

**HISTORIC RESOURCES INVENTORY FOR THE  
EAST END RESIDENTIAL AREA-PHASE V  
DULUTH, SAINT LOUIS, MINNESOTA**

**Authorized and Sponsored by:  
City of Duluth  
Community Development  
407 City Hall  
411 West Fourth Street  
Duluth, MN 55802**

**Submitted by:  
Summit Envirosolutions, Inc.  
1217 Bandana Boulevard North  
St. Paul, Minnesota 55108**

**Principal Investigator:  
Andrew Schmidt, M.A.**

**Report Authors:  
Sara J. Nelson, Marjorie Pearson, Andrew Schmidt**

**October 2014**

## **ACKNOWLEDGEMENT**

Summit EnviroSolutions, Inc. would like to thank the members of the Duluth Heritage Preservation Commission for the opportunity to work with them on this project: Ken Buehler, Kristi Johnson, Patricia Mullins, Thomas Vaughn, and David Woodward (Chair). Thank you to the Duluth Planning Department staff: Charles V. Froseth, Keith Hamre, and Ben VanTassel for their contributions to this project; as well as Maryanne Norton for her research assistance at the Duluth Public Library.

This historic resource survey report has been financed in part with Federal funds from the National Park Service, U.S. Department of the Interior. However, the contents and opinions expressed in this document do not necessarily reflect the views or policies of the Department of the Interior, nor does the mention of trade names or commercial products constitute endorsement or recommendation by the Department of the Interior.

This program receives Federal financial assistance for identification and protection of historic properties. Under Title VI of the Civil Rights Act of 1964 and Section 504 of the Rehabilitation Act of 1973, the U. S. Department of the Interior prohibits discrimination on the basis of race, color, national origin, or disability in its federally assisted programs. If you believe you have been discriminated against in any program, activity, or facility as described above, or if you desire further information, please write to: Office for Equal Opportunity, U.S. Department of the Interior, National Park Service, 1849 C St., NW, Washington, D.C. 20240

# TABLE OF CONTENTS

ACKNOWLEDGEMENT .....	i
LIST OF FIGURES .....	iii
INTRODUCTION .....	1
RESEARCH DESIGN AND SURVEY METHODS .....	3
OBJECTIVES .....	3
METHODS .....	3
Background Research .....	3
Survey .....	3
Evaluations.....	5
HISTORIC CONTEXTS .....	7
DEVELOPMENT OF DULUTH’S EAST END NEIGHBORHOOD.....	7
RESIDENTIAL ARCHITECTURE OF THE STUDY AREA .....	11
Single-Family Houses .....	12
Multi-family Buildings.....	12
ARCHITECTS OF THE STUDY AREA .....	14
SURVEY RESULTS .....	19
SUMMARY .....	19
Properties Currently Listed in the National Register .....	21
Individual Properties Recommended for National Register Listing.....	21
Properties Recommended for a Multiple Property Documentation Form .....	21
Properties Recommended for Local Designation.....	23
Properties Recommended Not Eligible for National Register or Local Designation.....	25
Properties Demolished Since Being Inventoried.....	27
SUMMARY OF RECOMMENDATIONS .....	28
REFERENCES CITED.....	29
APPENDIX A: Surveyed Properties .....	32
APPENDIX B: Survey Forms .....	33

# LIST OF FIGURES

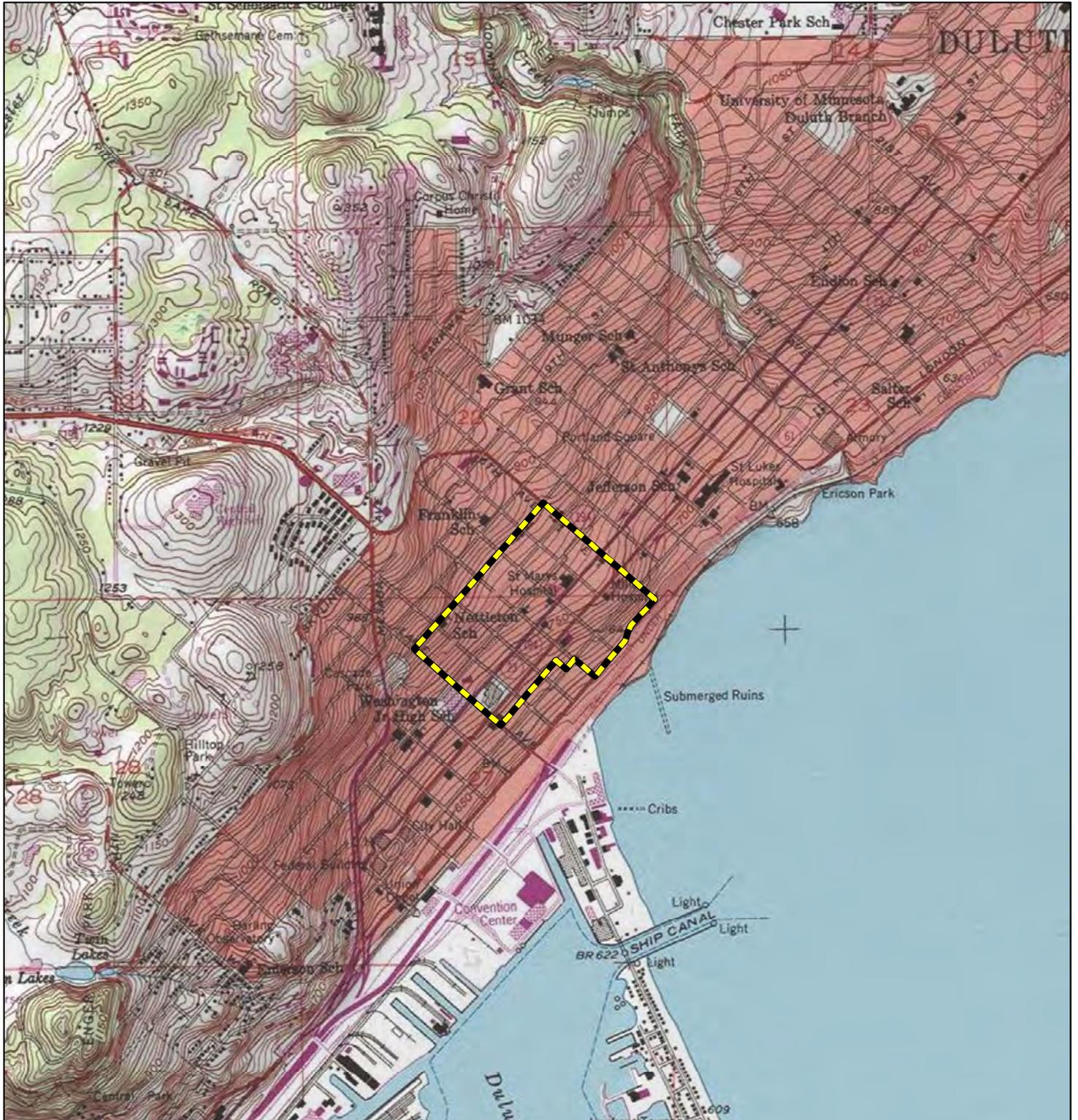
Figure 1. Project Location	2
Figure 2. East End Phase V Survey Results	20
Figure 3. East End Phase V Properties Recommended for a Multiple Property Documentation Form	24

## INTRODUCTION

The East End Residential Area-Phase V project was initiated by the Duluth Heritage Preservation Commission (DHPC) in order to document the historic resources within the area of the East End closest to downtown, roughly bounded as follows: on the southwest, North Lake Avenue; on the southeast, East 2<sup>nd</sup> Street and East Superior Street; on the northeast, North 6<sup>th</sup> Avenue East; and on the northwest East 6<sup>th</sup> Street (Figure 1). The survey population consisted of 298 properties: 115 single-family residential, 62 multiple-family residences (includes duplexes, triplexes, and apartment buildings), seven mixed commercial-residential, 23 commercial properties, seven religious buildings, two schools, two hospitals and four medical offices, two fire stations, two clubhouses, and one of each of the following: gas station, motel, mortuary, casket manufacturing facility, and a YMCA building.

This survey is the last of five surveys of the East End that were begun in 2006. The first four surveys, Phases I, II, III, and IV, were completed in 2007, 2009, and 2012 (III and IV). The surveys have documented historic buildings within the East End of the city and established a database of information on those buildings to assist the DHPC in developing strategies for preservation, to serve as a reference for the general public, to guide property owners in strategies that protect and preserve their neighborhoods, and to help the City Planning Division in administering the Unified Development Code and in implementing the Comprehensive Land Use Plan.

The project was financed through a grant from the United States Department of the Interior, administered through the Minnesota Historical Society, under the authority of the National Historic Preservation Act of 1966. Matching funds were also received from the Community Development Block Grant Program of the United States Department of Housing and Urban Development.



Map adapted from USGS 7.5 minute topographic map(s): Duluth, MN; T 50 N, R 14 W, Sections 22 and 27.

**Legend**

 Phase V Survey Area



 Site Location

0      2,000      4,000  
 Feet      1 inch = 2,000 feet

**PROJECT LOCATION**  
 Duluth, St. Louis County, Minnesota



**Figure 1**

File: Fig1\_Project\_Location  
 Summit Proj. No.: 2124-0003  
 Plot Date: 10/02/2014  
 Arc Operator: SJN  
 Reviewed by: AJJ

# RESEARCH DESIGN AND SURVEY METHODS

## OBJECTIVES

The objective of the historic resources survey was to identify individual properties and historic districts that have potential for designation as city landmarks and/or nomination to the National Register of Historic Places (National Register). An intensive field survey was conducted throughout the study area to document the properties that retain integrity and are eligible for National Register listing or local landmark designation. These properties consisted of mostly residential properties above East 3<sup>rd</sup> Street, and mostly commercial and institutional properties on East 2<sup>nd</sup> and East 1<sup>st</sup> streets. The St. Mary's Medical Center campus dominates the eastern and southern portions of the survey area. The survey area is roughly bounded by North Lake Avenue, East 2<sup>nd</sup> Street and East Superior Street, North 6<sup>th</sup> Avenue East, and East 6<sup>th</sup> Street.

## METHODS

### Background Research

Summit began by reviewing results of previous surveys and studies at the Duluth Community Development office and the survey files and Review and Compliance files at the State Historic Preservation Office (SHPO). Two previous architectural history studies have included the current survey area. In 1974, the City of Duluth published *Duluth's Legacy: Volume 1 Architecture* which examined properties as part of the central area of the city.<sup>1</sup> A more comprehensive survey, *Duluth Historic Resources Survey Final Report*, was carried out by the St. Louis County Historical Society in 1984.<sup>2</sup> These studies identified properties within the current survey area that were historically significant or had notable architectural characteristics and classified them as Group I (significant and National Register eligible), II (some significance, may be eligible), or III (not eligible but worthy of preservation). These properties are discussed under Survey Results.

Other secondary sources were reviewed, including: books and articles; previous cultural resources reports and National Register nominations; and existing HPC historic contexts. Those secondary sources were synthesized and summarized as they relate to the survey area. The review and refinement of the contexts identified the property types, based on significant events and themes, persons, and local architecture, to be targeted during the survey.

In addition, *Sanborn Fire Insurance Maps*, other historic maps, and aerial photographs aided in identifying early areas of development and concentrations of resources prior to fieldwork. The analysis was particularly useful for identifying areas of potential historic districts.

### Survey

Before beginning the field survey, Summit received information from the City of Duluth on all properties within the study area. This included property identification numbers, addresses, and building dates. All properties that were at least fifty years old were identified as potential historic

---

<sup>1</sup> James Allen Scott, *Duluth's Legacy: Volume 1 Architecture* (Duluth: City of Duluth Department of Research and Planning, 1974).

<sup>2</sup> Lawrence J. Sommer, *Duluth Historic Resources Survey Final Report* (Duluth: St. Louis County Historical Society, 1984).

resources for assessment during the field survey. In addition, all previously inventoried properties that remained extant were identified for recording in the field survey.

Reports from previous studies and the related inventory data provided a starting point for the current survey. Previously surveyed properties were compared with the current list of properties to ensure that previous survey information was updated. Properties already locally designated as historic resources, listed in the National Register, or previously evaluated as eligible for local designation or National Register listing were inventoried in the field to update the status of their historic integrity.

During the field survey, a team of qualified architectural historians walked all streets to assess properties for historic integrity. Unless they had been previously inventoried, properties with alterations incompatible with their historic appearances were ruled out for consideration, and those properties were not recorded as part of the inventory. In cases where a building has lost a substantial amount of historic materials or a substantial addition has been constructed, its integrity was considered to be compromised, and it was deemed to have no potential to be listed or designated as a historic resource. For example, if windows and siding have been replaced with modern synthetic products, a building would have little or no potential to be eligible for local designation or National Register listing. Also if a building has had additions or removal of historically significant features, such as a prominent porch, it would have little or no potential to be eligible for local designation or National Register listing.

If a building retained most of its integrity, it was identified as having potential to be a historic resource (eligible for National Register listing or local designation as an individual property or contributing to a historic district). The properties identified as having some potential to be historic resources were inventoried on SHPO inventory forms. In addition, updated inventory forms were prepared for all previously inventoried properties even if the property had lost integrity. The surveyed, resurveyed, and National Register listed properties were documented with the following:

- At least two high-resolution digital photographs (400 dpi) showing the property. Due to the high density neighborhood, and numerous trees and shrubs located in front of structures, only one photo was possible for some of the properties.
- An Excel spreadsheet of each digital photograph completed; this was done in accordance with the SHPO *Guidelines for History/Architecture Projects in Minnesota*.
- Mapped location on a field map using a USGS map. Location of the properties will be marked with site numbers.

The main sources used to identify styles of the properties through the East End neighborhood were *A Field Guide to American Houses* and *The Buildings of Main Street: A Guide to American Commercial Architecture*.<sup>3</sup>

---

<sup>3</sup> Virginia McAlester and Lee McAlester, *A Field Guide to American Houses* (New York: Knopf, 1989); Richard Longstreth, *The Buildings of Main Street: A Guide to American Commercial Architecture* (Washington, D.C.: The Preservation Press, 1987).

## Evaluations

Additional research was completed for the individual properties with potential eligibility for listing in the National Register and for City historic landmark designation. This research included identifying original building configurations and uses from Sanborn maps; owners from city directories; and owners, architects/builders, and contractors from city building permits. Information from building permits was obtained by an intern with the City of Duluth. Original building permits were not available for all buildings, however, particularly for those constructed prior to about 1890. This information was supplemented by research in the Special Collections of the Duluth Public Library. This information was entered into the database for each property inventoried.

**National Register.** There are four National Register criteria of significance; a property must meet at least one of the criteria to be eligible for listing. The quality of significance in American history, architecture, archeology, 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 significant persons in or 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 history or prehistory.

**City of Duluth.** The City of Duluth has a separate set of criteria for designation of properties by the City as historic landmarks. A property is eligible for local designation if it:

A. has character, interest, or value as part of the development, heritage, or cultural characteristics of the City of Duluth, State of Minnesota, or the United States;

B. location was a site of a significant historical event;

C. is identified with a person or persons who significantly contributed to the cultural development of the City of Duluth, State of Minnesota, or the United States;

D. embodies a distinguishing characteristic of an architectural type;

E. is identified as the work of an architect or master builder whose individual work has influenced the development of the City of Duluth or the State of Minnesota;

F. embodies elements of architectural design, detail, materials, and craftsmanship which represent significant architectural innovation; or

G. has unique location or singular physical characteristics that represent an established and familiar visual feature of a neighborhood, community, or the City as a whole.

## HISTORIC CONTEXTS

The following sections provide relevant historic contexts for the architectural history properties inventoried during the survey. These contexts constitute research themes within which properties can be evaluated for National Register significance, and they are consistent with the statewide contexts “Urban Centers, 1870-1940;” “Railroads and Agricultural Development, 1870-1940;” “Northern Minnesota Lumbering, 1870-1930s;” and “Minnesota’s Iron Ore Industry, 1880s-1945.” These contexts have been extensively discussed in the document, “Duluth’s Central Business District, 1872-1933.”<sup>4</sup> The contexts are also based on the previously developed Duluth contexts, “Neighborhoods, 1880-1940;” “Community Institutions, 1870-1940;” “Recreational Resources, 1880-1940;” and “Industry and Commerce, 1870-1940.”<sup>5</sup>

### DEVELOPMENT OF DULUTH’S EAST END NEIGHBORHOOD

The development of the East End Neighborhood extending northeast of North 6<sup>th</sup> Avenue East has been documented thoroughly in the four earlier phases of this survey.<sup>6</sup> Information from those survey reports is used in the following discussion.

The city of Duluth is located at the west end of Lake Superior, the largest freshwater lake by area in the world. Its site, along the north shore of the lake, became part of a fur trade route and the site of trading posts beginning in the late eighteenth century. The Treaty of La Pointe with the Ojibwe Indians in 1854 opened the north shore to Euro-American settlement. A town called Duluth at the base of Minnesota Point on Superior Bay was platted in 1856 and incorporated in 1857. Ten other settlements were also platted along the north shore. Among them were Portland, located east of Duluth and platted in 1855 from North 2<sup>nd</sup> Avenue East to North 9<sup>th</sup> Avenue East up the hill to what is now Portland Square, and Endion, platted into “suburban” lots for “capitalists doing business in Superior.” However, the financial panic of 1857 quickly halted further development.<sup>7</sup>

Twelve years later, Duluth’s fortunes began to revive when financier Jay Cooke determined to make Duluth a major railroad and shipping hub. By July 1870, the population reached 3,500, Duluth received a city charter, and it had annexed Portland and Endion, along with several other neighboring towns. The streets of Portland were replatted so they would line up with those of Duluth to the west.<sup>8</sup> Construction workers, railroad workers, businessmen, and lumbermen were all part of the influx to Duluth.<sup>9</sup>

---

<sup>4</sup> Michael Koop and Chris Morris, Historic Resources of Duluth’s Central Business District, 1872-1933, National Register of Historic Places Multiple Property Documentation Form, prepared for Minnesota Historical Society and National Register of Historic Places, 2006.

<sup>5</sup> Nancy Eubank, *The Zenith City of the Unsalted Sea: Duluth Historic Context Study*, prepared for the Duluth Heritage Preservation Commission, 1991.

<sup>6</sup> Debra Kellner, *Intensive Survey of Historic Resources in Duluth’s East End Neighborhood*, prepared for the Duluth Heritage Preservation Commission, 2009; Larson Fisher Associates, *Intensive Survey of Historic Resources in Duluth’s East End Neighborhood*, prepared for the Duluth Heritage Preservation Commission, August 2007.

<sup>7</sup> Koop and Morris, E:2-3; Sommer, 12.

<sup>8</sup> Koop and Morris, E:4; Sommer, 12, 16.

<sup>9</sup> Koop and Morris, E:4, quoting WPA Guide, 106.

Also by 1870, Duluth gained rail connections to the south and to the west as well as the newly constructed ship canal which provided direct access between the lake and Duluth Harbor. Duluth's fortunes crashed in 1873 in the aftermath of the failure of Cooke's banks and the nationwide financial panic that followed. In 1874 the population of the city dropped from over 5,000 to 1,300. The population began to recover by the late 1870s, as more and more grain was shipped through Duluth's port. The port expanded rapidly during the 1880s, and by 1886, the Duluth harbor shipped over 22 million bushels of grain. The city and harbor were also served by eleven railroads.<sup>10</sup>

During the 1880s and 1890s, the population of Duluth grew rapidly, aided by railroad expansion and grain shipments. The population was estimated at 30,000 in 1887 and continued growing during the 1890s as lumber milling and shipping through the harbor expanded.<sup>11</sup> Duluth was ideally situated to take advantage of the lumber boom that harvested the northern pine forests. Lumber mills in Duluth and Superior cut logs and supplied building materials that were shipped out on the railroads or on booms towed by steam barges on Lake Superior. Productivity was measured by board feet of lumber, which reached a high point of 443 million board feet in 1902. The amounts gradually declined through the 1910s as the pine forests were logged out.<sup>12</sup>

Even as logging and the lumber industry declined, the city experienced another economic boom from the iron ore industry. Iron ore began to be mined in the Mesabi, Vermilion, and Cuyana ranges north and west of Duluth in the 1880s. Rail lines were constructed to haul the ore from the mines to Duluth for shipping to eastern ports for processing. By the early years of the twentieth century, millions of tons were being shipped. "The city's population had grown to 53,000, and the Duluth-Superior harbor rivaled the cities at the Ruhr-Rhine confluence in Germany as one of the largest freshwater ports in the world." The resultant prosperity was key to what has been characterized as Duluth's "golden age."<sup>13</sup>

A prosperous commercial downtown, prominent civic buildings, and a proposed "City Beautiful" plan were all manifestations of Duluth's golden age. The rapidly expanding population of Duluth needed places to live. Because of its geography Duluth became "a long and narrow city, clinging to the hillsides."<sup>14</sup> James Allen Scott has characterized the situation in the early years:

People in the central downtown and hillside streets lived together with little regard for occupation or profession: large storeowners, successful manufacturers, brokers, wholesalers, small downtown shopkeepers, clerks and salesmen, school teachers, carpenters and contractors, and skilled workmen were mingled up Fifth Avenue West and along First, Second, and Third Streets... East Second Street, which ran up to the Heights, was lined with the homes of successful merchants.<sup>15</sup>

---

<sup>10</sup> Koop and Morris, E:5-6.

<sup>11</sup> Koop and Morris, E:6.

<sup>12</sup> Koop and Morris, E:7-8.

<sup>13</sup> Koop and Morris, E:9-10; WPA Guide, 107.

<sup>14</sup> Eubank, 55.

<sup>15</sup> Scott, 7-8.

Much of the residential area northeast of downtown was platted as the City of Duluth, Portland Division when the area was annexed by the City in 1870. While there was scattered development in the 1870s, residential construction only began in large numbers in the 1880s and 1890s. James Scott described the area and its residents:

The lower middle class – small shopkeepers, skilled artisans, better paid office and sales personnel – filled out the blocks along Third, Fourth, Fifth, Sixth, and Seventh Streets between Lake Avenue and Eight and Ninth Avenues East. Mixed in with them...were artisans whose work locations changed frequently or whose families depended on multiple employment which required a centrally located home near good crosstown transportation service. Houses – detached single family frame structures, two-family duplexes, three-deckers with one apartment per story and stores with apartments above them – filled in the narrow city lots. The commercial potential of land situated on main streetcar lines encouraged builders to construct apartments of multiple dwellings with stores on the first floor.<sup>16</sup>

By the 1870s and 1880s, the residential neighborhoods along 2<sup>nd</sup> and 3<sup>rd</sup> Streets East were expanding north towards 6<sup>th</sup> Street East. Land values in the Central Hillside above the commercial district rose along with the population. As a result, multi-dwelling units that housed several families, and served as a source of income for the buildings' owners, were constructed in high numbers. The growing community was supported by the nearby hospitals, public institutions, and churches.

While residences dominated the area, it was also home to several important institutions. Portland School (nonextant), in the residential town of Portland, was built in 1866 on the lower side of East 1<sup>st</sup> Street between 3<sup>rd</sup> and 4<sup>th</sup> Avenues. As late as 1869, Duluth had one school building, located on Minnesota Point. After the financial setbacks in the 1870s and annexation of surrounding towns, the city of Duluth began to construct public school buildings to serve the rapidly expanding population. Four of the early schools were in the central area of the city, including the Central School, at 15 East 2<sup>nd</sup> Street. The present building, which opened in 1892, was designed by Palmer, Hall and Hunt in an impressive Richardsonian Romanesque style.<sup>17</sup>

St. Mary's Hospital was founded in 1888 by the Benedictine Sisters of the diocese of Duluth. Upon outgrowing the property at 20<sup>th</sup> Avenue West and 3<sup>rd</sup> Street, the hospital relocated to a new building at 407 East 3<sup>rd</sup> Street. Several decades later, in 1934, the Miller Memorial Hospital opened at 504 East 2<sup>nd</sup> Street.

Many churches, as well as several synagogues, were located in the rapidly growing residential communities. First Presbyterian Church, 300 East 2<sup>nd</sup> Street, built in 1890 is one of two churches in the survey area listed in the National Register of Historic Places. The other is the circa 1913 St. Mark's African American Methodist Church, 530 North 5<sup>th</sup> Avenue East. Other religious structures include the Calvary Baptist Church, 432 East 6<sup>th</sup> Street (ca 1900), Temple Adas Israel, 302 East 3<sup>rd</sup> Street (1901), Gloria Dei Lutheran Church, 219 North 6<sup>th</sup> Avenue East (1905), St.

---

<sup>16</sup> Scott, 24.

<sup>17</sup> Eubank, 43; Scott, 44.

Mary Star of the Sea Catholic Church, 325 East 3<sup>rd</sup> Street (1906), and St. Josephat Polish National Catholic Church, 417 North 3<sup>rd</sup> Avenue East (1908).

Social and recreational organizations also located in the area. The Duluth YMCA boys' department building was constructed at 2 East 2<sup>nd</sup> Street in 1916. The clubhouse of the Fraternal Order of the Eagles has been located in a former house at 118 East 2<sup>nd</sup> Street since 1925.

Prior to the installation of the streetcar line, as Duluth recovered from the panic of 1873 and grew as a center for grain trade by 1881, the more wealthy merchants and professionals began to move east to establish private homes for themselves. The area roughly bounded by 3<sup>rd</sup> and 6<sup>th</sup> Avenues East and East 2<sup>nd</sup> and 4<sup>th</sup> Streets became known as Ashtabula Heights. Many of the neighborhood's residents came to Duluth from Ashtabula, Ohio to pursue industrial and professional endeavors. A social center in Duluth, it was from the "fine residences gracing this beautiful location [...] thence emanated all the laws and fashions, governing the social, moral, and political world."<sup>18</sup> Among the many prominent residents to build here included:

Josiah and Rose Ensign (504 East 2<sup>nd</sup> Street), who came to Duluth from Ashtabula before the canal was dug. Ensign was elected mayor in 1880 and again in 1884, served as the St. Louis County Attorney, and spent thirty-two years as a district court judge. James Ray (403 East 2<sup>nd</sup> Street) and his son Robert (226 North 4<sup>th</sup> Avenue East) both built houses in the tony neighborhood in 1887. The Elder Ray, a native of Massachusetts, lived in Ashtabula before moving to Duluth in 1855. A founder of Portland Township, Ray was instrumental in the digging of the ship canal—which Ensign fought for in the courts during a seven-year legal battle with Wisconsin. Melvin Forbes (530 East 2<sup>nd</sup> Street) also built a home in Ashtabula Heights that, like many surrounding it, was designed by Oliver Traphagen.<sup>19</sup>

The city's wealthy did not settle in Ashtabula Heights for very long. Residential movement out of the central area was aided by a mule-pulled streetcar line that was installed in 1882 along Superior Street between Fifth Avenue West and Third Avenue East. In 1887 the streetcar was expanded as far east as 22<sup>nd</sup> Avenue East. In 1890 a new line extended along East Second Street to Sixth Avenue East, then north along Sixth Avenue East and east on East Fourth Street as far as 14<sup>th</sup> Avenue East. All the streetcar lines were electrified that same year. Duluth's business elite began moving east of 13<sup>th</sup> Avenue East and building large houses along Superior, First, and Second Streets.<sup>20</sup> Chester Creek, which flowed into Lake Superior between 13<sup>th</sup> Avenue East and 14<sup>th</sup> Avenue East, also formed a boundary between neighborhoods.

As the business elite and growing middle class moved further east, the substantial homes above the downtown hillside were converted to rental units for members of the working class. Maintenance and upkeep of the stately structures was cost prohibitive and "over the years they lost their architectural integrity and many became all but [un]inhabitable."<sup>21</sup> The hospitals that

---

<sup>18</sup> Van Brunt, 236.

<sup>19</sup> Ibid

<sup>20</sup> Scott, 24; Eubank, 57.

<sup>21</sup> Dierckins, Tony. *Lost Landmark: Ashtabula Heights*. Zenith City Online, 2012. <http://zenithcity.com/lost-landmark-ashtabula-heights/>

had been constructed to serve the community established during the late 19<sup>th</sup> century continued to expand during the 20<sup>th</sup> century, and most of the once-stately residences were demolished. St. Mary's grew along the entire block between East North 4<sup>th</sup> Avenue East and North 5<sup>th</sup> Avenue East and throughout the immediate community.<sup>22</sup> Miller Memorial was renamed Miller-Dwan Hospital in 1971 after a 1968 \$2.4 million endowment from Mary C. Dwan. The gift spurred the hospital's growth along East 1<sup>st</sup> and 2<sup>nd</sup> Streets between North 4<sup>th</sup> and 6<sup>th</sup> Avenues East. Since 2001, the two hospitals have operated under the same ownership; the complexes and intermediate buildings are connected via a system of skyways. Today, the Essentia Health-Duluth campus encompasses roughly eight city blocks between East 1<sup>st</sup> and 5<sup>th</sup> Streets.

The Central Hillside underwent further changes during the 1960s and 1970s. The grand homes of Ensign, Ray, and Forbes in Ashtabula Heights were all demolished by 1966 for the hospitals. Many other residences were demolished to provide space for higher-density multi-family residences. St. Ann's Senior Living Apartments at 330 East 3<sup>rd</sup> Street (1963) continues to serve its original purpose as an assisted living residence for senior citizens. It was established by the Catholic diocese of Duluth but today is operated by an independent, nondenominational board. The Traphagen-designed Queen Anne house that stood on the property was built in 1890 for the Markell family. They moved to 2215 East 1<sup>st</sup> Street in 1907 and sold it to Robert and Sophia Whiteside. The Whiteside family sold the property to the Duluth diocese in 1961 when it was demolished to make way for St. Ann's.<sup>23</sup> Federal programs including the Housing and Urban Development Act in 1965 and the Congregate Housing Services Program in 1978 provided the Duluth Housing and Redevelopment Authority the funding to construct high-density housing for low-income senior citizens. Grandview Manor, 301 East 2<sup>nd</sup> Street (1962), Tri-Towers, 222 N. 2<sup>nd</sup> Avenue (1972), and King Manor Apartments, 222 East 2<sup>nd</sup> Street (1978) were constructed for low-income senior housing, and continue to be operated by the Duluth Housing and Redevelopment authority. The land encompassed by the Tri-Towers structure and parking lot was once occupied by nine single-family residences (four of which were converted to flats by 1950), five multi-family flats, and a church.

## RESIDENTIAL ARCHITECTURE OF THE STUDY AREA

The residential architecture of the area reflects geographic constraints combined with patterns of rapid population growth, particularly in the last decade of the nineteenth century and the first decade of the twentieth century. As Nancy Eubank has commented:

Building houses on the hillside was not an easy undertaking. The slopes were quite steep in some places and the rock had to be blasted and elaborate stone retaining walls constructed. Nevertheless, the streets above Superior Street soon boasted a number of imaginatively carved latticed, gabled, and turreted frame houses of the well-to-do, along with the smaller but still comfortable residences of downtown shopkeepers, clerks, salesmen, contractors, and some skilled workers.<sup>24</sup>

---

<sup>22</sup> Eubank, 45; Sanborn Fire Insurance Map, 1909, vol. 2, sheet 180.

<sup>23</sup> Dierckins, Tony and Maryanne Norton. *Lost Duluth: Landmarks, Industries, Buildings, Homes, and the Neighborhoods in Which They Stood*. Duluth: Zenith City Press, 2012.

<sup>24</sup> Eubank, 57.

## **Single-Family Houses**

The earliest residential development in the area was almost all freestanding single-family houses, as reflected in the 1888 Sanborn Fire Insurance Map. It depicts an area partially developed with scattered houses between North Lake Avenue and 6<sup>th</sup> Avenue East from East 2<sup>nd</sup> Street to East 5<sup>th</sup> Street. By the time the 1909 Sanborn Fire Insurance Map was published, freestanding single- and multi-family residences had been constructed throughout the area. As development moved up the hill beyond East 5<sup>th</sup> Street, many of these houses were built on smaller lots and have smaller footprints. Some of the earlier, larger houses close to downtown were built for individual well-to-do owner-residents, and the area became known as Ashtabula Heights. These were the businessmen and industrialists that later moved farther out into the East End. However, it appears that many of the smaller, later houses were built by developers, contractors, and real estate investors, either for sale or rental to working-class residents.

The forms and styles of single-family houses are characteristic of popular types during the late nineteenth and early twentieth centuries seen throughout Minnesota communities. These include the Queen Anne, Stick Style, and Colonial Revival. Some of the larger, more distinguished examples were designed by Duluth architects. The majority follow vernacular examples based on plan shapes and roof forms, such as front-gable-form, intersecting gable form, and Foursquare.<sup>25</sup> Most of the single-family houses are frame construction, originally with wood clapboard and/or wood shingle siding, wood ornamental detail, and an open wood porch with ornamental columns or posts. Some have brick walls or brick facing over frame construction. Because of Duluth's geography and the availability of local bluestone (gabbro), they are often set on stone basements or foundations. Wood siding and ornament have been susceptible to deterioration and change over the years. It is unusual to find largely unaltered examples in the study area.

From the 1930s onward, many single-family houses were converted to duplexes with two dwelling units or apartments. Some became rooming houses or boarding houses.

## **Multi-family Buildings**

Multi-family residential buildings of a variety of types are found throughout the area. Duluth was a rapidly growing community with limitations on space to build, so it was advantageous to construct multi-family dwellings.

## **Double Houses and Duplexes**

Double houses and duplexes are located throughout the study area. Some of the earliest date from the 1880s, but most were constructed between 1890 and 1910. Both are buildings that were designed with two dwelling units, either side-by-side or on different floors. This study differentiates them by characteristics of form and plan.

Double houses are similar in form and stylistic characteristics to single-family houses, although they may occupy a larger footprint or the two units may be set side-by-side and may be mirror images. Like the single-family houses, they are often frame construction with wood siding and set on stone basements or foundations. Some are clad with brick. Each unit has its own doorway.

---

<sup>25</sup> Sommer, 35-36, characterizes these as the "Homestead" and "American Foursquare" styles.

The double house has an open porch extending across the front that is often carried up to the second story. The double house has a gabled or hipped roof, which reinforces the similarity to single-family houses.

Duplexes are similar in form to the larger row flats. They are two-story flat-roofed structures, usually of brick set on stone basements or foundations. The brick façade rises to a parapet, often with a decorative brick frieze or cornice. Each floor has a dwelling unit, and each unit has its own doorway. The building is fronted by an open porch, usually carried up to the second story.

Like the single-family houses, some double houses and duplexes were converted into more than two dwelling units from the 1930s onward.

### **Row Flats**

What this study calls row flats, have been broadly identified as apartment buildings in the 1984 historic resources survey. “Flats” is the term used on Sanborn Fire Insurance maps to identify multi-family dwellings. These buildings, on their exteriors, look like the rowhouses found in many urban areas throughout the United States, especially where land was expensive and geography limited development.<sup>26</sup> Although more common elsewhere, the concentration of row flats in Duluth may be unique in Minnesota cities. One group appears on the 1888 Sanborn Fire Insurance Map. Like the duplexes, most were constructed during the decades preceding and following the turn of the century. In the study area, each group of row flats has a consistent design, organized in three to six units, as seen on the façades. The buildings are of brick and set on stone basements or foundations. They are usually two stories above a basement whose height is partially dependent on the terrain. Sometimes the façades of the units are identical throughout the group. In other cases, the façades are differentiated within an overall pattern. Like the duplexes, the row flats have flat roofs. The façades rise to a continuous brick parapet, usually with a cornice or decorative frieze. Windows at the second story usually have an ornamental treatment. Each unit has its own doorway. Open porches extend across fronts of the units; often they are continuous for a group, although sometimes the units have their own porches.

### **Apartment Buildings**

What this study calls apartment buildings have been categorized as apartment buildings in the 1984 historic resources survey. “Flats” is the term used on Sanborn Fire Insurance maps to identify multi-family dwellings. Apartments are larger in height, scale, and footprint than the row flats. Most were constructed in the 1890s and 1900s and located on the streets between North 1<sup>st</sup> and 2<sup>nd</sup> Avenues East. Typically they are brick buildings, two or three stories in height, with a single entrance. The façades are often ornamented and rise to parapets above cornices and decorative friezes. They often display elements of the Romanesque Revival, Neo-Classical Revival, or Georgian Revival styles.

The survey area underwent a significant amount of redevelopment during the 1960s and 1970s. Several apartment buildings were constructed that served as public or subsidized housing for seniors. All of these apartment buildings were constructed in a Modern style on a larger scale

---

<sup>26</sup> Philip Kent Wagner, “The Historical Geography of Apartment Housing in Minneapolis, Minnesota, 1870 to 1930” (Ph.D. diss., University of Minnesota, 1991), 145-145, discusses row flats as a type of apartment building.

than the predecessors constructed around the turn of the century. They range from two to 15 stories tall.

## **ARCHITECTS OF THE STUDY AREA**

A number of notable Duluth architects have designed buildings in the study area. Information about many of them has been compiled in the previous East End studies. Other architects and builders have not been previously documented. The names were gathered from an examination of city building permit records, which are often written by hand and can be difficult to interpret. To the extent possible, names have been checked against listings in Duluth city directories.

### **Bray, William E. (Bray & Nystrom) (1868-1959)**

William Bray began his architectural career in the early 1890s as a draftsman for Traphagen and Fitzpatrick. In 1896, Bray formed a partnership with John Wangenstein, which lasted until 1898. Bray partnered with Carl Wirth for a short time, then I. Vernon Hill during 1902-1904. Bray then formed a partnership with Carl Nystrom in 1905.<sup>27</sup> During this time, Bray designed at least one building in the survey area: St. Mary's Star of the Sea Catholic Church at 325 East 3<sup>rd</sup> Street (1907). Bray was responsible for a number of architecturally outstanding houses in the East End, both alone and in partnership with Nystrom (together they designed at least 25 residential buildings in Duluth). Bray also designed commercial buildings in downtown Duluth including the Commercial Club (1909) at 402 West First Street; the Christie Building (demolished); and a building located at 23-25 E. Superior Street (1912, demolished). Bray also designed many public schools on the Iron Range, including Hibbing High School.<sup>28</sup> A brief obituary in 1959 documents his retirement and subsequent move to California:

Former Duluth Architect Dies. William T. Bray, 91, retired Duluth architect who designed many schools on the Iron Range, died last Thursday at his home in Beverly Hills, Calif. He designed and supervised construction of schools throughout the Range while practicing here from 1897 to 1925. Largest of the schools he worked on is the Hibbing high school, erected between 1919-21. Mr. Bray was born in New York. He retired in 1925 and moved from Duluth to California in 1937.<sup>29</sup>

### **Fitzpatrick, Francis (Fitzpatrick & Traphagen) (1863-1931)**

Fitzpatrick was born in 1863 in Montreal, Quebec. He was working in Duluth by 1884, and moved to Minneapolis in that same year to work with Leroy Buffinton as a draftsman. In 1887, Fitzpatrick entered the office of George and Fremont Orff, where he worked for three years. He moved back to Duluth in 1890, and entered a partnership with Oliver Traphagan for six years. During this time, they designed over 30 commercial and residential buildings in Duluth. In the survey area, the team designed First Presbyterian Church, 300 E 2<sup>nd</sup> Street (1890) and Fire Station No. 1 & Annex, 101 E 3<sup>rd</sup> Street (1889), both of which are listed in the National Register of Historic Places. Fitzpatrick moved to Washington, D.C. in 1896 to work as a foreman in the

---

<sup>27</sup> Lathrop, Alan K. *Minnesota Architects: A Biographical Dictionary*. (Minneapolis: University of Minnesota Press 2010) 27.

<sup>28</sup> Koop and Morris, F:3-4.

<sup>29</sup> *Duluth News Tribune*, 3 April 1959.

