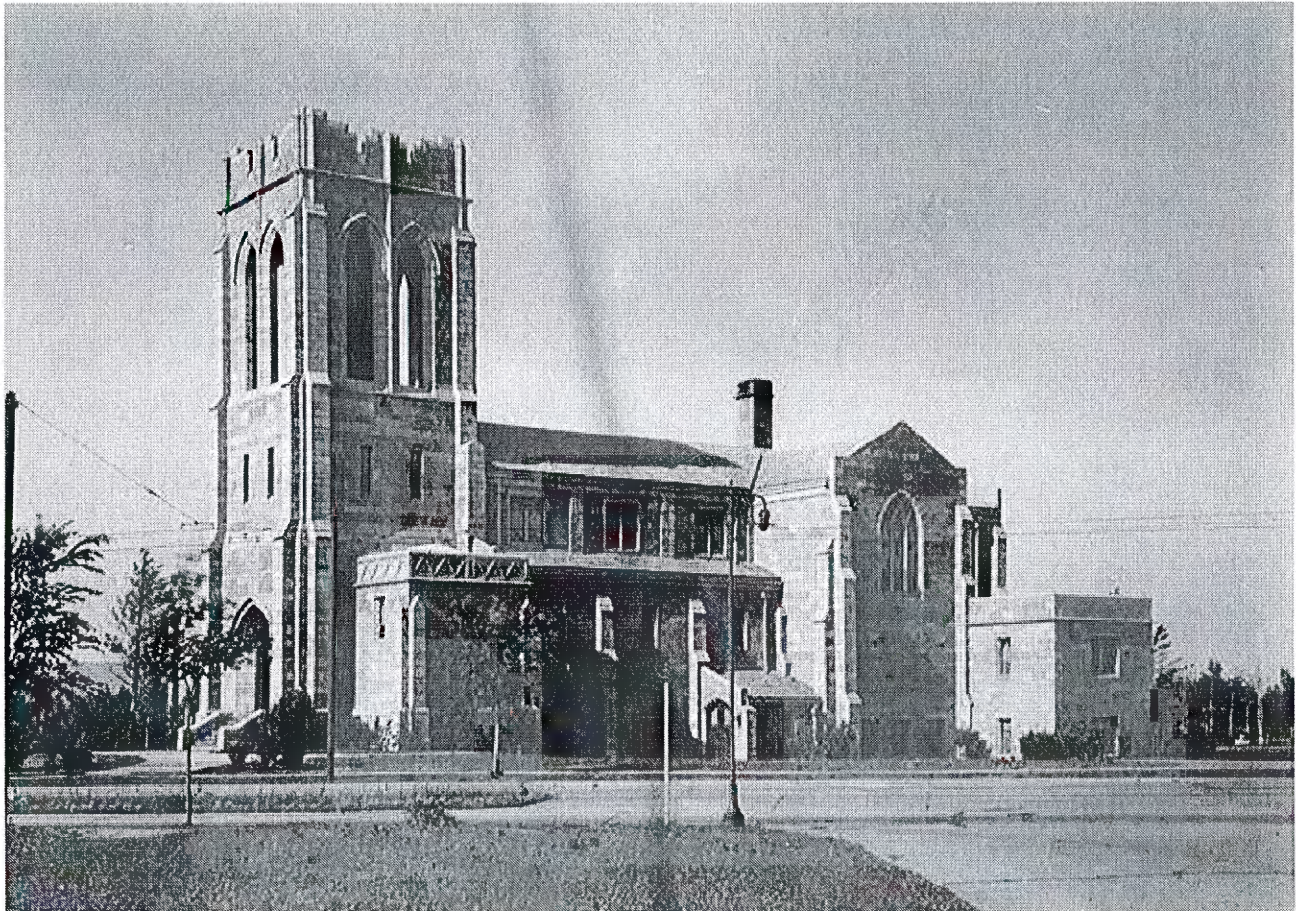


Figure 5. United Protestant Church, circa 1946. Photograph courtesy of United Protestant Church.

