

PL 13-123



City of Duluth
Planning and Construction Services

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APPLICATION COVER SHEET

Check One Box

- Appeal to Planning Commission - \$350
- Concurrent Use of Streets Permit - \$700
- District Plan Adoption or Amendment - \$1,000
- Environmental Review - \$2,500
- Historic Construction or Demolition Permit - \$50
- Historic Resource Designation - \$75
- Interim Use Permit \$650
- Planning Review - \$800
- Sidewalk Use Permit - \$100
- Special Use Permit, General - \$800
- Special Use Permit, Wireless Telecommunications
 - Application, Modifying or Co-locating - \$2,500
 - Application, New Tower - \$5,000
 - Escrow Deposit - \$8,500
- Subdivision Plat Approval or Amendment
 - Concept Plan - \$250
 - Preliminary Plat - \$1000
 - Final Plat - \$750
 - Quick Plat/RLS - \$250
 - Amendment/Boundary Line Adjustment - \$250
- UDC Zoning Map Amendment - \$800
- Vacation of Street - \$700
- Variance - \$600
- Wetland, De Minimus, Delineation, or No Loss - \$150
- Wetland, Replacement Plan - \$400
- Zoning Verification Letter - \$85

CONTACT INFORMATION:

Applicant/Owner First United Methodist Church
 Phone 218-727-5021 Email pastor@fumcduluth.com
 Address 230 E. Skyline Parkway
 City Duluth State MN Zip 55811
 Owner's Agent (if applicable) ^{Coapplicant} Stacey Dimberio
 Phone 218-728-6080 Email cursta@epiinternet.com
 Address 1600 London Road
 City Duluth State MN Zip 55812

APPLICATION INFORMATION:

Street Address and Zoning of Property 819 N 18th Ave E
 Parcel ID Number Parcel A lots 13, 14, 15, 16 Block 4 Park Drive
 Briefly Describe the Reasons for this Request: Division
see attached Parcel B Lot 16, Block 3 Park Drive
Parcel C Lot 16, Block 2 Highland Park Addition
see attached

(Attach additional pages if necessary. Include all required submittal information)

The undersigned hereby represents upon all of the penalties of law for the purpose of inducing the City of Duluth to take the action herein requested, that all statements herein and attached are true and that all work herein mentioned will be done in accordance with the Ordinances of the City of Duluth and the laws of the State of Minnesota.

Daniel A Band, pastor / Stacey Dimberio 9/5/2013
 Signature of Applicant Date

Reminder: include application checklist (if applicable) and all supporting information. Submit completed information to Room 210, One Stop Shop.

Notice: documents provided to the City may be public data.

Revised January 10, 2013

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HISTORIC PRESERVATION COMMISSION
LOCAL LANDMARK NOMINATIONI. Name of Property

- A. Historic: *Chester Park Evangelical Church*
B. Common: *Chester Park United Methodist Church*

II. Location

- A. Address: *819 North 18th Avenue East*
B. Legal Description: *Parcel A Lots 12, 14, 15, 16 Block 4 Park Drive Division*
Parcel B Lot 16, Block 3 Park Drive Division
Parcel C Lot 16, Block 28 Highland Park Addition to Duluth

III. Classification

- A. Type of Property: *Church*
B. Current Use: *Part-time church*
C. Current Zoning: *R1*

IV. Current Owner

- A. Name: *First United Methodist Church*
B. Address: *230 East Skyline Parkway, Duluth, MN 55811*
C. Telephone: *218-727-5021*

V. Property Status

- A. Occupied/Vacant: *Part-time occupation*
B. Assessed Value: *\$299,000 – Property has never been assessed*
C. Condition: *Good*

VI. Historical Background

- A. Year Built: *1928*
B. Architect and/or Builder: *A. Reinhold Melander*
C. Original Site: *Current Site*
D. Altered/Unaltered: *Addition, 1954; Remodel, 1967*
E. Architectural Style: *Neo-Gothic Revival*

VII. Description of Property

Church, Neo Gothic style

VIII. Present Condition

Good. As per the inspection dated 06/19/2013

IX. Statement of Significance

Rationale for Requesting Chester Park United Methodist Church, 819 North 18th Ave. East, Be Classified as a Locally Designated Property in the City of Duluth

The primary reason for seeking to classify the Chester Park United Methodist Church building as a locally designated property, having historical significance in the city of Duluth is that we would like to see the building re-used in a way that serves the good of the neighborhood and the wider community, since it no longer serves as the home of an active church congregation.