Office of the Supervising Architect of the Treasury. In 1903, Fitzpatrick had his own practice and in 1918, he became head of the architectural department of the Bankers Realty Investment Company in Omaha, Nebraska. By the 1920s, he was residing in Evanston, Illinois, it is unclear if he was practicing architecture or retired by this time. He died in 1931.<sup>30</sup>

### **German, Frederick (German & Lignell) (1863-1937)**

Architect Frederick German was a Canadian who came to Duluth in 1890 via New York, where he had worked for McKim, Mead & White. He first partnered for a year with Robert L. Young, then with John de Waard in the 1890s. In 1905, German entered into partnership with A. Werner Lignell. This partnership was responsible for many important buildings in Duluth as well as several residences in the East End. In the survey area, German & Lignell designed the New York Flats at 319 E. 1<sup>st</sup> Street (1905) and Nettleton Elementary School at 108 E. 6<sup>th</sup> Street (1906). From 1913 to about 1928 German partnered with Leif Jossen.<sup>31</sup> The firm designed the Ward Ames Building at 2 E. 2<sup>nd</sup> Street (1916).

German's 1937 obituary describes his many architectural contributions to the community:

F. G. German Came Here in 1892 PIONEER DIES. Prominent Architect Was Designer of Many Buildings. Stricken with a heart attack as he returned from a walk, F. G. German, widely known Duluth architect, died yesterday afternoon at the home of a son, George B. German, 4631 Jay Street. He was 73 years old. Born Nov. 9, 1863, at Bath, Ont., he attended the University of Toronto and later worked in New York architects' offices before settling here in 1892. Among organizations of which Mr. German was a member at the time of his death were the state board of registration for architects, to which he was appointed by Governor J. A. O. Preus at its inception in 1921; the Duluth city planning commission, on which he had also served continuously, and the American Institute of Architects. Mr. German gained recognition throughout this area for his work in designing numerous public buildings, churches and offices. Among those in Duluth for which he drew plans were the Central YMCA and YWCA, the boys' Y, the Pilgrim Congregational church, the Glen Avon Presbyterian church, St. Anthony's Catholic church, the Bradley Building, the new Marshall-Wells building and many large homes. He designed as well the new Virginia Memorial Recreation building and city hall, the Chisholm junior high school and the Green Bay post office.<sup>32</sup>

### **Lignell, Anton Werner (German & Lignell) (1867-1954)**

Anton Lignell's partnership with Frederick German is described above. According to Lignell's obituary, "Anton Werner Lignell was born in Aland, Sweden. He immigrated to Butte, Montana in 1888, where he designed the Anaconda Copper Mining Company Employees Club. He moved to Duluth in 1903 and by 1905 had formed an architectural partnership with Frederick German, which lasted until 1912."<sup>33</sup> Buildings designed by German and Lignell in the survey area during

---

<sup>30</sup> Koop and Morris, F:4.

<sup>31</sup> Koop and Morris, F:5.

<sup>32</sup> *Duluth Herald*, 14, October 1937.

<sup>33</sup> From Larson Fisher Associates, 62.

their partnership include the New York Flats at 319 East 1<sup>st</sup> Street (1905) and Nettleton Elementary School (1906). Lignell died at age 85 in 1954 in Oahu, Hawai'i, where he had been living with his daughter for the last five years of his life.<sup>34</sup>

### **Nystrom, Carl E. (Bray & Nystrom) (1867-1944)**

Carl Nystrom was born in Sweden and immigrated to Ashland, Wisconsin in 1889 and then to Ironwood, Michigan. In the early 1890s he moved to Duluth, and after a brief move to Calumet, Michigan during the Panic of 1893, Nystrom returned to Duluth and partnered with Frank L. Young until 1905. After this date Nystrom became a partner of William T. Bray from 1906 to 1915. After Bray & Nystrom dissolved their partnership, Nystrom opened his own office in the Palladio Building in downtown Duluth. Nystrom died in 1944 at age 76.<sup>35</sup> Buildings within the survey are that were designed by Nystrom, either in partnership or on his own, include:

- 308-310 East 5<sup>th</sup> Street (1891)
- Gloria Dei Lutheran Church (First Swedish Lutheran), 219 N. 6<sup>th</sup> Avenue E. (1906)
- St. Josephat Polish National Church, 417 N 3<sup>rd</sup> Ave E (1908)
- Western Casket Company, 127 East 2<sup>nd</sup> Street (1922)
- J.L. Crawford & Son Mortuary, 131 East 2<sup>nd</sup> Street (1923)

### **Palmer, Hall & Hunt**

**Emmet S. Palmer (1847-1935)**

**Lucien Hall (1854-1933)**

**William A. Hunt (1859-1930)**

Emmet S. Palmer was born in La Porte, Indiana in 1847 and little else is known of his early career and subsequent move to Minnesota. After working in Duluth as a carpenter during the late 1880s, Palmer started an architecture practice with Lucien Hall in 1890.<sup>36</sup> Hall was born in New York State in 1855.<sup>37</sup> Nothing is known about Hall's early career and training prior to forming Palmer & Hall in 1890. William Hunt was born in 1859 in Ohio. Hunt apprenticed under Charles Cropsey in Cincinnati, Ohio before moving to Minneapolis in 1885. When Palmer and Hall formed their partnership, they hired Hunt to run their office, and two years later, Hunt became a partner.<sup>38</sup> Hall left the firm in 1904 to retire to Bay Lake, and by 1906, Palmer also left the firm.<sup>39</sup> Hunt remained in practice in Duluth until he moved to California in 1928. The firm of Palmer, Hall & Hunt was very successful in Duluth during the 1890s. The firm designed the NRHP-listed Central High School at 15 E. 2<sup>nd</sup> Street (1892).

### **Radcliffe, Edwin S. (1851-1925)**

Edwin Radcliffe was born June 2, 1851 in Elmira, New York. The family moved first to Indiana then to Minneapolis. His father, Abraham Maby Radcliffe, was a master builder/architect whose

---

<sup>34</sup> *Duluth News Tribune*, 11 February 1954.

<sup>35</sup> Henry A. Castle, *Minnesota: Its Story and Biography* (Chicago: Lewis Publishing Co., 1915) p1365; *Duluth Herald*, 8-3-1944.

<sup>36</sup> Lathrop, 168.

<sup>37</sup> *Ibid.*, 89.

<sup>38</sup> Larson Fisher Associates, 60.

<sup>39</sup> *Ibid.*, 89

offices (first in Minneapolis, then St. Paul) served as training ground for some of the Twin Cities' most notable architects.<sup>40</sup> Son Edwin attended Minneapolis public schools, then the University of Minnesota from 1869-72. He received subsequent technical education at the Art Institute in New York City in 1874. From 1875 to 1886 Radcliffe worked as draftsman in his father's St. Paul office, succeeding his father in the last year as head architect. He continued there until 1889 when he moved to Duluth and formed a partnership with Charles McMillan that continued until 1893.

After the partnership with McMillan dissolved, Radcliffe then partnered with Charles E. Willoughby as Radcliffe & Willoughby until 1900. He practiced alone from 1901 through 1906, after which he partnered with Vernon J Price under firm name of Radcliffe & Price until 1910. Radcliffe then practiced alone until he died in 1925.<sup>41</sup> An individual design by Radcliffe within the survey area is St. Mark's African American Methodist Church at 530 Fifth Avenue East.

### **Terryberry, Austin (1853-1922)**

Terryberry was born in Canada in 1853 and arrived in Duluth in 1887. Little more is "Austin Terryberry, his early life or training. However, he was responsible for a number of significant buildings in Duluth," including the Crane Building at 18<sup>th</sup> Avenue W. and Superior Street, and residences including townhouses at 1514-18 and 1610-12 E. Superior Street.<sup>42</sup> Terryberry designed at least one building within the current survey area, the flats at 322 East 5<sup>th</sup> Street. It appears in city directories that he worked independently and did not partner with another architect.

### **Traphagen, Oliver (Fitzpatrick & Traphagen) (1854-1932)**

Traphagen was born in Tarrytown, New York in 1854. His career started in Saint Paul as an apprentice to George Wirth. In 1882, Traphagen relocated to Duluth and worked as a carpenter and architect. In 1890, he became a partner with Francis Fitzpatrick.<sup>43</sup> The firm designed prominent buildings in Duluth, including the Board of Trade and First Presbyterian Church. They designed fire station at 101 East 3<sup>rd</sup> Street, listed in the NRHP and in the survey area. In addition to civic and commercial buildings, they designed the Dr. Magie House at 1401 East Superior Street and Traphagen's own house at 1509-1511 East Superior Street in the Phase III survey area. In this survey area, Traphagen designed Salter Terrace (Bay View Flats) at 301-307 E. 3<sup>rd</sup> Street (1887). The partnership ended in 1896 when Fitzpatrick moved to Washington, D.C. Traphagen lived in Duluth another two years until he moved to Honolulu, Hawai'i because of illness in the family. In Honolulu he continued a successful career, including design of the Moana Beach Club in 1901 (one of the first tourist hotels on Waikiki Beach). Traphagen eventually moved to Alameda, California where he retired in 1925 and later died in 1932.<sup>44</sup>

---

<sup>40</sup> Millett, 45.

<sup>41</sup> Lathrop, 178

<sup>42</sup> From Larson Fisher Associates. Accessed online: <http://zenithcity.com/zenith-city-history-archives/biography/terryberry-austin/>

<sup>43</sup> Ibid, 214.

<sup>44</sup> Ibid., 214.

**Waddell, John T. (Waddell & Willoughby) (1851-?)**

Little is known of J.T. Waddell. He was born in 1851, a native of Pennsylvania, and started practicing architecture in Duluth in 1880. In 1888, he formed the architectural firm Waddell & Clarke with William P. Clarke. After practicing for two years, Waddell then joined Charles E. Willoughby to form Waddell & Willoughby.<sup>45</sup> Waddell designed the Row Flats at 113-119 E. 3<sup>rd</sup> Street (1891). Waddell moved to Cleveland, Ohio in 1899. Willoughby practiced with Edwin Radcliffe until moving to Pennsylvania in 1902.

**Wangenstein, John J. (1858-1942)**

Wangenstein was born in Valdres, Norway and studied in Trondheim before immigrating to St. Paul in 1878 and then moving to Duluth in 1883. He had a prolific career designing numerous commercial, residential, and religious buildings in Duluth and across St. Louis County, beginning in the late nineteenth century and extending into the 1930s. From 1892 to about 1895 Wangenstein worked in partnership with William E. Baillie, establishing the firm of Wangenstein and Baillie. He also partnered with Olaf Roen and Ephraim Giliuson at various times. Wangenstein & Roen designed the Ingalls Flats at 214-216 East 4<sup>th</sup> Street (1891) in the survey area. The C.A. Erickson Flats, 30-34 E. 5<sup>th</sup> Street (1905) were designed by Wangenstein. Beginning in 1913, Wangenstein was the local architect for the St. Louis County Courthouse, in association with Daniel H. Burnham of Chicago. Prominent buildings in Duluth designed by Wangenstein include the Wolvin Building (1901) at 225-231 W. 1<sup>st</sup> St.; the Masonic Temple (1904) at 4 W. 2<sup>nd</sup> St.; and the DeWitt-Seitz Building (1911) in Canal Park along with numerous other commercial buildings throughout the downtown.

**Willoughby, Charles E. (Waddell & Willoughby; Radcliffe & Willoughby)**

Willoughby was born in England and was a draftsman for McKim, Mead & White in New York. He joined J.T. Waddell to form Waddell & Willoughby during the 1890s.<sup>46</sup> Willoughby partnered with Edwin Radcliffe between 1897 and 1900.<sup>47</sup> He practiced independently for a year before moving to Pennsylvania in 1902.

---

<sup>45</sup> Phoenix Publishing Company. *Pen and Sunlight Sketches of Duluth, Superior and Ashland: Their Wonderful Development, Resources, Commerce, Manufactures, Financial Interests, Public Institutions and Prospects*. Phoenix Publishing Company, 1892: 70.

<sup>46</sup> Phoenix Publishing Company, 70.

<sup>47</sup> Larson Fisher Associates, 72.

# SURVEY RESULTS

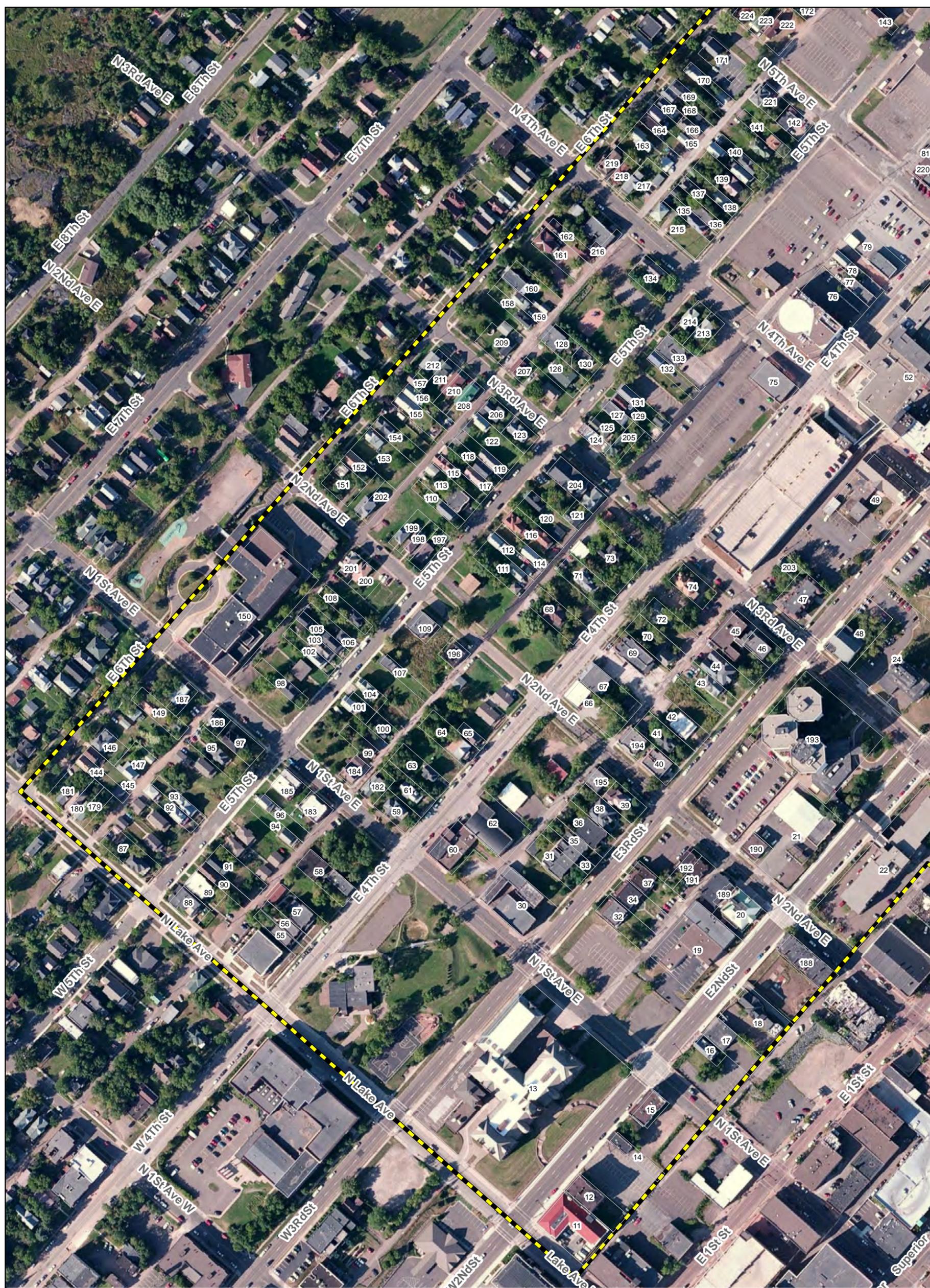
## SUMMARY

Andrew Schmidt served as Principal Investigator, assisted by Marjorie Pearson and Sara Nelson in the field. Fieldwork was conducted April 2 and 3, 2014. During the survey, all buildings, structures, and objects within the survey area that were 50 years in age or older and retained historic integrity were recorded. Previously surveyed properties were surveyed again to document current status, regardless of integrity. The survey population consisted of 227 properties: 113 single-family residential, 62 multiple-family residences (includes duplexes, triplexes, and apartment buildings), seven mixed commercial-residential, 23 commercial properties, seven religious buildings, two schools, two hospitals and four medical offices, two fire stations, two clubhouses, and one of each of the following: gas station, motel, mortuary, casket manufacturing facility, and YMCA building (Figure 2; Appendix A). Within the survey area, 78 of the previously inventoried properties are still standing but 31 others have been demolished. Recorded buildings range in time-period from 1871 to 1978.

The 1984 survey effort included 65 properties that were categorized at that time into four groups. Four properties in the survey area were categorized under Group I, defined as: “exceptional landmark structures of such irreplaceable value that they should be protected and preserved at almost any cost. These structures are of such significance that they already are on, or certainly meet, the criteria for listing in the National Register of Historic Places.” An additional 26 properties were placed in Group II, which was defined as: “a generally important site or structure that contributes significantly to the visual and cultural heritage of Duluth and qualifies for listing in the NRHP.” Group III included 26 properties, which were defined as: “a structure that contributes to the overall character of Duluth and worthy of preservation whenever feasible.” Nine properties were placed in Group IV, which was defined as: “a structure of little, if any, historical, architectural, or related cultural significance.” The properties have been reviewed as part of the current survey effort and determined whether they are eligible for listing in the National Register, would contribute to a National Register of Historic Places Multiple Property Documentation Form, are eligible for local designation, or are not eligible for either National Register listing or local designation.

Properties were considered for individual eligibility as well as their potential to contribute to a historic district. No potential historic districts were identified within the Phase V survey area. Many of the properties within the survey area have been altered to such an extent that they no longer convey their historic characteristics and therefore do not retain historic integrity. As a result, there are no discrete areas within the survey area that contain a sufficient concentration of properties retaining historic integrity that could contribute to a historic district. As described below, however, multiple-family residential properties could be further studied and nominated for listing in the National Register through a Multiple Property Documentation Form or for designation as city historic landmarks through a local-level equivalent document.

Narrative write-ups for the surveyed properties, arranged by address, are in Appendix A. Each entry includes a description, brief historical information, assessment of significance, and one or more photographs.



Map adapted from Esri Aerial Photography | Duluth, MN; T 50 N, R 14 W, Sections 22 and 27.

**Legend**

-  Phase V Surveyed Parcels
-  Phase V Survey Area

0 250 500 Feet 1 inch = 210 feet



Site Location

**Survey Results**

Duluth, St. Louis County, Minnesota



**Figure 2**

File: Fig2\_11x17  
 Summit Proj. No.: 2124-0003  
 Plot Date: 10/02/2014  
 Arc Operator: SJN  
 Reviewed by: AJS



Map adapted from Esri Aerial Photography | Duluth, MN; T 50 N, R 14 W, Sections 22 and 27.

**Legend**

-  Phase V Surveyed Parcels
-  Phase V Survey Area

0 250 500 Feet 1 inch = 210 feet



Site Location

**Survey Results**

Duluth, St. Louis County, Minnesota



**Figure 2**

File: Fig2\_11x17  
 Summit Proj. No.: 2124-0003  
 Plot Date: 10/02/2014  
 Arc Operator: SJN  
 Reviewed by: AJS

## Properties Currently Listed in the National Register

Four properties within the survey area are currently listed in the National Register:

Field #	House #	Street	Property Name
13	15	E. 2 <sup>nd</sup> Street	Duluth Central High School
23	300	E. 2 <sup>nd</sup> Street	First Presbyterian Church
30	101	E. 3 <sup>rd</sup> Street	Fire House Number One
224	530	N. 5 <sup>th</sup> Ave E.	St. Mark's African Methodist Episcopal Church

## Individual Properties Recommended for National Register Listing

The following properties within the survey area are recommended as eligible for listing in the National Register. A description and evaluation of eligibility is provided for each building in Appendix A. All properties recommended as National Register eligible are also recommended as eligible for historic landmark designation by the City.

Field #	House #	Street	Property Name
11	2	E. 2 <sup>nd</sup> Street	Ward Ames Building
14	22	E. 2 <sup>nd</sup> Street	Fire Hall Number One
20	131	E. 2 <sup>nd</sup> Street	Crawford Funeral Chapel & Mortuary
45, 46	227-231	E. 3 <sup>rd</sup> Street	Institute of the Sacred Heart / St. Mary's School of Nursing
47	301-307	E. 3 <sup>rd</sup> Street	Salter Terrace / Bay View Flats
49	325	E. 3 <sup>rd</sup> Street	St. Mary Star of the Sea Catholic Church
54	503	E. 3 <sup>rd</sup> Street	5 <sup>th</sup> Avenue Apartments <sup>48</sup>
74	230	E. 4 <sup>th</sup> Street	Charles H. and Elizabeth Arthur House
204	417	N. 3 <sup>rd</sup> Ave E.	St. Josephat Polish National Catholic Church

## Properties Recommended for a Multiple Property Documentation Form

There are many multiple-family residential buildings in the survey area, some of which were identified in the 1984 survey and placed into Group II or Group III. Some buildings retain more integrity than others, but as a group the buildings are a significant and distinguishable entity that is associated with Duluth's rapid growth during the 1890s through 1920s. As discussed in the historic contexts, multiple-family residences were a means of providing housing for the growing

---

<sup>48</sup> This property could also be nominated using a Multiple Property Documentation Form.

population and their construction was concentrated in the current survey area (as well as the Phase III and IV survey areas) due to its proximity to downtown. Some of the buildings were designed by local Duluth architects that had prolific careers locally and farther afield. A total of 43 multi-family residences appear to be eligible and could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation. It should be noted that, because these are income-producing properties, if listed, they would be eligible for federal and state historic preservation tax credits.

Field #	Address	Property Name	Property Type
5	317 E. 1 <sup>ST</sup> Street		Duplex
6	319 E. 1 <sup>ST</sup> Street	New York Flats	Row Flat
7	323 E. 1 <sup>ST</sup> Street		Duplex
12	10-12 E. 2 <sup>ND</sup> Street	Chatham Flats	Apartment
31	113-115 E. 3 <sup>RD</sup> Street	(113-115, 117-119)	Row Flat
32	114-116 E. 3 <sup>RD</sup> Street	(114-116, 118-120, 122-124)	Row Flat
33	117 E. 3 <sup>RD</sup> Street	(113-115, 117-119)	Row Flat
34	118-120 E. 3 <sup>RD</sup> Street	(114-116, 118-120, 122-124)	Row Flat
35	119 E. 3 <sup>RD</sup> Street	(113, 115, 117, 119)	Row Flat
36	121-123 E. 3 <sup>RD</sup> Street	Evered Flats	Row Flat
37	122-124 E. 3 <sup>RD</sup> Street	(114-116, 118-120, 122-124)	Row Flat
38	125 E. 3 <sup>RD</sup> Street		Double House
40	201-203 E. 3 <sup>RD</sup> Street	Kehtel Flats	Duplex
42	209-211 E. 3 <sup>RD</sup> Street		Row Flat
47	301-307 E. 3 <sup>RD</sup> Street	Salter Terrace (Bay View Flats)	Row Flat
55	9 E. 4 <sup>TH</sup> Street	(9, 11)	Duplex
56	11 E. 4 <sup>TH</sup> Street	(9, 11)	Duplex
57	13-15 E. 4 <sup>TH</sup> Street	Bridgeman Flats	Row Flat
69	214-216 E. 4 <sup>TH</sup> Street	Bermuda Flats	Row Flat
89	6-8 E. 5 <sup>TH</sup> Street		Row Flat
187	30-34 E. 5 <sup>TH</sup> Street	C.A. Erickson Flats	Row Flat
113	213-215 E. 5 <sup>TH</sup> Street		Row Flat
127	308 E. 5 <sup>TH</sup> Street		Duplex
128	309 E. 5 <sup>TH</sup> Street		Row Flat
130	311 E. 5 <sup>TH</sup> Street		Duplex
133	322 E. 5 <sup>TH</sup> Street		Row Flat
135	405 E. 5 <sup>TH</sup> Street		Double House
136	407 E. 5 <sup>TH</sup> Street		Duplex
155	220-222 E. 6 <sup>TH</sup> Street		Double House
156	224-226 E. 6 <sup>TH</sup> Street		Double House
160	314-316 E. 6 <sup>TH</sup> Street		Duplex

164	414 E. 6 <sup>TH</sup> Street		Duplex
183	419-425 N. 1 <sup>ST</sup> Ave E.		Row Flat
188	117-129 N. 2 <sup>ND</sup> Ave E.	St. Regis Flats	Apartment
189	213-215 N. 2 <sup>ND</sup> Ave E.	J.L Crawford Apartments	Row Flat
190	214-216 N. 2 <sup>ND</sup> Ave E.		Row Flat
191	217 N. 2 <sup>ND</sup> Ave E.	(217, 219)	Row Flat
192	219 N. 2 <sup>ND</sup> Ave E.	(217, 219)	Row Flat
194	310-316 N. 2 <sup>ND</sup> Ave E.		Row Flat
195	313-315 N. 2 <sup>ND</sup> Ave E.		Row Flat
196	417-419 N. 2 <sup>ND</sup> Ave E.		Row Flat
208	517-519 N. 3 <sup>RD</sup> Ave E.	Bob Dylan's Childhood Home	Double House
210	521-523 N. 3 <sup>RD</sup> Ave E.		Double House
216	517-523 N. 4 <sup>TH</sup> Ave E.		Row Flat

### Properties Recommended for Local Designation

Six properties within the survey area are recommended as not eligible for listing in the National Register yet appear to meet criteria for designation as Duluth historic landmarks. National Register and City of Duluth criteria are described above in Research Design and Survey Methods. Evaluations of eligibility for these properties are included in Appendix A.

Field #	House #	Street	Property Name
2	309 ½	E. 1 <sup>st</sup> Street	House <sup>49</sup>
15	28 – 32	E. 2 <sup>nd</sup> Street	Hotel Argyle/Mitchell/Hillview Apts.
104	116	E. 5 <sup>th</sup> Street	William Butchart House/ “the bell house”
182	520	Lake Avenue N.	Anna Clayton House
208	517-519	N. 3 <sup>rd</sup> Ave E.	Bob Dylan's Childhood Home
225	219	N. 6 <sup>th</sup> Avenue E.	Gloria Dei Lutheran Church <sup>50</sup>

<sup>49</sup> This property may also be eligible for listing in the NRHP, pending additional research, see entry in Appendix A.

<sup>50</sup> This property may also be eligible for listing in the NRHP, pending additional research, see entry in Appendix A.



## Properties Recommended Not Eligible for National Register or Local Designation

The following properties within the survey area are recommended as not eligible for listing in the National Register and not eligible for designation as Duluth historic landmarks.

Field #	Address	Property Name
1	231 E. 1 <sup>ST</sup> Street	Auto service shop
4	315 E. 1 <sup>ST</sup> Street	Duplex
9	331 E. 1 <sup>ST</sup> Street	Commercial Building
10	526 E. 1 <sup>ST</sup> Street	Medical Building
17	112 E. 2 <sup>ND</sup> Street	National Cash Register
18	118 E. 2 <sup>ND</sup> Street	Club House - Fraternal Order of Owls
19	127 E. 2 <sup>ND</sup> Street	Western Casket Company
21	211 E. 2 <sup>ND</sup> Street	Club House - Fraternal Order of Eagles
22	222 E. 2 <sup>ND</sup> Street	King Manor Apartments
24	301 E. 2 <sup>ND</sup> Street	Grandview Manor Apartments
25	316 E. 2 <sup>ND</sup> Street	Portland Apartments
26	320 E. 2 <sup>ND</sup> Street	Commercial Building
28	330 E. 2 <sup>ND</sup> Street	Dr. Maryland Medical Office
29	504 E. 2 <sup>ND</sup> Street	Miller Dwan Hospital
44	221 E. 3 <sup>RD</sup> Street	Double House
48	302 E. 3 <sup>RD</sup> Street	Temple Adas Israel
50	330 E. 3 <sup>RD</sup> Street	St. Anns Senior Living Apartments
51	400 E. 3 <sup>RD</sup> Street	Essentia Health-Duluth Clinic 3rd Street Building
52	407 E. 3 <sup>RD</sup> Street	St. Mary's Hospital
53	420 E. 3 <sup>RD</sup> Street	Essentia Health-Duluth Clinic 3rd Street Parking Ramp (inventoried with 400 E. 3 <sup>rd</sup> )
58	23 E. 4 <sup>TH</sup> Street	J.G. Ostby
60	102 E. 4 <sup>TH</sup> Street	Commercial Building
62	110 E. 4 <sup>TH</sup> Street	Commercial Building
64	119 E. 4 <sup>TH</sup> Street	Commercial Building
66	202 E. 4 <sup>TH</sup> Street	Commercial Building
67	206 E. 4 <sup>TH</sup> Street	Commercial Building
75	331 E. 4 <sup>TH</sup> Street	Loiselle Garage (Kaarbos Auto Repair)
76	413 E. 4 <sup>TH</sup> Street	Goering Bldg
77	415 E. 4 <sup>TH</sup> Street	Beschenbossel Building
78	417 E. 4 <sup>TH</sup> Street	Commercial Building
79	421 E. 4 <sup>TH</sup> Street	Medical Building
220	501 E. 4 <sup>TH</sup> Street	Bartholdi Block
80	502 E. 4 <sup>TH</sup> Street	Bell Apartment
227	510-512 E. 4 <sup>TH</sup> Street	Commercial Building
81	505 E. 4 <sup>TH</sup> Street	Commercial Building

82	513 E. 4 <sup>TH</sup> Street	Tufia Bldg
83	516 E. 4 <sup>TH</sup> Street	Daugherty Bldg
84	520 E. 4 <sup>TH</sup> Street	Commercial Building
85	522 E. 4 <sup>TH</sup> Street	Potswald Block
86	526 E. 4 <sup>TH</sup> Street	Commercial Building
88	2 E. 5 <sup>TH</sup> Street	Duplex
107	122 E. 5 <sup>TH</sup> Street	Duplex
109	130 E. 5 <sup>TH</sup> Street	Flats
124	302 E. 5 <sup>TH</sup> Street	Flats
140	421 E. 5 <sup>TH</sup> Street	Double House
142	431 E. 5 <sup>TH</sup> Street	Commercial Building
150	108 E. 6 <sup>TH</sup> Street	Nettleton Elementary School
161	322 E. 6 <sup>TH</sup> Street	Double House
171	432 E. 6 <sup>TH</sup> Street	Calvary Baptist Church
176	333 E. SUPERIOR ST	Voyageur Motel
177	405 E. SUPERIOR ST	Dodge Block (Amindola Building)
178	413 E. SUPERIOR ST	Arrowhead Glass Co.
187	521 N. 1 <sup>ST</sup> Ave E.	Duplex
193	222 N. 2 <sup>ND</sup> Ave E.	Tri-Towers Apartments
226	527 N. 6 <sup>TH</sup> Ave E.	Gas Station

## Properties Demolished Since Being Inventoried

The following 31 properties within the survey area were previously inventoried, but have since been demolished.

Inventory #	House #	Street	Property Name/Type
SL-DUL-0117	315	E. 1st Street	Flats (duplex)
SL-DUL-0152	316	E. 1st Street	Flats (duplex)
SL-DUL-1074	401	E. 1st Street	Reliance Body Shop (commercial)
SL-DUL-1075	402	E. 1st Street	Kellerhaus Auto (commercial)
SL-DUL-1076	406	E. 1st Street	Single family residence
SL-DUL-1077	408-10	E. 1st Street	Curran Apartments
SL-DUL-1078	412	E. 1st Street	Amendola Warehouse
SL-DUL-1079	416-420	E. 1st Street	Berkeley Apartments
SL-DUL-1080	422	E. 1st Street	Single family residence
SL-DUL-1081	424	E. 1st Street	Single family residence
SL-DUL-1082	426-28	E. 1st Street	Duluth Auto (commercial)
SL-DUL-1083	514-518	E. 1st Street	Hampshire Apartments
SL-DUL-1084	532	E. 1st Street	Peerless Auto (commercial)
SL-DUL-1260	113	E. 3rd Street	Single family residence
SL-DUL-1261	117-19	E. 2nd Street	Single family residence
SL-DUL-1267	401	E. 2nd Street	Shoreview Apartments
SL-DUL-1268	420	E. 2nd Street	Single family residence
SL-DUL-1269	501	E. 2nd Street	Single family residence
SL-DUL-1271	517	E. 2nd Street	Single family residence
SL-DUL-1420	317	E. 3rd Street	Apartments (double house)
SL-DUL-1425	502	E. 3rd Street	Ashtabula Apartments
SL-DUL-1427	514	E. 3rd Street	Johnson Mortuary
SL-DUL-1586	120	E. 4th Street	Minnesota Building (apartments)
SL-DUL-1590	226	E. 4th Street	Single family residence
SL-DUL-1592	302	E. 4th Street	Messiah Lutheran Church
SL-DUL-1593	332	E. 4th Street	Jeffrey Black Bldg (commercial)
SL-DUL-1594	401	E. 4th Street	John's Used Furniture (commercial)
SL-DUL-1595	407	E. 4th Street	European Bakery (commercial)
SL-DUL-1596	419	E. 4th Street	The Barber shop (commercial)
SL-DUL-1704	402-04	E. 5th Street	Evergreen Apartments
SL-DUL-1706	417	E. 5th Street	Single family residence

## SUMMARY OF RECOMMENDATIONS

The East End Residential Area-Phase V project was initiated by the Duluth Heritage Preservation Commission (DHPC) in order to document the historic resources within the area of the East End closest to downtown, roughly bounded by North Lake Avenue, East 2<sup>nd</sup> Street and East Superior Street, North 6<sup>th</sup> Avenue East, and East 6<sup>th</sup> Street. The survey population consisted of 227 properties: 113 single-family residential, 62 multiple-family residences (includes duplexes, triplexes, and apartment buildings), seven mixed commercial-residential, 23 commercial properties, seven religious buildings, two schools, two hospitals and four medical offices, two fire stations, two clubhouses, and one of each of the following: gas station, motel, mortuary, casket manufacturing facility, and YMCA building. Of those properties, 78 had been previously inventoried.

Several properties within the survey area were previously listed in or determined eligible for listing: Duluth Central High School, Fire Station Number One, First Presbyterian Church, and St. Marks African Methodist Church. In addition, nine properties are recommended as individually eligible for listing in the National Register as a result of the current survey. All properties recommended as National Register eligible are also recommended as eligible for designation as historic landmarks by the City. In addition, six properties within the survey area are recommended as eligible for designation by the City, but not eligible for listing in the National Register.

It is further recommend that a Multiple Property Documentation Form could be developed for the multiple-family residential properties in the East End. A number of the apartment buildings in the East End survey were identified in 1984 as being in Group II and III, which means the buildings contribute to the overall character of Duluth. Some buildings retain more integrity than others, but as a whole the buildings relate to the historic context of the East End neighborhood. Some of the buildings were designed by local Duluth architects that had prolific careers locally and farther afield. A total of 43 multiple-family residences are recommended to be included in a National Register Multiple Property Documentation Form or a local-level equivalent documentation. Note: this is in addition to the multiple-family residences surveyed as part of Phases III and IV.

The remaining properties are recommended as not eligible for listing in the National Register or for local designation by the City, either individually or as part of a historic district.

## REFERENCES CITED

Castle, Henry A. *Minnesota: Its Story and Biography*. Chicago: Lewis Publishing Company, 1915.

Clarke, Sister Margaret. "Remembering Things Past: Gone but not Forgotten." Pathways, Fall 2012. Accessed online September 2014: [http://www.duluthbenedictines.org/stuff/contentmgr/files/0/a8f293e9d54179a76804f8ab75f8b30c/files/rtp\\_10\\_gone\\_but\\_not\\_forgotten.pdf](http://www.duluthbenedictines.org/stuff/contentmgr/files/0/a8f293e9d54179a76804f8ab75f8b30c/files/rtp_10_gone_but_not_forgotten.pdf)

College of St. Scholastica. "A Brief History of the College of St. Scholastica." The College of St. Scholastica. Accessed online September 2014: <http://www.css.edu/About/Centennial/History.html>

Dierckins, Tony and Maryanne Norton. *Lost Duluth: Landmarks, Industries, Buildings, Homes, and the Neighborhoods in Which They Stood*. Duluth: Zenith City Press, 2012.

*Duluth City Directory*. Duluth: R. L. Polk & Company, 1884 - 1960. From Ancestry.com U.S. City Directory collection. <http://search.ancestry.com/search/db.aspx?dbid=2469> (accessed October 2, 2014).

*Duluth, Minnesota 1888*. Map. New York: Sanborn Map & Publishing Co. From Hennepin County Library Sanborn Digital Maps Database. <http://sanborn.umi.com.ezproxy.hclib.org/> (March 18, 2014).

*Duluth, Minnesota 1908, rev. 1909*. Map. New York: Sanborn Map & Publishing Co. From Hennepin County Library Sanborn Digital Maps Database. <http://sanborn.umi.com.ezproxy.hclib.org/> (accessed March 18, 2014).

*Duluth, Minnesota 1908, rev. 1950*. Map. New York: Sanborn Map & Publishing Co. From Hennepin County Library Sanborn Digital Maps Database. <http://sanborn.umi.com.ezproxy.hclib.org/> (accessed March 18, 2014).

*Duluth, Minnesota 1908, rev. 1955*. Map. New York: Sanborn Map & Publishing Co. From Hennepin County Library Sanborn Digital Maps Database. <http://sanborn.umi.com.ezproxy.hclib.org/> (accessed March 18, 2014).

Essentia Health. "Essentia Health-Duluth 80<sup>th</sup> Anniversary Open House." August, 2014. Accessed online: <http://www.essentiahealth.org/EssentiaHealthStMarysChildrensHospital/blogs/Essentia-HealthDuluth-80th-Anniversary-Open-House--637.aspx>

Eubank, Nancy. "The Zenith City of the Unsalted Sea – Duluth Historic Contexts Study." Prepared for the Duluth Heritage Preservation Commission, 1991.

Gebhard, David and Tom Martingson. *A Guide to the Architecture of Minnesota*. Minneapolis: University of Minnesota Press, 1977.

- Hacket, John J. "Fire Department Number One." National Register of Historic Places Inventory – Nomination Form. On file at the State Historic Preservation Office, Minnesota Historical Society, 1975, rev. 1989.
- Kellner, Debra. "Intensive Survey of Historic Resources in Duluth's East End Neighborhood." Prepared for the Duluth Heritage Preservation Commission, Duluth, MN, 2009.
- Koop, Michael and Chris Morris. "Historic Resources of Duluth's Central Business District, 1872-1933." National Register of Historic Places Multiple Property Documentation Form, prepared for Minnesota Historical Society and National Register of Historic Places, 2006.
- Larson Fisher Associates. "Intensive Survey of Historic Resources in Duluth's East End Neighborhood," prepared for the Duluth Heritage Preservation Commission, 2007. Available online at <http://zenithcity.com/zenith-city-history-archives/>
- Lathrop, Alan K. *Minnesota Architects: A Biographical Dictionary*. Minneapolis: University of Minnesota Press, 2010.
- Longstreth, Richard. *The Buildings of Main Street: A Guide to American Commercial Architecture*. Washington, D.C.: The Preservation Press, 1987.
- McAlester, Virginia and Lee McAlster. *A Field Guide to American Houses*. New York: Knopf, 1989.
- Norton, Maryanne C. E-mail message to local historian & Duluth Public Library volunteer regarding Nettleton Elementary School and St. Josephat Polish National Catholic Church, June 8 and 10, August 30, 2014.
- Norton, Maryanne C. and Sheldon T. Aubut. *Images of America: Duluth Minnesota*. Charleston, SC: Arcadia, 2001.
- Olsen, P.M. "First Fire Hall, Duluth" Scaled Drawing, Historic American Buildings Survey. 1934. Accessed online September 2014: <http://www.loc.gov/pictures/item/mn0003/>
- Pen and Sunlight Sketches of Duluth, Superior and Ashland: Their Wonderful Development, Resources, Commerce, Manufactures, Financial Interests, Public Institutions and Prospects*. Phoenix: Phoenix Publishing Company, 1892.
- Savage, Beth L. *African American Historic Places*. Preservation Press: Washington, D.C., 1994.
- Scott, James Allen. *Duluth's Legacy: Volume 1 Architecture*. Duluth: City of Duluth Department of Research and Planning, 1974.
- Shear, John Know, ed. *Religious Buildings for Today*. New York: F. W. Dodge Corporation, 1957.