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Figure 6. United Protestant Church sanctuary, looking east. c. 1922. Photograph courtesy of United Protestant Church.

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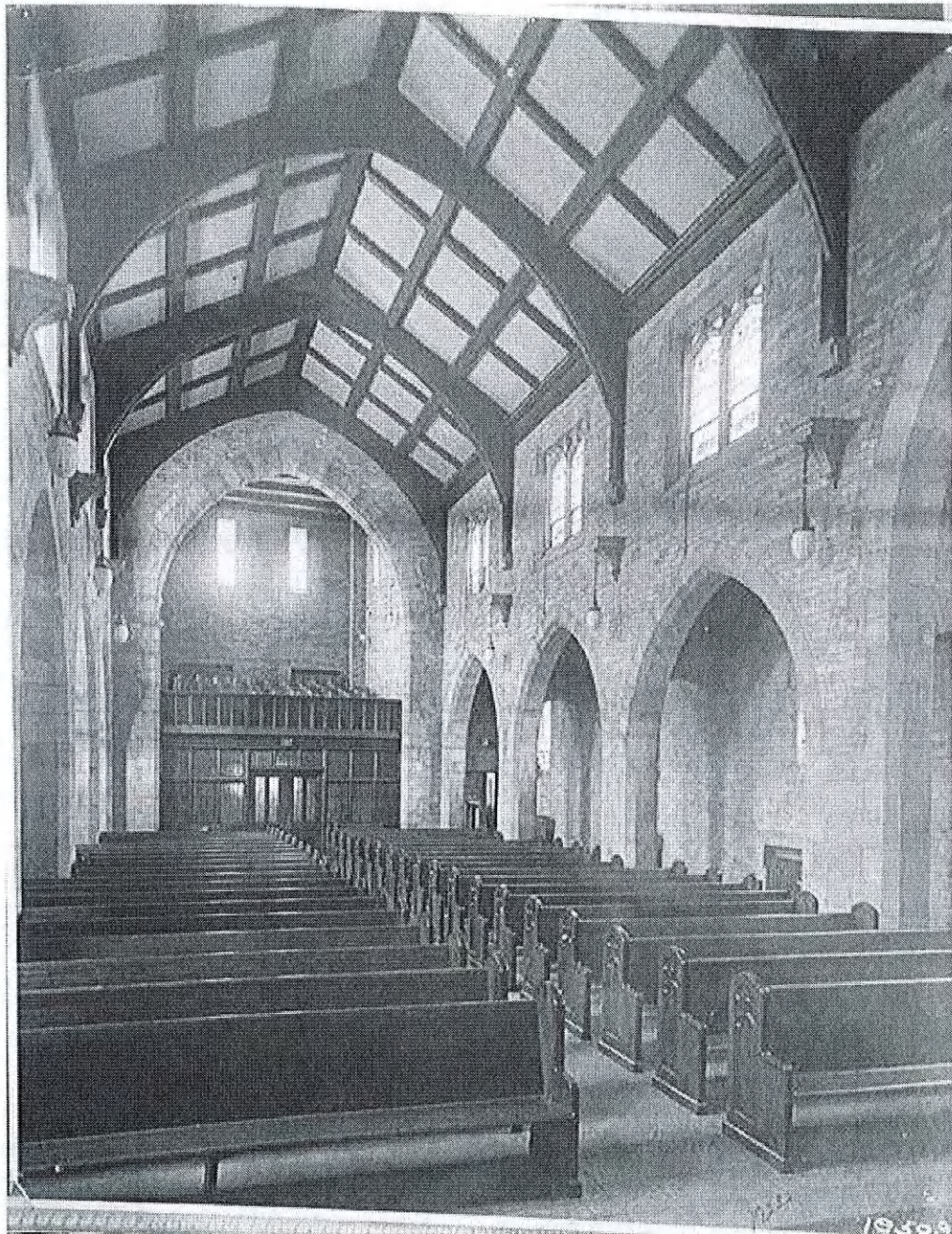


Figure 7. United Protestant Church sanctuary, looking west/northwest, c. 1922. Photograph courtesy of United Protestant Church.