In 2012, the congregation at Chester Park United Methodist Church made the decision to merge with First United Methodist Church. The "new" First United Methodist Church became the owner of the Chester Park property, but given our facility at 230 E. Skyline Parkway, we are not in need of the Chester Park building for the work of our church. We have put the church on the market and have an interested buyer in Stacey Dimberio, who would like to house her dance studio in the church. The current zoning of the property (R1) prevents this from being a simple sales transaction, as R1 zoning does not permit special use by an art school. Having the property locally designated as of historic interest would allow its re-purpose. Ms. Domberio has indicated her willingness to work with the historic designation as a part of her business plan for the building, and is a co-applicant with First United Methodist Church in this process.

Beyond the straight-forward desire on the part of the church to sell the building to a willing buyer who will both be a great neighbor and contribute to the community, we believe this building has genuine historic value to the neighborhood and city.

The Chester Park United Methodist Church was built in 1928 to house what was then the Chester Park Evangelical Church. The Evangelical Church was a denomination formed in the United States with beginnings among German immigrants in Pennsylvania. The denomination later became The Evangelical United Brethren Church before merging with the Methodist Church to become the United Methodist Church. I mention all this church history because the Chester Park Evangelical Church was the only church of its denomination in the city until that 1968 merger creating The United Methodist Church. The building even had the honor of hosting the annual meeting of the state-wide conference of the Evangelical Church in 1948.

Architecturally, the original building was designed by the Duluth architect A. Reinhold Melander, a well-respected designer. Melander was a graduate of Duluth Central High School and the University of Minnesota School of Architecture. Melander designed the building in the Neo-Gothic Revival style and among its significant features are: gothic arched windows, stained glass surrounds, stone sills, bell tower and brick and stone buttresses. The structure was added on to in 1954, with some sanctuary remodeling in 1967, but both done in such a way that the integrity of the original design was respected. This building is both a fine example of the Neo-Gothic Revival style and of the work of A. Reinhold Melander.

We believe these historic and architectural features merit the consideration of Chester Park United Methodist Church as a locally designated property of historic significance.

X. Findings On Designation Criteria

The following criteria are established by ordinance as the basis for designation of a site/district, with the requirement that the property proposed for designation meet at least one of the criteria.

Findings responding to each of the criteria are as follows:

A. It 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.

This two-story Neo-Gothic Revival Church, Chester Park United Methodist Church, was designed in 1928 by A. Reinhold Melander for the Evangelical Church. Its significant features include gothic arched windows, stained glass, stone surrounds, stone sills, bell tower, and brick and stone buttresses. Chester Park United Methodist Church was surveyed in 1984 and is deemed a generally important structure that contributes significantly to the heritage of Duluth. Chester Park United Methodist Church is a fine example of Neo-Gothic Revival style in the East End survey area and in the greater Duluth area. Chester Park United Methodist Church also embodies the distinctive characteristic of a type, period, or method of construction while representing the work of a master architect in Duluth.

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

Historically, the Evangelical Church was a denomination formed in the United States with beginnings among German immigrants in Pennsylvania. The denomination later became The Evangelical United Brethren Church before merging with the Methodist Church to become the United Methodist Church. This history is stated because the Chester Park Evangelical Church was the only church of its denomination in the city of Duluth until that 1968 merger creating The United Methodist Church. The building even had the honor of hosting the annual meeting of the state-wide conference of the Evangelical Church in 1948.

C. 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.

Architecturally, the original building was designed by the Duluth architect A. Reinhold Melander, a well-respected designer. A. Reinhold Melander was a graduate of Duluth Central High School and the University of Minnesota School of Architecture. He taught architecture at the U. of M. and the University of North Dakota for two years before partnering with Harold Starin in Duluth in 1924. During World War I he spent 21 months in France as a lieutenant of engineers. He established himself in Duluth with the firm of Starin and Melander. In 1930 he organized his own firm, A. Reinhold Melander Architects Inc., which in 1957 became Melander, Fugelso and Associates. In 1971 he joined with his son Donald K. to form the firm of Melander and Melander. From 1956 through 1964 he was on the executive board of the National Council of Architectural Registration Boards and served this group as president for two years.

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D. It embodies a distinguishing characteristic of an architectural type.