Sheppard, E.L. *The Second Fifty Years: The Diocese of Minnesota and the Diocese of Duluth from 1907 to 1957*. Minneapolis: The Diocese of Minnesota, 1972.

Sommer, Lawrence J. "Duluth Historic Resources Survey Final Report." Duluth: St. Louis County Historical Society, 1984.

Van Brunt, Walter. *Duluth and St. Louis County, volume 1*. Chicago: American Historical Society, 1922.

Wagner, Philip Kent. "The Historical Geography of Apartment Housing in Minneapolis, Minnesota, 1870 to 1930." Ph.D. diss., University of Minnesota, 1991.

### **Duluth Public Library (Main Branch), Biography Files; Newspapers**

*Duluth Evening Herald* "Divorce Day." September 1, 1899.

*Duluth Evening Herald* "Livelier Outlook in Realty Market." September 8, 1905.

*Duluth Evening Herald Magazine Edition*. "Pioneer Explorer of the Vermilion and Mesaba Iron Ranges." 1908.

*Duluth Herald* "JD Stryker, Realty Man, Dies in City." December 16, 1935.

*Duluth Herald* "Obituary: German Lignell" October 14, 1937.

*Duluth News Tribune* "Pioneer in Mesaba Exploration." November 29, 1906.

*Duluth News Tribune* "Obituary: Lignell" February 11, 1954.

*Duluth News Tribune* "Former Duluth Architect Dies (William T. Bray)" April 3, 1959.

## **APPENDIX A: SURVEYED PROPERTIES**

## **APPENDIX B: SURVEY FORMS**

**ON FILE AT THE MINNESOTA STATE HISTORIC PRESERVATION  
OFFICE, SAINT PAUL, MN.**

Resource # 1. Auto Service Shop, 231 E. 1<sup>st</sup> Street (SL-DUL-0114)

This one-story broadfront commercial building is constructed of concrete block walls, clad in vinyl lap siding. The façade continues along the parapet, which rises above the roofline. Two storefronts and a garage bay span the front of the building. Windows and doors are modern, steel-frame commercial style. The roof is flat and its material is not visible.

The building has retained its primary function as a commercial auto service shop since the time of construction in 1967. No architect, builder, or owner of local significance has been identified through city directory research.

This property was initially inventoried in 1980 as a part of the St. Louis County Historical Society “Duluth’s Eastern CBD Area” survey and was included in the citywide 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group IV commercial, defined as “minor background [...] structures of little, if any historical, architectural, or related cultural significance. Occasionally, an individual structure may have details worthy of note.” It was also surveyed in the 1993 Duluth HPC “Old Downtown” survey. Other than a note of its “good” condition, no recommendations of eligibility were noted.

Previous surveys did not make recommendations regarding the NRHP eligibility of this property, and no new information came to light as part of the current survey to indicate historic significance. This property is not associated in a significant way with historic events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP or for local designation by the City.



Resource # 2. Residence, 309 ½ E. 1<sup>st</sup> Street (SL-DUL-0115)

This two-story building is one of the oldest residential buildings in the Central Hillside neighborhood of Duluth. The square-plan building has a stone foundation and brick walls clad in brownstone. It is devoid of stylistic details and was not constructed in any specific style. As it was built along the alley between 1<sup>st</sup> and Second Streets, there are no openings on the east wall and only the main entrance on the west wall. A replacement deck leads to the doorway, which has been lowered in height. The windows are replacement sash and have stone sills and lintels.

City tax records indicate this property was built in 1876. When the 1888 Sanborn map was published, this was a single family dwelling. It was located behind a residence with the address of 309 E. 1<sup>st</sup> Street. By 1909, an open one-story porch had been added to the house's southwest facade. Variation in fading around the doorway indicates the porch's dimensions. The building had been converted to flats by the time the 1950 map was published. This building predates the Duluth city directories, as well as the city of Duluth building permit records. In 1891, Louis Roos resided at "rear 309 E 1st" with Rosa Roos. Both were employed as clerks for Isaac Freimuth, the proprietor of a dry goods and millinery company at 117 W. Superior Street.

This property was initially inventoried in the 1993 Duluth HPC "Old Downtown" survey. Other than a note of its "fair" condition, no recommendations of eligibility were noted. This building is not a distinctive example of a period, type or method of construction. Built circa 1876, however, the house dates from the early years of Duluth's recovery from the Panic of 1873 and is among the oldest extant residence in the city. For this reason the property appears to meet Duluth designation Criterion A. In addition, the property may meet NRHP Criterion A for its association with the early settlement of Duluth. More research is needed to verify the date of construction and original/early owners.



Resource # 3. G. Nelson Drake House, 311 E. 1<sup>st</sup> Street (SL-DUL-0116)

This two-story Vernacular house was built in 1891 and stands above 1<sup>st</sup> Street on the hill that rises away from Lake Superior. The house has a stone foundation, frame walls with asphalt shingle siding, and an asphalt shingled front-gable roof. A full-width open porch, which is not original to the house, has a shed roof, square post supports, and wood decking. Windows are one-over-one sash, and appear to be replacement.

G. Nelson Drake was an early owner of this house upon its construction in 1891. He was a teamster and general contractor.

This property was initially inventoried in 1980 as a part of the St. Louis County Historical Society “Duluth’s Eastern CBD Area” survey and was included in the 1984 citywide Duluth Historic Resources Survey. At the time, it was categorized under Group IV Houses, defined as “minor background [...] structures of little, if any historical, architectural, or related cultural significance. Occasionally, an individual structure may have details worthy of note.” It was also surveyed in the 1993 Duluth HPC “Old Downtown” survey. Other than a note of its “good” condition, no recommendations of eligibility were noted.

No architect or builder for the house has been identified, and research has yielded no information regarding an association to significant events or persons. Furthermore, because the house has lost integrity due to replacement siding and sash and the rebuilt front porch, it could not convey any potential historic significance. For these reasons, this property is recommended not eligible for listing in the NRHP or for local designation by the City.



Resource # 5. Flats, 317 E 1<sup>st</sup> Street (SL-DUL-0118)

This two-story and raised basement duplex was designed in the Richardsonian Romanesque style. The rectangular-plan building has a stone foundation, brick and wood framing, and brick and stone-clad walls. The primary façade has stone block facing with narrow, alternating bands of rough-cut stone. A stone dentil cornice runs beneath a slightly-projecting parapet with stone coping. The primary façade is symmetrical and divided into three bays. The two-story central bay projects from the façade and, on the first floor, contains a wide central window flanked on each side by a narrow window, all of which are fixed-sash. The projecting bay is flanked by entrances with modern glass-and-aluminum doors. The three second-floor windows in the projecting bay are one-over-one sash. The front porch is open and its roof spans the width of the duplex. The flat roof with overhanging eaves and dentiled cornice is supported by battered columns. The decking of the porch does not span the width of the building; stone bases support two staircases that lead to each entrance. A third entrance, to a basement unit in the building, stands between the stair cases beneath the central projecting bay. The basement façade wall is clad with stone cut rougher than that cladding the upper floors. The exposed west wall is clad in multi-colored brick. The windows on this wall have segmental-arch brick lintels and stone sills. The window openings were originally segmental arches, but the fenestration was altered to fit standard replacement sash windows. A rear two-story addition is clad in vinyl lap siding.

George Fifer was listed as the owner of this property on the original building permit, dated 1905. Fifer was employed as a barber for Lawrence Ignasiak. City directories show that Fifer resided at 317 E. 1<sup>st</sup> in 1904, but by 1905 lived on 5<sup>th</sup> Street and had moved to Portland, Oregon by 1906. Other notable residents include: Casper H. Stang (1904-07), switchman for the Northern Pacific Railway; Christian Sundby (1905-07), the secretary, treasurer, and general manager of Sunby Tea Co.; Walter Hackett (1906-09), a lumber buyer, and his son Leo, a clerk for the Chicago, St Paul, Minneapolis, and Omaha Railroad. Nicholas Mueller was the builder for this duplex.

This property was initially inventoried in 1980 as a part of the St. Louis County Historical Society “Duluth’s Eastern CBD Area” survey for the 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group III Apartments, defined as “More common structures and related cultural resources that contribute to the overall character of Duluth. Although most Group III buildings would probably not qualify for listing in the National Register of Historic Places, they are worth of preservation whenever feasible. Owners should be made aware of their value and encouraged not to destroy the architectural integrity and character of such structures through senseless remodeling and ‘modernization’ schemes.” It was also surveyed in the 1993 Duluth HPC “Old Downtown” survey. Other than a note of its “fair” condition, no recommendations of eligibility were noted. This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**317 E 1<sup>st</sup> ST**  
Facing N



**317 E 1<sup>st</sup> ST**  
Facing NW



Resource # 6. New York Flats, 319 E. 1<sup>st</sup> Street (SL-DUL-0119)

This three-story Romanesque Revival row flat building is comprised of two duplexes that share a common façade. The building rises from a stone foundation to frame walls with brick cladding. The first floor of the primary façade is clad in sandstone and the upper floors in tan brick. The roof is flat and a brick parapet rises above the projecting metal cornice. The façade is symmetrical and divided into three bays. The two outer bays have identical projecting window bays. The three main entrances are set in the central bay. A tiled hip-roofed canopy, supported by two stone Doric columns, projects over the doorways. The central doorway is flanked by sidelights. All three doors have been replaced with modern steel-and-glass doors and their transom windows have been covered over. The second and third floor fenestration is identical: a one-over-one sash window flanked on either side by a fixed square window. The second and third-floor windows have sandstone sills; the second-floor windows have flat-arch brick lintels while the projecting cornice runs above the third-floor windows. Corbelled brick spandrels are between the second and third-floor windows of the projecting bays. Window sash throughout the building have been replaced.

The New York Flats were designed by the local, prominent architectural firm of German & Lignell. Duluth Electric & Construction built the apartments in 1905. According to the Duluth building permit, the property owner was Angelina (last name not legible, may be Rvette). City directories were unable to verify the owner. Early residents included Frank W. Strang, superintendant at Radford Co., and Charles Peterson, a saloon owner.

This property was initially inventoried in 1980 as a part of the St. Louis County Historical Society “Duluth’s Eastern CBD Area” survey for the 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group III Apartments, defined as “More common structures and related cultural resources that contribute to the overall character of Duluth. Although most Group III buildings would probably not qualify for listing in the National Register of Historic Places, they are worth of preservation whenever feasible. Owners should be made aware of their value and encouraged not to destroy the architectural integrity and character of such structures through senseless remodeling and ‘modernization’ schemes.” It was also surveyed in the 1993 Duluth HPC “Old Downtown” survey. Other than a note of its “fair” condition, no recommendations of eligibility were noted. This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth, and it was designed by German & Lignell. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**319 E 1<sup>st</sup> ST**  
Facing N



**319 E 1<sup>st</sup> ST**  
Facing NW



Resource # 7. Flats, 323 E. 1<sup>st</sup> Street (SL-DUL-0121)

This three-story duplex is vernacular in style with Classical Revival elements. The foundation and first-floor wall cladding is stone; the upper two floors of the frame structure are clad in brown brick. There is a brick parapet with corbelled brick details above and beneath a metal cornice. The center of the parapet has a sandstone plaque that reads “C 1908 P.” The primary façade is symmetrical, divided into three bays. The main entrance is on the second floor and is accessed by two sets of wood steps that lead to a full-width open porch. The decking, wood posts, and flat roof are replacement, but in keeping with the original. While the wood and glass front doors may be original, the transom windows above the doors have been covered over. The single one-over-one sash window in each outer bay on the third floor has a sandstone sill and lintel, although the window sash have been replaced. On the ground floor, the western bay has a door while the eastern bay has a single window. The central bay projects from the façade on the first and second floors. The projecting bay has a pair of replacement sash windows on the ground floor and a picture window with transom, flanked by a single sash windows on the second floor. The third floor central bay contains a picture window with leaded- glass transom. In addition to sandstone lintel and sill, the window is flanked on each side by a vertical row of corbelled brick.

As indicated on the parapet plaque, and confirmed by city of Duluth permit records, this building was constructed in 1908. Charles Peterson, the proprietor of Choice Wines, Liquors & Cigars owned the property. He and his wife Inga resided here until at least the 1930s (city directories for 1937-1948 have them residing at 323 N. 1<sup>st</sup> Avenue E, which may be an error or coincidence). Other Peterson family members who lived here include: Carl W., a clerk for Charles P. Craig & Co.; John, a clerk; Edward J., a collector for the Northern National Bank; and Hulda A., a clerk for Gately Supply Co. In 1910, Mrs. Blanch Mark, a clerk for Duluth Edison Electric Co. and widow Alice Richards boarded here.

This property was initially inventoried in 1980 as a part of the St. Louis County Historical Society “Duluth’s Eastern CBD Area” survey for the 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group III Apartments, defined as “More common structures and related cultural resources that contribute to the overall character of Duluth. Although most Group III buildings would probably not qualify for listing in the National Register of Historic Places, they are worth of preservation whenever feasible. Owners should be made aware of their value and encouraged not to destroy the architectural integrity and character of such structures through senseless remodeling and ‘modernization’ schemes.” It was also surveyed in the 1993 Duluth HPC “Old Downtown” survey. Other than a note of its “fair” condition, no recommendations of eligibility were noted. This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**323 E 1<sup>st</sup> ST**  
Facing N



**323 E 1<sup>st</sup> ST**  
Facing NW



Resource # 8. William Cameron House, 325 E. 1<sup>st</sup> Street (SL-DUL-0122)

This front-gable house is two stories with a raised basement and has a bluestone foundation and vinyl lap siding. A pair of solid basement doors lead to the sidewalk; the primary entrance is accessed via a set of replacement wood steps that lead to a small entry porch at the first floor. The façade at basement level has synthetic stone cladding and the roof is clad in asphalt shingles. Windows throughout the house are replacement one-over-one sash. The primary façade has undergone alterations; the 1888, 1908, and 1950 Sanborn maps indicate there originally had been a full-width porch.

Although a construction date of 1881 was provided by the City, this house was not listed in city directories with its address until circa 1890, when William Cameron resided there. He was employed in the awning business. No architect or builder has been identified.

This property was initially inventoried in 1980 as a part of the St. Louis County Historical Society “Duluth’s Eastern CBD Area” survey and was included in the 1984 citywide Duluth Historic Resources Survey. At the time, it was categorized under Group IV Houses, defined as “minor background [...] structures of little, if any historical, architectural, or related cultural significance. Occasionally, an individual structure may have details worthy of note.” It was also surveyed in the 1993 Duluth HPC “Old Downtown” survey. Other than a note of its “fair” condition, no recommendations of eligibility were noted.

No architect or builder for the house has been identified, and research has yielded no information regarding an association to significant events or persons. Furthermore, because the house has lost integrity due to replacement siding and sash and the rebuilt front porch, it could not convey any potential historic significance. For these reasons, this property is recommended not eligible for listing in the NRHP or for local designation by the City.



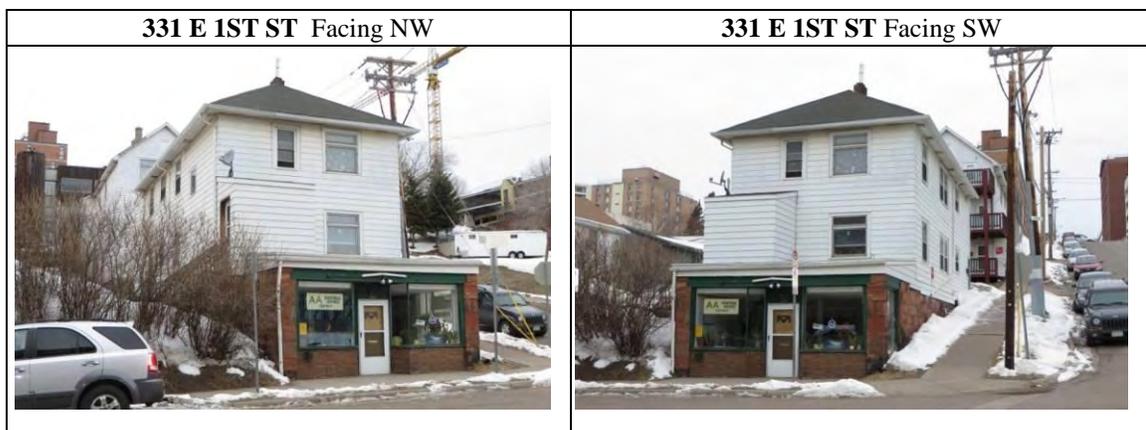
Resource # 9. AA Central Office, 331 E. 1<sup>st</sup> Street (SL-DUL-0123)

This hip-roofed building is two stories with a raised basement built into the hillside above Lake Superior. The basement walls are rough-cut stone, and the upper walls of the house are clad in synthetic lap siding. The basement contains a shed-roofed projecting storefront; its primary wall has synthetic stone veneer, and a central recessed door flanked by storefront windows. The main entrance is along the N. 4<sup>th</sup> Avenue E. elevation, next to the alley at the rear of the property. Windows throughout the building have been replaced with one-over-one sash windows. Although replaced, the composition of the fixed picture window with transom overhead, on the primary façade, has been retained. As of 1993, the roof of the addition was surmounted by a porch, which has been removed.

This building was constructed in 1911, and it appears as a single-family residence with a first floor storefront on the 1950 Sanborn Maps. Multiple concurrent residents were listed in city directories. Among the earliest, and certainly longest term residents, were James P. McCue and his wife Margaret. McCue was a clerk at the Glass Block Store during the early 1910s, and in following years, he was listed in Duluth city directories as a salesman, then a news agent, for Missabe News Co. The McCue family owned a grocery store at this property's storefront as early as 1921, which according to the 1930 federal census, continued into the 1930s as James, Margaret, and their daughter Mary all worked in the store. Other early residents of the house were Samuel J. and Bertille Melanson in 1913; Anna Burrow (widow of Robert J.) in 1915; and Harry C. Swartz, foreman for Stone-Ordean-Wells Mills, in 1916.

This property was initially inventoried in 1980 as a part of the St. Louis County Historical Society "Duluth's Eastern CBD Area" survey and was included in the 1984 citywide Duluth Historic Resources Survey. At the time, it was categorized under Group IV commercial, defined as "minor background [...] structures of little, if any historical, architectural, or related cultural significance. Occasionally, an individual structure may have details worthy of note." It was also surveyed in the 1993 Duluth HPC "Old Downtown" survey. Other than a note of its "good" condition, no recommendations of eligibility were noted.

No architect or builder for the house has been identified, and research has yielded no information regarding an association to significant events or persons. Conversion of residential properties near the Duluth central business district into rental and/or commercial uses was not uncommon during the twentieth century, and the McCue family is not significant in Duluth history. Furthermore, due to alterations, this property does not retain notable architectural features. For these reasons, this property is recommended not eligible for listing in the NRHP or for local designation by the City.



Resource # 11. Ward Ames Building/ Barnes Building/YMCA/ MN Teen Challenge, 2 E. 2<sup>nd</sup> Street (SL-DUL-0079 & SL-DUL-1258)

This two-story hip-roofed brick building was designed in the Mediterranean Revival style. It spans seven bays along E. 2<sup>nd</sup> Street and three bays down Lake Avenue. The roof is hipped and clad in tile; the eaves slightly project beyond the façade walls. On the E. 2<sup>nd</sup> Street façade, the central bay contains the primary entrance and a set of three small sash windows above. Each of the outer three bays is comprised of a segmental-arch window on the first floor and sash window on the second floor. Originally, a hip-roofed dormer stood over the central bay and was flanked on either side by two round-arched dormers.

Alterations to the building include removal of the chimney that projected above the roofline along Lake Avenue and the dormers that spanned the 2<sup>nd</sup> Street façade. Wood brackets originally ran beneath the eaves, but have been replaced by a modern gutter system. All of the second floor windows, which were originally multi-pane wood sash frames, have been replaced with steel frame one-over-one sash. The segmental-arched openings along first floor windows have been in-filled; but the twelve-over-sixteen sash windows on the first floor have been retained. Modern steel frame storm windows have been installed. The primary entrance along 2<sup>nd</sup> Street has also been altered. The original pair of wood-and-glass doors has been replaced by a pair of steel commercial doors. A balconet originally stood above the doorway, supported by a pair of Ionic columns that stood on a concrete base. Although the balconet has been retained, the columns have been removed. The concrete base and steps leading to the entrance have been altered for ADA accessibility. The columns were removed and have been replaced by brick pilasters that flare from the wall as they rise. The secondary Lake Avenue entrance was similarly altered.

The Ward Ames Building opened in 1916 as the new boys' department building of the Duluth YMCA. Constructed as a memorial to Ward Ames, the project was financed by his son Ward Ames, Jr. and business partner Julius Barnes. Ames Sr. founded the Ames-Brooks Co., a grain firm, after moving to Duluth from Oswego, NY, in 1886. He also served as a director and treasurer for the Duluth YMCA. Ward Ames Jr. was vice-president at his father's company, and later a partner in the Barnes-Ames Co., a grain broker and export firm.<sup>1</sup> The Duluth YMCA had been organized in 1882, and a new five-story building was constructed in 1908 at 2<sup>nd</sup> Street and 3<sup>rd</sup> Avenue West to house the men's department. At that time, the boys' department was located at 3<sup>rd</sup> Street and 6<sup>th</sup> Avenue East.

Upon completion of the new boys' department building in 1916, the Duluth News Tribune stated,

“Duluth has a lot of things in which it can justly take pride. It has many factors in city life in which it excels. It has pioneered in many lines where other cities have followed. But in none of its possessions has it more cause for pride than in having the largest, most complete and most modern building in the United States wholly devoted to a boys' department of the Y. M. C. A. It is a memorial to Ward Ames, Sr., who in his life gave to this work, to the Y. M. C. A., and to every movement for the good of

---

<sup>1</sup> Jill Larson, Intensive Survey of Historic Resources in Duluth's East End, Phase I, 2007.

Duluth so much of himself. Head of the greatest grain house in America, he was never so busy that he could not leave his office to do work for the good of the city.”<sup>2</sup>

Frederick G. German and Leif Jensen were the architects for the project. The general contractor was George Lounsberry. The building cost at least \$65,000 to construct.<sup>3</sup>

This property was initially inventoried in 1980 as a part of the St. Louis County Historical Society “Duluth’s Eastern CBD Area” survey and was included in the 1984 citywide Duluth Historic Resources Survey. At the time, it was categorized under Group II Public, defined as “Generally important sites and structures that contribute significantly to the visual and cultural heritage of Duluth. Many Group II sites and structures would also qualify for listing in the National Register of Historic Places. They should be protected from destruction, alteration, or other factors that would diminish their integrity and value.” It was also surveyed in the 1993 Duluth HPC “Old Downtown” survey. Other than a note of its “excellent” condition, no recommendations of eligibility were noted. Since these surveys, the dormers along the roof and end-wall chimney were removed.

Although the building has undergone alterations that have removed some original architectural features, the Ward Ames Building may be eligible for listing in the National Register of Historic Places. The property appears to meet Criterion A for its association to events related to the development of Duluth. The YMCA provided opportunities for young men to socialize and be physically active, particularly important in a rapidly growing city with many new residents. The large prominent building demonstrates the growth of Duluth as well as of the local YMCA chapter. Furthermore, the men’s department building of the YMCA, built in 1908, is no longer extant. This building may also meet Criterion B for its association with Ward Ames and his son Ward Ames, Jr. Although the building was designed by Frederick German, a master architect in Duluth, due to alterations, the building does not retain enough of its architectural character to meet Criterion C, for a representative work of a master architect. It is recommended that the Ward Ames Building is eligible for listing in the NRHP and for local designation by the City.



<sup>2</sup> [http://www.archive.org/stream/allynfamilygenea00list/allynfamilygenea00list\\_djvu.txt](http://www.archive.org/stream/allynfamilygenea00list/allynfamilygenea00list_djvu.txt)

<sup>3</sup> “Gymnasiums,” *The American Contractor* 37 (April 1, 1916): 40.

**2 E 2ND ST  
Facing SE**



**“Ward Ames Building” 1920 (UMN Duluth, Northeast Minnesota Historical Center)**



Resource # 12. Chatham Flats, 10-12 E. 2<sup>nd</sup> Street (SL-DUL-0080)

This four-story, flat-roofed vernacular apartment building has modest Neo-Classical Revival decorative elements. The rectangular-plan building has a stone foundation and brick walls. The primary façade and front sides are deep red brick, while the secondary elevations are variegated brick. Decorative elements divide the façade of the building into a base, body, and crown. The base is the first floor, which is clad in stone panels surmounted by rows of alternating projecting bricks to give a horizontal emphasis. Stone belt courses below the second and fourth floors distinguish the body of the building. In addition to the belt courses, which serve as continuous sills for the second and fourth floor windows, stone details on the building include an entrance surround with “CHATHAM” inscribed above the door, and individual sills for the third-floor windows. A parapet wall with a prominent projecting cornice adorned with dentils and brackets serve as the crown. The 9-over-1 wood sash windows are original to the building. The central bay of the building has a fire escape running from the second to fourth-floor windows.

According to city building permit records, Henry D. Jones owned this property when it was constructed in 1909. According to the 1910 Duluth city directory, Jones lived at the # 4 flat in this building. The 1910 census identifies Jones as a 75-year-old retired physician. He lived with his wife Catherine and son Kirby, who was employed in “real estate & rentals.” The builder was listed as Danielson.

This property was initially inventoried in 1980 as a part of the St. Louis County Historical Society “Duluth’s Eastern CBD Area” survey for the 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group III Apartments, defined as “More common structures and related cultural resources that contribute to the overall character of Duluth. Although most Group III buildings would probably not qualify for listing in the National Register of Historic Places, they are worth of preservation whenever feasible. Owners should be made aware of their value and encouraged not to destroy the architectural integrity and character of such structures through senseless remodeling and ‘modernization’ schemes.” It was also surveyed in the 1993 Duluth HPC “Old Downtown” survey. No note of its condition or recommendations of eligibility were noted. This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**10 E 2ND ST**  
Facing SE



**10 E 2ND ST**  
Facing SW



Resource # 13. 15 E. 2<sup>nd</sup> Street, Central High School (SL-DUL-2395) – Listed in the NRHP

Duluth Central High School was listed in the NRHP in 1972. From its nomination, “the old Central High School was designed in 1892 by Palmer, Hall and Hunt, Architects, and is one of the state’s finest examples of Richardsonian Romanesque architecture.”

Duluth Central High School closed as a school in 2011. Its ownership remains the Duluth Public School district, and administrative offices and other community resources are housed there now.

The school retains a high level of integrity and should remain listed in the NRHP.

<b>15 E 2ND ST</b> Facing SE	<b>15 E 2ND ST</b> Facing NE
 A photograph of the Central High School building, a large, multi-story brick structure with a prominent central clock tower. The building is viewed from a southeast-facing perspective. The foreground shows a paved street with several cars parked along the side, and patches of snow on the ground. The sky is clear and blue.	 A photograph of the Central High School building, a large, multi-story brick structure with a prominent central clock tower. The building is viewed from a northeast-facing perspective. The foreground shows a grassy area with patches of snow, and a stone wall in the lower-left corner. The sky is clear and blue.

Resource # 14. 22 E. 2<sup>nd</sup> Street, First Fire Hall/ Salvation Army/ Commercial Building (SL-DUL-2505)

This two-story former fire hall is of brick construction in a Romanesque Revival style. On the primary façade two sets of windows on the first floor have segmental arched transoms. One opening is comprised of a pair of fixed-frame windows, while the other has a fixed-frame window adjacent to a solid metal door. Modern awnings project from both openings just below the arches. Three narrow windows with segmental-arch transoms extend across the second floor. All window sash and doors in the building have been replaced with modern steel-frame commercial styles. The first-floor openings were originally arched entry bays for steamer fire engines. Although original elements have been removed, several features have been retained. Arched brick lintels cap the arched window openings on the primary façade; the keystone and imposts of the second floor lintels slightly project. A corbelled brick belt course with denticulation runs between the two floors. The parapet above it has been removed, but a corbelled brick cornice with projecting brick brackets has been retained. The original parapet had corbelled brick details, and round arch projections flanking a raised parapet with urns on either side. A tower that projected from the roof at the rear of the building, which appears in historic photographs to have been clad in narrow lap siding with a balcony around the top, has also been removed. The “pediment and tower” were removed by 1934.<sup>4</sup> For a period of time in the mid to late twentieth century, the first floor wall and windows were covered with metal cladding.

This fire hall was constructed in 1871 for the city of Duluth. The HABS report indicates that “Mr. Ray of the City Fire Department built the station and presented it to the City.” The Duluth Volunteer Fire Department was organized in 1870 and initially was based out of a small shack at the foot of First Avenue East at the base of Minnesota Point. After the shack and its steamer engine caught fire and burned down, the new fire station was built. In 1889 the building was decommissioned for use as a fire station and was sold. According to Walter Van Brunt, the fire bell that had been mounted on the tower at the rear of the building was removed and used at the fire hall at the northeast corner of First Avenue East and Third Street (Fire House No. 1, 101 E. 3<sup>rd</sup> Street).<sup>5</sup> Subsequent interior and exterior alterations have taken place as the uses for the building have changed. By 1908, when an updated Sanborn map was published, the building was used by the Salvation Army. Numerous stores and other commercial businesses have occupied the space since then.

This property was identified as First Fire Hall when it was inventoried in 1934 by the Historic American Buildings Survey, and its survey number is HABS MN-29-20. It was next inventoried in 1980 as a part of the St. Louis County Historical Society “Duluth’s Eastern CBD Area” survey and included in the 1984 citywide Duluth Historic Resources Survey. At the time, it was categorized under Group III Apartments (it was being used for residential purposes at the time), defined as “More common structures and related cultural resources that contribute to the overall character of Duluth. Although most Group III buildings would probably not qualify for listing in the National Register of Historic Places, they are worth of preservation whenever feasible. Owners should be made aware of their value and encouraged not to destroy the architectural

---

<sup>4</sup> P.M. Olsen, “First Fire Hall, Duluth” Scaled Drawing, Historic American Buildings Survey, 1934.

<http://www.loc.gov/pictures/item/mn0003/>

<sup>5</sup> Walter Van Brunt, *Duluth and St. Louis County, Minnesota: Their Story and People* (Duluth, 1921), 3:1246.

integrity and character of such structures through senseless remodeling and ‘modernization’ schemes.” It was also surveyed in the 1993 Duluth HPC “Old Downtown” survey. Other than a note of its “good” condition, no recommendations of eligibility were noted.

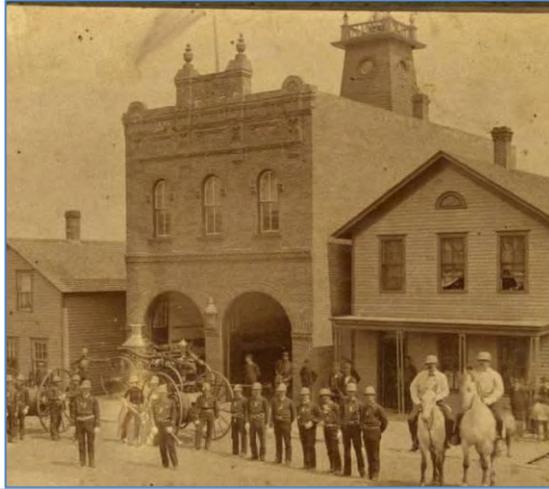
First Fire Hall has significant associations with the early development of Duluth during the 1870s. After the crash of 1857, Duluth languished in slow growth during the 1860s. After Duluth was named as the terminal for the Northern Pacific railroad and the company began building westward in 1870, Duluth grew quickly. With this growth came a need for city services, particularly fire protection, as many of the buildings were wood frame. Constructed in 1871 as the first permanent fire station, building is directly associated the growth of the city during the early 1870s. It is not only the first permanent fire station but may be the oldest extant civic building in the city. First Fire Hall meets Criterion A. The building, however, has undergone some alterations: the parapet has been altered, the fire engine doors have been in-filled with storefront windows, and the tower at the rear of the building has been removed. Nevertheless, most historic materials remain, as does the overall design (most clearly demonstrated in the intact fire engine door openings and window openings). The integrity of location, feeling, and association all remain, and although the setting has changed, the building remains within one of Duluth’s oldest neighborhoods. While the loss of some architectural features is substantial, the building retains sufficient integrity to convey its historic significance and is recommended as eligible for listing in the NRHP and for local designation by the City.



22 E 2ND ST  
Facing SE



“Fire Hall  
Number One”  
ca 1872  
(UMN  
Duluth)



“Fire Hall  
Number One”  
1957 (UMN  
Duluth)



Resource # 15. Hotel Argyle / The Mitchell / Hillview Apartments / Mitekin's Central Boarding & Lodging House (stores & boarding house), 28 – 32 E. 2<sup>nd</sup> Street (SL-DUL-0082)

This three-story brick building is comprised of storefronts on the first floor and flats above. The vernacular apartment building has modest Neo-Classical Revival decorative elements and rises from a stone foundation; the basement wall is exposed at the rear of the building due to its position on the hillside above Lake Superior. While the brick face is retained on most of the primary façade, the walls of the sides and rear elevations are clad in synthetic lap siding. The façade is comprised of three main, nearly identical, sections. Each section is comprised of two bays. Two narrow sash windows fenestrate each bay's second and third floor wall; they are surmounted by stone lintels. Rough-cut stone sills and decorative brickwork articulate each window. A metal fire escape is affixed to the second and third floors of the building. The façade is unified by a projecting metal cornice that surmounts a brick belt course. The storefronts along the first floor have been altered; the walls are clad in vertical wood paneling. The central section has a single, modern glass commercial-style door. The outer sections each have two doors; one off-center steel door that leads upstairs, and a central glass and steel door. All five doorways are recessed. The alternating bays along the first floor each have a picture window with metal awning overhead. An exposed steel beam runs above the first floor façade on the westernmost section. The property's first floor has been remodeled to provide additional residential units.

This building was constructed in 1886. The 1888 Sanborn map reveals that the building was originally comprised of two sections; the third, westernmost bay was added by the time the 1909 Sanborn map was published. The third section is identical to the original two, but the seam between the two structures and variation in brick tone is visible.

In 1888, the building was known as Hotel Argyle. The western half of the first floor (now the central third) was devoted to a restaurant, and the eastern half was a store. The 1888 Duluth city directory revealed that the O.C. Reitan & Co. grocery store occupied the storefront at 32 E. 2<sup>nd</sup> Street. Ole C. Reiten, a co-proprietor of the store, roomed upstairs at the same property. In 1891, Olof E. Bendix was listed in the directory as the manager and a resident of Hotel Argyle. He had previously been employed as a deliverer for the Reiten grocery store and in 1892 moved to Chicago. It was typical for boarders at this property to reside there for a year or two; very few occupants were listed as residing here longer than that in city directories. Occupations ranged from clerks to bookkeepers, lawyers to newspaper reporters. When the third section was added to the building, its storefront was used as an office. At the time of the 1950 Sanborn map publication, three storefronts occupied the first floor and a hotel was on the upper floors. After Hotel Argyle, the building was known as The Mitchell and Hillview apartments, and since circa 1989, the building has been known as "Miketin's Central Boarding and Lodging Home."

Adolph F. Rudolph was this building's architect. He was a local architect and superintendant, and his office was in the Exchange Building. Albert V. Kelley, a contractor, was the builder. Rudolph went on to design the 1890 Romanesque Revival style Endion Elementary School and the 1902 Duluth Public Library, a Carnegie-funded Neo-Classical style structure. Both of those properties are listed in the NRHP.

This property was initially inventoried in 1980 as a part of the St. Louis County Historical Society “Duluth’s Eastern CBD Area” survey and included in the 1984 citywide Duluth Historic Resources Survey. At the time, it was categorized under Group III Commercial, defined as “More common structures and related cultural resources that contribute to the overall character of Duluth. Although most Group III buildings would probably not qualify for listing in the National Register of Historic Places, they are worth of preservation whenever feasible. Owners should be made aware of their value and encouraged not to destroy the architectural integrity and character of such structures through senseless remodeling and "modernization" schemes.” It was also surveyed in the 1993 Duluth HPC “Old Downtown” survey. No note of condition or recommendation of eligibility was noted.

Built in 1886 and expanded in 1888, this property is associated with Duluth’s rapid expansion during the 1880s and early 1890s. Fueled by the lumber and grain trade and the developing Iron Range, Duluth’s growth spurred a need for accommodations for travelers or longer-term boarders. Numerous duplexes and apartment flats, as well as hotels were built during this era, but few of the hotels are extant. The Gardner (Tremont) Hotel at 12 N. Lake Avenue is a four-story hotel built in 1890 that is more ornate and retains higher integrity. Due to alterations to the Argyle, it may not be eligible for listing in the NRHP. The building, however, belongs to a property type that has largely disappeared from Duluth: hotels dating from the expansion era of the late 1870s to the early 1890s. For this reason, the Argyle Hotel is recommended for local designation by the City.

**28 – 32 E. 2<sup>nd</sup>  
Street** facing  
southwest



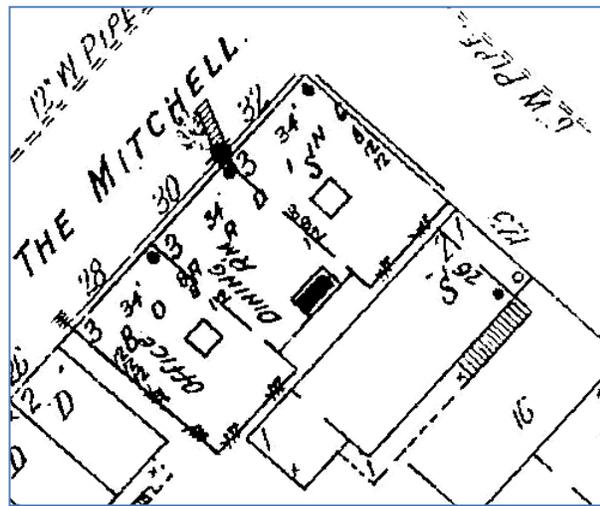
28 – 32 E. 2<sup>nd</sup>  
Street facing  
east



30 – 32 E. 2<sup>nd</sup> Street, 1888 Sanborn Map



28 – 32 E. 2<sup>nd</sup> Street, 1909 Sanborn Map



Resource # 16. Clarence H. Foster House, 108 E. 2<sup>nd</sup> Street (SL-DUL-0083)

This vernacular front-gable house is two stories with a basement that is raised in the rear because the house was built on the hillside above Lake Superior. The frame house has a concrete block foundation and walls clad with replacement vinyl lap siding. Window sash and doors throughout the house have been replaced. The primary façade is asymmetrical, divided into two bays. The western-most bay has a two-story projecting bay window. Each floor is composed of a central fixed window and transom, flanked by one-over-one sash windows. The recessed eastern bay is one story and has a mansard roof. An open gabled replacement porch projects beyond the plane of the projecting window bay. The porch roof is supported by wood square posts. The one-story (on raised basement) wing at the rear of the house is original to the house. There is a shed-roofed wall dormer and hip-roofed projecting bay along the east wall.

The house was constructed in 1891. Clarence H. Foster, proprietor of the Duluth Rubber Stamp Works and a stone and metal engraver, was an early resident of 108 E. 2<sup>nd</sup> Street. His business was located at 22 W. 1<sup>st</sup> Street. Mr. Foster died circa 1895. His wife Mary maintained residency at the house for a year, and by 1896, Jacob Stubler resided here. He owned a saloon at 217 W. Superior Street.

This property was initially inventoried in 1980 as a part of the St. Louis County Historical Society “Duluth’s Eastern CBD Area” survey and included in the 1984 citywide Duluth Historic Resources Survey. At the time, it was categorized under Group IV Houses, defined as “minor background [...] structures of little, if any historical, architectural, or related cultural significance. Occasionally, an individual structure may have details worthy of note.” It was also surveyed in the 1993 Duluth HPC “Old Downtown” survey. Other than a note of its “fair” condition, no recommendations of eligibility were noted.