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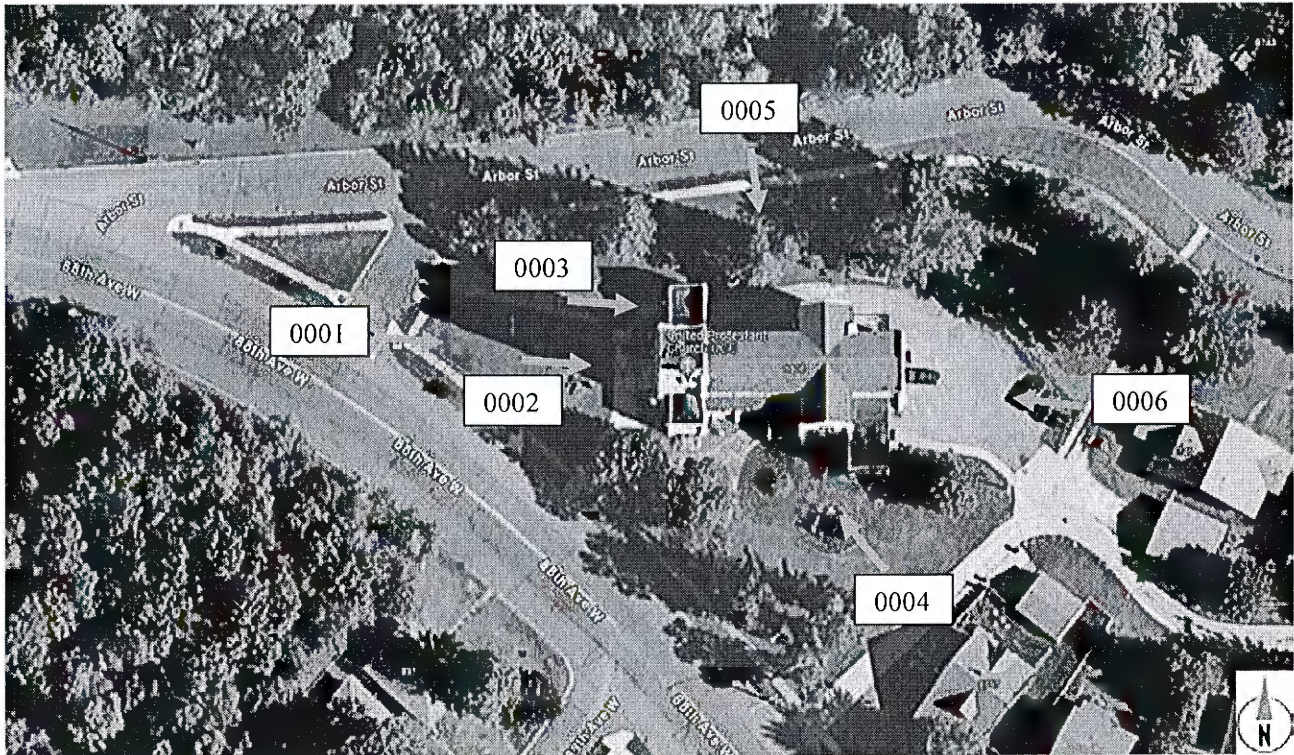


Figure 8. Exterior Photo Key. Background Map Courtesy of GoogleMaps.