Chester Park United Methodist Church is a fine example of Neo-Gothic Revival style in the East End survey area and in the greater Duluth area representing the work of master architect, A. Reinhold Melander, in Duluth.

E. It 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.

A. Reinhold Melander was primarily known for his work on institutions—hospitals, schools and churches—throughout the upper midwest region. The buildings included:

- *All three general hospitals in Duluth (St. Luke's, St. Mary's, and Miller-Dwan)*
- *The general hospital in International Falls*
- *First Lutheran and First United Methodist churches*
- *The Northwestern Bank of Commerce*
- *The North Shore State Bank*
- *Somers Hall and the Science Building on the College of St. Scholastica campus*
- *The Duluth Post Office,*
- *Dormitories at Bemidji State University*
- *Duluth junior high schools*

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

Following with the Neo-Gothic Revival architectural style, the Chester Park United Methodist Church significant features include gothic arched windows, stained glass, stone surrounds, stone sills, bell tower, and brick and stone buttresses. Chester Park United Methodist Church also represents the work of a master architect, A. Reinhold Melander, in Duluth.

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

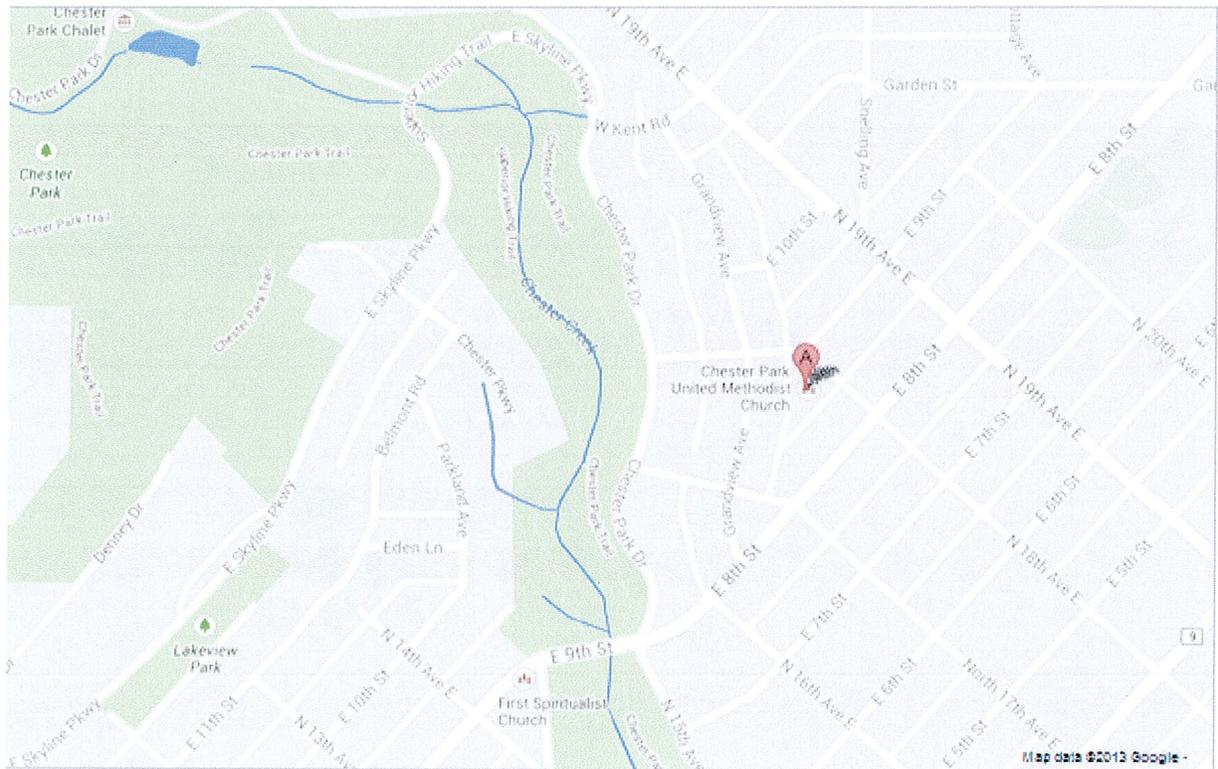
The primary reason for seeking to classify the Chester Park United Methodist Church building as a locally designated property, having historical significance in the city of Duluth is that we would like to see the building re-used in a way that serves the good of the neighborhood and the wider community, since it no longer serves as the home of an active church congregation.