Previous surveys have noted a lack of significance for this property and the current survey concurs: it is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. Therefore, this property is recommended not eligible for listing in the NRHP or for local designation by the City.



Resource # 17. National Cash Register, 112 E. 2<sup>nd</sup> Street (SL-DUL-0084)

This one-story flat-roofed Moderne style commercial building has a concrete block foundation and walls. The primary façade is asymmetrical and divided into two bays. The eastern bay has brick-clad walls framing a large recessed window bay, which contains modern steel-frame commercial windows and door. A metal-clad canopy slightly projects above the window bay. The western bay is clad with polished granite panels, which extend above the roofline forming a parapet topped with metal coping.

This building was constructed in 1957, and housed the National Cash Register Company store. It operated there for at least three years. The building was vacant at the time the survey was conducted.

This property was initially inventoried in 1980 as a part of the St. Louis County Historical Society “Duluth’s Eastern CBD Area” survey and included in the 1984 citywide Duluth Historic Resources Survey. At the time, it was categorized under Group IV Commercial, defined as “minor background [...] structures of little, if any historical, architectural, or related cultural significance. Occasionally, an individual structure may have details worthy of note.” It was also surveyed in the 1993 Duluth HPC “Old Downtown” survey. Other than a note of its “excellent” condition, no recommendations of eligibility were noted.

Previous surveys have noted a lack of significance for this property and the current survey concurs: it is not associated with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. Therefore, this property is recommended not eligible for listing in the NRHP or for local designation by the City.



Resource # 18. The Fraternal Order of the Owls Club House, 118 E. 2<sup>nd</sup> Street (SL-DUL-0085)

This two-and-one-half story house has undergone significant alterations since it was constructed in the first decade of the twentieth century. The house, with a concrete block foundation, has a raised basement in the rear, as the house was built onto the hillside above Lake Superior. The frame house is clad in vinyl lap siding on the primary façade, and on the secondary walls, the first floor is clad in stucco and the upper floors are clad in wide clapboard siding. Most windows along the upper floor side walls have been boarded over while the others have been in-filled with glass block. The gabled wall dormer on the front wall has had its window covered and the opening obscured by the vinyl siding. According to the 1909 Sanborn map, the house originally had an open porch that spanned the primary façade and wrapped around the east wall. Today, there are no remnants of the original porch: an ADA accessible ramp runs along the front of the house and a set of concrete steps lead to the front doorway, which is a replacement steel door flanked by glass-block filled sidelights. An “OWL’S CLUB” lighted sign stands over the door, which is surmounted by a projecting, lighted canopy above the doorway that reads “OWL’S.”

According to Duluth records, this house was constructed in 1917. However, it is shown on the 1909 Sanborn map and in city directory listings as early as 1905. Mrs. Isabel Root operated a boarding house out of the house, where she also lived with her husband Judson Root, a travel agent, from 1905 to 1915. By 1917, the first floor space was occupied by Grady & Horgan funeral parlor and undertakers. The firm remained at this location until 1925 when it was renamed the Grady Mortuary, and relocated to 606 E. 2<sup>nd</sup> Street. The Owl’s Club and Lodge Room had previously been located at 413 W. Superior Street, but has been located at 118 E. 2<sup>nd</sup> since 1925. The Order of Owls is a fraternal organization that was founded in South Bend, Indiana, in 1904. The society’s literature identifies the Owls’ purpose: "to assist each other in business, to help each other in obtaining employment, to assist the widows and orphans of our brothers, to give aid to our brother in any way that they may need, and assemble for mutual pleasure and entertainment.”<sup>6</sup>

This property was initially inventoried in 1980 as a part of the St. Louis County Historical Society “Duluth’s Eastern CBD Area” survey and was included in the 1984 citywide Duluth Historic Resources Survey. At the time, it was categorized under Group III Miscellaneous, defined as “More common structures and related cultural resources that contribute to the overall character of Duluth. Although most Group III buildings would probably not qualify for listing in the National Register of Historic Places, they are worth of preservation whenever feasible. Owners should be made aware of their value and encouraged not to destroy the architectural integrity and character of such structures through senseless remodeling and "modernization" schemes.” It was also surveyed in the 1993 Duluth HPC “Old Downtown” survey. Other than a note of its “good” condition, no recommendations of eligibility were noted.

Although this property may be associated with historically significant events, trends or persons for its relation to the Owl’s Club, the building has undergone significant alterations that have compromised its historic character. The materials, design, workmanship, and feeling of the property have all been compromised and the property no longer conveys any potential historic

---

<sup>6</sup> Arthur Preuss, *A Dictionary of Secret and other Societies* (St. Louis: B. Herder Book Co., 1924; republished Detroit: Gale Reference Company, 1966), 356.

significance. For this reason, the property is recommended not eligible for listing in the NRHP or for local designation by the City.

**118 E 2ND ST Facing SE**



**118 E 2ND ST Facing E**



Resource # 19. Western Casket Company, 127 E. 2<sup>nd</sup> Street (SL-DUL-1262)

The original portion of this building was constructed in 1922. It is brickfront commercial style, two stories on a raised basement, capped by a flat roof. The primary façade was divided into three bays. The outer two bays on the first floor have a pair of windows with concrete sills. The central bay likely originally contained the main entrance, but the opening has been covered with buff colored bricks. Each of the three bays that span the second floor contains a pair of fixed windows that have terra-cotta sills and corbelled brick lintels with terra-cotta accents at the upper corners of each bay. All window sash have been replaced with fixed steel frames. The exposed eastern wall has corrugated metal siding. A projecting metal canopy extends across the driveway between this building and the adjacent mortuary. The 1950 Sanborn map indicates there was a concrete tunnel between the basements, as well. An addition, similar in size and scale to the original building, was constructed in the 1980s. It is clad in brick, has modern fixed steel-frame windows, no second floor windows, and a garage door and entry bays at its exposed basement wall along E. 2<sup>nd</sup> Street. The side walls, and a one-story addition off the north end of the west wall, are clad in corrugated steel.

This building was constructed in 1922 to house a wholesale casket manufacturer. Although Patrick Hannan was the manager of Western Casket Company, J. L. Crawford, owner of J. L. Crawford & Son Mortuary (their new building was constructed at the same time as this facility, next door at 131 E. 2<sup>nd</sup> Street.), owned and financed the construction of this building. The architect for the project was the locally prominent Carl E. Nystrom while Rasmussen was the contractor.

This property was initially inventoried in 1980 as a part of the St. Louis County Historical Society “Duluth’s Eastern CBD Area” survey for the 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group IV Commercial, defined as “minor background [...] structures of little, if any historical, architectural, or related cultural significance. Occasionally, an individual structure may have details worthy of note.” No recommendations of eligibility were noted.

This property is linked with Crawford Funeral Chapel & Mortuary, and together, the properties appear to be associated with an expansion of the mortuary services industry during the early twentieth century. The casket building, however, has undergone substantial alterations and has lost its original integrity. The large addition overwhelms the original building’s design, setting, and feeling, there has been a loss of historic materials and workmanship. Because the building does not retain historic integrity, it cannot convey any potential significance and is recommended not eligible for listing in the NRHP or for local designation by the City.

**127 E 2ND ST**  
Facing NW



**127 E 2ND ST**  
Facing N



Resource # 20. Crawford Funeral Chapel and Mortuary, 131 E. 2<sup>nd</sup> Street (SL-DUL-1263)

This two-story Neo-Classical Revival style mortuary was constructed of reinforced concrete and clad in brick walls – dark red on the façades and cream along the driveway and in the rear. The primary façade is symmetrical, divided into three sections. Each outer bay is comprised of three windows on each floor. The first floor windows have round-arch transoms and stained glass. The second floor windows are rectangular fixed frames. All windows have stone surrounds with decorative keystones in the lintels. The central bay contains the primary entrance, which includes a round-arch transom with stained glass and a stone lintel that extends into the second floor. The doorway has a stone surround with carved and bracket details. The truncated hipped roof is tiled and is intersected by a hip-roofed dormer on the 2<sup>nd</sup> Avenue elevation, and a gabled dormer projects from the primary façade above the main entrance. The dormer acts as the pediment of the entablature, which projects over the main entrance and is supported by two pairs of two-story Corinthian columns. The gable-end is clad in brick and has a circle window filled with louvered shutters. A plaque reading “CRAWFORD” is set in the frieze, which is stone. A projecting metal canopy extends across the driveway between this building and the adjacent casket manufacturing facility. The 1950 Sanborn map indicates there was a concrete tunnel between the basements, as well.

This building was constructed in 1923 to house the funeral chapel and mortuary for the J. L. Crawford & Son Mortuary company. The wholesale casket manufacturer next door at 127 E. 2<sup>nd</sup> Street was built concurrently. J. L. Crawford owned both buildings, but did not operate the manufacturing business. The architect for the project was the locally prominent Carl E. Nystrom while Rasmussen was the contractor.

This property was initially inventoried in 1980 as a part of the St. Louis County Historical Society “Duluth’s Eastern CBD Area” survey and was included in the 1984 citywide Duluth Historic Resources Survey. At the time, it was categorized under Group II Commercial, defined as “Generally important sites and structures that contribute significantly to the visual and cultural heritage of Duluth. Many Group II sites and structures would also qualify for listing in the National Register of Historic Places. They should be protected from destruction, alteration, or other factors that would diminish their integrity and value.”

Previous surveys have recommended that this property has potential significance, and the current survey concurs. The building meets Criterion C as a distinctive example of the Neo-Classical Revival architectural style by the master Duluth architect, Carl Nystrom. The use of classical architectural features on a symmetrical façade was a well-executed design and was fitting for a funeral home. Institutions wishing to convey a sense of permanence and stability, such as post offices, libraries, and banks, almost universally built buildings in the Neo-Classical Revival style between about 1900 and 1930. Funeral homes, a new building type in the early twentieth century, were also often designed in the Neo-Classical Revival for the same reason. The Crawford Funeral Chapel is a fine example of a period and type of construction. The building retains a high degree of historic integrity, and it is recommended eligible for listing in the NRHP and for local designation by the City.

**131 E 2ND ST**  
Facing N



**131 E 2ND ST**  
Facing NW



Resource # 21. Fraternal Order of the Eagles Clubhouse, 211 E. 2<sup>nd</sup> Street (SL-DUL-1264)

This building is two stories on the 2<sup>nd</sup> Street façade and one story in the rear, as it was built into the hillside above Lake Superior. The first floor wall has a concrete skim coat cladding, while the upper walls are clad in cream-colored brick. The roof is flat and not visible from the street. The front of the building is symmetrical with a slightly projecting central entry bay that has metal cladding, multi-colored brick details, and an entrance with concrete surrounds and a pair of solid metal doors. A flat-roofed rounded canopy extends over the entrance. Concrete steps lead to the doorway, and concrete retaining walls run parallel to the building. The windows in the outer bays are situated at the outer corners of the building and consist of a band of four fixed steel-frame windows on the 2<sup>nd</sup> Street façade and an additional window on the side wall. The rear of the building has been extensively remodeled; the back half has either been completely rebuilt or obscured by new construction. The building extends back to the alley and is comprised of five garage bays. At the time of survey, there was a recent fire and one garage bay was obscured by plywood.

Although tax records indicate this building was constructed in 1970, research has revealed that is the date of alterations to the older building. The 1950 Sanborn map shows a tile brick-faced building and notes that it was the “F.O.E. Building.” City directories corroborate that the building was used as the Fraternal Order of the Eagles’ hall, which was housed here as early as 1924. The building was likely constructed between 1922 and 1924; a frame dwelling is shown on the lot in earlier Sanborn maps, and the last year a person was listed as residing at 213 E. 2<sup>nd</sup> Street was in 1922. At the time of the 2014 survey, the building was occupied by three tenants including RLBCI (Red Lake Band of Chippewa Indian Outreach Center), a microbrewery operation, and an auto repair shop (Johnson’s Auto Repair).<sup>7</sup>

This property was initially inventoried in 1980 as a part of the St. Louis County Historical Society “Duluth’s Eastern CBD Area” survey and included in the 1984 citywide Duluth Historic Resources Survey. At the time, it was categorized under Group IV Commercial, defined as “minor background [...] structures of little, if any historical, architectural, or related cultural significance. Occasionally, an individual structure may have details worthy of note.”

Although this property may be associated with historically significant events, trends or persons for its relation to the local chapter of the Fraternal Order of the Eagles, the building has undergone significant alterations that have compromised its historic character. The materials, design, workmanship, and feeling of the property from the historic period have all been compromised and the property no longer conveys any potential historic significance. For this reason, the property is recommended not eligible for listing in the NRHP or for local designation by the City.

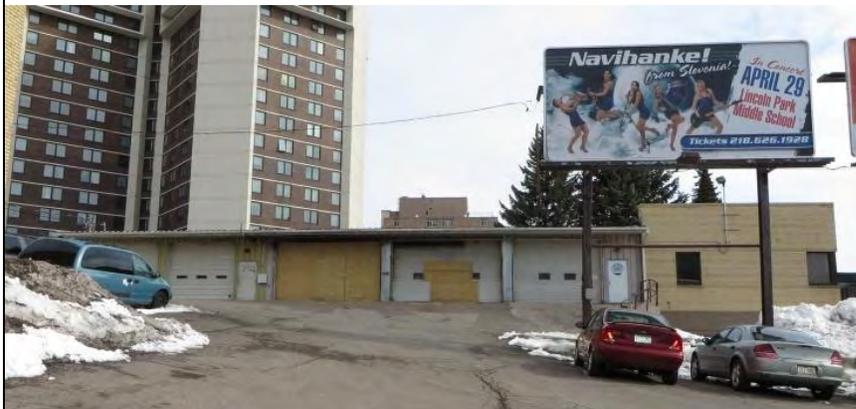
---

<sup>7</sup> <http://www.duluthgov.info/downloads/49/20140226-49-2856.pdf>

**211 E 2ND ST**  
Facing NE



**211 E 2ND ST**  
**1970 addition**  
Facing N



Resource # 22. King Manor Apartments, 222 E. 2<sup>nd</sup> Street (SL-DUL-0087)

This modern apartment building was constructed in 1978. The façade of the building runs the length of the block of E. 2<sup>nd</sup> Street between N. 2<sup>nd</sup> and 3<sup>rd</sup> Avenues E. The structure is reinforced concrete and clad in brown brick. Due to its position on the hillside above Lake Superior, the building ranges in height with four, five, and six stories above ground. The basement is divided in half; the east half is fully enclosed and has large windows for walls along the 2<sup>nd</sup> Street façade. The west half is open with brick-clad piers and accessible entrances to the building. A central bay contains the elevator shafts, as well as second floor access to a skyway that spans E. 2<sup>nd</sup> Street. It connects to the community center located in the first floor of the Tri-Towers apartment building (222 N. 2<sup>nd</sup> Avenue E.). Bays along the façade alternate between being flush with and slightly projecting from the plane of the wall. Each bay contains a single wide and pair of narrow awning-style steel frame windows. Along the top floor, wall space between windows is clad in concrete paneling. The flat roof has metal coping around its parapet.

King Manor was developed as a congregate housing facility with financing from the Congregate Housing Services Program. CHSP was created under the Congregate Housing Services Act of 1978. The program “helps ‘at risk’ elderly persons avoid premature or unnecessary institutionalization in nursing homes [while requiring] less public subsidy for services in residential facilities than for nursing home care.” King Manor was the “first housing development in the country to provide Board and Lodging Services in conjunction with other levels of care.”<sup>8</sup> Those levels included two daily meals, housekeeping, laundry, and personal care. In addition to housing apartment units, King Manor houses the Duluth Housing & Redevelopment Authority’s offices. The architectural firm of Damberg & Peck designed the apartment building.

This property was initially inventoried in 1980 as a part of the St. Louis County Historical Society “Duluth’s Eastern CBD Area” survey for the 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group III Apartments, defined as “More common structures and related cultural resources that contribute to the overall character of Duluth. Although most Group III buildings would probably not qualify for listing in the National Register of Historic Places, they are worth of preservation whenever feasible. Owners should be made aware of their value and encouraged not to destroy the architectural integrity and character of such structures through senseless remodeling and “modernization” schemes.” It was also surveyed in the 1993 Duluth HPC “Old Downtown” survey. Other than a note of its “excellent” condition, no recommendations of eligibility were noted. At the time of the 2014 East End Phase V Survey, this building does not meet the criteria to be eligible for listing in the National Register. The property should be reevaluated when it becomes 50 years old, as an example of a large public and subsidized housing complex similar to those built in the Minneapolis-St. Paul area from the early 1960s through early 1970s. To establish the eligibility of this and other similar properties, a historic context should be developed regarding urban renewal and public housing in Duluth during the 1960s and early 1970s.

---

<sup>8</sup> “Maximizing Supportive Services for the Elderly in Assisted Housing,” U.S. House of Representatives, 1985: <http://catalog.hathitrust.org/Record/011335029>

**222 E. 2<sup>nd</sup> Street**  
Facing SW from  
the east end of the  
building



**222 E. 2<sup>nd</sup> Street**  
Facing NE from the  
west end of the  
building



Resource # 23. First Presbyterian Church, 300 E. 2<sup>nd</sup> Street (SL-DUL-0088) – Listed in the NRHP

The First Presbyterian Church is listed in the National Register of Historic Places. The brown Lake Superior sandstone-clad Romanesque Revival building was designed by the locally prominent architectural firm Traphagen & Fitzpatrick. The church is three stories with a primary front-gable roof with flanking bays of varying roof heights. The prominent bell tower rises 125 above the street. The building features Tiffany style stained-glass windows, designed by Duluth resident Ann Weston. The sandstone blocks are adorned with carvings designed by local mason George Thrana. At the time the church was constructed in 1890, it stood within the most affluent neighborhood in the city.<sup>9</sup> The design by a noted architectural firm and its high-quality materials and workmanship all illustrate the prominence of the congregation and the neighborhood in early Duluth.

The church retains a high level of integrity and should remain listed in the NRHP.



<sup>9</sup> “First Presbyterian Church (1891),” *Zenith City*. <http://zenithcity.com/zenith-city-history-archives/duluth-architecture/first-presbyterian-church-1891/>

Resource # 24. Grandview Manor, 301 E. 2<sup>nd</sup> Street (SL-DUL-1266)

This nine-story building is of reinforced concrete clad in tan brick and painted concrete panels. Due to its position on the hillside above Lake Superior, the building has nine exposed stories on its southern end and eight on the northern end. The portion of the ground floor that is exposed has recessed walls comprised of modern fixed-sash windows. Posts at the corners and along the walls support the structure overhead. The façade facing E. 2<sup>nd</sup> Street is symmetrical and comprised of five fenestrated bays. The central bay slightly projects from the plane of the façade. It is clad in concrete panels and each floor has a single, fixed-sash, rectangular window. The remaining four bays are identical in cladding and composition. Each floor of the bays has a pair of sliding windows. The spandrel panels between the windows are concrete. The north elevation is nearly identical to the south façade, but the central bay projects from the façade and above the roof in order to house the elevator shaft. The composition of the six bays along the long side walls varies slightly; two bays are not fenestrated, and the two central bays contain three sliding windows rather than a pair. There is a large penthouse on top of the building with corrugated metal siding. A one-story addition stands off the northwest corner of the building.

This building was constructed by the Duluth Housing & Redevelopment Authority in 1962 to serve as low-income, senior citizen housing. The modern style apartments were designed by the architectural firm Lucas & Peck Associates, which was a partnership from 1960 to 1967. Arthur Charles Lucas, Jr. was the principal architect of the project. Other principal works of Lucas's include a physical rehabilitation center in Duluth, a housing project on the White Earth Indian Reservation, a communications center for KDAL in Duluth, and the Vermillion State Junior College in Ely, Minnesota.<sup>10</sup>

This property was initially inventoried in 1980 as a part of the St. Louis County Historical Society "Duluth's Eastern CBD Area" survey for the 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group III Apartments, defined as "More common structures and related cultural resources that contribute to the overall character of Duluth. Although most Group III buildings would probably not qualify for listing in the National Register of Historic Places, they are worth of preservation whenever feasible. Owners should be made aware of their value and encouraged not to destroy the architectural integrity and character of such structures through senseless remodeling and "modernization" schemes." At the time of the 1980 survey, this building had not met the criteria to be eligible for listing in the National Register. Now that the property is over 50 years old, it may be eligible for listing in the National Register as an example of a large public housing complex similar to those built in the Minneapolis-St. Paul area from the early 1960s through early 1970s. To establish the eligibility of this and other similar properties, a historic context should be developed regarding urban renewal and public housing in Duluth during the 1960s and early 1970s.

---

<sup>10</sup> AIA Directory, 1970.

**301 E 2ND ST**  
Facing NW



**301 E 2ND ST**  
Facing NE



Resource # 25. Portland Apartments, 316 E. 2<sup>nd</sup> Street (SL-DUL-0089)

This two-story with raised basement apartment building has a stone foundation and brick walls. The walls are obscured by vinyl lap siding with vertical siding in the window and entry bays. The 3/1 wood-sash windows are original, although the 1/1 sash windows are vinyl replacements. The front door is modern steel frame with glass inset. An original transom window has been obscured. There is a second building on this property that is clad in brick. They are connected via a breezeway. The rear building is three stories with a raised basement. The building has retrofitted replacement windows in segmental arched openings. The windows have segmental arched brick lintels and stone sills. A better view of the building was not accessible at the time of survey.

City permit records indicate the building was constructed in 1912. This is likely the date of construction for the rear building, however, as the front building appears on the 1909 Sanborn map. The two buildings, in their current orientation, appear on the 1950 map. Since the publication of the 1950 map, the front building's façade was altered to give the façade its symmetrical appearance.

This property was initially inventoried in 1980 as a part of the St. Louis County Historical Society "Duluth's Eastern CBD Area" survey for the 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group IV Apartments, defined as "minor background [...] structures of little, if any historical, architectural, or related cultural significance. Occasionally, an individual structure may have details worthy of note." It was also surveyed in the 1993 Duluth HPC "Old Downtown" survey. No note of its condition or recommendations of eligibility were noted. Due to the significant alterations to the façade, this building is not individually eligible for listing in the National Register or for local designation from the City, nor would it contribute to a multi-family residential MPDF.



Resource # 28. Dr. Maryland Office, 330 E. 2<sup>nd</sup> Street (SL-DUL-0092)

This one-story flat-roof Moderne medical office building has concrete block walls clad in vertical wood siding. The basement, which has concrete paneled walls, is raised at the rear of the building, as it was built onto the hillside above Lake Superior. The windows have fixed commercial steel-frames. An architecturally-distinctive feature is the rounded stairwell bay that projects above and beyond the plan of the building's roof and wall.

This building opened as a medical office in 1971. Today, it continues in that function and operates in relation to the nearby Miller-Dwan hospital. No architect or builder for the house has been identified, and research has yielded no information regarding an association to significant events or persons.

This property was initially inventoried in 1980 as a part of the St. Louis County Historical Society "Duluth's Eastern CBD Area" survey and was included in the 1984 citywide Duluth Historic Resources Survey. At the time, it was categorized under Group II Commercial, defined as "Generally important sites and structures that contribute significantly to the visual and cultural heritage of Duluth. Many Group II sites and structures would also qualify for listing in the National Register of Historic Places. They should be protected from destruction, alteration, or other factors that would diminish their integrity and value." It was also surveyed in the 1993 Duluth HPC "Old Downtown" survey. Other than a note of its "good" condition, no recommendations of eligibility were noted.

Although this property was included in previous surveys, at the time of the current survey the building had not yet reached 50 years old. Research did not indicate that the property has exceptional significance for its association with historically significant events, trends or persons, and the building is not a distinctive example of a period, type or method of construction. This property is recommended not eligible for listing in the NRHP or for local designation by the City.



Resource # 29. Essentia Miller-Dwan Hospital Complex (A.M. Miller Memorial Hospital), 504 E. 2<sup>nd</sup> Street (SL-DUL-1270)

This six-story hospital has a reinforced concrete frame and walls clad in cream-colored brick. The original structure, constructed in 1933, has been obscured by several alterations and additions. The original hospital was a five-story rectangular-plan building flanked by a two-story bay on either side. It was situated at the southwest corner of E. 2<sup>nd</sup> Street and 5<sup>th</sup> Avenue, which was later vacated to allow for the hospital complex to expand along 2<sup>nd</sup> Street in both directions. Windows throughout the building are modern steel-frame. A skyway leads from the west end of the building across 2<sup>nd</sup> Street to the hospital's parking garage.

Andreas Mitchell Miller was the developer and financier of the original Miller Memorial Hospital, now Essentia Health Duluth (formerly Miller-Dwan Medical Center). He was a lumber manufacturer and invested in mining. His business success made him an important figure in the development and economy of Duluth, which led him to hold the position of mayor in 1877. Upon his death in 1917, he bequeathed funds for the construction of a hospital. Miller's bequest called for "the establishment of a free and public hospital and dispensary, in a cheerful and convenient location within the city for secular use and benefit of worthy sick and helpless poor, without distinction of sex, color, creed or nationality."<sup>11</sup> Miller Memorial was renamed Miller-Dwan Hospital in 1971 after a 1968 \$2.4 million endowment from Mary C. Dwan. The gift spurred the hospital's growth along East 1<sup>st</sup> and 2<sup>nd</sup> Streets between North 4<sup>th</sup> and 6<sup>th</sup> Avenues East. Since 2001, the two hospitals have operated under the same ownership; the complexes and intermediate buildings are connected via a system of skyways. Today, the Essentia Health-Duluth campus encompasses roughly eight city blocks between East 1<sup>st</sup> and 5<sup>th</sup> Streets.

This property was initially inventoried in 1980 as a part of the St. Louis County Historical Society "Duluth's Eastern CBD Area" survey and was included in the 1984 citywide Duluth Historic Resources Survey. At the time, it was categorized under Group II Commercial, defined as "Generally important sites and structures that contribute significantly to the visual and cultural heritage of Duluth. Many Group II sites and structures would also qualify for listing in the National Register of Historic Places. They should be protected from destruction, alteration, or other factors that would diminish their integrity and value."

Although the hospital has significant association with the events related to the development of the city of Duluth in the early to mid-twentieth century, the building does not retain historic integrity. Multiple additions and alterations to the original building have compromised the integrity of design, materials, workmanship, feeling and setting. Because the hospital no longer conveys its potential historic significance, this property is recommended not eligible for listing in the NRHP or for local designation by the City.

---

<sup>11</sup> Essentia Health, "Essentia Health-Duluth 80<sup>th</sup> Anniversary Open House," August, 2014, accessed online: <http://www.essentiahealth.org/EssentiaHealthStMarysChildrensHospital/blogs/Essentia-HealthDuluth-80th-Anniversary-Open-House--637.aspx>

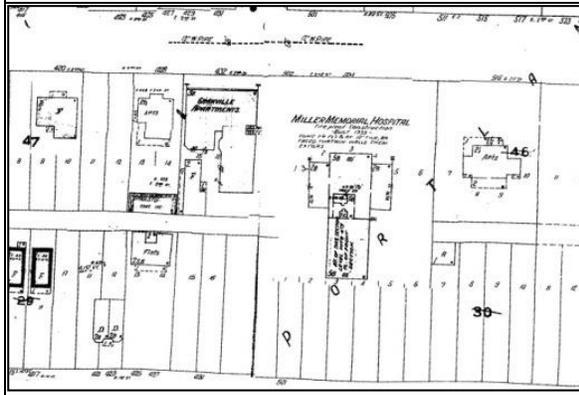
504 E 2ND ST  
Facing SE



504 E 2ND ST  
Facing SE



Miller Hospital 1950 Sanborn map and 2012 aerial



Resource # 30. Fire House No. 1 & Annex, 101 E. 3<sup>rd</sup> Street (SL-DUL-0081) – Fire House Listed in the NRHP

Fire House No. 1 was listed in the NRHP in 1975.<sup>12</sup> It was designed by prominent local architectural firm of Traphagen and Fitzpatrick. From its nomination: “The structure was erected by the City of Duluth in 1889 in a modified Romanesque style. The two and one half story red brick and sandstone building measures fifty feet long by ninety feet wide with walls extending thirty feet high.” The fire station is “significant as an historic and architectural representative of an early institution which figured prominently into the history of the village and later the City of Duluth.”<sup>13</sup>

When listed, the building had already been altered. Those alterations include the removal of the round-arched observation deck with ogee dome and flag pole in 1910, and lowering of the chimney. The annex was connected to the fire station in 1960 via a second floor wooden causeway. The annex was not included with the nomination of the Fire House. At the time of the 2014 survey, the fire station had been converted to apartments, and the recent alterations were executed in compliance with the Secretary of the Interior’s Standards for Rehabilitation.

The fire station retains historic integrity and should remain listed in the NRHP.



<sup>12</sup> Originally known as Fire Department Number One, the resource name was changed to Fire House No. 1 in 1989.

<sup>13</sup> “Fire Department Number One,” National Register of Historic Places Inventory – Nomination Form, on file at the State Historic Preservation Office, Minnesota Historical Society, 1975, rev. 1989.

Resource #s 31, 33, 35. Row Flats, 113-115, 117-119 E. 3<sup>rd</sup> Street (SL-DUL-1412)

This row of four flats is two stories with a raised basement. The rectangular-plan frame building stands on a stone foundation and has walls clad in stone and brick. The secondary elevations are clad in brown brick while the primary façade is clad in red brick with a rough-cut stone base and window surrounds. The individual flats are asymmetrically composed, but the façade as a whole is symmetrical; the two outer flats are mirror images of one another, as are the two inner flats. The façade as a whole is divided into five sections that do not align with the division of flats behind them. The two outer portions are each one bay wide, comprised of a full-height, three-sided, projecting window bay. On both floors, the windows are one-over-one wood sash and are arranged as a center window flanked by narrower windows. The windows have stone lintels, and the second-floor lintels are surmounted by corbelled brick detail. The central portion is two bays wide. Its upper floor has two pairs of replacement sash windows with stone lintels surmounted by brick segmental arches. The first floor has two replacement bay windows. Surmounted by rough-cut stone lintels with carved keystone, the window openings have been shortened to fit the new windows. The second and fourth sections of the façade are identical and stand between the central portion and outer projecting bays. They are two bays wide; each with two pairs of windows on the second floor, surmounted by a heavy stone lintel. Corbelled brick brackets support a deteriorating stone cornice at the roofline. The first floor has two pairs of entrances, each leading to a different flat. Surmounted by stone lintels, the doors are not original but are an appropriate replacement. Each pair of entrances is set beneath an open porch with square post supports. The porch roofs are flat with dentils beneath an overhanging cornice. The wood decking is replacement. Although the façade of this building is comprised of several distinct portions, it is united by stone belt courses that serve as continuous window sills and run beneath the second and first floor windows. The façade is further united by a uniform roof height.

It was mentioned in the Duluth Evening Herald in 1891 that “Capt. Morris [...] has bought lots 23 and 25 East Third street, First division, for \$8000 and will put up a row of four brick dwellings, modeled somewhat after the Salter row [301-307 E. 3<sup>rd</sup> Street] a little further east on the same street; the houses will be handsomely built of pressed brick and with all modern conveniences and will be two stories and basement. They will cost together \$20,000 and are to be put up at once.”<sup>14</sup> City directory research has not yielded more information about Morris. It is known that he did not reside here upon its completion in 1891. J.T. Waddell, local architect and contractor designed the building. Isaac Freimuth, proprietor of a dry goods and millinery business, was among the earliest residents at 113 E. 3<sup>rd</sup> Street. The following year, Warren N. Draper, a lawyer at Draper, Davis & Hollister, resided there with his son Lucas. S. H. Hammons, a manager at G.A. Cousens billiards store, resided at 115 E. 3<sup>rd</sup> in 1892 with Weston Hammons, a lawyer. The Richard A. and Addison Eva family resided at 117 E. 3<sup>rd</sup> in 1891. Richard was a general agent for the Northern Pacific Railroad. Their son Hubert V. boarded here, while a co-proprietor with his brother Edward at Eva Bros druggists. Elihu J. Crossett, the county treasurer, roomed at 117 E. 3<sup>rd</sup> in 1892. Annie Herntz, a domestic employee, and Daniel Van Baalen, a clerk for the Van Baalen Bros. shoe company, boarded at 119 E. 3<sup>rd</sup> in 1891.

This property was initially inventoried in 1983 as a part of the St. Louis County Historical Society’s 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group

---

<sup>14</sup> Duluth Evening Herald. “The Building Boom.” March 28, 1889. Accessed online:

III Apartments, defined as “More common structures and related cultural resources that contribute to the overall character of Duluth. Although most Group III buildings would probably not qualify for listing in the National Register of Historic Places, they are worth of preservation whenever feasible. Owners should be made aware of their value and encouraged not to destroy the architectural integrity and character of such structures through senseless remodeling and ‘modernization’ schemes.” This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

<p><b>113 - 119 E 3RD ST Facing N</b></p>	
<p><b>113-115 E 3RD ST Facing NW</b></p>	
<p><b>115-117 E 3RD ST Facing NW</b></p> 	<p><b>117-119 E 3RD ST Facing NW</b></p> 

Resource #s 32, 33, 37. Row Flats, 114-116, 118-120, 122-124 E. 3<sup>rd</sup> Street (SL-DUL-1413)

These three sets of row flats are each rectangular in plan, with stone foundations, wood frames, and red brick-clad walls. The buildings feature some Classical Revival details. Each building is similarly scaled; two stories in front and three in back, due to their position on the hillside rising above Lake Superior. The buildings are each four bays wide, but the fenestration composition and details on their façades vary. The first building, 114-116 E. 3<sup>rd</sup>, has a symmetrical façade. The outer bays project slightly and each contains a picture window with segmental arch transom on the first floor, and a picture window with transom and stone lintel on the second floor. The lintels are surmounted by a stone plaque with swag carvings. The middle bays each contain a wood and glass door with transom overhead on the first floor, and a pair of sash windows with round-arch transoms on the second floor. Each transom is a half-arch shape and each pair of windows has a corbelled round arch lintel overhead. A stone plaque and decorative brick work surmount the lintels. Most of the second-floor window sash have been replaced. The windows have a continuous stone sill. An open, full-width shed-roofed porch with a gabled pediment spans the façade. The roof is supported by square posts that have ornamental scrollwork in the upper corners.

The second building, 118-120 E. 3<sup>rd</sup>, also has a symmetrical façade. Opposite from the first building, the two central bays slightly project from the plane of the façade. They each contain a picture window on the first floor and transom windows that have been covered over. On the second floor, each bay has a set of three casement windows surmounted by a round arch lintel. Round-arch transom windows have been covered over. Three square stone plaques punctuate the wall above the lintels. The two outer bays, which appear recessed, have a pair of wood and glass doors with transoms in each outer bay. On the second floor, a pair of sash windows with stone lintels is in each bay. A stone continuous sill runs beneath the second floor windows. A prominent cornice runs across the roofline of the building. It has bracket and dental details along its underside and a balustrade over the two central bays. The porch is nearly identical to that of the building at 114-116, although it has two entry ways, each with a gabled pediment overhead. Most windows throughout the building have been replaced.

The third building, 122-124 E. 3<sup>rd</sup>, does not have a symmetrical façade and has an addition on the front. Looking at the front of the building, from right to left, the first and third bays are identical. They each contain a doorway on the first floor. The transom windows and original doors have not been retained. The second floor windows are multi-pane sash with flat arch brick lintels and decorative brick patterns overhead. The slightly projecting second bay has a picture window with a covered transom on the first floor wall and a wide sash window flanked by two narrow multi-pane windows on the second floor. The central window has a covered transom with a round-arch stone lintel and carved stone plaques above. The fourth bay also projects from the façade, and its second floor wall is comprised of a wide picture window with a round-arch multi-pane transom window above. The window is surmounted by a round-arch brick lintel. Square stone plaques are above the window, and stone accents the impost of the arch surrounding the window. The second floor windows appear to be original wood. The first floor of the fourth bay is obscured by a projecting one-story addition with concrete-block walls and red face brick on the front. The front wall of the addition has a storm door with transom overhead and a pair of windows that are set in a slightly recessed bay. The addition appears on the 1950 Sanborn map as a store. The

open porch is similar to that of the other buildings, although it was truncated to allow for the construction of the addition. Above the second floor windows there is a slightly projecting brick belt course that is surmounted by a metal cornice with brackets. A stone continuous sill runs beneath the second floor windows, but is mostly obscured by the porch roof.

Although Duluth records state these buildings were constructed in 1911, all three appear on the 1888 Duluth Sanborn map. The original, undated building permit lists Lucas as the property owner. In the 1888 Duluth City Directory, William E. Lucas, manager at Cochran & Walsh mortgage/loan/insurance company, resided at 114 E. 3d. He was not listed in previous years' directories, and by 1891 he was proprietor of his own mortgage loan and insurance business. Lucas resided at 114 E. 3<sup>rd</sup> until 1894, when he began boarding at the Kitchi Gammi Club. The relocation coincided with his retirement from the mortgage business; his firm was succeeded by Renwick Knox, who had been vice-president since 1893.

This group of flats was initially inventoried in 1983 as a part of the St. Louis County Historical Society's 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group III Apartments, defined as "More common structures and related cultural resources that contribute to the overall character of Duluth. Although most Group III buildings would probably not qualify for listing in the National Register of Historic Places, they are worth of preservation whenever feasible. Owners should be made aware of their value and encouraged not to destroy the architectural integrity and character of such structures through senseless remodeling and 'modernization' schemes." This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**114-116 E 3RD  
ST Facing NE**



114-116 E 3RD  
ST Facing SW



118 - 124 E 3RD ST Facing SE



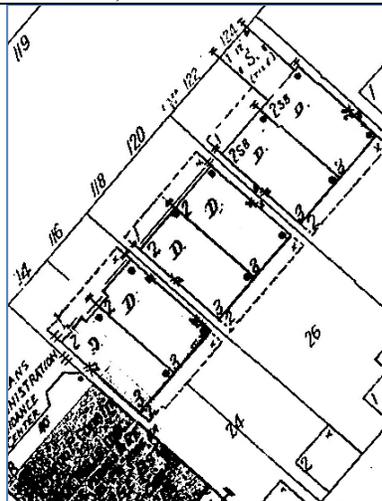
122-124 E 3RD ST Facing S



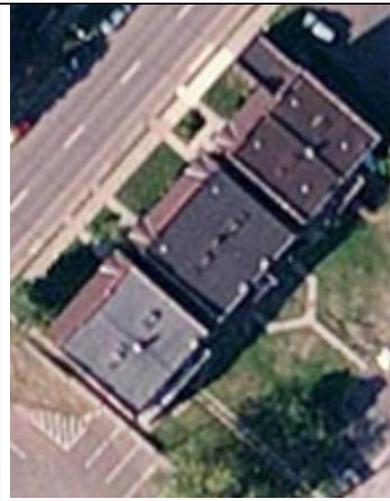
1888 Sanborn



1909, rev. 1950 Sanborn



2012 Aerial



Resource # 36. Evered Flats, 121 – 123 E. 3<sup>rd</sup> Street (SL-DUL-1414)

This two-story and raised basement row flat building is Romanesque Revival in style. The building is comprised of two rectangular-plan flats with a central hallway. The foundation is stone and the wood-frame building is clad in mortared stone on the ground floor, red brick on the first and second floors of the primary facade, and brown brick on secondary elevations. The facade is symmetrical and each half is a mirror image. The facade is five bays across; the two outer bays are full-height, three-sided projecting window bays. On each floor, the central window is fixed with a transom overhead, flanked on each side by a one-over-one sash window. The central bay of the facade houses the recessed entry way beneath a round-arch opening with corbelled brick surround. The front door is a replacement and the original transom window has been covered over. Two small replacement-sash windows are above the entrance on the second floor wall; the windows have round-arch transoms and round-arch brick lintels. The second and fourth bays have identical fenestration on each floor; a single one-over-one sash window. Aside from the small windows in the central bay, all windows have brick flat arch lintels and stone sills. A thick stone belt course divides the basement and first floor walls. The brick parapet has stone coping. A slightly corbelled brick cornice runs beneath.