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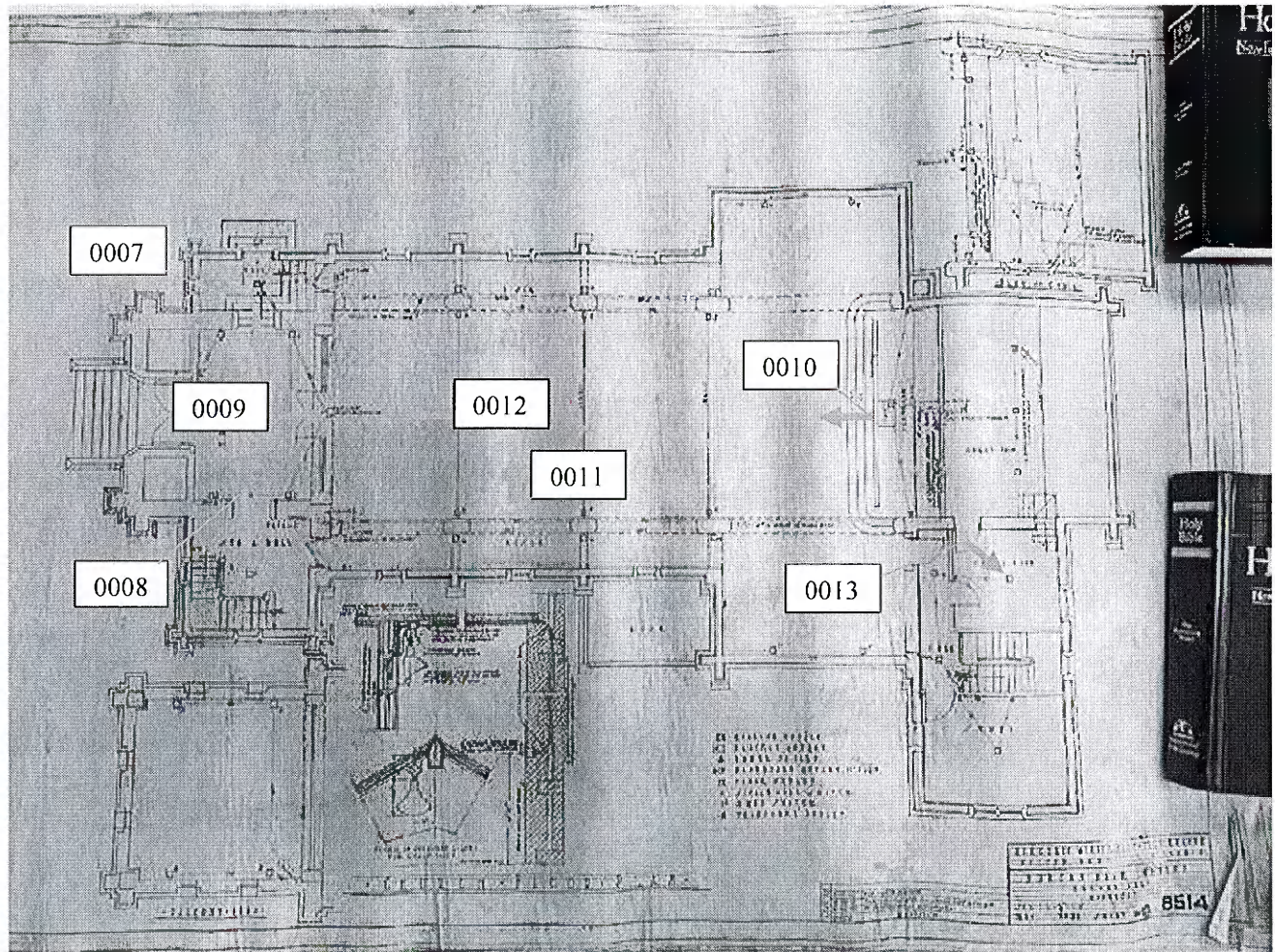


Figure 9. Ground-Level Photo Key. Background drawing “Electric Wiring Plan First Floor United Protestant Church,” German and Jensen. Courtesy of Untied Protestant Church.