The Evered Flats were constructed in 1903. They were named after the owner, Joshua Evered. He was the president of the National Iron Company. At the time they were constructed, Evered resided at 1825 W. 1<sup>st</sup> Street with his wife Anna. The real estate transactions section of the March 8, 1902, Duluth Evening Herald, lists the lot on which the Evered Flats now stand, “lot 27 East Third Street, Duluth proper,” as sold by Charles T. Seymour to Anna A. Evered for \$3,350. Joshua died shortly after these flats were constructed and Anna resided at 123 E. 3<sup>rd</sup> Street (Duluth City Directory 1904). In lieu of an occupation, it was noted in the directory that she was the widow of Joshua. No architect is listed on the building permit, but King & Co. constructed the building. George R. King was the proprietor of the general contracting business.

This property was initially inventoried in 1983 as a part of the St. Louis County Historical Society’s 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group III Apartments, defined as “More common structures and related cultural resources that contribute to the overall character of Duluth. Although most Group III buildings would probably not qualify for listing in the National Register of Historic Places, they are worth of preservation whenever feasible. Owners should be made aware of their value and encouraged not to destroy the architectural integrity and character of such structures through senseless remodeling and ‘modernization’ schemes.” This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**121 E 3RD ST**  
Facing N



**121 E 3RD ST**  
Facing NW



Resource # 38. Double House, 125 E. 3<sup>rd</sup> Street (SL-DUL-1415)

This two-story, hip-roofed Queen Anne double house is a frame structure on a raised stone foundation and narrow wood lap siding. The building is comprised of two rectangular-plan duplexes. The front half of the duplexes shares a hipped roof, with separate hip-roofed bays at the rear. Although the windows and front doors throughout the house have been replaced, the house retains a high level of original stylistic elements. The façade is asymmetrical and dominated by the off-center two-story open porch. The steps and first floor decking are replacements, as are the wood posts. The wood brackets and scrollwork in the upper corners are original elements. The second floor of the porch, including a side balcony with shed roof, retains the original turned wood posts and balustrade. A gabled dormer serves as the roof of the porch, and the gable-end has a round-arch opening with carved wood and dentil surrounds. A hip-roofed dormer stands above the second-floor balcony. The second unit's entrance is on the west end of the primary façade. It is covered by a gabled entry porch with turned wood posts and bracket details. A shingled frieze spans the façade between the first and second floors. First-floor picture windows have been replaced with sliding windows and their transoms have been covered over with shingles.

According to Duluth tax records, this property was constructed in 1900, although the residents were listed at this address as early as 1896. One of the earliest residents at 125 E. 3<sup>rd</sup> Street, and likely the owner of the property, was George A. Elder. He was secretary and treasurer of the Commercial Investment Company and resided here until 1909. Mrs. Mary H. Lewis, widow of Henry H. Lewis, boarded at 125 E. 3<sup>rd</sup> Street until at least 1907. George D. Lucore, manager of Duluth Candy Co., resided at 127 E. 3<sup>rd</sup> Street when the building was constructed. He lived there with his son Warren, who worked as a clerk at Duluth Candy Co. The double house was noted as two dwellings on the 1909 Sanborn map, but as flats on the 1950 map. St. Louis County property records classify the house in 2014 as having four or more dwelling units.

This property was initially inventoried in 1983 as a part of the St. Louis County Historical Society's 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group II Apartments, defined as "Generally important sites and structures that contribute significantly to the visual and cultural heritage of Duluth. Many Group II sites and structures would also qualify for listing in the National Register of Historic Places. They should be protected from destruction, alteration, or other factors that would diminish their integrity and value." This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**125 E 3RD ST**  
Facing N



**125 E 3RD ST**  
Facing NW



Resource # 40. Kehtel Flats, 201 – 203 E. 3<sup>rd</sup> Street (SL-DUL-1416)

This two-story Romanesque Revival duplex has a raised stone foundation and brick-clad walls. The roof is flat and accented with a projecting metal cornice that surmounts a course of corbelled brick. The first floor of the façade consists of a pair of inset round-arched entry ways flanked by picture windows with transoms set beneath oversized stone lintels. A one-story open porch, accessed via concrete stairs, extends across the central bay of the façade and has square columns supporting a projecting cornice with a row of dentils. The second-story windows are arranged as a pair of round-arched windows with stone keystones flanked by pairs of flat-arched windows. All of the windows have stone sills and replacement sash. The bays are divided on the second floor by slightly-projecting brick pilasters.

This building was owned by August Kehtel. The Duluth Evening Herald noted on May 29, 1903, that August Kehtel had pulled a permit for a “brick dwelling, north side Third Street between Second and Third avenues east” for \$8,000. At the time the building was constructed, Kehtel was a boot and shoe maker. He resided and operated his business from 203 E. 3<sup>rd</sup> Street. August resided here with his wife Wilhelmina until his death in 1934, and she continued to live here until her death in 1940. August’s brother, Richard Kehtel, a cigar maker, lived at 201 E. 3<sup>rd</sup> Street, as did Martha Kehtel, who was a domestic employee for Mrs. B. Webster. Nellie Larrivie resided at 201 E. 3<sup>rd</sup> Street, as well. She was a stenographer for Cons Elevator Company.

This property was initially inventoried in 1983 as a part of the St. Louis County Historical Society’s 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group III Apartments, defined as “More common structures and related cultural resources that contribute to the overall character of Duluth. Although most Group III buildings would probably not qualify for listing in the National Register of Historic Places, they are worth of preservation whenever feasible. Owners should be made aware of their value and encouraged not to destroy the architectural integrity and character of such structures through senseless remodeling and ‘modernization’ schemes.” This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**203 E 3RD ST**  
Facing N



**203 E 3RD ST**  
Facing NE



Resource # 42. Duplex, 209-211 E. 3<sup>rd</sup> Street (SL-DUL-1417)

This two-story flat-roofed Romanesque Revival row flat has a raised stone foundation and brick-clad walls. The first-floor arrangement is a pair of central entrances with transoms and replacement doors flanked by picture windows with transoms set beneath oversized stone lintels. The picture windows are replacement but the transoms have been retained. A flat-roofed open porch with square columns extends across the façade. The second-story windows are arranged as a pair of round-arched windows with stone hoods flanked by pairs of windows with flat-arched dark brick lintels. All windows have stone sills and replacement sash. Slightly-projecting brick pilasters are located at the corners and between the bays on the second floor. The roof is accented with cornice of corbelled brick, a central projecting brick parapet, and flared caps on the pilasters.

This duplex was constructed in 1911 by contracting firm Nattsworth & Lee. No architect was listed on the building permit. The owner's name was indecipherable. William G. Jones resided at 209 E. 3<sup>rd</sup> Street until at least 1931. He was employed as an express messenger. Edward J. Donahue, a manufacturer's agent and manager at Patterson & Stevenson Co., resided at 211 E. 3<sup>rd</sup> Street.

This property was initially inventoried in 1983 as a part of the St. Louis County Historical Society's 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group II Apartments, defined as "Generally important sites and structures that contribute significantly to the visual and cultural heritage of Duluth. Many Group II sites and structures would also qualify for listing in the National Register of Historic Places. They should be protected from destruction, alteration, or other factors that would diminish their integrity and value." This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**209 E 3RD ST**  
Facing NW



**209 E 3RD ST**  
Facing SW



Resource #s 45, 46. Institute of the Sacred Heart / St. Mary's School for Nurses, 227 - 231 E. 3<sup>rd</sup> Street / 315 N. 3<sup>rd</sup> Avenue E. (SL-DUL-1418)

This property is comprised of two brick structures on a double lot at the northwest corner of 3<sup>rd</sup> Avenue and 3<sup>rd</sup> Street East. The older, original building at the rear of the property facing 3<sup>rd</sup> Avenue is L-shaped and three stories on a raised stone basement. The building is restrained Neoclassical Revival in style. Windows throughout are one-over-one steel sash, and although segmental arch brick lintels surmount the windows, the openings have been retrofitted to in-fill the original arches. The primary façade is symmetrical and divided into three sections. The narrow central bay has a single window in each of the upper floors, though both have been boarded over. The main entrance below has a small hip-roofed entry porch supported by turned wood posts. This is a replacement porch from the original, which historic pictures indicate was partially enclosed and surmounted by a stone cross. The two outer bays are identical and have two sash windows on each floor. A row of slightly corbelled brick divides the bays vertically, and brick belt courses run between the floors to divide the façade horizontally. A brick parapet rises slightly above the roofline; an original projecting cornice, however, has been removed.

The original nursing school building on this property was constructed in 1894, and additions were completed in 1899 and 1901, which expanded the building toward 3<sup>rd</sup> Street. These additions created a five-story rectangular building and a two-story gymnasium. That building was demolished to make way for the present building, which was constructed in 1933. This structure stands at the southeast corner of the lot; its main entrance stands in a projecting entry bay on the 3<sup>rd</sup> Street side, with a secondary entry on the north end of the 3<sup>rd</sup> Avenue façade. "St Mary's School of Nursing" is carved above the main doorway, which has a stone surround. Decorative brickwork and additional stone detail surmount the entry. The first floor is delineated with several bands of slightly corbelled brick and topped with a stone belt course. The second, third and fourth floors of the south façade each have a pair of windows, while the fifth floor has a single large window with balconet. Four bays span the 3<sup>rd</sup> Avenue façade. Three bays are identical, with a pair of sash windows in each bay on the upper four floors. The fifth floor windows are surmounted by round arch transoms. The final bay, from which the secondary entry bay projects, has a single sash window in the second, third, and fourth floors, and a round window with stone surround on the fifth. Windows throughout the building have stone sills, and some stone coping along the parapet is visible. While the multi-pane sash windows may be replacement, they are in keeping with the original style. The wood doors with small glass windows appear to be original to the building.

"The College of St. Scholastica owes its existence to the combining of two forces: Benedictine missionary zeal and the mushrooming settlement of Duluth. The school's origins date back to 1892, when Mother Scholastica Kerst and 28 Sisters arrived from St. Benedict's Academy in St. Joseph, Minnesota, to spearhead the establishment of a Benedictine mother-house and an academy in Duluth. Initially, both convent and school were quartered in Munger Terrace. Within three years, increasing enrollment required building a new facility at Third Avenue East and Third Street. Named Sacred Heart Institute, the high school continued to grow rapidly in size and prestige."<sup>15</sup> The building also served as a motherhouse for the sisters. In a 1906 advertisement in

---

<sup>15</sup> "A Brief History of the College of St. Scholastica," The College of St. Scholastica: <http://www.css.edu/About/Centennial/History.html>

Patterson's American College & School Directory, the Institute of the Sacred Heart was described as, "a boarding and day school for girls. Preparatory and college courses. Music, art, elocution and languages. Kindergarten training and domestic science." At the time, Mother Scholastica was the directress of the school. Duluth expanded rapidly at the turn of the century, leading the school to remove to the College of St. Scholastica's present location. The Duluth Herald announced on September 1, 1910, that "the building formerly occupied by Sacred Heart Institute at the corner of Third avenue east and Third street, will be used by the Sisters of St. Benedict as a home for boys attending Catholic schools. There will be accommodations for about fifty." The 1909 Sanborn map shows the original, rear, building as housing the convent and a chapel. A five-story addition stood at the front of the lot, which housed a dining room, gymnasium, school rooms, and dormitories. This building was demolished to make way for the present front building.

Another effort spearheaded by the Benedictine sisters was the establishment of St. Mary's Hospital in 1888. After several disasters that filled the hospital to capacity, including the Hinckley Fire of 1894 and typhoid epidemics of 1895 and 1897, a new hospital opened in 1898 at 5<sup>th</sup> Avenue and E. 4<sup>th</sup> Street. In order to provide adequate care for their patients, the Benedictine sisters opened St. Mary's Hospital Training School for Nurses in 1908. Initially, the school operated out of St. Mary's Hospital, but space was at a premium. After several temporary locations, and "with the addition to the nurse's home in 1933 on Third Avenue and Third Street East (the former Sacred Heart Institute), some instruction shifted to the building which now bore the name "St. Mary's Hospital Training School for Nursing." Nursing students also resided at the property after academic classes began being offered at the St. Scholastica campus. After all nursing school programs were moved to campus, this property was used as a retirement home for older sisters. In 1972 it was sold and converted to apartments. It retains that use today.

This property was initially inventoried in 1980 as a part of the St. Louis County Historical Society "Duluth's Eastern CBD Area" survey and was included in the 1984 citywide Duluth Historic Resources Survey. At the time, it was categorized under Group III Apartments, defined as "More common structures and related cultural resources that contribute to the overall character of Duluth. Although most Group III buildings would probably not qualify for listing in the National Register of Historic Places, they are worth of preservation whenever feasible. Owners should be made aware of their value and encouraged not to destroy the architectural integrity and character of such structures through senseless remodeling and 'modernization' schemes."

This property is closely associated with the St. Benedictine Sisters and their influence in the development of the city of Duluth. Because it retains a high level of architectural integrity, and it closely associated with important aspects of the city's history, this property is recommended eligible for listing in the NRHP and for local designation by the City.

**221 E 3RD  
ST Facing  
NW**



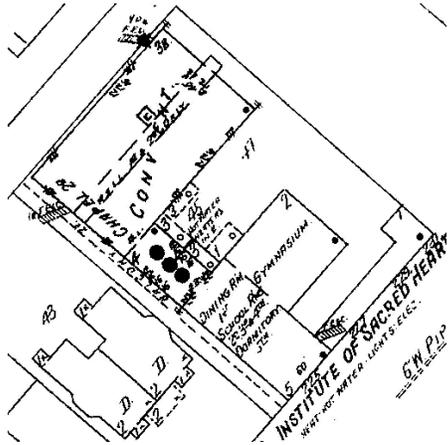
221 E 3RD ST Facing W



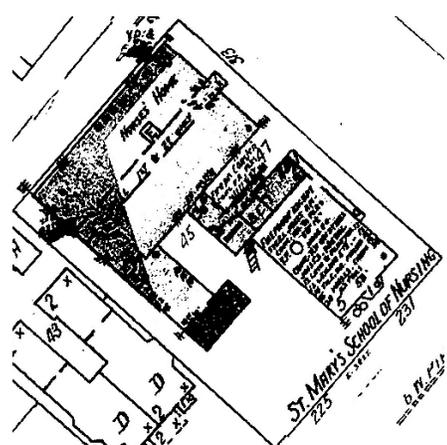
Sacred Heart Institute, 1906  
Facing W (UMN Duluth)



Institute of the Sacred Heart 1909 Sanborn



St. Mary's School of Nursing 1908, rev. 1950 Sanborn



Resource # 47. Salter Terrace (Bay View Flats), 301-307 E. 3<sup>rd</sup> Street (SL-DUL-1419)

These row flats were designed in the Richardsonian Romanesque style. The two-story brick-clad frame structure stands above a raised rough-cut stone foundation. The truncated hipped roof is intersected by two front gabled wall dormers flanked by a pair of shed-roof dormers. Domed turrets anchor the front corners. The façade is symmetrical, each half comprised of three bays. The outer bay contains the full-height turret. The central bay has a pair of round-arch openings on the first floor that lead to recessed doors surmounted with round-arch transoms. A rounded balcony projects from the second floor with a large round-arch opening and recessed doors and windows. The shed roof dormer projects from the roof overhead. The third bay, at the center of the building, has a projecting bay window on the first floor. A central picture window with transom is flanked by narrow sash windows. The second floor contains a pair of sash windows with round arch transoms and brick surround lintels. A gabled wall dormer stands above the cornice line; the gable-end has a tripartite round-arch window. The projecting balconies and caps on the bay windows are stone. Carved stone plaques wrap the rounded projecting balconies between the first and second floors. A heavy cornice with brackets beneath divides the brick walls from the shingle-clad roof. The walls of the two stairways that lead to the two sets of entrances are stone and match the basement wall cladding.

This row flat was owned by the Revered Charles Salter, the first pastor of the Pilgrim Congregational Church and the first chaplain of the missionary society Bethel Association. Salter commissioned locally prominent architect Oliver Traphagen, of the firm Traphagen & Fitzpatrick, to design the building. Construction was completed in 1887. Traphagen later designed the 1888 Bethel House at 246 Lake Avenue S., from which the association served sailors, loggers, miners, and their families. The “townhouse called Salter Terrace [was located] in Duluth’s upscale Ashtabula Heights neighborhood. When first built, the townhouses were all occupied by Salter family members—he and his wife Maria had five children, all adults at the time. He and Maria would later move to the Glen Avon portion of Hunter’s Park, another neighborhood first settled by the wealthy.”<sup>16</sup> The interior of the building underwent major renovations in 2006, resulting in 28 one-bedroom and studio apartments. “Every bathroom, kitchen, plumbing, wiring, appliance, flooring, wall, window, etc was replaced.”<sup>17</sup> Today the building is known by the name Eustone Apartments.

This property was initially inventoried in 1983 as a part of the St. Louis County Historical Society’s 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group II Apartments, defined as “Generally important sites and structures that contribute significantly to the visual and cultural heritage of Duluth. Many Group II sites and structures would also qualify for listing in the National Register of Historic Places. They should be protected from destruction, alteration, or other factors that would diminish their integrity and value.” This property is associated with historically significant events, trends or persons, and the building is a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. Furthermore, the building is a fine example of buildings designed by Traphagen &

---

<sup>16</sup> <http://zenithcity.com/lost-landmark-the-1888-duluth-bethel/>

<sup>17</sup> Ship Rock Management, “301-307 E 3<sup>rd</sup> Street, Duluth.” [https://www.shiprockmanagement.com/wp-content/themes/shiprock/printable/pdfgenerator.php%3Fprop\\_id%3D1983+%&cd=1&hl=en&ct=clnk&gl=us](https://www.shiprockmanagement.com/wp-content/themes/shiprock/printable/pdfgenerator.php%3Fprop_id%3D1983+%&cd=1&hl=en&ct=clnk&gl=us)

Fitzpatrick. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

<p><b>301 E 3RD ST</b> Facing NW</p>	
<p><b>301 E 3RD ST</b> Facing N</p>	

Resource # 48. Temple Adas Israel Synagogue, 302 E. 3<sup>rd</sup> Street (SL-DUL-2813)

This two-story synagogue building has a front-gable main mass and shed-roofed side bays, each fronted by a two-story flat-roofed stair tower. Standing on a stone foundation, the building has modern vinyl lap siding and original stained-glass windows with modern storm windows. The central main mass has four windows on each floor, with arched transoms with wood hood molding on the second floor, and a round window in the gable. The stair towers each have double doors accessed by concrete steps and a pair of windows surmounted by a single arched transom with hood molding. Similar paired windows with arched transoms are located on the side elevations of the stair towers. Rising from the corners of the stair towers are columns topped with onion-dome shaped capitals. The side bays have bands of rectangular windows. Although the overall form of the building has been retained, there have been a number of alterations, including addition of the vinyl siding and the canopies over the entrances, construction of a basement-level addition on the east elevation, and the removal of domes from each of the stair towers (see historic photo).

Duluth's Jewish population first arrived in 1869, but the community remained small until the 1890s, when the opening of the Iron Ranges attracted Eastern European immigrants. The earliest Jewish residents were German and Hungarian, and in 1891, they founded Temple Emanuel in the Reformed tradition. The Eastern European Jews formed three Orthodox congregations, including Adas Israel in 1899, which was the largest Jewish congregation in the city with 100 families.<sup>18</sup> Adas Israel built a synagogue in 1902 in a Moorish influenced design, which was the second to be built in the city and is currently the oldest extant synagogue in the city. According to a newspaper account, "The architectural work for this synagogue was done by Radcliffe & Willoughby, but, as that firm recently dissolved partnership, E.S. Radcliffe will have charge of the construction and carry the work to completion."<sup>19</sup> The Jewish population continued growing along with the city, and reached a peak of about 4,000 during the 1930s. The population then began declining – to about 2,500 by the mid 1940s and to 1,100 by 1970. In 1973, all of Duluth's Jewish congregations and schools, except for Adas Israel, combined in the Jewish Community Center.<sup>20</sup>

Adas Israel synagogue is directly associated with Duluth's Jewish community and served the city's largest congregation during the community's peak in the early twentieth century. In addition, the synagogue is a distinctive example of a type of construction designed by a master architect. Edwin Radcliffe designed numerous buildings in Duluth, but this synagogue was an unusual foray into a Moorish influenced design. The historic integrity of the building has been somewhat compromised by the synthetic siding and the removal of the domes from the stair towers. For this reason, unless the property would be rehabilitated in the future, it lacks sufficient integrity to meet Criterion C. However, enough of the design elements, as well as the location, setting, feeling, and association, remain intact that the property is eligible for NRHP listing under Criterion A while qualifying under Criteria Consideration A, as well as local designation by the City.

---

<sup>18</sup> <http://www.mnopedia.org/group/adas-israel-congregation-duluth>

<sup>19</sup> "Work Begins on New Synagogue," *Duluth Evening Herald*, September 8, 1901.

<sup>20</sup> <http://www.mnopedia.org/group/adas-israel-congregation-duluth>

302 E. 3<sup>rd</sup> Street, facing SE



302 E. 3<sup>rd</sup> Street, facing S



“Adas Israel Synagogue” undated (Norton, Duluth Minnesota 2001)



302 E. 3<sup>rd</sup> Street, facing SW



Resource # 49. St. Mary Star of the Sea Catholic Church / St. Mary's Polish Catholic Church (and dorm), 325 E. 3<sup>rd</sup> Street (SL-DUL-H-48)

This two-story and raised basement Gothic Revival church rises from a rough-cut stone foundation, to red pressed brick-clad walls and a front-gable roof. The roof is interrupted by a two-story projecting gable bay on each side, and a three-story central bell tower that slightly projects from the front façade of the building. The front gable-end has a brick parapet with corbelled brick detail and stone coping. The main entrance is on the raised first floor; concrete stairs run parallel to the façade, from the main entrance down to each side. The front wall of the staircase is red brick, although a different tone than the rest of the building. Iron balustrades run along the top of the stair walls. The front doors are set in a recessed gothic-arch entry bay that is surrounded by corbelled brick pilasters and surmounted with a corbelled brick gable, capped with a stone cross. A pair of narrow, tall gothic-arch windows surmounted by a round window fenestrate the second floor façade. They are set within a corbelled brick gothic-arch surround. The third floor of the bell tower is accented with stone belt courses, coping, and cupolas. The steeply-pitched pyramidal roof of the bell tower is capped with a cross. The fenestration at the peak of the bell tower has louvered shutters.

A two-story and raised basement addition is connected via a one-story breezeway at the north end of the west elevation. The addition is modern in style; it has a concrete foundation clad in stucco and brick-clad walls that rise to a flat roof with wide overhanging eaves. The window bays align and the wall space between the first and second floor windows is clad in vinyl lap siding. The one-over-one sash windows are replacement. The addition does not contribute to the integrity of the church.

Construction of the first St. Mary's Polish Catholic Church was completed in 1883. In 1872, the "Catholic community of Central Hillside built Sacred Heart Parish. The number of Polish Catholic immigrants was increasing dramatically, demanding a new church be built. With a desire to keep their Polish traditions, a group of Polish families built a separatist church called St. Joseph's parish," 10 miles north of Duluth.<sup>21</sup> Another group of Polish families, however, wanted a church closer to home in Duluth. In 1881, "100-140 Polish families formed a local branch of the St. Stanislaus Kostka Society, a Polish-American fraternal organization, bought two lots, and in 1883, built the first St. Mary Star of the Sea Parish in downtown Duluth."<sup>22</sup>

This movement was part of a broader national movement among Polish Catholics in America. During the late nineteenth century, as the number of Polish immigrants increased, many of them sought Catholic priests who could speak Polish, and they wanted to integrate Polish traditions with the traditional Catholic customs. Although many Polish parishes were formed, like St. Mary's Star of the Sea, very few priests were Polish and tensions grew during the 1890s within the American Catholic Church. Another dispute was over ownership of churches. Although paid for by parish members, Catholic churches were owned by the Church and controlled by parish priests, who were appointed by the Church. Polish immigrants, who had no Polish bishops in America to represent them, felt they had no voice within their own churches.<sup>23</sup> In 1897, a group

---

<sup>21</sup> [http://blog.lib.umn.edu/jhatcher/duluthcommunitynews/2008/10/left\\_out\\_in\\_the\\_cold\\_1.html](http://blog.lib.umn.edu/jhatcher/duluthcommunitynews/2008/10/left_out_in_the_cold_1.html).

<sup>22</sup> Ibid.

<sup>23</sup> <http://feefhs.org/links/other/mn/duluthpc.html>.

of Polish Catholics in Scranton, Pennsylvania, split from the Roman Catholic Church to form the Polish National Catholic Church. This schism led to divisions within Polish communities, between those who wanted to remain with the Roman Catholic Church and those who wanted the cultural autonomy of the Polish National Church.<sup>24</sup> This division would become evident in Duluth during the first decade of the twentieth century.

When the original St. Mary Star of the Sea church building burned down in 1905, in the following year, the 300 families of the parish built the current church for \$30,000.<sup>25</sup> Despite the quick response in rebuilding, underlying tensions within the parish became apparent. During the late nineteenth century, much like other parishes, St. Mary Star of the Sea Parish had woven Polish traditions into its mass. Roman Catholic dioceses did not approve of such deviations and, by 1907, had suspended priests, excommunicated congregations, and closed church buildings to public worship.<sup>26</sup> Faced with giving up their cultural identity or losing their standing in the Catholic Church, some Poles left St. Mary and formed the St. Josephat Parish within the Polish National Catholic Church denomination. Others stayed at St. Mary, and the church continued to serve the Polish Catholics who remained, as well as other Catholics in the neighborhood. Currently, the church does not identify with a particular ethnic group, serving all Catholics in the parish.

This property was initially inventoried as a part of the 1984 citywide Duluth Historic Resources Survey. At the time, it was categorized under Group II Churches, defined as “Generally important sites and structures that contribute significantly to the visual and cultural heritage of Duluth. Many Group II sites and structures would also qualify for listing in the National Register of Historic Places. They should be protected from destruction, alteration, or other factors that would diminish their integrity and value.”

St. Mary Star of the Sea Catholic Church is associated with significant trends and specific events related to the development of Duluth during the early twentieth century. The church is directly associated with the influx of recent immigrants to Duluth, and in particular, Polish immigrants. Furthermore, as the church where Polish Catholics had celebrated mass and from which they separated to form St. Josephat, the church is associated with the establishment and growth of the Polish National Catholic Church and, in Duluth, with the establishment of a Polish Catholic parish separate from the Roman Catholic parish. Both St. Mary Star of the Sea and St. Josephat are linked to this important time for Polish Catholics, and for this reason, the church meets Criterion A while falling under Criteria Consideration A.

---

<sup>24</sup> [http://en.wikipedia.org/wiki/Polish\\_National\\_Catholic\\_Church](http://en.wikipedia.org/wiki/Polish_National_Catholic_Church)

<sup>25</sup> <http://feefhs.org/links/other/mn/duluthpc.html>

<sup>26</sup> <http://www.mocavo.com/Duluth-Evening-Herald-Volume-Sep-Tember-8-1909/471937/103>

**325 E 3RD ST**  
Facing W



**325 E 3RD ST**  
Facing N



Resource # 50. St. Ann's Senior Living Apartments, 330 E. 3<sup>rd</sup> Street (SL-DUL-1422)

This modern apartment building is five stories on the E. 3<sup>rd</sup> Street side, and, due to the building's position on the hillside above Lake Superior, is 8 stories along E. 2<sup>nd</sup> Street. The building has a reinforced concrete frame and is clad in brick. The main entrance is at the southwest corner of E. 3<sup>rd</sup> Street and N. 4<sup>th</sup> Avenue E. A covered walkway, supported by brick piers, runs along the west façade of the two-story entry bay. A one-story wing connects to a U-shaped portion of the building that houses the apartment units. Recessed balconies are set in the south façade walls. The concrete framing is exposed at each floor. The windows are aluminum sliding sash and have transoms overhead. The flat roof has several penthouses to store mechanical and elevator utilities.

St. Ann's Residence opened in 1963 as an assisted living residence for senior citizens. It was established in 1910 by the Catholic diocese of Duluth and managed by the Benedictine Sisters. St. Ann's initial home at 20<sup>th</sup> Avenue W. and W. 2<sup>nd</sup> Street was the original St. Mary's hospital, built in 1887. When the current St. Mary's hospital was constructed at E. 3<sup>rd</sup> Street and N. 5<sup>th</sup> Avenue E., the original building was used as an orphanage. The building closed in 1956 and was eventually replaced by the current building. Today, the apartment building is a non-profit entity managed independently from the diocese, is nondenominational, and overseen by a secular board of directors.

This property was initially inventoried in 1980 as a part of the St. Louis County Historical Society "Duluth's Eastern CBD Area" survey for the 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group III Apartments, defined as "More common structures and related cultural resources that contribute to the overall character of Duluth. Although most Group III buildings would probably not qualify for listing in the National Register of Historic Places, they are worth of preservation whenever feasible. Owners should be made aware of their value and encouraged not to destroy the architectural integrity and character of such structures through senseless remodeling and "modernization" schemes." At the time of the 1980 survey, this building had not met the criteria to be eligible for listing in the National Register. Now that the property is over 50 years old, it may be eligible for listing in the National Register as an example of a large public housing complex similar to those built in the Minneapolis-St. Paul area from the early 1960s through early 1970s. To establish the eligibility of this and other similar properties, a historic context should be developed regarding urban renewal and public housing in Duluth during the 1960s and early 1970s.

**330 E 3RD ST**  
Facing SE from E.  
3<sup>rd</sup> Street between  
3<sup>rd</sup> & 4<sup>th</sup> Ave



**330 E 3RD ST**  
Facing N from E.  
2<sup>nd</sup> Street between  
3<sup>rd</sup> & 4<sup>th</sup> Ave



Resource #s 51, 53. Essentia Health-Duluth Clinic 3rd Street Building & Parking Ramp, 400-420 E. 3<sup>rd</sup> Street (SL-DUL-2815)

The Duluth Clinic stands on a slope, with 6 floors above ground on 2nd Street, and 5 floors above ground at the main entrance on 3rd Street. The commercial building at 400 E. 3<sup>rd</sup> Street and the adjacent parking ramp at 420 E. 3<sup>rd</sup> Street were constructed in 1974. Referred to as Miesian style on the 1983 Duluth Historic Resources Survey form, Moderne may be a more appropriate term. Both structures are clad in prefabricated concrete panels. The clinic building has a modular appearance and is devoid of decorative details. Bands of tinted glass, fixed, steel frame windows are interspersed with narrow, vertical bands of windows.

The building has been enlarged since constructed in 1974. The corner of the building at 5<sup>th</sup> Avenue and E. 3<sup>rd</sup> Street had originally been cutaway. A five story addition to fit in that corner was added sometime in the 1980s. During that same time period, a second five-story wing was added to the east end of the south façade. Both additions are in keeping with the original design. When constructed, two rectangular-plan, three-story apartment buildings were located south of the property at N. 4<sup>th</sup> Avenue and E. 2<sup>nd</sup> Street. The apartment at 409 E. 2<sup>nd</sup> was demolished during the 1980s to create a driveway and parking lot at the rear of this property. The apartment at 401 E. 2<sup>nd</sup> Street was subsequently incorporated into the Duluth Clinic via a two-story, tinted-glass clad breezeway across the (vacated) alley. At the time of the 2014 survey, the building at 401 E. 2<sup>nd</sup> Street had been demolished and the vacant and parking portion of the lot were being covered with new construction.

This property was initially inventoried in 1980 as a part of the St. Louis County Historical Society “Duluth’s Eastern CBD Area” survey and was included in the 1984 citywide Duluth Historic Resources Survey. At the time, it was categorized under Group II Commercial, defined as “Generally important sites and structures that contribute significantly to the visual and cultural heritage of Duluth. Many Group II sites and structures would also qualify for listing in the National Register of Historic Places. They should be protected from destruction, alteration, or other factors that would diminish their integrity and value.” It was also surveyed in the 1993 Duluth HPC “Old Downtown” survey. Other than a note of its “good” condition, no recommendations of eligibility were noted.

This building was constructed in 1974. The property is less than 50 years old, and it does not have exceptional significance for its associations with events, trends, or persons, nor for its design. For this reason, the clinic building is recommended not eligible for listing in the NRHP or for local designation by the City.

400 E. 3<sup>rd</sup> Street facing east



400 E. 3<sup>rd</sup> Street facing north from E. 2<sup>nd</sup> Street



**400 E  
3RD ST**

← May  
1974  
(USGS)

→  
2012  
(Esri)



Resource # 52. St. Mary's Hospital / Essentia Health St. Mary's Medical Center, 407 E. 3<sup>rd</sup> Street (SL-DUL-2816)

The first location of St. Mary's hospital was in Lincoln Park, south of the city of Duluth. The Benedictine sisters established the hospital in 1888 in response to a typhoid epidemic. The hospital moved to its building on 3<sup>rd</sup> Street at 4<sup>th</sup> Avenue E. in 1898. In the original building design, "the first considerations in plan and construction have been those great essentials in caring for the sick, namely, ventilation, cleanliness, and light." The building was four stories, with part of the top floor devoted to a covered promenade and roof garden.<sup>27</sup> The original building was Romanesque Revival style.

New construction, however, has replaced the original building. Although portions of the current complex appear to date from the 1950s and 1960s, much of the complex has been built in the past 30 years. The east wing is 8 stories tall. The red brick structure spans six bays along 5<sup>th</sup> Avenue and fourteen bays along 3<sup>rd</sup> Street. The main entrance stands within a one-story enclosed entry bay with handicap accessible ramp. The walls are primarily comprised of windows and granite panels. A skyway spans 3<sup>rd</sup> Street and is accessed from the third floor of the wing's nine-story elevator shaft. The steel frame sliding windows have concrete sills. A slightly corbelled brick belt course runs beneath and above the top floor windows. A 12-story tower stands adjacent to the east wing; its 3<sup>rd</sup> Street façade is not fenestrated. Several structures clustered together form the west end of the building. A nine-story brick building runs from 3<sup>rd</sup> Street to the alley along 4<sup>th</sup> Avenue. The building is recessed along 3<sup>rd</sup> Street, and a five-story building with glass curtain walls was constructed in the void. A slightly recessed 6 story tower stands between the west wing and the central 12 story tower. The buildings, aside from being connected or overlapping, are unified by the consistent use of red brick, as well as stone and concrete details.

The lot upon which the hospital was constructed, on "Third Street at Fifth Avenue," had initially been purchased for the Benedictine Sisters in Duluth to build a motherhouse. "Construction began on the foundations in 1893, but lack of funds and a severe economic downturn in Duluth prevented anything but the basement to be completed."<sup>28</sup> The Sisters instead established their motherhouse at a "simple brick building" at 3<sup>rd</sup> Avenue East and East 3<sup>rd</sup> Street, which also housed the Sacred Heart Institute. By 1897, the financial problems of Duluth and the religious community had eased, and St. Paul architect Clarence H. Johnston was commissioned to design the new hospital.<sup>29</sup>

Upon completion in 1898, the hospital could accommodate up to 300 patients. The hospital underwent an addition in 1911, which increased the frontage along 3<sup>rd</sup> Street by 72 feet and along 4<sup>th</sup> Avenue to the alley. Smaller additions and interior alterations were made during the first half of the twentieth century while the latter half saw much more substantial development. A psychiatric unit was added in 1955 and a nine-story wing was built in 1957. In 1967, the original

---

<sup>27</sup> "The New Hospital: A Model Building," *Duluth Evening Herald*, Nov. 29, 1897, 2.

<sup>28</sup> Sister Margaret Clarke, "Remembering Things Past: Gone but not Forgotten," *Pathways*, Fall 2012. [http://www.duluthbenedictines.org/stuff/contentmgr/files/0/a8f293e9d54179a76804f8ab75f8b30c/files/rtp\\_10\\_gone\\_but\\_not\\_forgotten.pdf](http://www.duluthbenedictines.org/stuff/contentmgr/files/0/a8f293e9d54179a76804f8ab75f8b30c/files/rtp_10_gone_but_not_forgotten.pdf)

<sup>29</sup> "Building Intelligence," *The American Architect & Building News*, 57, No. 1124, X.

“wing was razed to make way for a new east wing, opened in 1969.”<sup>30</sup> With later additions to the hospital’s campus, its medical facilities and parking structures cover several city blocks. Consistent interior renovations have resulted in lost integrity, as well. St. Mary’s grew along the entire block between East North 4<sup>th</sup> Avenue East and North 5<sup>th</sup> Avenue East and throughout the immediate community.<sup>31</sup>

This property was initially inventoried in 1983 as a part of the St. Louis County Historical Society’s 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group II Commercial, defined as “Generally important sites and structures that contribute significantly to the visual and cultural heritage of Duluth. Many Group II sites and structures would also qualify for listing in the National Register of Historic Places. They should be protected from destruction, alteration, or other factors that would diminish their integrity and value.”

The hospital has significant associations with the events related to the development of the city of Duluth in the early to mid-twentieth century and is associated with the Benedictine Sisters in Duluth, who founded St. Scholastica as well as the hospital. The original building is no longer extant and even the portion of the complex from the mid-twentieth century has been overwhelmed by later construction. Therefore, the hospital complex does not retain historic integrity. Multiple additions and alterations to historic period buildings have compromised the integrity of design, materials, workmanship, feeling and setting. Because the hospital no longer conveys its potential historic significance, this property is recommended not eligible for listing in the NRHP or for local designation by the City.



<sup>30</sup> Ibid.

<sup>31</sup> Eubank, 45; Sanborn Fire Insurance Map, 1909, vol. 2, sheet 180.

St. Mary's Hospital, 1910  
(MNHS)



St. Mary's Hospital, 1932  
(Duluth Public Library)



Resource # 54. 5<sup>th</sup> Avenue Apartments, 503 E. 3<sup>rd</sup> Street (SL-DUL-1426)

This four-story Prairie School style apartment building has a poured concrete foundation and skeleton, brick and tile curtain walls, and a flat roof with wide, overhanging eaves. The base of the first floor wall is clad in concrete, the upper half of the floor is brown brick. The upper floor walls, divided by a concrete belt course, are clad in reddish-brown brick. Another belt course runs beneath the roofline; it is interrupted by small concrete details at the top of brick pilasters that divide the main bays along the façade. The façade is divided into seven general bays. The first, fifth, and seventh bays contain three sash windows on each floor. The second, fourth, and sixth bays each contain one small sash window on each floor. The third bay contains the main entrance on the first floor, although the entrance has been obscured behind a one-story entry bay with metal cornice, glass walls, and brick piers. A casement window stands in each floor above the doorway.

Domestic Engineering announced in 1921 that Edward Krause had been awarded the plumbing and heating contract of the “35-apartment building to be erected at Fifth Ave E. and Third St.” Albert Stoltz was listed as the owner on the original building permit, which gave the building’s address as 507 E. 3<sup>rd</sup> Street. Stoltz was a tailor and operated from 518 E. 4<sup>th</sup> Street. He, along with his family, resided in a house just north of this apartment building at 312 N. 5<sup>th</sup> Avenue E. Bertha Stoltz was a teacher at Park Point School and Amy was a student. No architect or builder was listed on the building permit.

This property was initially inventoried in 1983 as a part of the St. Louis County Historical Society’s 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group II Apartments, defined as “Generally important sites and structures that contribute significantly to the visual and cultural heritage of Duluth. Many Group II sites and structures would also qualify for listing in the National Register of Historic Places. They should be protected from destruction, alteration, or other factors that would diminish their integrity and value.” This property is not known to be associated with historically significant events, trends or persons. The building, however, is a fine example of the Prairie style applied to a large apartment building during the early twentieth century. An architect has not been identified and should be documented in the future. This property is recommended as eligible for listing in the NRHP and for local designation by the City. In addition, although the building is much larger than the flats and double houses identified for inclusion in a multi-family residential Multiple Property Documentation Form in Duluth’s East End, larger apartment buildings could be a property type, and this property may also be eligible within the context of multiple family properties.