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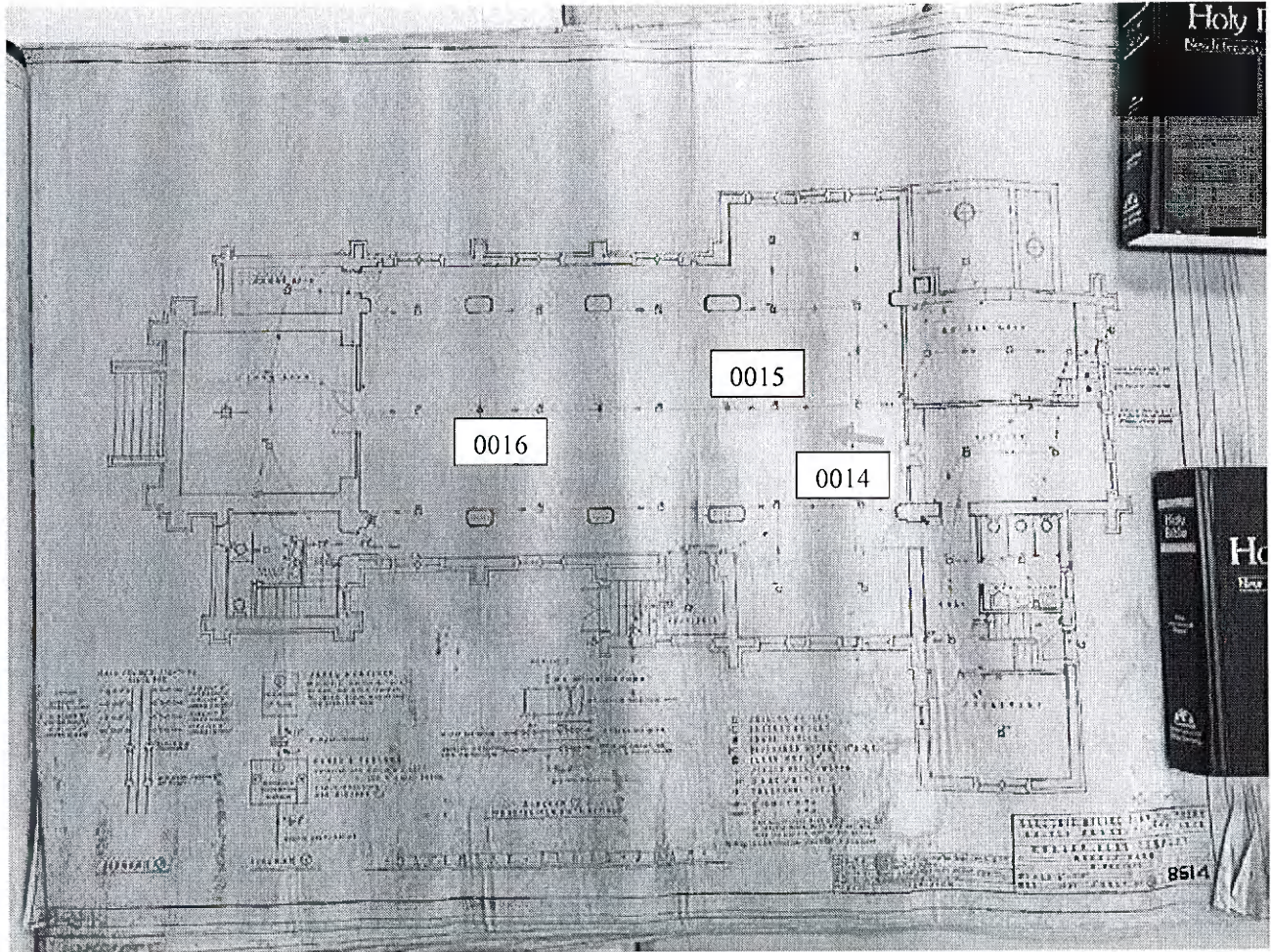
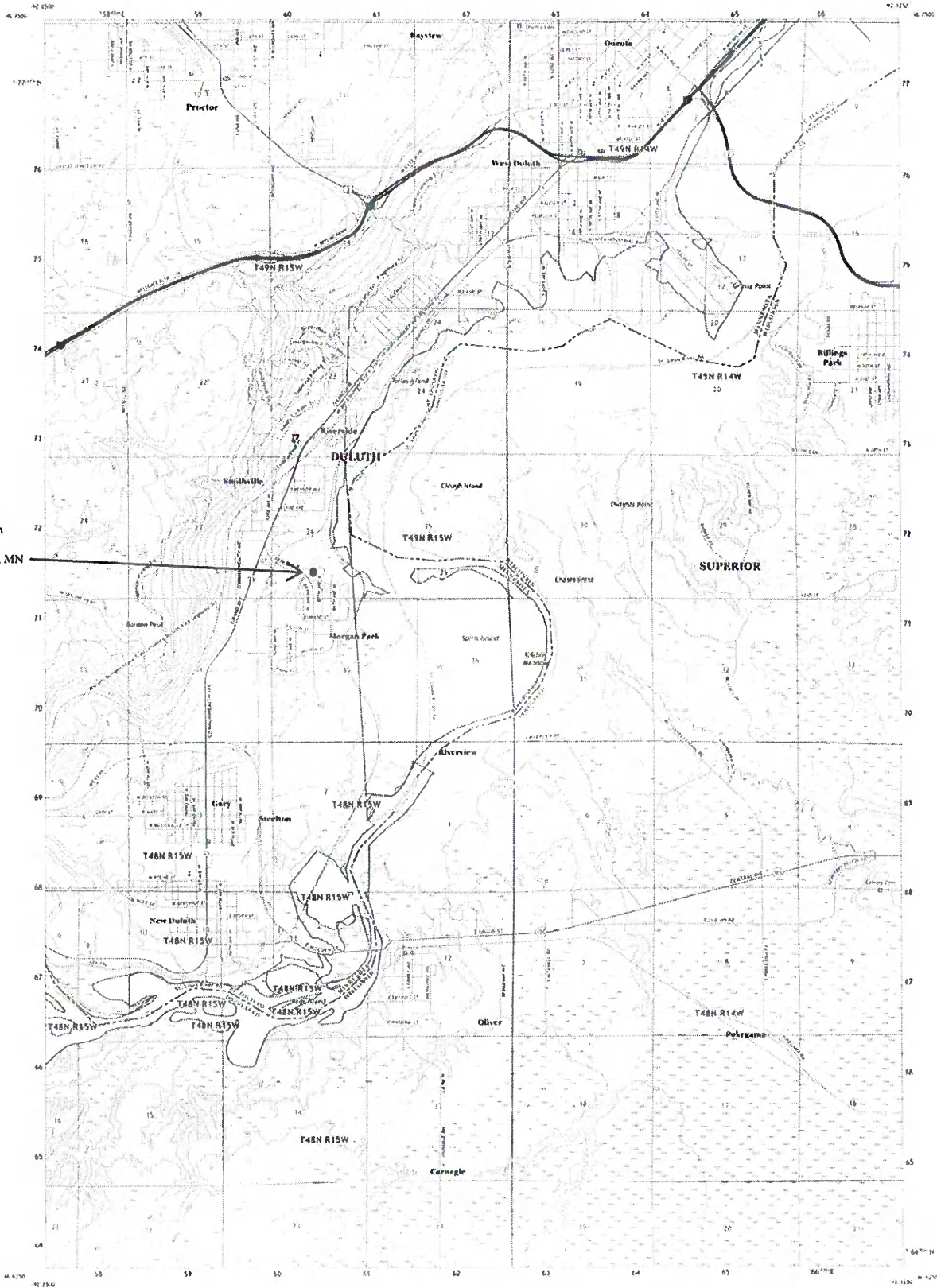


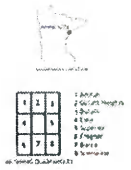
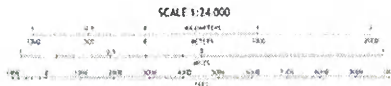
Figure 10. Lower-Level Photo Key. Background drawing "Electric Wiring Plan Basement United Protestant Church," German and Jenssen. Courtesy of Untied Protestant Church.



United Protestant Church
830 88th Avenue West
Duluth, St. Louis County, MN



Produced by the United States Geological Survey
Scale 1:24,000
Map Date: 2022
Map Title: WEST DULUTH, MN, WI
Map Series: 7.5-MINUTE SERIES



ZONE CLASSIFICATION

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50
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