**503 E 3RD ST**  
Facing N



**503 E 3RD ST**  
Facing NW



Resource # 55, 56. Flats, 9 – 11 E. 4<sup>th</sup> Street (SL-DUL-1583)

This property is comprised of two Neo-Classical Revival duplexes, which are mirror images of each other. Each two-story frame structure stands atop a stone foundation. The walls are clad in red brick on the primary façade and brown brick on the secondary elevations. The buildings have three-bay façades with prominent center projecting bays. The window openings are capped by flat-arch brickwork with stone sills below. An open porch stretches the width of each façade. Supported by wood posts, the porches have rows of dentils beneath overhanging eaves, and are surmounted by second floor balustrades. On each floor, the projecting bay features a central picture window with transom, flanked on either side by a one-over-one sash window. On the first floor, each side bay contains a doorway. On the second floor side bays, one window is a one-over-one sash and the other is oval, with stone keystone accents. A slightly projecting cornice of corbelled brick and a parapet wall cap the façades.

This pair of duplexes was built in 1905. No architect or builder is listed in the city building permits. William F. Lawrenz was the owner of these properties when constructed, and he was employed as a foreman. He resided at 9 E. 4<sup>th</sup> Street. The Duluth Evening Herald reported in its Building Permits section on September 5, 1908, that Lawrenz had pulled a permit for a “brick dwelling on Fourth Street, between Lake avenue and First avenue east, to cost \$3,150.” At the time of the 1920 U.S. Census, William F. Lawrenz continued to reside at 9 E. 4<sup>th</sup> Street, along with his wife Tillie and 26-year old son Walter. William was working as a mechanic at a mechanic shop and Walter was a medicine salesman. Early residents at 11 E. 4<sup>th</sup> Street were Charles F. Teske and his family. His children, who boarded here with him, were: Fred, a salesman at J.J. Cullen, and Hattie, a student at the Central Business College. The Teskes resided here until at least 1910. The William Kaiser family also resided in a unit at 11 E. 4<sup>th</sup> Street. William Kaiser was the proprietor of the stocks and real estate company William Kaiser Co. Kaiser resided here with his wife, Ida, and children Rollin, a clerk, and Zelma, an assistant librarian at the Duluth Public Library. William died ca. 1913, and the Kaiser family continued residing here for only a year longer. Ida Kaiser moved to Cleveland, OH in 1915. By 1918, Zelma resided in Canton, OH. Rollin moved to California by 1917.

This property was initially inventoried in 1983 as a part of the St. Louis County Historical Society’s 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group II Apartments, defined as “Generally important sites and structures that contribute significantly to the visual and cultural heritage of Duluth. Many Group II sites and structures would also qualify for listing in the National Register of Historic Places. They should be protected from destruction, alteration, or other factors that would diminish their integrity and value.” This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**9 -11 E 4TH ST**  
Facing NW



**9 -11 E 4TH ST**  
Facing N



Resource # 57. Bridgeman Flats, 13 – 15 E. 4<sup>th</sup> Street (SL-DUL-1584)

This two-story Neo-Classical Revival duplex has a raised stone foundation. The primary façade wall is clad in red brick, with alternating bands of projecting brick on the first floor, while the secondary elevations are clad in brown brick. The building is symmetrical and three bays across. The central bay projects from the plane of the façade. On the first floor, two round-arch openings lead to recessed doorways. Each door is wood and glass, set below a transom window. On the central bay's second floor, the round-arch window openings have been retrofitted with squared-off replacement sash windows. The windows are surmounted by projecting brick round-arch surrounds with trefoil details. The side bays are identical; each first floor bay contains a picture window with original stained glass transom. . The second-floor side bays each contain a picture window with transom; like the central bay, these windows are replacement and the openings have been retrofitted. They retain the same style brick surrounds with trefoil details. A corbelled brick frieze and metal cornice are surmounted by a brick parapet. A flat-roofed open porch with wood posts and wide eaves runs nearly the width of the façade.

The Bridgeman Flats was named after its early owner, indicated on the undated city building permit as Agnes Bridgeman. Although city tax records list 1905 as the building date, Agnes died in 1902 and her husband, Frank, a year earlier. It does not appear as though any member of the Bridgeman family resided here. The names of the architect and builder on the permit were illegible.

This property was initially inventoried in 1983 as a part of the St. Louis County Historical Society's 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group III Apartments, defined as "More common structures and related cultural resources that contribute to the overall character of Duluth. Although most Group III buildings would probably not qualify for listing in the National Register of Historic Places, they are worth of preservation whenever feasible. Owners should be made aware of their value and encouraged not to destroy the architectural integrity and character of such structures through senseless remodeling and 'modernization' schemes." This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**13 - 15 E 4TH ST**  
Facing NW



**13 - 15 E 4TH ST**  
Facing NE



Resource # 69. Bermuda (Ingalls/Lynn) Flats, 214 – 216 E. 4<sup>th</sup> Street (SL-DUL-1587)

This three-story row flat building is Richardsonian Romanesque in style. It has a stone foundation, and a tan brick-clad primary façade that rises to a decorative parapet, and brown brick secondary elevation walls. The façade is five bays wide and symmetrical. The two outer bays contain a narrow sash window (with covered transoms) on the second and third floors, and a first floor projecting entry bay with wood and glass door, surmounted by a flat roof overhang. The doorways have a segmental-arch brick lintel and covered transom window. The second and fourth bays project substantially from the plane of the building's façade. On each floor, a picture window with transom is flanked on each side by a one-over-one sash window. The sash windows originally had transoms, but they have been covered. The first-floor windows have round-arch transoms with brick and stone surrounds. The central bay contains a recessed entry way on each floor; the doorways are in line with the plane of the building's façade, while the brick walls with round-arch openings run between the projecting bays. On the first floor, the entryway leads to a wood and glass door. Balconies with balustrades are accessed from doors on the second and third floors. All sash windows have stone sills and lintels. The parapet is adorned with corbelled brick and stone coping. A plaque that reads "1891" stands in the central bay's cornice.

This building was owned by Ed Ingalls when constructed in 1891. His family resided in a unit at 216 E. 4<sup>th</sup> Street. A lumberman, Edmund Ingalls "first came to the region in 1861 to establish a sawmill and set up a logging operation. By 1870 his attention had turned to brownstone, naturally formed sandstone found in a variety of colors from reds to yellows that came to popularity in the latter half of the nineteenth century with the rise of Richardsonian Romanesque architecture."<sup>32</sup> "Described by one historian as an intelligent businessman (but one who 'did not regard an obligation or his word as of any value'), Ingalls left Duluth after the financial panic of 1873 and in 1879 leased operation to Nils Nelson. By 1885 Ingalls had returned to Duluth and traded his property with that of A. M. Miller, who turned quarry management over to John H. Crowley. Ingalls remained active in Duluth business until his death in 1895."<sup>33</sup> Edmund's occupation in the 1892 Duluth city directory was real estate, and he operated out of the Ingalls Block at 105-107 W. Superior Street. The Duluth Evening Herald reported on October 7, 1890, that Wangenstein & Roen "have made plans for another row to be built by Ed Ingalls on Fourth Street between Second and Third [avenues] east."<sup>34</sup> The building was designed by locally prominent architects John J. Wangenstein & Olav Roen at a cost of \$15,000.

This property was initially inventoried in 1983 as a part of the St. Louis County Historical Society's 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group II Apartments, defined as "Generally important sites and structures that contribute significantly to the visual and cultural heritage of Duluth. Many Group II sites and structures would also qualify for listing in the National Register of Historic Places. They should be protected from destruction, alteration, or other factors that would diminish their integrity and value." This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily

---

<sup>32</sup> "Duluth Brownstone Quarrying," *Lost Duluth: Landmarks, Industries, Buildings, Homes* (Duluth: Zenith Press): <http://zenithcity.com/zenith-city-history-archives/duluth-industry/duluth-brownstone-quarrying/>

<sup>33</sup> Ibid.

<sup>34</sup> <http://www.mocavo.com/Duluth-Evening-Herald-October-1890-Volume-October-7-1890/112153/7>

residences in Duluth. Furthermore, the building is a fine example of John Wagenstein's designs during his partnership with Olav Roen. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**214 – 216 E.  
4<sup>th</sup> Street  
Facing SE**



**214 – 216 E.  
4<sup>th</sup> Street  
Facing S**



Resource # 72. Auguste L. Langellier House, 224 E. 4<sup>th</sup> Street (SL-DUL-1588)

This two-story Queen Anne style house has a stone foundation and frame walls clad in synthetic lap siding. The roof is hipped with intersecting gabled bays and dormers. Wood brackets run beneath the overhanging eaves. The roof is punctuated by gabled dormers of varying size and a conical tower. Window sash appear to be replacement, but the openings are original to the house. The front door is accessed by a replacement wood deck porch; the porch has no roof but the eaves overhead provide some protection.

Although constructed in 1881, this house was not listed in city directories with its address until circa 1886. Among the boarders renting rooms here at that time were two widows, Anna Johnson and Johanna Peterson. Auguste L. Langellier, in the real estate profession, resided here by 1888.

This property was initially inventoried as a part of the 1984 citywide Duluth Historic Resources Survey. At the time, it was categorized under Group III Houses, defined as “More common structures and related cultural resources that contribute to the overall character of Duluth. Although most Group III buildings would probably not qualify for listing in the National Register of Historic Places, they are worth of preservation whenever feasible. Owners should be made aware of their value and encouraged not to destroy the architectural integrity and character of such structures through senseless remodeling and ‘modernization’ schemes.”

The previous survey recommended that this property is not eligible for listing in the NRHP, and the current survey concurs. Research has not shown this property to be associated with historically significant events, trends or persons, and the building is a modest but not distinctive example of the Queen Anne style. For these reasons, this property is recommended not eligible for listing in the NRHP or for local designation by the City.

**224 E 4TH ST Facing SE**



**224 E 4TH ST Facing S**



Resource # 74. Charles H. and Elizabeth Arthur House, 230 E. 4<sup>th</sup> Street (SL-DUL-1591)

This two-story Queen Anne style house rises from a foundation of stone. The basement is raised in the rear, as the house was built into the hillside above Lake Superior. The walls of the frame house are clad in synthetic lap siding. The roof is hipped, and punctuated with several dormers of varying sizes and styles. A gable at the front of the house projects beyond the façade's plane and serves as a roof for the two-story open porch. Across the façade on the northeast corner of the house is a two-story, rounded, projecting bay with an ogee dome roof. Windows throughout the house are replacement sash. It appears as some fenestration has been reduced in size to fit the replacement windows.

Charles H. Arthur and his family resided here upon the house's construction in 1886. Mr. Arthur was co-proprietor of the grain commission company Arthur, Waters & Co. He resided here with his wife Elizabeth and children Miss Alta J. and William H. The house was listed as a dwelling on the 1888 and 1908 Sanborn maps, but by 1950 the building had been remodeled to become flats for multiple renters.

This property was initially inventoried as a part of the 1984 citywide Duluth Historic Resources Survey. At the time, it was categorized under Group II Houses, defined as "Generally important sites and structures that contribute significantly to the visual and cultural heritage of Duluth. Many Group II sites and structures would also qualify for listing in the National Register of Historic Places. They should be protected from destruction, alteration, or other factors that would diminish their integrity and value." No recommendations of eligibility were noted.

The previous survey recommended this property as potentially eligible for listing in the NRHP and local designation by the City, and the current survey concurs. A substantial Queen Anne style house built in the mid 1880s for a member of the Duluth Board of Trade, the property exemplifies the development of Duluth and the growing prosperity of its residents during the period from the late 1870s to the early 1890s. The property may meet Criteria A and/or C, and additional information regarding Charles Arthur could support Criterion B.



Resource # 75. Loiselles Garage (Kaarbo's Auto Repair), 331 E. 4<sup>th</sup> Street (SL-DUL-2817)

This two-story flat-roofed brick auto service building has a poured-concrete foundation and multi-color wire-cut face brick and tile cladding. The first floor of the building is garage/service space and the second floor is offices. The two primary façades of the building face E. 4<sup>th</sup> Street and N. 4<sup>th</sup> Avenue, and the first floor corner is a recessed drive-through entrance supported by a rectangular brick pier. Within the drive-through, there is a garage door opening with a recent door, a pedestrian door, and storefront windows that have been partially in-filled. There is a separate pedestrian entrance to the office from 4<sup>th</sup> Street, and a projecting wrought-iron sign arm is above the door. Windows throughout the building have brick sills, soldier-course brick lintels, and replacement sash. Slightly recessed brick panels adorn the space above the second-floor windows, which culminates in a stepped parapet wall with metal coping.

This property was constructed in 1926 and first appeared in Duluth city directories in 1927. The automobile service station was owned by Eli Loiselles. In the 1930 U.S. Census, Loiselles resided at 413 4<sup>th</sup> Avenue E. along with two sons, two daughters, and two lodgers. Prior to opening his garage, Loiselles (a native of Canada) was the proprietor of the Grace Hotel. By 1954, the business had been renamed as Hillside Garage and was owned by Waino Hedenquist. Since at least 1995, the property has been known as Kaarbo's Auto Repair, named after the owner. C.A. Rasmussen was the contractor for the building.

When the Loiselles Garage opened in 1926, it was one of many in Duluth at the time. According to Duluth city directories, there were 82 automobile garages and service stations in Duluth in 1925 and 88 of them by 1927. As the automobile industry expanded during the 1910s and 1920s, it spawned numerous ancillary industries, including neighborhood garages and service stations. While the Loiselles Garage is associated with this trend, it was not an early auto garage, nor is it known to have otherwise been a leader in the industry. It is not associated with persons significant in history. Furthermore, although the building represents a type of construction, an auto garage from the 1920s, it is not a distinctive example. For these reasons, Loiselles Garage is recommended not eligible for listing in the NRHP or for local designation by the City.



Resource # 76. Goering Building, 413 E. 4<sup>th</sup> Street (SL-DUL-2818)

This two-story flat-roofed brick commercial building has red face brick on the primary façade. The first floor of the primary façade retains the pattern of a single storefront with an inset entrance and a side entrance for the upstairs units, but the windows have been replaced with modern glass and aluminum units and vertical wood surrounds, and a modern awning has been installed. On the second floor, two paired window sets have stone sills, double-hung wood sash, and round arches with brick hood moldings. Stone band courses are located above the storefront and above the second-floor windows. Above the stone band, there is a projecting stone cornice, and a parapet wall with a row of brick round arches and another row of inset squares. The shaped parapet has rough-cut stone coping and two stone plates reading, “Goering” and “1893.”

This building was first owned by Ernest Goering. He was issued a permit for “2-story brick bldg, Fourth st... \$4,000,” as noted in the December 18, 1893, Duluth Evening Herald. Goering was a cigar maker, but it is not clear through city directory listings if he sold them from the storefront at 413 E. 4<sup>th</sup> Street. By 1895, Frank Frei resided upstairs and operated the Frei & Abell grocery, flour, fruits, and confectionery business downstairs. His business partner was Ransom M. Abell. By 1902, H.E. Bartholdi operated his retail grocery store from here. Bartholdi resided in a house along the alley behind 411 E. 4<sup>th</sup> Street. No original permits for this building were available from the City of Duluth.

This building was part of an early commercial node on E. 4<sup>th</sup> Street that served the growing residential neighborhood in the area northeast of the central business district. Between the late 1870s and the early 1890s, Duluth expanded its industry, commerce, and population. The residential neighborhood Ashtabula Heights developed during this era, and during the 1880s, a neighborhood-oriented commercial node developed on E. 4<sup>th</sup> Street between 4<sup>th</sup> and 5<sup>th</sup> Avenues. Constructed in 1893, the Goering Building dates to this early expansion era and is the only remaining building from that early neighborhood commercial node. Due to alterations to the first floor storefront, however, this building lacks the historic integrity needed to be eligible for listing in the NRHP. If the first floor alterations were removed and the storefront were restored to its historic appearance, the building could become eligible. At this time, the building is recommended as not eligible for listing in the NRHP or for designation by the City.

413 E. 4<sup>th</sup> Street, facing NW



413 E. 4<sup>th</sup> Street, facing N



Resource # 77. Beschenbossel Building, 415 E. 4<sup>th</sup> Street (SL-DUL-2819)

This two-story flat-roofed brick commercial building has cream face brick on the primary façade. The first floor of the primary façade retains the pattern of a single storefront with an inset entrance and a side entrance for the upstairs units, but the windows have been in-filled with lap wood siding and small fixed-sash window, and a modern shingled awning and sign panel have been installed. On the second floor, there are three windows, all with stone sills and double-hung wood sash. Stone band courses are located above the storefront and above the second-floor windows. Above the stone band, the cornice is adorned with corbelled brickwork, and the parapet wall has stone coping and a stone plate that reads, “1910.”

Peter Beschenbossel owned this building upon its completion in 1910. He operated a saloon downstairs and resided upstairs with his sons Carl and Walter. Beschenbossel and various family members continued to reside and operate his saloon from here until at least 1934. The Duluth Evening Herald noted in the Building Permits section of its February 8, 1910, issue that Beschenbossel’s permit for a “brick building [on] East Fourth Street between Fourth and Fifth avenues” was for \$400. Evidence indicates that the existing building’s façade may have been remodeled, rather than new construction. A building appears at this location on the 1888 and 1909 Sanborn map. In addition, a saloon had been addressed at 415 E. 4<sup>th</sup> Street since at least 1895. No original permits for this building were available from the City of Duluth.

Because the building was either rebuilt or extensively remodeled in 1910, it is not associated with Duluth’s early development era. Research has not shown the building to be associated with significant events, trends, or persons in history, and its modest architectural features do not represent a distinctive period, type, or method of construction. Furthermore, more recent alterations to the first floor storefront have compromised the integrity of design, materials, workmanship, and feeling. The building is recommended not eligible for listing in the NRHP or for designation by the City.

415 E 4<sup>th</sup> Street facing WNW (center)



415 E 4<sup>th</sup> Street facing WNW (center)



Resource # 222. Bartholdi Block, 501 E. 4<sup>th</sup> Street (SL-DUL-2836)

This two-story flat-roofed brick commercial building has variegated face brick on the primary façade and red brick on the side walls. The first floor of the primary façade has been altered: the windows in-filled with wood paneling and smaller fixed-sash windows and one bay opened up to create a covered smoking area. A metal canopy overhangs the storefront. On the second floor, single and paired windows have stone sills, double-hung wood sash, and flat arches with keystones. There is a projecting stone cornice and a brick parapet wall with stone coping and finials. The 5<sup>th</sup> Avenue elevation has segmental-arched second floor windows and decorative arches along the cornice. A flat-roofed addition is attached to the rear elevation.

Duluth property records state this building was constructed in 1890. Frederick G. German is listed as the architect on the original, undated building permit. This is likely one of the earliest buildings German designed in Duluth; he previously worked in New York and went on to have an illustrious career here. D.R. Long is listed on the original building permit, likely as the owner of the property. At the time, Daniel R. Long was the vice-president of the State Bank of Wisconsin. William B. Gardner was the first resident at 503 E. 4<sup>th</sup> Street when it was constructed in 1890. He operated his retail grocery store from the storefront below. In 1893, one of the residents of 501 was John E. Owen, a deputy state grain inspector. Louis K. Daugherty ran his building supply store from the main floor until he built the Daugherty Building at 516 E. 4<sup>th</sup> Street in 1912. The 1909 Sanborn map indicates a central hall and stairway in the building. At the time, a drug store was located in one storefront. The building appears to have been altered between 1909 and 1950 because the central hall and stairway do not appear on the 1950 Sanborn map. Furthermore, the brick work on the 4<sup>th</sup> Street façade is different than the 5<sup>th</sup> Avenue façade, and indicates different construction episodes.

This building was part of an early commercial node on E. 4<sup>th</sup> Street that served the growing residential neighborhood in the area northeast of the central business district. Between the late 1870s and the early 1890s, Duluth expanded its industry, commerce, and population. The residential neighborhood Ashtabula Heights developed during this era, and during the 1880s, a neighborhood-oriented commercial node developed on E. 4<sup>th</sup> Street between 4<sup>th</sup> and 5<sup>th</sup> Avenues. Although this building was constructed in 1890 by a prominent architect, its primary façade was altered during the early twentieth century, and its first floor storefront was further altered during the late twentieth century. The building no longer conveys its nineteenth-century construction, and it lacks historic integrity from the early twentieth century. The building is recommended as not eligible for listing in the NRHP or for designation by the City.

501 E. 4<sup>th</sup>  
Street,  
facing NE



501 E. 4<sup>th</sup>  
Street,  
facing NW



Resource # 80. Bell Apartments, 502-508 E. 4<sup>th</sup> Street (SL-DUL-2820)

This two-story flat-roofed brick commercial building has red face brick on the primary façade. The five bay façade is composed of four storefronts on the first floor and five triple window sets on the second floor. The storefronts are divided by original iron pilasters with stone capitals and consist of inset entries flanked by glass and aluminum windows. The bulkheads and sign panels are faced with modern wood paneling. On the second floor, each bay has three windows with one-over-one wood sash, stone sills, and flat arches. In the center bay above the windows, a stone panel reads, “Bell Apartment.” A low parapet wall is stepped at the center and topped with stone coping.

Although Duluth property records state the building was constructed in 1916, it was more likely remodeled at that time and built prior to 1897. The undated Duluth building permit lists Waddell & Willoughby as the architects; the locally prominent firm began practicing in the early 1890s but by 1897 Willoughby had left the partnership and teamed with Radcliffe. JT Waddell moved to Cleveland, OH in 1899 and Willoughby to Pittsburgh, PA in 1902. The building appears in the 1909 Sanborn fire insurance map. In addition, Anna B. Fitzpatrick was a milliner who ran her business from the storefront at 502 E. 4<sup>th</sup> Street from at least 1905 to 1921. Clarence Loomis resided upstairs at 504 and operated his bakery downstairs. Clara J. Scott lived upstairs and operated a dry goods retail store from 506 from at least 1904 to 1917. A.L. Hurd was the manager of Hurd’s Spice Mills, located at 508 E. 4<sup>th</sup> Street in 1907. While manager, he resided in the unit upstairs from at least 1907 to 1915. In 1915, A.L. Graman was listed in city directories as the operator of the boarding and rooming house at 502 ½ E 4<sup>th</sup> Street. From 1917 and through the 1950s, the building was referred to as “Bell Apartments” in the Duluth city directories.

Research has not shown this property to be associated with historically significant events, trends or persons. Built in the 1890s and remodeled in 1916, the building has always housed small retail businesses and apartments. Although it is a large commercial block, the building is not a distinctive example of a period, type or method of construction. Furthermore, alterations to the first floor storefront have compromised its integrity of design, materials, workmanship, and feeling. For these reasons, this property is recommended not eligible for listing in the NRHP or for local designation by the City.

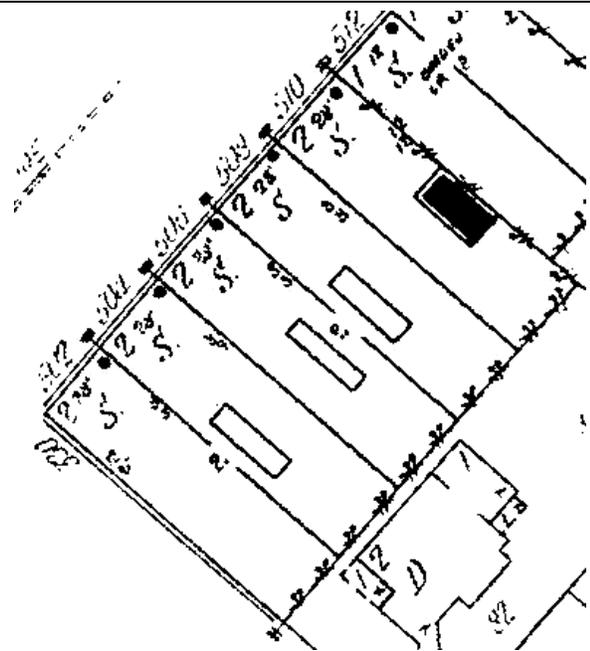
502-508 E. 4<sup>th</sup>  
Street, facing  
SE



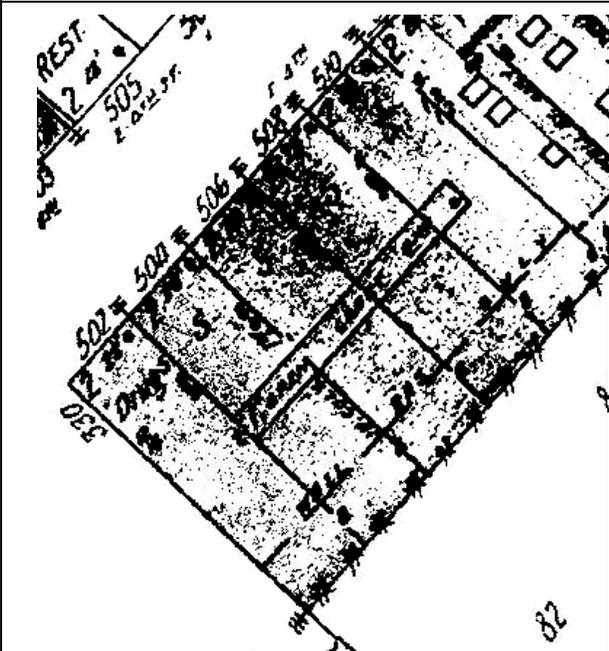
502-508 E. 4<sup>th</sup> Street, facing E



502-508 E. 4<sup>th</sup> Street , 1909 Sanborn Map



502-508 E. 4<sup>th</sup> Street , 1950 Sanborn Map



Resource # 227. 512-514 E. 4<sup>th</sup> Street (SL-DUL-2838)

This two-story flat-roofed brick commercial building has cream face brick on the primary façade. The first floor of the primary façade retains the inset main entrance but has been refinished with wood paneling and storefront windows with anodized aluminum frames. A slightly recessed bay contains the entrance, which has a wood and tile canopy, for the upstairs units. On the second floor, there are two center windows flanked by paired window sets, all with stone sills and replacement sash. A row of decorative arches is located beneath a slightly projecting cornice.

Today, this property is part of one parcel, shared with the building at 502-508 E. 4<sup>th</sup> Street. Duluth property records do not indicate an exact date of construction, as 1916 is the only date provided for both buildings. The current building appears on the 1950 Sanborn map, and shares a footprint with the building on the 1909 Sanborn map. The 1909 map, however, shows a one-story building with two storefronts. Either a new building was constructed or a second floor was added to the existing building after 1909. The original, undated permit for this building lists John Nystrom as its builder. Architect Frank L. Young and builder Peter Johnson completed renovations to the building in 1916.

A.L. Juten operated a tailor and men's furnishings store from the 512 E. 4<sup>th</sup> Street storefront from 1912 to 1918. D.E. Andrews operated a barbershop from the second storefront from at least 1909, and the business was succeeded by William Fredrickson, who continued to operate from the building until at least 1928. Among the early, short-term boarders in the second floor units was Thor Hagen, a warehouseman for the Great Northern Railway. David Schraber, a tailor for Three Winners Clothing Co., resided above 512 from 1918 to 1920.

Research has not shown this property to be associated with historically significant events, trends or persons. Built at the turn of the twentieth century and remodeled in 1916, the building has always housed small retail businesses and apartments. Although the building was designed by Frank Young, alterations to the first floor storefront have compromised its integrity of design, materials, workmanship, and feeling. For these reasons, this property is recommended not eligible for listing in the NRHP or for local designation by the City.

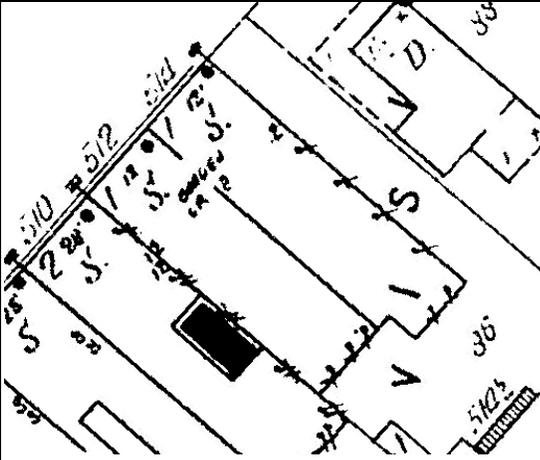
512-514 E. 4<sup>th</sup> Street, facing E



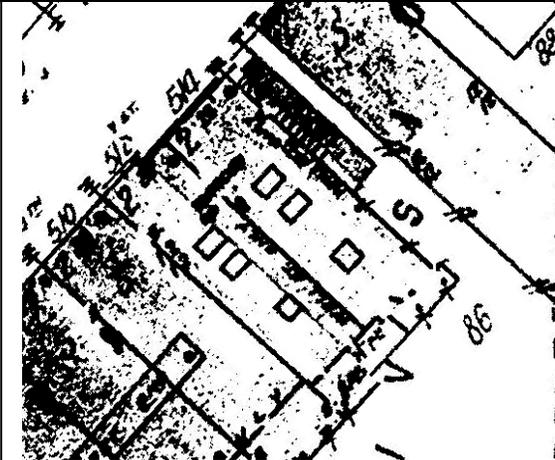
512-514 E. 4<sup>th</sup> Street, facing S



512-514 E. 4<sup>th</sup> Street, 1909 Sanborn



512-514 E. 4<sup>th</sup> Street, 1908, rev. 1950 Sanborn



Resource # 82. Tufia Apartments Building, 513-515 E. 4<sup>th</sup> Street (SL-DUL-2821)

This two-story flat-roofed brick commercial building has red face brick on the primary façade and cream brick on the side and back walls. The first floor of the primary façade retains the pattern of two storefronts with inset entrances flanking a center entrance for the upstairs units, but the windows have been partially in-filled and replaced, and modern awnings and sign panels installed. On the second floor, there are four paired window sets, all with combination brick and stone sills, replacement sash, and brick segmental arches that have been in-filled above the replacement sash. In the center bay, a stone panel reads “Tufia Bldg,” above which a slightly recessed plane is adorned by corbelled brickwork. A slightly projecting stone cornice is topped by modern metal coping.

Patrick O’Donnell, a policeman, resided at 513 E. 4<sup>th</sup> Street upon its construction in 1912, while August Palmer, a laborer, boarded there. The building was called the Tufia Apartments in city directory listings in the 1950s and 1960s. Locally prominent architectural firm Traphagen & Fitzpatrick designed this building.

Research has not shown this property to be associated with historically significant events, trends or persons. Built in 1912, the building has always housed small retail businesses and apartments. Although designed by Traphagen & Fitzpatrick, the building has modest architectural details and is not a distinctive example of that firm’s designs. Furthermore, alterations to the first floor storefront have compromised its integrity of design, materials, workmanship, and feeling. For these reasons, this property is recommended not eligible for listing in the NRHP or for local designation by the City.

513-515 E. 4<sup>th</sup> Street, facing E



513-515 E. 4<sup>th</sup> Street, facing N



Resource # 83. Daugherty Building, 516 E. 4<sup>th</sup> Street (SL-DUL-2822)

This two-story flat-roofed brick commercial building rests on a stone foundation and has walls faced with red brick on the primary façade and cream brick on the side walls. The inset storefront opening is mostly intact, though the window sash and doors have been replaced with modern glass and aluminum. A wood canopy overhangs the storefront. A band of three two-over-two sash windows with stone sills and multi-light transoms is located on the second floor. A shaped parapet wall with stone coping contains a stone plate that reads, “Daugherty 1912.”

The original Duluth building permit indicates the building was constructed for “store and dwellings” at a cost of \$11,000. Local architect Vernon J. Price designed the building. Daugherty Hardware store was the first business to occupy this storefront. The building and business was owned by Louis K. Daugherty, who resided upstairs with his son Bertine. By 1936, Bertine continued to live upstairs, and Daugherty Hardware was managed by Carl Spor.

Research has not shown this property to be associated with historically significant events, trends or persons. Built in 1912 for Daugherty Hardware, the building has always housed small retail businesses and apartments. The building has modest architectural elements and is not a distinctive example of a period, type or method of construction. Furthermore, alterations to the first floor storefront have compromised its integrity of design, materials, workmanship, and feeling. For these reasons, this property is recommended not eligible for listing in the NRHP or for local designation by the City.



Resource # 85. Potswald Block, 522-524 E. 4<sup>th</sup> Street (SL-DUL-2823)

This two-story flat-roofed brick commercial building has walls faced with red brick on the primary façade and stucco on the side walls. The primary façade includes two storefronts, each with an inset entry, that flank a central entrance. The storefronts are mostly intact, though metal bulkheads and frames appear to be replacement materials. A modern awning and sign panel overhangs the storefronts. The second floor windows have stone sills with flat arches with decorative stone corner pieces, and although the windows have been partially infilled with metal frames and fixed sashes, the openings were originally for a pair of double window sets flanked by single windows. Decorative geometric-patterned stone and brick work is located between each window sets and extends up to a projecting cornice adorned with fleur-de-lis motifs.

Upon its completion in 1912, Charles A. Potswald operated his meat market from 522, and resided at 524 E. 4<sup>th</sup> Street. The building was listed in directories as the Potswald Block as early as 1916. In 1913 city directories, Huwald J. Jeronimus was listed as a resident at 522 E. 4<sup>th</sup> Street. He was proprietor of the Owl Drug Store at 501 E. 4<sup>th</sup> Street. No original permits for this building were available from the City of Duluth.

Research has not shown this property to be associated with historically significant events, trends or persons. Built in 1912 for Potswald Meat Market, the building has always housed small retail businesses and apartments. The building has modest architectural elements and is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP or for local designation by the City.



Resource # 89. Flats, 6 – 8 E. 5<sup>th</sup> Street (SL-DUL-1699)

This two-story Neo-Classical Revival row flat has a stone foundation and brick-clad walls. It is five bays wide across the primary façade, which is surmounted by a corbelled brick cornice. The first floor has a recessed entrance in the center bay flanked by one-over-one sash windows with stone sills and flat arches with decorative stone. Alternating bands of projecting brickwork on the first floor give the façade a horizontal emphasis. Each bay across the second floor has a single one-over-one sash window. The central window appears to have been a doorway that accessed the roof of the porch (removed) and has been retrofitted with a sash window and a transom below the window. The second-floor windows have flat-arch brick lintels and stone sills. The window sash throughout the building are replacement. According to the 1909 Sanborn map, the building had a one-story open porch that spanned nearly the width of the façade. Fading on the brick indicates the porch's original location.

Although county tax records state this building was constructed in 1904, Duluth city directories listed residents at these flats as early as 1902. A prominent early resident at 6 E. 5<sup>th</sup> Street was John J. Desmond, the advance manager at the Duluth News Tribune. Edward B. Sutton, contractor freight agent for the Lehigh Valley Railroad Co., also resided here. A photographer for Cook Ely named Nels Sodahl, and a retoucher for JR Sweifel, Ingebright N. Sodahl, resided at 6 ½ E. 5<sup>th</sup> Street. Early residents also included seamstress Anna Ostman, widow Sarah Crotzer, William H. Bennett, a clerk at the Grand Union Tea Co, and an inspector for A.E. Wilson & Co., John Shephard.

This property was initially inventoried in 1983 as a part of the St. Louis County Historical Society's 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group II Apartments, defined as "Generally important sites and structures that contribute significantly to the visual and cultural heritage of Duluth. Many Group II sites and structures would also qualify for listing in the National Register of Historic Places. They should be protected from destruction, alteration, or other factors that would diminish their integrity and value." This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**6 E 5TH ST**  
Facing SE



**6 E 5TH ST**  
Facing SW



Resource # 95. Swen Olson House, 25 E. 5<sup>th</sup> Street (SL-DUL-1700)

This two-story vernacular residence is built above 5<sup>th</sup> Street. The foundation is not visible; the frame house is clad with red brick walls. The asphalt shingled hipped roof is intersected by dormers and projecting bays: a gabled two-story bay on the west half of the front façade; a half-octagon two story bay on the west elevation; and a gabled wall dormer on the east elevation. There is a one story hip-roofed addition on the rear of the house. The peak of the roof is adorned with a ventilator, clad in synthetic lap siding with a louvered opening. The windows throughout the house have been replaced, and the window openings have been altered to fit standard window sizes, though the brick lintels and stone sills have been retained. A small window in the gable-end has been boarded over. The most substantial alteration to the house is the rebuilt front porch. When inventoried in 1983 there was a full-width porch with square post supports and surmounted by a balustrade along the perimeter of the roof. The decking has been replaced and the roof removed and replaced with a shed roof that projects slightly over the deck.

Although the city records indicate this house was constructed in 1896, it appears on the 1888 Sanborn fire insurance map. An explorer and real estate man named Swen Olson resided here from 1888 to 1895. In earlier years, he was listed as Svend Oleson. By 1896, lumberman and contractor Robert G. Williamson resided here.

This property was initially inventoried in 1983 as a part of the St. Louis County Historical Society 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group II Houses, defined as “Generally important sites and structures that contribute significantly to the visual and cultural heritage of Duluth. Many Group II sites and structures would also qualify for listing in the National Register of Historic Places. They should be protected from destruction, alteration, or other factors that would diminish their integrity and value.” No recommendations of eligibility were noted.

Research has not shown this property to be associated with historically significant events, trends or persons. Although the house is substantial, it demonstrates minimal stylistic influence and is not a distinctive example of a period, type or method of construction. For these reasons, this property is recommended not eligible for listing in the NRHP or for local designation by the City.



Resource # 185. C.A. Erickson Flats, 30 – 34 E. 5<sup>th</sup> Street (SL-DUL-1701)

This two-story Neo-Classical Revival row flat is comprised of three duplexes. Due to its position on the hillside above Lake Superior, the basement is exposed in the rear of the building. The primary façade and west elevation of the frame structure are clad in painted white brick, while the rear and 1<sup>st</sup> Avenue elevations are clad in red brick. A corbelled brick cornice runs along the primary façade and extends along the 1<sup>st</sup> Avenue elevation, and a parapet rises slightly above the roofline with three ornamental arches and finials. Below the arches, slightly recessed panels read, “A.D.,” “1905,” and “C.E.” The primary façade is comprised of three identical bays. The central bay is slightly recessed from the outer two bays. Each bay has brick quoins. Each bay across the first floor has a wood and glass door with a covered transom above the door and an adjacent picture window with transom. The first-floor windows have painted brick lintels and all windows have painted brick sills. On each bay of the second floor two sash windows have oversized flat-arch painted brick lintels; the windows in the central bay have painted brick surrounds, as well.

An early resident of this 1905 building, and the original owner, was Charles A. Erickson. He was a contractor who specialized in plastering and resided in the unit at 34 E. 5<sup>th</sup> Street. Family members who resided here with Charles include Iver, who worked as a bookkeeper for Charles, and Hilda, a stenographer for the John Miller Co. Hilda M. Salin, a stenographer for Clarke-Hepworth Co., boarded at 32 E. 5<sup>th</sup> with Florence Salin. Harry E. Moseley, a stenographer at Globe Consolidated Copper Co., resided at 30 E. 5<sup>th</sup> Street with Simon W. Moseley, a carpenter for Dahlman & McDermid. The Duluth Evening Herald announced on August 19, 1905, that “C.A. Erickson is taking bids for a brick building of three apartments at First avenue east and Fifth Street. J.J. Wangenstein [is] architect.”

This property was initially inventoried in 1983 as a part of the St. Louis County Historical Society’s 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group II Apartments, defined as “Generally important sites and structures that contribute significantly to the visual and cultural heritage of Duluth. Many Group II sites and structures would also qualify for listing in the National Register of Historic Places. They should be protected from destruction, alteration, or other factors that would diminish their integrity and value.” A note dated 4-1985 on the inventory form states “Determined not eligible for N.R. (see EIS-W710-737).” This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. In addition, the property is a fine example of designs by John Wangenstein. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**30-34 E 5th St**  
Facing E



**30-34 E 5th St**  
Facing S



Resource # 104. William W. Butchart House, 116 E. 5<sup>th</sup> Street (SL-DUL-1702)

This two-story house has a bluestone foundation, frame walls clad in narrow lap siding, and an asphalt shingled cross-gable roof. It has restrained Queen Anne stylistic elements, with shingle accents. The most distinctive architectural element is the bellcast gable bay that slightly projects from the center of the primary façade. The face of the bay is clad in fish-scale shingles. It has a round-arch window in the gable-end, a pair of sash windows on the second floor, with a small balustrade balcony in front of them. The base of the bay and balcony intersect with the roof of the first floor full-width open porch. The porch roof is hipped, with a row of dentils beneath the eaves. It is supported by three square posts. All windows throughout the house are replacement. The first floor picture window has an original stained glass transom. The front door is obscured behind a replacement vinyl storm door.

Although the house was constructed in 1891, city directories did not list the primary resident until 1902. At that time, William W. Butchart, a member of the Board of Public Works and his son Walter, a clerk, resided here.

This property was initially inventoried as a part of the 1984 citywide Duluth Historic Resources Survey. At the time, it was categorized under Group II Houses, defined as “Generally important sites and structures that contribute significantly to the visual and cultural heritage of Duluth. Many Group II sites and structures would also qualify for listing in the National Register of Historic Places. They should be protected from destruction, alteration, or other factors that would diminish their integrity and value.” No recommendations of eligibility were noted.

This property was previously recommended as potentially eligible for listing in the NRHP. Research has not shown the property to be associated with historically significant events, trends or persons. Architecturally, the house has an unusual bell-shaped bay, but it is not a distinctive example of a period, type or method of construction and an architect has not been identified. For these reasons, this property is recommended not eligible for listing in the NRHP.

Although not eligible for the NRHP, this property appears to meet Duluth designation Criterion G because its “singular physical characteristics represent an established and familiar visual feature” in the Ashtabula Heights neighborhood. Input from residents indicates that the bell-shaped bay on the façade is a familiar feature in the neighborhood, and the house is known to neighborhood residents as the “bell house” (not to be mistaken for the Henry and Alameda Bell house at 600 E. 2<sup>nd</sup> Street). This property is recommended for local designation by the City.

**116 E 5TH ST**  
Facing E



**116 E 5TH ST**  
Facing S

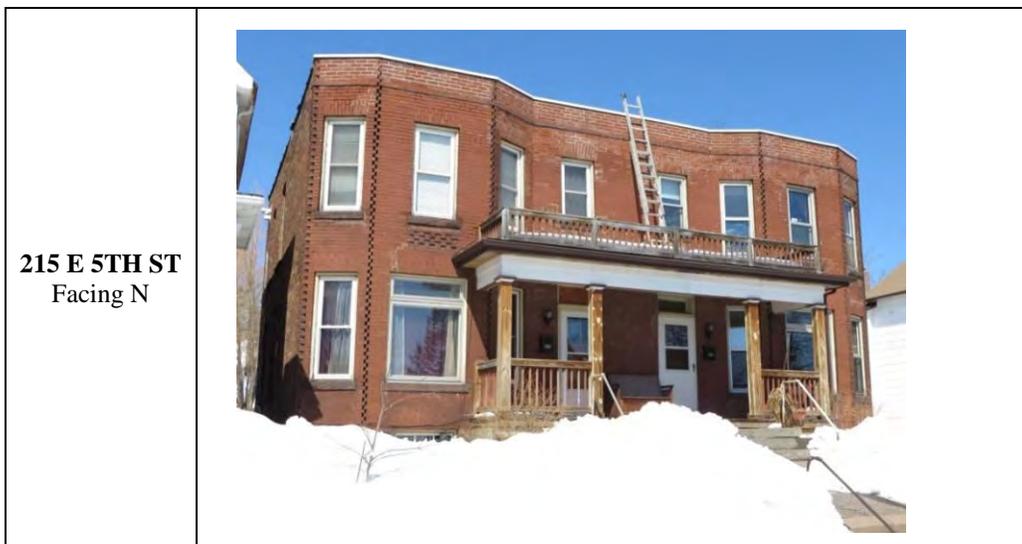


Resource # 113. Flats, 213-215 E. 5<sup>th</sup> Street (SL-DUL-2837)

This two-story row flat building has Neo-Classical Revival stylistic elements. It has a raised stone foundation and a frame structure with brick-clad walls. The roof is flat and accented with a course of corbelled brick that originally may have been surmounted by a projecting cornice. The coping along the brick parapet is capped with metal. The symmetrical façade is divided into three sections, with the outer two projecting from the plane of the façade. On the first floor of the outer bays, a picture window with transom is flanked by a narrow one-over-one sash window; a central one-over-one sash window on the second floor is flanked by one-over-one narrow sash windows. All windows have brick flat arch lintels, stone sills, and replacement sash. In the center section, a flat-roofed porch is supported by four square posts on stone piers and encompasses a pair of entrances. The second floor of the central bay has two sash windows.

Reynold G. Anschutz was the original owner of this 1901 building, and his family members were early residents. Anschutz was employed as a timber inspector. John Nolan was the builder, according to the city permit records.

This property has not been previously inventoried. This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.



**215 E 5TH ST**  
Facing NW



Resource # 127. Duplex, 308 E. 5<sup>th</sup> Street (SL-DUL-2824)

This two- and one-half story brick Neo-Classical Revival duplex has a stone foundation, frame structure, and brick walls. Due to the building's position on the hillside above Lake Superior, the rear basement wall is exposed. The façade has a projecting center section and projecting metal cornice with dentils. A porch with Ionic order columns supporting a hipped roof with a wide frieze and projecting cornice spans the first floor. The projecting bay has a picture window with transom on the first floor, and a wide sash window on the second floor, each flanked by narrow sash windows. The second-floor windows have stone lintels, and all windows have stone sills. On the first floor, entrances flank the projecting section. Leaded-glass oval windows with stone keystones are located on the second floor over each entrance.

This building was likely built in 1891 as an income-producing rental property. The city permit records indicate that locally prominent architect C.E. Nystrom designed this building. Knute A. Ostergren, a teacher, and his wife Mary H., a music teacher resided here in 1894 until 1898. Walter G. Hall, manager at Pringle, Fitch & Rankin resided here in 1905. Lazarus Arneson's widow Celia boarded here in 1906.

This property has not been previously inventoried. This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property is a modest example of Nystrom's designs. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**308 E 5TH ST**  
Facing SE



**308 E 5TH ST**  
Facing E



Resource # 128. Flats, 309 E. 5<sup>th</sup> Street (SL-DUL-2825)

This two story Neo-Classical Revival row flats building has a raised stone foundation, frame structure, and brick walls. Brick dentils run beneath a projecting metal cornice. The two rectangular-plan duplexes share a symmetrical façade. The façade is divided into three sections. The central section has three single doorways with replacement steel and glass doors. The middle door leads to the upstairs units. Two multi-pane round windows are located on the second floor above the entrances and have brick surrounds with keystones. The outer bays are identical, each with two sash windows on the first and second floors. The second floor windows share a continuous brick lintel. A replacement open porch spans nearly the width of the façade and has a flat roof supported by square posts. The 1950 Sanborn map indicates that the porch was originally more narrow, covering only the entrances.

This building was constructed as an income-producing property in 1912 at the rear of the lot, behind the duplex addressed at 311 E. 5<sup>th</sup> Street. The duplex at the front of the lot was built in 1901. George Harris, proprietor of Harris Realty Co. moved to the duplex at 311 E. 5<sup>th</sup> Street in 1912. He pulled a permit for the erection of a stone building on the property. The permit did not provide any more information about an architect or builder. Early tenants at 309 E. 5<sup>th</sup> Street included Guyda Olson, a bookbinder, Carl Rasmussen, a weighman, and Louis Strum, a barber.

This property has not been previously inventoried. This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**309 E 5TH ST**  
Facing NW



**309 E 5TH ST**  
(rear)  
Facing N



Resource # 130. Duplex, 311 E. 5<sup>th</sup> Street (SL-DUL-2826)

This two-story Neo-Classical Revival duplex has a stone foundation, frame structure, and walls clad in brick. The façade is obscured on the first floor by the enclosed porch. The second-floor wall has three bays; two single sash windows and a doorway that leads to the roof of the porch. These fenestrations are all capped with flat-arch brick lintels. A corbelled brick course is surmounted by a small projecting cornice, above which is a brick parapet with metal coping. There is a two-story addition on the rear of the building. Both the addition and enclosed porch are clad in synthetic lap siding. The windows and storm doors are replacement.

This duplex, at the front of the lot, was built in 1901. The first owners and residents were Henry F. Rehbein, a contractor, and his wife Mildred, a phone operator. They resided here until at least 1910 when the Rehbeins moved to Idaho. In 1911, George Harris, proprietor of Harris Realty Co., moved to the property. Soon after, he pulled a permit for the erection of a stone building at the rear of the property. Harris used the row flats at the rear of the property as an income-producing venture. Harris resided at 311 E. 5<sup>th</sup> Street until 1917.

This property has not been previously inventoried. This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**311 E 5TH ST**  
Facing N



**311 E 5TH ST**  
Facing NW



Resource # 133. Flats, 322 E. 5<sup>th</sup> Street (SL-DUL-1703)

This two-story Romanesque Revival building is comprised of two duplexes that contain four units total. The frame structure has a stone foundation and brick-clad walls. The primary façade is red brick and the secondary elevations are brown brick. The façade is symmetrical and is four bays across. The two outer bays are identical: a first-floor picture window surmounted by a leaded-glass transom and brick segmental-arch lintel; and a second-floor picture window with segmental-arch leaded-glass transom and projecting brick segmental-arch lintel with oversized keystone. The two central bays project slightly from the plane of the façade. Each of the central bays has a large round-arch entryway with a brick surround and a pair of recessed, wood-and-glass doors. A single sash window is located above each round arch. The sash windows have brick flat-arch lintels. The façade is adorned with slightly corbelled brick quoining at the corners, a corbelled brick cornice, and a brick parapet with stone coping. According to the 1909 Sanborn map, there was a one-story full-width open porch across the front of the building. The porch is not extant; evidence of the original porch can be distinguished by faded brick on the façade.

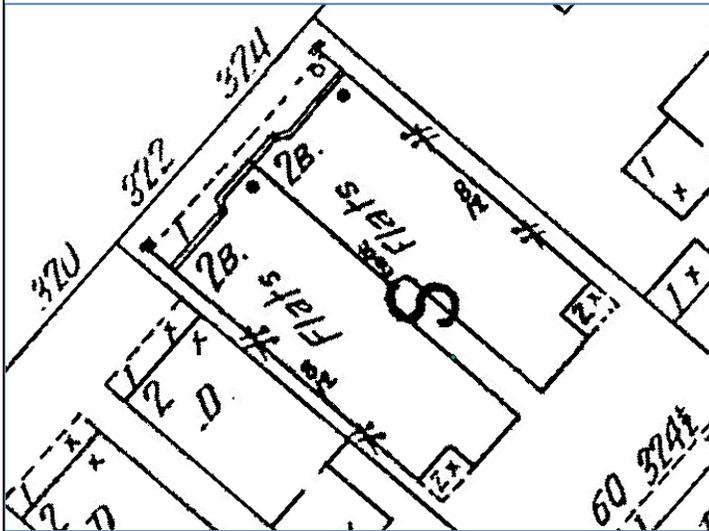
Local architect Austin Terryberry designed this building, which was constructed by Nicholas Mueller in 1906. The first property owner was Peter Beschenbossel, who owned a saloon at 605 E. 3<sup>rd</sup> Street. He resided in the unit at 322 E. 5<sup>th</sup> with his son Carl, who was a student at Central Business College.

This property was initially inventoried in 1983 as a part of the St. Louis County Historical Society's 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group II Apartments, defined as "Generally important sites and structures that contribute significantly to the visual and cultural heritage of Duluth. Many Group II sites and structures would also qualify for listing in the National Register of Historic Places. They should be protected from destruction, alteration, or other factors that would diminish their integrity and value." This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**322 E 5TH ST**  
Facing E



**322 E 5TH ST**  
1909 Sanborn  
Map



Resource # 135. Double House, 405 E. 5<sup>th</sup> Street (SL-DUL-2827)

This two-story double house has a bluestone foundation that supports a frame structure clad in narrow wood siding. The vernacular house with Classical Revival elements has a hipped roof that is intersected by gable roofs that cap three-sided projecting bays on the front and west side of the house. The gable-ends are clad in shingles and have louvered openings. The primary façade is asymmetrical. One half of the façade comprises the dominant projecting bay; on each floor, a central picture window is flanked by a sash window. The other half of the façade includes a pair of doorways and a single sash window on the second floor. A full-width open porch has a flat roof with dentiled frieze supported by Doric columns. The decking and wood steps are replacement. Windows throughout the house are replacement, and the front doors are obscured behind replacement storm doors.

Ole Anderson, a carpenter at LD Campbell & Co., was an original resident at this house. He lived here from its construction in 1903 until at least 1909. Other residents and tenants lived here for typically one to three years. Among those include Robert R. Grant, a lumber inspector (1905-1906), and John T. Johnson, a department manager at Silberstein & Bondy Co. (1909-1910).

This property has not been previously inventoried. This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**405 E 5TH ST**  
Facing NW



**405 E 5TH ST**  
Facing N



Resource # 136. Duplex, 407 E. 5<sup>th</sup> Street (SL-DUL-1705)

This two-story Neo-Classical Revival duplex has a stone foundation, frame structure, and brick-clad walls. Its primary façade features a prominent central projecting bay with a hipped tin roof and gabled pediment. A corbelled brick course runs beneath a projecting metal cornice, which is surmounted by a brick parapet. The only windows on the primary façade are set in the projecting bay: a wide sash central window flanked on each side by a narrow sash window, all with stone lintels and sashes. There are two main entrances; one on each side of the projecting bay. The doors are replacement steel and glass, with transom windows overhead. An open porch runs the width of the façade; it has replacement wood decking and square posts.

George V. Fifer was listed as the owner on the original building permit. Fifer purchased the land for \$750 from Michael Ryback.<sup>35</sup> He was a barber for Lawrence Ignasiak, and resided here for a year. In 1903, S. Arthur Anderson, a dentist, and Richard A. Saunderson, an osteopath, resided here. Various boarders lived here, many for less than two years, including Emma Milbrook, a stenographer, Everett Clymer, a clerk, and Maud Clymer, a stenographer. The Spalding family, headed by the secretary for F.D. Day & Co, George, resided here in 1905.

This property was initially inventoried in 1983 as a part of the St. Louis County Historical Society's 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group III Apartments, defined as "More common structures and related cultural resources that contribute to the overall character of Duluth. Although most Group III buildings would probably not qualify for listing in the National Register of Historic Places, they are worth of preservation whenever feasible. Owners should be made aware of their value and encouraged not to destroy the architectural integrity and character of such structures through senseless remodeling and 'modernization' schemes." This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

---

<sup>35</sup> "Realty Demand Continues Good," *Duluth Evening Herald*, March 15, 1902: <http://www.mocavo.com/Duluth-Evening-Herald-March-1902-Volume-March-15-1902/949685/89>

**407 E 5TH ST**  
Facing N



**407 E 5TH ST**  
Facing NW



Resource # 150. Nettleton Elementary School, 108 E. 6<sup>th</sup> Street (SL-DUL-II-94)

This elementary school building has a stone foundation with a smooth concrete veneer, brick clad walls, and stone accents. It was designed in a restrained Neo-Classical Revival style. At its primary façade, the school is two stories above a raised basement. Due to its position on the hillside above Lake Superior, at the rear, the building is three stories above a raised basement. A granite belt course wraps the building between the basement and first floor. Most of the basement windows have been in-filled with stone or boarded over. The original portion of the building was 15 bays wide and symmetrical. The main entrances stood within the outer bays. The first-floor doorways have changed, with a later addition of a one-story entry bay. The modern steel and glass doors, which were boarded over at the time of survey, have stone pilaster and architrave surrounds. A multi-pane segmental arch window surmounted by a square window (one of which has louvers) stands above each entrance. The walls of the entry bays have corbelled brick patterned in wide horizontal stripes. The remaining bays each have a single window per floor, except for the second, seventh, and twelfth bays, which are not fenestrated. All of the windows have granite sills and the second floor windows have corbelled brick keystones and flat lintels while corbelled brick panels are set between the first and second floor windows.

An addition comprising a gymnasium and classrooms was added in 1945 onto the west end of the building along 1<sup>st</sup> Avenue. This addition matches the original portion of the building in scale and design. The addition is seven bays wide with a small single window, a non-fenestrated bay, and a run of five sash windows. In 1987, the school expanded again. An addition, more than twice the size of the original building, was constructed. It lengthened the building along its existing plane, and added a wing off the north end of the building. Although not directly in keeping with the original style, the addition is complementary to the 1906 portion of the building. The brick matches, as do the cornice lines. While the window composition varies, they are identical in form throughout the building, as they have been replaced with modern metal-frame sash.

Nettleton Elementary school was constructed in 1906, concurrently with an elementary school in West Duluth. The architecture firm German & Lignell was awarded the contract to design Nettleton, while Austin Terryberry was awarded Ely Elementary at W. 6<sup>th</sup> Street and Central Avenue. The school was completed in time for the fall 1907 semester.

This property was initially inventoried as a part of the 1984 citywide Duluth Historic Resources Survey. At the time, it was categorized under Group III Schools, defined as “More common structures and related cultural resources that contribute to the overall character of Duluth. Although most Group III buildings would probably not qualify for listing in the National Register of Historic Places, they are worth of preservation whenever feasible. Owners should be made aware of their value and encouraged not to destroy the architectural integrity and character of such structures through senseless remodeling and ‘modernization’ schemes.” No recommendations of eligibility were noted. The building’s largest addition was constructed after this building’s first inventory.

The previous survey recommended that this property was not historically significant, and the current survey concurs. This property is one of numerous schools built in Duluth during the early

twentieth century, and it is generally associated with Duluth's growth during this period. Although designed by a prominent architectural firm, the building is not a distinctive example of a period, type or method of construction. Furthermore, the large addition has compromised the design, setting, and feeling of the school, and the materials and workmanship have been partially compromised due to replacement of windows and other alterations. As a result, the building has lost its overall integrity and is recommended not eligible for listing in the NRHP or for local designation by the City.

<p><b>108 E 6TH ST</b> Facing SE</p>	
<p><b>108 E 6TH ST</b> Facing E</p>	

Resource # 155. Double House, 220 – 222 E. 6<sup>th</sup> Street (SL-DUL-2429)

This Neo-Classical Revival double house has a concrete foundation and a frame structure with synthetic lap siding. The front-gable roof has asphalt shingles and wide eaves. A small sash window is in the gable-end. The façade of the house is symmetrical and divided into thirds. On the first floor, the central bay is comprised of two sash windows; the outer bay each contains an original wood and glass front door. The second floor has a set of three sash windows in the central bay, and a door in the eastern bay. A one-story open full-width porch has a balustrade on its roof with square posts that align with the roof-supporting posts below. A door or window has likely been enclosed on the second floor's western bay. The three-over-one wood sash windows are original to the house.

This house was constructed in 1916 as an income-producing property. It was built the same year as its neighbor 224-226 E. 6<sup>th</sup> Street. The building forms are the same, but the architectural elements vary. A prominent early resident was Merwin R. Watson. He was the manager of the National Biscuit Company and resided here until he moved to Chicago in 1921. Other early residents were Walter S. Hunt, a foreman, and Edwin W. Johnson. Since this property was built as a rental property, residents rarely resided here for more than one or two years.

This property has not been previously inventoried. This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.



**220-222 E 6TH  
ST  
Facing SE**

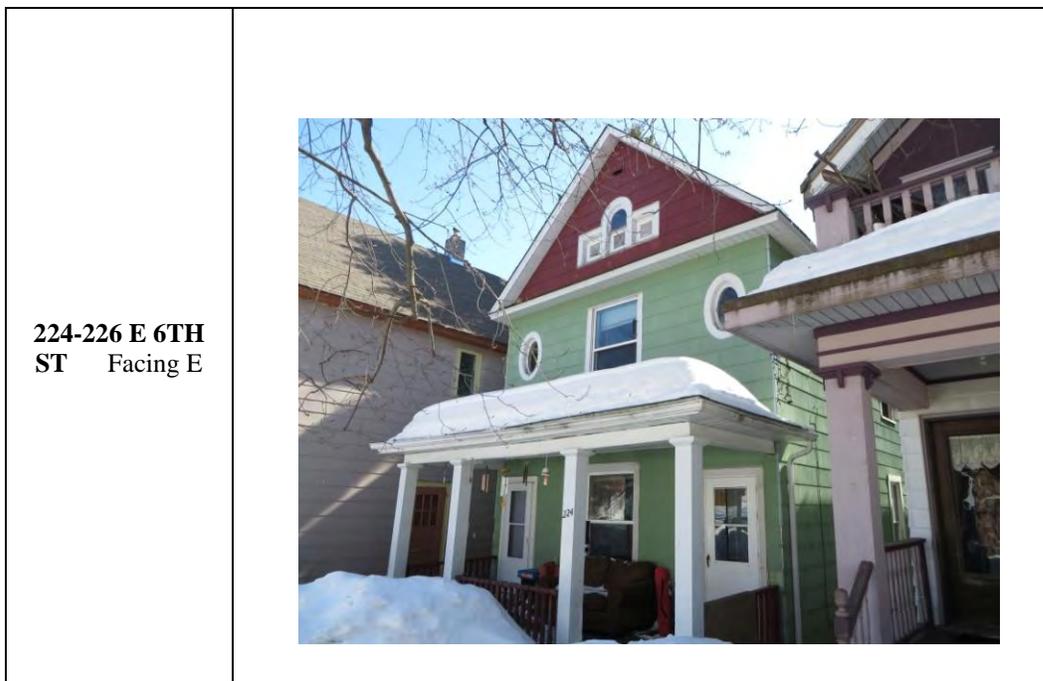


Resource # 156. Double House, 224 – 226 E. 6<sup>th</sup> Street (SL-DUL-2830)

This Neo-Classical Revival double house has a concrete foundation and a frame structure with asphalt shingle siding. The front-gable roof has an enclosed gable and wide eaves. A small Palladian window is located in the gable-end. The façade of the house is symmetrical and divided into thirds. On the first floor, the central bay is comprised of a large sash window, and the outer bays each contain a doorway. The second floor has a single wide sash window in the central bay, and an oval window in each side bay. A full-width open porch has a flat roof supported by four square posts. The sash windows in the house are replacement; it is likely the central bay originally contained a picture window with transom.

This house was constructed in 1916 as an income-producing property. It was built the same year as its neighbor 220-222 E. 6<sup>th</sup> Street. The building forms are the same, but the architectural elements vary. Herbert A. Schadewald, a manager at Merchants Dray Line, resided at 224 E. 6<sup>th</sup> until at least 1925. Merchants Dray Line was owned by Herbert's brother Fred. As a dwelling for rentals, most tenants did not reside here for more than a year or two. They included James M. Fraser, a travel agent, Millard Thorset, a laborer, and Wallace Kimberly.

This property has not been previously inventoried. This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.



**224-226 E 6TH  
ST  
Facing SE**



Resource # 160. Duplex, 314 E. 6<sup>th</sup> Street (SL-DUL-1790)

This two-story Neo-Classical Revival duplex has a stone foundation, frame structure, and brick-clad walls. The basement is exposed in the rear due to the building's position on the hillside above Lake Superior. Its primary façade, which is clad in orange face brick, features a prominent central projecting bay. Decorative brickwork includes quoins at the corners, a corbelled brick course beneath a projecting metal cornice, and a brick shaped parapet wall with brick caps at the corners. On each floor, the projecting bay has a wide sash central window, surmounted by a transom, flanked on each side by a narrow sash window. The windows have stone lintels and sills. There are two main entrances, one on each side of the projecting bay, with replacement doors and transom windows overhead. Above each entrance, on the second floor, is a fixed leaded-glass window with corbelled-brick flat-arch lintel and stone sill. A flat-roofed open porch with Doric order columns runs the width of the façade. The side walls of the porch have been enclosed with wood lap siding.

According to the original building permit, Otto Johnson built these flats in 1901. The owner was listed as Gustaf Erickson. Erickson was a plumber and operated from 1925 W. Michigan Street. In 1903 he resided at 316 ½ E. 6<sup>th</sup> Street, a nonextant house at the rear of the lot. In 1908, John H. Opperman, the president of Mesaba Boiler Manufacturing Co. resided at 314 E. 6<sup>th</sup> Street.

This property was initially inventoried in 1983 as a part of the St. Louis County Historical Society's 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group II Apartments, defined as "Generally important sites and structures that contribute significantly to the visual and cultural heritage of Duluth. Many Group II sites and structures would also qualify for listing in the National Register of Historic Places. They should be protected from destruction, alteration, or other factors that would diminish their integrity and value." This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**314-316 E 6TH ST**  
Facing SE



**314-316 E 6TH ST**  
Facing SW



Resource # 164. Duplex, 414 E. 6<sup>th</sup> Street (SL-DUL-2831)

This two and one-half story Neo-Classical Revival brick duplex has a stone foundation, frame structure, and brick-clad walls. Due to the building's position on the hillside above Lake Superior, the basement wall is exposed in rear. The façade, which is clad in red brick, features a prominent center projecting front section. A course of corbelled brick runs beneath a parapet with metal coping. The projecting bay has a picture window with transom on the first floor, and a wide sash window on the second floor, each flanked by a narrow sash window. The windows have brick flat-arch lintels and stone sills. In the outer bays, doorways with replacement doors flank the projecting section, and round windows are located over each doorway on the second floor. Windows throughout the building are replacement, and segmental arch openings on the side walls have been retrofitted to allow for standard window sash. A one-story full-width open porch has a flat roof with a band of dentils beneath the eaves and has replacement decking and square posts.

City tax records indicate this building was constructed in 1906. Carl Gnifke, a shoemaker, was an early resident here. Ernest Gnifke, a clerk for the DM&N Railway, boarded here with him. The Gnifkes resided here from 1908 until at least 1914. A laborer named Albert Knutson resided here in 1908; a student at Duluth Business University, Joseph Hanson, boarded here in 1910; a laborer for Wright-Clarkson Co. named Knute Knutson boarded here in 1911.

This property has not been previously inventoried. This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**414 E 6TH ST**  
Facing SE



**414 E 6TH ST**  
Facing SW



Resource # 171. Calvary Baptist Church (First German Methodist Episcopal Church), 432 E. 6<sup>th</sup> Street (SL-DUL-2356)

This small Gothic Revival style church is one story and stands on a raised stone foundation. The simple structure is has a shingle-clad front gable roof and walls clad in synthetic lap siding. There are two narrow windows on each side wall. A bell tower stands at the east corner of the front façade and a gabled bay projects from the north end of the west elevation. The building has been altered. Originally, the building had pointed arch windows with leaded glass. These openings were covered over, as is the case with the center window on the side elevations, all fenestration on the bell tower, and in the gable-end. Some window openings have been partially in-filled. The steeple has been removed from the top of the bell tower. A pair of solid steel doors stands beneath the bell tower. Two narrow windows and a sign for the church also punctuate the façade. Due to its position on the hill above Lake Superior, the stone foundation is nearly completely exposed at the rear of the building. A steel door opens to a set of wood steps and the parking lot behind the building. A three-sided bay with pyramidal roof projects from the rear of the building.

The First German M. E. Church was organized in 1888. In 1908, when the membership was about 100, the existing church building at the corner of 5<sup>th</sup> Avenue and 6<sup>th</sup> Street was renovated. The structure was rotated 90 degrees to face 6<sup>th</sup> Street atop a stone basement. At the time, Charles Schoenheider, Jr. was the pastor of the congregation. He resided at the house behind the church at 517 N. 5<sup>th</sup> Avenue E. The church steeple was removed in 1952. Additional alterations include re-cladding, enclosing window openings, and replacement of window and door materials.

The Calvary Baptist congregation began worshipping in this building in 1938. The congregation formed in 1908 and was the second black congregation in the city, after St. Mark's African M. E. was established in 1890. During the 1930s, the churches alternated as the location for the "Sunday Forum, a weekly discussion of issues important to the black community."<sup>36</sup>

This property was initially inventoried in 1976 as a part of the Minnesota Historical Society's Historic Sites Survey and Planning project. At the time, no recommendation of eligibility was noted. However, the building's condition was listed as "deteriorated" and the integrity had been "altered" and moved (reoriented) on its original site. The window alterations were made some time after its original inventory.

Although this church has strong associations to community groups in Duluth in the early and mid-twentieth century, the church has undergone substantial alterations and has lost its integrity of materials, design, workmanship, and feeling. Despite its potential cultural significance, this property lacks historic integrity and is recommended not eligible for listing in the NRHP or for local designation by the City.

---

<sup>36</sup> Beth L. Savage, *African American Historic Places* (Washington, D.C.: Preservation Press, 1994).

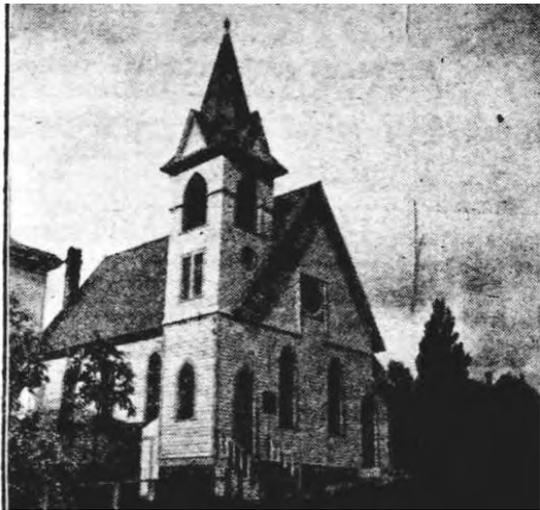
**432 E 6TH ST Facing SSW**



**432 E 6TH ST Facing N**



**“German M.E. Church, 5<sup>th</sup> Ave E & 6<sup>th</sup> St” 1905  
(Duluth Evening Herald)**



**“Calvary Baptist Church” 1976 (MNHS, SHPO  
Inventory form)**



Resource # 176. Voyageur Motel, 333 E. Superior Street (SL-DUL-0184)

This motel building has sections that are two and three stories, and it is built into the hillside rising up from Lake Superior. The U-shaped Moderne building opens to an interior parking lot. The walls are clad in multi-colored tan brick, and the flat roof has wide projecting eaves. A portion of the first floor walls are clad in synthetic stone and are surmounted by canopies. A concourse with iron balustrades runs along the interior perimeter of the building under the eaves. One-over-one sash windows and solid steel doors are likely not original to the building.

The Voyageur Motel opened in 1959. It was operated by William E. Hutchinson. At the time, Hutchinson was married to Wilma S. and they resided at 4130 McCulloch. Prior to building and operating the motel, he was proprietor of Hutchinson's used car sales at 324 E. Superior Street. Hutchinson also spent time in prison "during the 1950's for tax evasion. He designed the building based on his experience in prison."<sup>37</sup> The building was remodeled and renovated in the mid-1990s.

This property was initially inventoried in 1980 as a part of the St. Louis County Historical Society "Duluth's Eastern CBD Area" survey and was included in the 1984 citywide Duluth Historic Resources Survey. At the time, it was categorized under Group III Commercial, defined as "More common structures and related cultural resources that contribute to the overall character of Duluth. Although most Group III buildings would probably not qualify for listing in the National Register of Historic Places, they are worth of preservation whenever feasible. Owners should be made aware of their value and encouraged not to destroy the architectural integrity and character of such structures through senseless remodeling and 'modernization' schemes." It was also surveyed in the 1993 Duluth HPC "Old Downtown" survey. No recommendations of eligibility were made as part of the previous surveys.

Research has not shown this property to be associated with historically significant events, trends or persons. Furthermore, the building is not a distinctive example of a period, type or method of construction, and an architect has not been identified. For these reasons, this property is recommended not eligible for listing in the NRHP or for local designation by the City.



<sup>37</sup> Sheldon T. Aubut and Maryanne Norton, "Tour Old Duluth: The Zenith City of the Unsalted Seas," 1998. Available online: [www.cityhistory.us/duluth/Tour%20manuscript%2007-14-98](http://www.cityhistory.us/duluth/Tour%20manuscript%2007-14-98)

**333 E  
SUPERIOR  
ST** Facing  
SW from 4<sup>th</sup>  
Ave



Resource # 177. Dodge Block (Amindola Building), 405 E. Superior Street (SL-DUL-0818)

This two-story flat-roofed broadfront commercial building has a concrete foundation and walls clad in brick. The Superior Street façade is divided into eight bays. The primary entrance spans the two central bays and has a flat-roofed canopy. Modern steel and glass commercial doors are recessed. Windows throughout the building have been replaced, as has most of the brick cladding on the building. The entire first floor façade had been altered at the time of its initial inventory in 1980. Since then, further remodeling has occurred, including alterations to the arcade between the floors and the second floor windows. The arcade is clad in painted cement board panels. According to the 1950 Sanborn map, there was no cutaway corner at the 4<sup>th</sup> Avenue and Superior Street intersection, but it is not clear when that alteration occurred.

The Dodge Block was constructed in 1911, and R. M. Hunter & Co. were the real estate agents in charge of renting out the building's retail and office space. Eight storefronts spanned the first floor along Superior Street. The upper floors were used for professional offices and services including milliners and tailors. In 1913, Henrik Holmboe began operating his wallpaper studio, office and showroom from a storefront. Flaaten's Conservatory of Music was a longtime tenant in the building. According to the 1950 Sanborn map, the two storefronts at N. 4<sup>th</sup> Avenue E. and E. Superior Street were used by a restaurant while the remaining six were used as stores.

This property was initially inventoried in 1980 as a part of the St. Louis County Historical Society "Duluth's Eastern CBD Area" survey and was included in the 1984 citywide Duluth Historic Resources Survey. At the time, it was categorized under Group III Commercial, defined as "More common structures and related cultural resources that contribute to the overall character of Duluth. Although most Group III buildings would probably not qualify for listing in the National Register of Historic Places, they are worth of preservation whenever feasible. Owners should be made aware of their value and encouraged not to destroy the architectural integrity and character of such structures through senseless remodeling and 'modernization' schemes." No recommendation of eligibility was made.

This property has been extensively altered including replacement brick cladding, replacement windows, and the cutaway corner at 4<sup>th</sup> Avenue and Superior Street. These alterations have compromised the integrity of materials, design, workmanship, and feeling, and the building cannot convey any possible historic significance. For this reason, the property is recommended not eligible for listing in the NRHP or for local designation by the City.

**405 E  
SUPERIOR  
ST**  
Facing N



**405 E  
SUPERIOR  
ST**  
Facing E  
from 4<sup>th</sup> Ave



Resource # 178. Arrowhead Glass Co. (Swim Co.), 413 E. Superior Street (SL-DUL-0820)

This two-story flat-roofed commercial building is narrow but deep and extends nearly to the alley. The building is faced with buff-colored brick with concrete trim details, sills, and lintels. On the first floor of the façade, the storefront doors and windows are all modern steel-frame replacements. A pair of steel and glass doors and flanking fixed-frame windows comprise two-thirds of the façade, while a secondary modern door leads to the upstairs offices. An arcade spans the façade above the storefronts and is surmounted by three fixed-frame windows, each with three-light transoms. The second floor has three fixed-frame windows, also with three-light transoms. Slightly corbelled soldier-course bricks form panels above and below the second floor windows, and brick pilasters located at the corners have square caps that extend above the parapet. The eastern wall is exposed and clad in concrete panels.

The building was constructed in 1924. The Poirer Tent & Awning Company was the original occupant of this building and remained here until at least 1950. Stuart L. Poirer was the owner and manager of this manufacturing business.

This property was initially inventoried in 1980 as a part of the St. Louis County Historical Society “Duluth’s Eastern CBD Area” survey and was included in the 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group III Commercial, defined as “More common structures and related cultural resources that contribute to the overall character of Duluth. Although most Group III buildings would probably not qualify for listing in the National Register of Historic Places, they are worth of preservation whenever feasible. Owners should be made aware of their value and encouraged not to destroy the architectural integrity and character of such structures through senseless remodeling and ‘modernization’ schemes.” No recommendation of eligibility was made.

Research has not shown this property to be associated with historically significant events, trends or persons. The building is not a distinctive example of a period, type or method of construction and an architect has not been identified. Furthermore, the building has undergone substantial alterations, and its integrity of design, materials, and feeling has been compromised. For these reasons, this property is recommended not eligible for listing in the NRHP or for local designation by the City.



Resource # 180. Anna Clayton House, 520 Lake Avenue N. (SL-DUL-0548)

This two-story front gable Queen Anne style house has a raised basement on the west side, as the house was built into the hillside above Lake Superior. The raised basement has concrete block walls with a garage door leading to a tuck-under garage that was added sometime after the original construction. The frame walls are clad in narrow wood lap siding. The house is adorned with several distinctive architectural elements. An open, full-width porch surmounts the tuck-under garage and has narrow wood posts supporting a shed roof with a pediment above the entrance. The front door and a window stand in the north half of the façade, while a projecting bay window stands in the south half. An identical bay window stands above on the second floor, adjacent to a half-width open porch with front gable roof. Above the bay windows is an octagonal tower with pyramidal roof.

This house was constructed in 1892, and Mrs. Anna Clayton resided here in 1893. Although listed in city directories as married, in 1899, she secured a divorce from Willard W. Clayton on the grounds of desertion, which took place in 1892.<sup>38</sup> At the time of her residency, she rented rooms out to boarders including Oscar S. Dahl and carpenter Claus Hanson.

This property was inventoried as a part of the St. Louis County Historical Society's 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group II Houses, defined as "Generally important sites and structures that contribute significantly to the visual and cultural heritage of Duluth. Many Group II sites and structures would also qualify for listing in the National Register of Historic Places. They should be protected from destruction, alteration, or other factors that would diminish their integrity and value." No recommendation of eligibility was made.

Research has not shown this property to be associated with historically significant events, trends or persons. The building is a fine, if modest, example of the Queen Anne style of architecture. Although the design may not have the special distinction needed for NRHP listing, the house appears to meet local Criterion D, embodying "distinguishing features of an architectural style." The property is, therefore, recommended for local designation by the City.

---

<sup>38</sup> "Divorce Day," *Duluth Evening Herald*, September 1, 1899.

**520 LAKE AVE N**  
Facing SE



**520 LAKE AVE N**  
Facing N



Resource # 183. Flats, 419 – 425 N. 1<sup>st</sup> Avenue E. (SL-DUL-2832)

This two story Neo-Classical Revival row flat building is built upon a stone foundation, frame structure, and has brick-clad walls. Due to the building's position on the hillside above Lake Superior, the southern basement wall is exposed. The secondary elevations are painted while the front wall is red brick with black-painted brick details. A projecting brick cornice is surmounted by a brick parapet with metal coping. The cornice continues along the south side wall. Painted brick quoins are at the front corners of the building. The primary façade is symmetrical and divided in to three sections. The two outer sections are both comprised of a full-height three-sided projecting bay. On each floor, a central picture window with leaded-glass transom is flanked by a single sash window, painted stone lintels and stone sills on the first floor and oversized painted brick flat-arch lintels and stone sills on the second floor. The central bay is framed by brick quoins. The first floor of the central bay has three single wood and glass doors with transom windows that have been covered over. A pair of sash windows stands above the entrances on the second floor wall. Due to modern storm windows, it is not clear if window sash throughout the building are original or replacement. A one-story flat-roofed open porch with Ionic order columns runs across the central bay between the outer projecting bays.

Today this building has the address of 419 – 425 N. 1<sup>st</sup> Avenue E. When constructed in 1906, it was 417-419 N. 1<sup>st</sup> Avenue E. Given the stylistic similarities to the row flats at 30-34 E. 5<sup>th</sup> Street, just north of this property, and constructed within a year, it is possible that the buildings were owned or designed by the same people. Charles A. Erickson, a contractor who specialized in plastering, commissioned the construction of 30-34 E. 5<sup>th</sup> Street and locally prominent architect John J. Wangenstein designed them. This property was likely constructed as a rental property to produce income; most tenants did not reside here for more than a year or two. One long-term resident was James Wilhelmson. He was a bookkeeper for Rust-Parker-Martin Co. and lived here from 1911 into the 1920s.

This property has not been previously inventoried. This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. In addition, the building is a fine example of designed by John Wangenstein. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**419 N 1ST AVE E**  
Facing NW



**419 N 1ST AVE E**  
Facing S



Resource # 188. St. Regis Flats, 117 – 129 N. 2<sup>nd</sup> Avenue E. (SL-DUL-0086)

This four-story apartment building has modest Classical Revival decorative elements. The building, with a concrete foundation, frame structure, and walls clad in red brick, has a raised basement on its southern end, as it was built into the hillside above Lake Superior. The walls rise to a flat roof with a projecting denticulated metal cornice. The building is comprised of five row flats with a shared façade. Each flat has a three-sided projecting window bay. There are three entrances along the 2<sup>nd</sup> Avenue façade, each set within a stone surround surmounted by a round-arch window with stepped surrounds. A projecting vinyl canopy is located over each doorway. The wood and glass doors are original and flanked by a sidelight window. Most of the one-over-one sash windows are wood and original to the building, although replacement storm windows obscured many of them. Windows throughout the building have stone sills and the projecting window bays have stone belt courses above the first floor windows.

According to the city permit records, Thomas Bates owned the property when it was constructed in 1908. M.H. Alworth, the president and treasurer of Oneida Realty Co., supervised the rentals of the units.

This property was initially inventoried in 1983 as a part of the St. Louis County Historical Society's 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group II Apartments, defined as "Generally important sites and structures that contribute significantly to the visual and cultural heritage of Duluth. Many Group II sites and structures would also qualify for listing in the National Register of Historic Places. They should be protected from destruction, alteration, or other factors that would diminish their integrity and value." This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.



**117-129 N  
2ND AVE E**  
Facing W



Resource # 189. J. L. Crawford Apartments, 213 – 215 N. 2<sup>nd</sup> Ave E. (SL-DUL-1860)

This row flat has a concrete foundation, concrete and steel structure, and walls clad in dark red brick. The building is adorned with Prairie School style decorative elements. Concrete lintels above the first- floor windows and a concrete belt course above the second-floor windows give the façade a horizontal emphasis, and geometric-patterned concrete details are at the second-floor corners. The flat roof has wide overhanging eaves. The façade is divided into three bays, with the central (and most narrow) bay projecting from the plane of the façade. The central bay houses the main entrance, which has a projecting flat-roofed canopy, and a small pair of windows on the second floor. The wide outer bays each have a picture window flanked by casement windows.

This apartment building was designed by locally prominent architect C. E. Nystrom and constructed by local builder G.H. Lounsberry. It was constructed for James L. Crawford, who owned and operated Crawford & Son Mortuary at 203 W. 2<sup>nd</sup> Street. The Duluth Herald announced the construction of this “modern apartment building for [the] hillside” on January 12, 1917. In 1922, Crawford would commission Nystrom to construct a new mortuary and casket manufacturing facility just south of this building at 131 and 127 E. 2<sup>nd</sup> Street, respectively. The J. L. Crawford apartment building “contains four apartments of five rooms each embodying in their arrangements many attractive features.” The kitchens had modern gas ranges and built-in refrigerators, the bathrooms had built-in tubs with showers. Each living room had a fireplace and built-in bookcases. The building has a basement and contained a garage “with room for several cars.” The article also highlighted “a feature not before used in any building of its kind,” the casement window; “opening out, with art glass in white and yellow metal setting.” James L. Crawford did not reside at the apartments until nearly a decade after the building was constructed, beginning in 1925.

This property was initially inventoried in 1983 as a part of the St. Louis County Historical Society’s 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group II Apartments, defined as “Generally important sites and structures that contribute significantly to the visual and cultural heritage of Duluth. Many Group II sites and structures would also qualify for listing in the National Register of Historic Places. They should be protected from destruction, alteration, or other factors that would diminish their integrity and value.” This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**213-215 N 2ND  
AVE E  
Facing W**



**213-215 N 2ND  
AVE E  
Facing W**

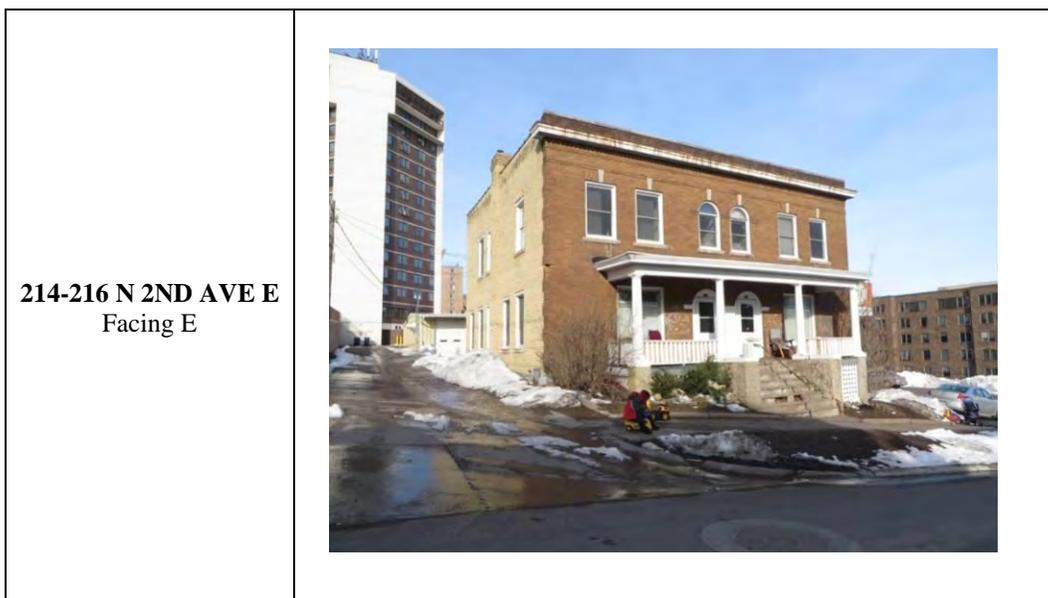


Resource # 190. Flats, 214-216 N. 2<sup>nd</sup> Avenue E. (SL-DUL-1861)

This two-story Classical Revival fourplex has a concrete foundation and frame walls clad in brick. The secondary elevations have light tan brick and the primary façade is light brown brick. A brick parapet wall with stone coping is adorned with a corbelled brick belt course and a projecting metal cornice. The façade is symmetrical and three bays wide. The two outer bays each have a picture window with transom on the first floor and a pair of sash windows on the second floor with flat arch lintels and stone keystones and sills. The central bay has two entrances on the first floor, which have round-arch openings that have been infilled. On the second floor, two sash windows are surmounted by round-arch transoms, and brick round-arch lintels with stone keystones and sills. A one-story, open porch spans nearly the width of the façade. It stands upon a stone base and four columns support its flat roof.

George P. Coleman, a local carpenter and general contractor, owned and built this fourplex in 1909. He resided here until 1917.

This property was initially inventoried in 1983 as a part of the St. Louis County Historical Society's 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group II Apartments, defined as "Generally important sites and structures that contribute significantly to the visual and cultural heritage of Duluth. Many Group II sites and structures would also qualify for listing in the National Register of Historic Places. They should be protected from destruction, alteration, or other factors that would diminish their integrity and value." This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.



**214-216 N 2ND AVE E**  
Facing N



Resource #s 191, 192. Flats, 217 – 219 N. 2<sup>nd</sup> Avenue E. (SL-DUL-1862)

This Neo-Classical Revival style row flats building has a stone foundation, frame structure, and brick walls. Due to the building's position on the hillside above Lake Superior, a portion of the basement wall is exposed on the south end. This portion of the wall is clad in stone. The red brick on the primary façade rises to a parapet wall with an oversize cornice with bracket details. The façade is asymmetrical and comprised of six bays. The property was constructed in two stages: the northern one-third and the southern two-thirds. The bays alternate between projecting and recessed, and the southernmost bay projects from the corner at an angle. The windows in the southern four bays are all replacement and the openings have been altered. Originally the windows were taller and had segmental-arch transoms, which have been infilled. The brick segmental-arch lintels and stone sills have been retained. The entrance for the southern four bays is located beneath an entry porch with segmental-arch opening and flat roof. The northern third of the building has different stylistic elements than the southern two-thirds. The two bays are asymmetrical. A projecting one-story window bay with brackets, cornice, and flat roof contains a picture window with transom. Originally filling a segmental-arch opening, the replacement window is rectangular today. Above the projecting bay is a pair of narrow sash windows with round-arch transoms and a wooden medallion overhead. The pair is surmounted by a brick segmental-arch lintel. The second bay contains a replacement front door, accessed by an open entry porch with replacement wood decking and a projecting flat roof with wood bracket supports. A pair of sash windows with round-arch transoms stands above the doorway on the second floor; a column of bricks divide these two windows and each has a brick round-arch lintel.

St. Louis County tax records indicate that the northern portion of the building was constructed in 1886 and the southern portion in 1889. The entire complex, however, appears on the 1888 Sanborn map. The city of Duluth permit records did not include any information for these buildings. Similarly, at the time they were constructed, the Duluth city directories were not yet organized by address. An original owner, the architect, and the builder remain unknown.

This property was initially inventoried in 1983 as a part of the St. Louis County Historical Society's 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group II Apartments, defined as "Generally important sites and structures that contribute significantly to the visual and cultural heritage of Duluth. Many Group II sites and structures would also qualify for listing in the National Register of Historic Places. They should be protected from destruction, alteration, or other factors that would diminish their integrity and value." This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**217-219 N 2ND  
AVE E  
Facing W**



**217-219 N 2ND  
AVE E  
Facing S**



**217-219 N 2ND  
AVE E  
1888 Sanborn  
Fire Insurance  
Map**



Resource # 193. Tri-Towers Apartments, 222 N. 2<sup>nd</sup> Avenue E. (SL-DUL-1863)

The Tri-Towers apartment complex is comprised of three octagonal 15-story buildings. The buildings have concrete foundations and reinforced concrete frames. The walls are clad in dark brown brick and beige concrete panels and the roofs are flat. Windows throughout are steel-frame and vary between sliding and fixed-mount. The buildings share a central first-floor core that connects to the Rainbow Center community center. The upper three floors of the buildings have balconies that run across the facades on all sides.

This apartment complex was constructed in 1972 as low-income senior housing for the Duluth Housing and Redevelopment Authority. The HRA does not have an architect's name on file because its construction was bid out as a "turnkey project." The architectural firm of Damberg & Peck designed the Rainbow Center that abuts Tri-Towers, as well as the King Manor apartments that are accessed via the skyway across E. 2<sup>nd</sup> Street.

This property was initially inventoried in 1980 as a part of the St. Louis County Historical Society "Duluth's Eastern CBD Area" survey for the 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group III Apartments, defined as "More common structures and related cultural resources that contribute to the overall character of Duluth. Although most Group III buildings would probably not qualify for listing in the National Register of Historic Places, they are worth of preservation whenever feasible. Owners should be made aware of their value and encouraged not to destroy the architectural integrity and character of such structures through senseless remodeling and 'modernization' schemes." At the time of the 2014 East End Phase V Survey, this building does not meet the criteria to be eligible for listing in the National Register. The property should be reevaluated when it becomes 50 years old, as an example of a large public housing complex similar to those built in the Minneapolis-St. Paul area from the early 1960s through early 1970s. To establish the eligibility of this and other similar properties, a historic context should be developed regarding urban renewal and public housing in Duluth during the 1960s and early 1970s.



**222 N 2nd AVE E**  
Facing E



Resource # 194. Flats, 310-316 N. 2<sup>nd</sup> Avenue E. (SL-DUL-1864)

This two-story row flat building has a raised stone basement and a frame structure with brick-clad walls. A low parapet wall extends above a flat roof and is accented with a course of corbelled brick and a projecting metal cornice. The symmetrical façade is divided into three sections, with the outer two projecting from the plane of the façade. On each floor of the outer bays, a picture window with transom is flanked by a narrow six-over-one sash windows. A brick belt course that spans the façade serves as a continuous lintel for the second-floor windows while the first-floor windows have heavy stone lintels. The second floor of the central bay has a door flanked on each side by a small, fixed window, and all have stone lintels. The door opens to the roof of a one-story open porch that spans the central bay. The flat roof of the porch is supported by four square posts on stone piers. The porch stands over the three main entrances to the building. The three doors are wood and glass and, like the windows throughout the building, are original. The middle door leads to a staircase and upstairs units.

This fourplex was constructed by August Kehtel in 1912. He resided at another of his properties, Kehtel Flats, just south of this property at 201-203 E. 3<sup>rd</sup> Street. He continued to reside and operate his boot and shoe making business from there until his death in 1934. Upon the completion of this building, August's brother William moved into the unit at 314 N. 2<sup>nd</sup> Avenue E. He was a manager of the Duluth Cigar Co. and resided here until at least 1930.

This property was initially inventoried in 1983 as a part of the St. Louis County Historical Society's 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group III Apartments, defined as "More common structures and related cultural resources that contribute to the overall character of Duluth. Although most Group III buildings would probably not qualify for listing in the National Register of Historic Places, they are worth of preservation whenever feasible. Owners should be made aware of their value and encouraged not to destroy the architectural integrity and character of such structures through senseless remodeling and 'modernization' schemes." This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**310-316 N 2ND  
AVE E**  
Facing SE



**310-316 N 2ND  
AVE E**  
Facing NE



Resource # 195. Flats, 313 – 315 N. 2<sup>nd</sup> Avenue E. (SL-DUL-1865)

This two-story Romanesque Revival row flat has a raised bluestone basement, frame structure, and brick-clad walls. The roof is flat and accented with a central projecting brick parapet that surmounts a course of corbelled brick. The first-floor picture windows and leaded-glass transoms are set beneath oversized stone lintels. The second-story windows have flat-arch brick lintels, while the central two windows have round-arch brick lintels with stone hoods. The central window sash have been retrofitted with standard double-hung sash. All windows have stone sills. A one-story full-width open porch has a flat roof supported by Doric columns on brick piers and adorned with a row of dentils beneath its cornice extends across the front of the building. The deck leads to two front doors that are recessed behind two round-arch openings with stone surrounds; the doors are replacement. The bays are divided on the second floor by slightly projecting brick pilasters.

According to city building permit records, this property was owned by John Colbrath when constructed in 1909. Colbrath was the proprietor of Jonathan Colbrath & Co, logging contractors. City directories indicate that the property was used to produce income rather than as a residence for Colbrath, as he resided at 131 E. 3<sup>rd</sup> Street from at least 1908 to 1913. George Coleman, a local carpenter and contractor, constructed this building. From 1910-1912, the Butchart family resided at the unit with the address of 315. David A. Butchart was a jailer at the city jail. Residing with him were Flora, a hairdresser, Jessie, a solicitor, and Ray, a broker.

This property was initially inventoried in 1983 as a part of the St. Louis County Historical Society's 1984 Duluth Historic Resources Survey. At the time, it was categorized under Group III Apartments, defined as "More common structures and related cultural resources that contribute to the overall character of Duluth. Although most Group III buildings would probably not qualify for listing in the National Register of Historic Places, they are worth of preservation whenever feasible. Owners should be made aware of their value and encouraged not to destroy the architectural integrity and character of such structures through senseless remodeling and 'modernization' schemes." This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**313 N 2ND AVE E**  
Facing NW



**313 N 2ND AVE E**  
Facing SW



Resource # 196. Flats, 417 – 419 N. 2<sup>nd</sup> Avenue E. (SL-DUL-2833)

This two-story row flats building stands on a bluestone basement, which due to its position on the hillside above Lake Superior, is exposed at the southern wall. The frame structure with brick-clad walls has corbelled brick details on the façade including quoins at the corners, division between the second floor bays, and a course beneath the projecting cornice. The brick parapet has three projections across the top, and the coping is capped with metal. Windows throughout the building are replacement, but their brick flat-arch lintels and stone sills have been retained. The façade is symmetrical and divided into two mirrored sections. In each section, the front door stands near the center of the building. A transom window is retained above the doorway, but the steel and glass door is replacement. A picture window with transom is placed in the outer half of both sections. The bays on the second floor are both comprised of two sash windows with brick surrounds. Although it has been removed, the original porch was one story and spanned the width of the building. The replacement decking is supported by four brick piers that originally supported the columns and roof of the porch. The 1909 Sanborn map indicates terra cotta tile was used in the construction of the building, which would have made it fireproof.

When this building was constructed in 1905, it had the address of 415-417 N 2<sup>nd</sup> Avenue E. An early resident from 1908-1911 was Jacob Rocklin. He operated the Gross & Rocklin Bakery at 213 W. Michigan Street with Louis Gross.

This property has not been previously inventoried. This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**417 N 2ND AVE**  
Facing S



**417 N 2ND AVE E**  
Facing NW



Resource # 204. 417 N. 3<sup>rd</sup> Ave E., St. Josephat Polish National Church (SL-DUL-2670)

This Romanesque Revival church is two stories tall and has a front gable roof. The brick-faced foundation and upper floor walls are divided by a stone belt course. The roof is interrupted by a two-story slightly projecting gable wall dormer on each side; all four gable-ends are capped with a stone cross. Secondary entrances with stone surrounds stand in each side bay. Two three-story, square bell towers stand at the front corners of the building. A stone cornice divides the second and third stories of the bell towers, and the third story is clad in stone. The towers feature spires, each capped with a stone cross, and miniature spires adorn each of the corners of the towers. The central main entrance is recessed in a Tudor arch stone surround, which is surmounted by a stone cross. The front doors are wood panel, each with a four-pane window. An arched transom stands above the doors. A large round-arched window stands in the second floor façade above the main entrance. It features a stained-glass rose window. The arched window has a corbelled brick surround with stone accents at the base and impost of the arch. Windows throughout the building have stone sills, and the arched windows have corbelled brick lintel surrounds. The round-arched windows retain their original stained glass. The third floor bell tower openings have with louvered shutters.

St. Josephat Polish National Catholic Church was organized in Duluth in 1907, and it was the first parish in the denomination to be organized west of Pennsylvania. The impetus for forming the congregation came from the growth of the Catholic community in Duluth in the late 1800s. In 1872, the “Catholic community of Central Hillside built Sacred Heart Parish [church]. The number of Polish Catholic immigrants was increasing dramatically, and they wanted a new church be built in order to keep their Polish traditions. A group of Polish families built a separatist church called St. Joseph’s parish,” 10 miles north of Duluth. Another group of Polish families, however, wanted a church closer to home in Duluth. In 1881, “100-140 Polish families formed a local branch of the St. Stanislaus Kostka Society, a Polish-American fraternal organization, bought two lots, and in 1883, built the first St. Mary Star of the Sea Parish in downtown Duluth.”<sup>39</sup>

This movement was part of a broader national movement among Polish Catholics in America. During the late nineteenth century, as the number of Polish immigrants increased, many of them sought Catholic priests who could speak Polish, and they wanted to integrate Polish traditions with the traditional Catholic practices. Although many Polish parishes were formed, like St. Mary’s Star of the Sea, very few priests were Polish and tensions grew during the 1890s within the American Catholic Church. Another dispute was over ownership of church buildings. Although paid for by parish members, Catholic churches were owned by the Church and controlled by parish priests, who were appointed by the Church. Polish immigrants, who had no Polish bishops in America to represent them, felt they had no voice within their own churches.<sup>40</sup> In 1897, a group of Polish Catholics in Scranton, Pennsylvania, split from the Roman Catholic Church to form the Polish National Catholic Church. This schism led to divisions within Polish communities, between those who wanted to remain with the Roman Catholic Church and those

---

<sup>39</sup> [http://blog.lib.umn.edu/jhatcher/duluthcommunitynews/2008/10/left\\_out\\_in\\_the\\_cold\\_1.html](http://blog.lib.umn.edu/jhatcher/duluthcommunitynews/2008/10/left_out_in_the_cold_1.html).

<sup>40</sup> <http://feefhs.org/links/other/mn/duluthpc.html>.

who wanted the cultural autonomy of the Polish National Church.<sup>41</sup> This division would become evident in Duluth during the first decade of the twentieth century.

When the original St. Mary's church building burned down in 1905, the 300 families of the parish built the current church in the following year.<sup>42</sup> Despite the quick response in rebuilding, underlying tensions within the parish became apparent. During the late nineteenth century, much like other parishes, St. Mary's Parish had woven Polish traditions into its mass. Roman Catholic dioceses did not approve of such deviations and, by 1907, had suspended priests, excommunicated congregations, and closed church buildings to public worship.<sup>43</sup> Faced with giving up their cultural identity or losing their standing in the Catholic Church, in 1907 some Poles left St. Mary's and formed the St. Josephat Parish within the Polish National Catholic Church denomination. In the 1908 Duluth city directory, it was noted that the organization had a membership of 1,120.

Before this church building was dedicated in 1908, Duluth Bishop James McGolrick sent out a notice to the community's Catholics that read, "We hereby notify all Catholics that they are warned under pain of excommunication against taking any part with the excommunicated Poles, who in the face of the rules of the Holy Catholic church, pretend to bless a false church, who employ a pretended bishop to deceive the unfortunate people, who are blindly led by an excommunicated priest." Despite demonstrations against the pastors and parishioners, the Reverend Koziarak stated that "the trouble has been that for twenty years the Poles of this part of the country have asked for a Polish bishop to preside over the Polish Catholic churches, and this has been denied us."<sup>44</sup> St. Josephat Church has remained affiliated with the Polish National Catholic Church and has served multiple generations of Polish Americans since it was founded.

This property was initially inventoried as a part of the St. Louis County Historical Society's 1984 citywide Duluth Historic Resources Survey. At the time, it was categorized under Group I Churches, defined as "Exceptional landmark structures of such irreplaceable value that they should be protected and preserved at almost any cost. These structures are of such significance that they already are on, or certainly meet, the criteria for listing in the National Register of Historic Places. They have outstanding educational, urban design and economic value to the community and represent the major elements of Duluth's historical and architectural heritage." A later, undated inventory form noted its association with the Polish National Catholic Church, but no recommendation of eligibility was made.

St. Josephat Polish National Catholic Church is associated with significant trends and specific events related to the development of Duluth during the early twentieth century. The church is directly associated with the influx of recent immigrants to Duluth, and in particular, Polish immigrants. Furthermore, the church is associated with the establishment and growth of the Polish National Catholic Church and, in Duluth, with the establishment of a Polish Catholic parish separate from the Roman Catholic parish. For this reason, the church meets Criterion A and Criteria Consideration A.

---

<sup>41</sup> [http://en.wikipedia.org/wiki/Polish\\_National\\_Catholic\\_Church](http://en.wikipedia.org/wiki/Polish_National_Catholic_Church)

<sup>42</sup> <http://feefhs.org/links/other/mn/duluthpc.html>

<sup>43</sup> <http://www.mocavo.com/Duluth-Evening-Herald-Volume-Sep-Tember-8-1909/471937/103>

<sup>44</sup> [http://www.mocavo.com/Duluth-Evening-Herald-May-1908-Volume-May-15-1908/802556/75#\\_85](http://www.mocavo.com/Duluth-Evening-Herald-May-1908-Volume-May-15-1908/802556/75#_85)

In addition, the church may meet Criterion C as a distinctive example of the Romanesque Revival style applied to a church building and as a church designed by master architect Carl Nystrom. Known for the design of many residences in Duluth during his partnerships with Frank Young and William Bray, Nystrom also designed church buildings during both partnerships – at least five during the period 1903 to 1909 alone. It is not clear how this group of churches is related to Nystrom’s larger portfolio of designs, but the decade of the 1900s may have been a time when Nystrom was particularly active in designing church buildings. It is recommended that additional research and analysis should be conducted regarding Nystrom’s designs for religious buildings to determine which of them best represent of this aspect of his career. As a preliminary assessment, it appears that, among those churches, St. Josephat is the largest and most ornate, and it likely meets Criterion C. The church retains a high degree of historic integrity.

Because the church meets Criterion A and may also meet Criterion C, this property is recommended eligible for listing in the NRHP and local designation by the City.

417 N 3RD AVE E facing SW	St. Josephat Polish National Church, 1920
	

Resource # 208. Bob Dylan's Childhood Home, 517 – 519 N. 3<sup>rd</sup> Avenue E. (SL-DUL-2501)

This two-and-one-half-story front-gable-form double house was built in 1909. The building has a stone basement and a gabled roof and wood-frame walls clad in narrow clapboard siding. The gable is divided by a shingle-covered cornice, which provides a cap to the two-story projecting center bay windows. A single sash window stands in the gable-end. A single door is on one side of the second floor bay window, which provides access to the balcony atop a full-width open porch below. The porch is supported by square posts. A single door flanks each side of the first floor bay windows. . There is a two-story porch on the rear of the house and a projecting side bay with gable roof.

The original owner of this 1909 building, per the city of Duluth building permit, was L.A. Larsen. Ludwig A. Larsen was the treasurer and manager of the L.A. Larsen Company. The company sold mortgages, loans, and insurance for “farm lands and city property.” This double house was constructed by the company as a rental property; Larsen never resided at this property, nor did his business partner E.L. Kimball. This house was previously surveyed in 2003 and identified as musician Bob Dylan's childhood home. Born Robert Zimmerman in 1941 to Abraham and Beatrice Zimmerman, the family resided at 517 N. 3<sup>rd</sup> Avenue E. from 1942 until 1947.

This property was initially inventoried in 2003. Neither the surveyor nor the related report were included on the inventory form. The house is associated with Bob Dylan, and although his *contributions to history can be identified and documented*, the property is not associated with his *productive life, reflecting the time period when he achieved significance* because he moved with his family to Hibbing when he was six years old. This house may be eligible for local designation by the City under Criterion C, as it is “identified with a person or persons who significantly contributed to the cultural development of the City of Duluth, State of Minnesota, or the United States.”

The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**517 N 3RD AVE E**  
Facing NW



**517 N 3RD AVE E**  
Facing SW

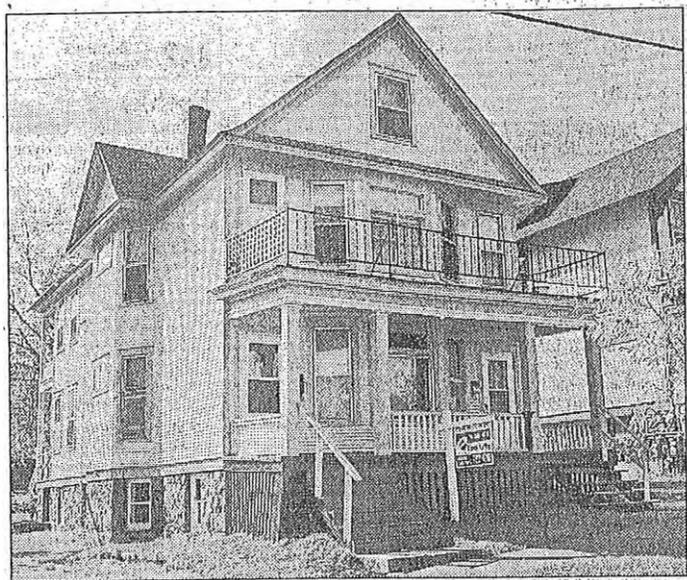


**517 N 3<sup>RD</sup> AVE E**

“Dylan’s Duluth  
house sells for  
\$94,600 on eBay”

June 24, 2001

Minneapolis Star  
Tribune



Resource # 210. Double House, 521 – 523 N. 3<sup>rd</sup> Avenue E. (SL-DUL-2834)

This two-and-one-half-story front-gable-form double house has a stone basement, wood frame walls with synthetic lap siding, and a gabled roof with wide eaves. The gable-end features a small window and brackets beneath the eaves. A full-width enclosed porch has four square posts on brick piers that support a flat roof topped with an iron balustrade. Two sets of staircases lead to the porch. Two wood and glass doors are obscured behind the porch, as is a band of central sash windows. The second floor is divided into three bays: a single sash window, a central pair of sash windows, and a wood and glass door that opens to the roof of the porch. Most of the sash windows are original and retain their four-over-one composition. There is a two story porch at the rear of the house and a shed-roof wall dormer on the south side.

This house was built in 1915. Early permit records are undated, but show that Arthur Hanford of the Hanford Construction Company, was the owner and architect/contractor of the property. Hanford did not reside here, rather using it as an income-producing property. City directories and Duluth newspaper archives did not yield information regarding the building's early residents. Charles E. Taylor, a bookkeeper and clerk at Northern National Bank, resided here in the early 1930s with his wife Laura.

This property has not been previously inventoried. This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**521 N 3RD AVE E**  
Facing NW



**521 N 3RD AVE E**  
Facing SW



Resource # 216. Flats, 517-523 N. 4<sup>th</sup> Avenue E. (SL-DUL-2835)

This two-story row flats building has a raised basement on its southern side due to the building's position on the hillside above Lake Superior. The foundation is stone and the walls of the frame structure are clad in brick. The primary façade is red brick with a slightly corbelled brick belt course that serves as a cornice and is surmounted by stone coping. The building is comprised of four flats. The division between flats is evident on the primary façade, which is divided into four sections. Each section has two bays. The first floor has a picture window with a leaded transom window in one bay and a single door in the other. The front entrances are segmental arched with doors that are obscured behind replacement storm doors. Each bay along the second floor contains one window opening with segmental-arch brick lintel and keystone and a sash window. A one-story open porch stands over each pair of entrances. Although both porches retain their original size, as indicated on the 1909 Sanborn map, one of the porches retains its original support and roof while the southern porch has been altered with replacement decking, supports, and roof.

The original owner and resident of this 1903 building was John T. Stack. John and his brother Michael K. were listed as the property owners on the original building permit. John was a co-proprietor of Stack Bros heating & plumbing company with Edward L. Stack. Michael was co-proprietor of Stack & Co. dry goods company with James K. Stack. John T. Stack resided here from the building's construction in 1903 until 1912.

This property has not been previously inventoried. This property is not associated with historically significant events, trends or persons. The building appears to be a distinctive example of a period and type of construction: early twentieth century multifamily residences in Duluth. The property could be nominated using a National Register Multiple Property Documentation Form or a local-level equivalent documentation for multifamily residences.

**517 N 4TH  
AVE E**  
Facing NW



**517 N 4TH  
AVE E**  
Facing SW



Resource # 219. Residence, 524 N. 4<sup>th</sup> Avenue E. (SL-DUL-1867)

This Queen Anne style house has undergone extensive alterations since originally constructed as a single family house. The frame house stands on a stone foundation, and the walls are clad in synthetic lap siding. The roof is hipped, though it is intersected with a two-story gable addition in the rear of the house, a gabled projecting bay on the 6<sup>th</sup> Street elevation, and a pyramidal roof that partially covers a dormer, and projects over an open porch at the front of the house. The front of the house has been the most altered section over the years. Divided into two asymmetrical bays, the north half of the façade has a projecting window bay on each floor. The bay windows may be original, but at the time of survey they were obscured by storm windows. The sash windows throughout the house, as well as the doors, are replacement. On the south half of the façade, two modern steel and glass doors stand next to each other. A single sash window is on the second floor above the doors. The dormer that projects above the second floor has a door that leads to the top level of the porch. The three-story porch is a recent addition; an open two-story porch was originally on the house, appearing as late as 1950 on the Sanborn map. The porch has wood decking and is supported on each floor by four square posts. The three floors of the porch have wood balustrades. Most stylistic details have been removed, except for scalloped brackets at the supports of the pyramidal dormer roof.

Despite being constructed in 1881, the house was not listed in city directories with its address until circa 1896. At that time, Cook Ely, a photographer at 7 E. Superior, resided here. By 1897, F. William Reinhardt resided here along with his family, Martha, Jacob, Rose, Theodore, and Theresa. Although William did not have an occupation listed, Theodore was proprietor of Theodore E. Reinhardt & Company, a jewelry store. The house was outside the limits of 1888 Sanborn map coverage. It appeared in the 1909 Sanborn map as a two story, single family dwelling with a two-story open porch. By the time the 1950 Sanborn map was published, the house had been converted to flats.

This property was initially inventoried as a part of the St. Louis County Historical Society's 1984 citywide Duluth Historic Resources Survey. At the time, it was categorized under Group II Houses, defined as "Generally important sites and structures that contribute significantly to the visual and cultural heritage of Duluth. Many Group II sites and structures would also qualify for listing in the National Register of Historic Places. They should be protected from destruction, alteration, or other factors that would diminish their integrity and value." No recommendation of eligibility was made.

Although this property was previously categorized as a Group II property, the house has been altered extensively, including most of the characteristic elements of the Queen Anne style, and the integrity of design, materials, workmanship, and feeling have been compromised. Because the property lacks historic integrity, it can no longer convey any possible historic significance; therefore, this property is recommended not eligible for listing in the NRHP or for local designation by the City.

**524 N 4TH AVE E**  
Facing E



**524 N 4TH AVE E**  
(rear and north side)  
Facing SW

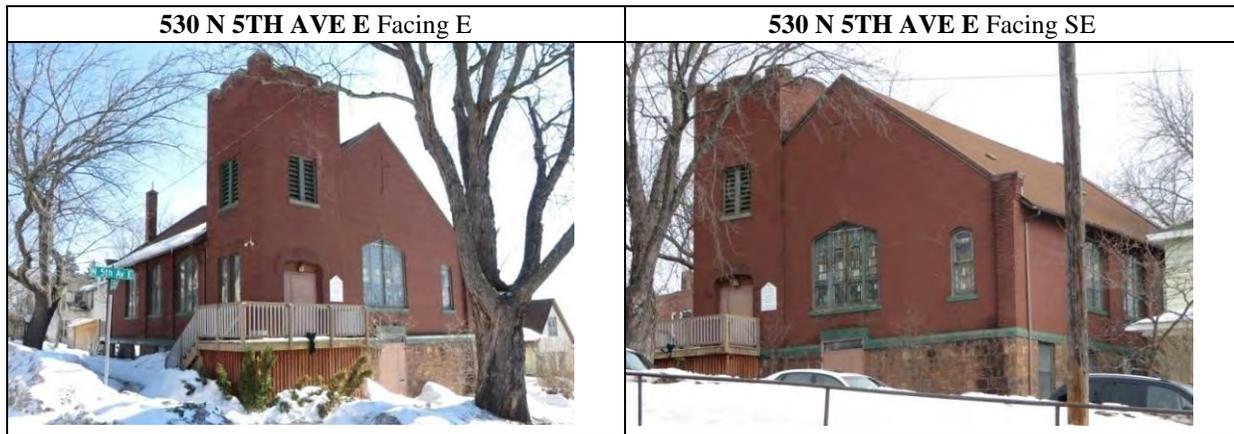


Resource # 224. St. Mark's African American Methodist Church, 530 N. 5<sup>th</sup> Avenue E. (SL-DUL-1869) – Listed in the NRHP

St. Mark's African Methodist Church was listed in the NRHP in 1991. From its nomination: "St. Mark's A.M.E. Church, at 530 Fifth Avenue East, is a simple one story brick church sitting on a high roughfaced stone basement. The church sits on a corner lot with a corner, two-story bell tower. The simple rectangular massing has a parapeted gable roof with Tudor Revival detailing in the windows and bell tower" (Jacqueline Sluss at Thomas R. Zahn & Associates, 1991).

The stone basement level of the church was constructed in 1900 and housed the congregation until its expansion in 1913. Edwin S. Radcliffe was the architect for the building above the basement level. St. Mark's is significant "under criterion A for its central role in the social and religious organization of the Black community in Duluth and as the only building in the city built by Blacks for Black use. One of two main Black churches in the city, it was the first Black congregation and was founded in 1890. Repeating the pattern of social organization within other Black urban communities in Minnesota, the church, as a center of religious and social activity, was frequently a center for the discussion of the economic, political and civil rights issues of the day."

At the time of the 2014 survey, St. Marks' integrity remains high and should remain listed in the NRHP.



Resource # 225. Gloria Dei Lutheran Church, 219 N. 6<sup>th</sup> Avenue E. (SL-DUL-1870)

This Gothic Revival church has a rough-cut stone foundation and walls clad in red brick. The church is two stories tall with a front gable roof, which is intersected by projecting wall dormers on the side walls, and two three-story towers at the front corners. Each bell tower houses an entry way in a recessed gothic-arched bay, stained-glass windows set within gothic-arched openings on the first and second floors, and gothic-arched openings with louvered vents on the third floor. The towers are topped with crenellated parapet walls and turret caps at the corners. A large gothic-arched opening with stained glass encompasses much of the wall between the bell towers on the north elevation. A concrete stairway is located below the arch and consists of a central half flight of stairs leading to a landing and a pair of stairways that each lead to one of the entrances. Other windows throughout the building are stained glass set within gothic-arched openings. A modern two-story cream-colored brick addition was constructed at the rear of the building.

Upon its organization in 1870, Gloria Dei Church was originally named the First Swedish Evangelical Lutheran Church. The congregation met in the basement of an Episcopalian church until a new building was constructed at 2<sup>nd</sup> Avenue W. and 2<sup>nd</sup> Street in 1874. By 1903, when the congregation needed a larger space, it purchased land at 6<sup>th</sup> Avenue E. and 3<sup>rd</sup> Street. Construction on the present church was completed in 1906. The congregation's name was changed to Gloria Dei Lutheran Church in 1933.<sup>45</sup>

Carl E. Nystrom was the architect of this church during his partnership with Frank L. Young, and F.L. Johnson was the builder. Details for the church were announced in the Duluth Evening Herald in September 1905: "the church will be a brick and stone structure costing about \$17,500 and will contain in its basement a thoroughly equipped kitchen, dining room, and heating plant. The auditorium will have seating capacity for 600 people."<sup>46</sup> At the time of construction, Rev. Carl Solomonson was pastor of the church.

This property was initially inventoried as a part of the St. Louis County Historical Society's 1984 citywide Duluth Historic Resources Survey. At the time, it was categorized under Group III Churches, defined as "More common structures and related cultural resources that contribute to the overall character of Duluth. Although most Group III buildings would probably not qualify for listing in the National Register of Historic Places, they are worth of preservation whenever feasible. Owners should be made aware of their value and encouraged not to destroy the architectural integrity and character of such structures through senseless remodeling and 'modernization' schemes." No recommendation of eligibility was made at that time.

This church does not appear to meet Criterion A. The First Swedish Evangelical Lutheran was the first Lutheran congregation in Duluth (at 1870, it was established a year earlier than the First Norwegian Lutheran) and was among the earliest of any churches: St. Paul's Episcopal (1869); First Presbyterian (1870); Sacred Heart Roman Catholic (1870); and Pilgrim Congregational (1871). The church building, however, dates to 1905, and it is not associated with the early development of Duluth. By the early twentieth century, Duluth was growing rapidly and so were

---

<sup>45</sup> History of Gloria Dei Lutheran Church, Duluth, MN: <http://www.rootsweb.ancestry.com/~mnstlou/giodei.htm>.

<sup>46</sup> "Livelier Outlook in Realty Market," *Duluth Evening Herald*, September 8, 1905, 10.

its churches. When the First Swedish Lutheran congregation constructed its new church in 1905, it was one of 17 Lutheran churches in Duluth, including four Swedish Lutheran churches. This building is generally associated with the growth of Duluth and its Swedish population, but this does not appear to be a significant association. Furthermore, the building is not known to have a direct association with persons significant in Duluth history (other than perhaps being their place of worship). Therefore, the church does not meet Criterion B.

The church may meet Criterion C as the work of master architect Carl Nystrom. Known for the design of many residences in Duluth during his partnerships with Frank Young and William Bray, Nystrom also designed church buildings during both partnerships – at least five during the period 1903 to 1909 alone. It is not clear how this group of churches is related to Nystrom’s larger portfolio of designs, but the decade of the 1900s may have been a time when Nystrom was particularly active in designing church buildings. It is recommended that additional research and analysis should be conducted regarding Nystrom’s designs for religious buildings to determine which of them best represent of this aspect of his career. If it is determined that Gloria Dei Lutheran Church meets Criterion C, it would also qualify under Criterion Consideration A.

Regardless of NRHP eligibility, this church building meets Duluth designation Criterion E: “the work of an architect or master builder whose individual work has influenced the development of the City of Duluth.” The church retains a high degree of integrity, and it is recommended for local designation by the City.