XII. Attachments

A. Bibliography

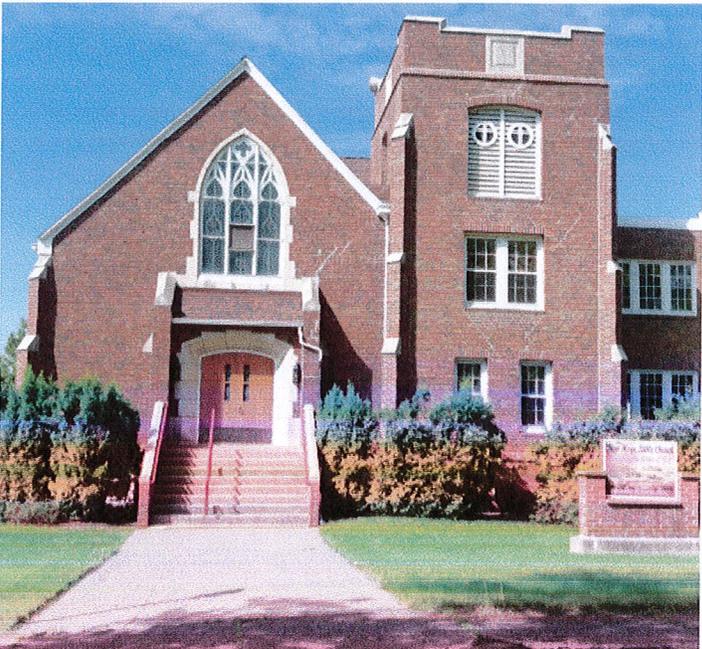
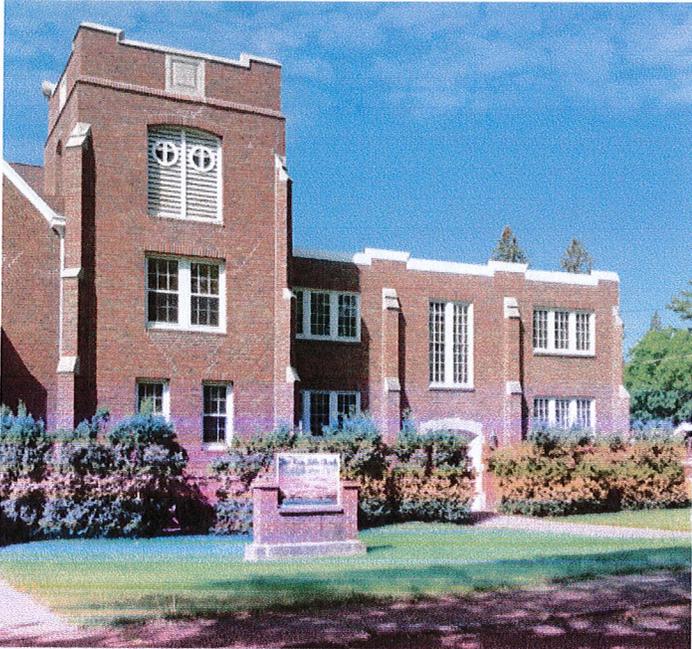
Larson, Jill. *Intensive Survey of Historic Resources in Duluth's East End (Part 1)*, 2007.
Pearson, Marjorie, Ph.D.; Nelson, Sara J.; Schmidt, Andrew. *Historic Resources Inventory for the East End Residential Area-Phas IV Duluth, Saint Louis*. 2012

B. Location Map



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C. Photos of subject property



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XI. Conclusions

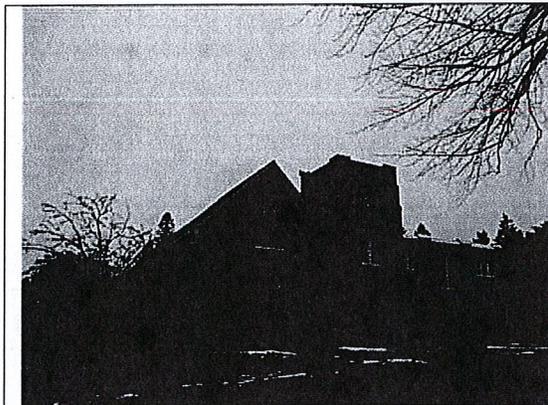
A. Points in Favor:

It is our conclusion, based on the information in this report and by the study done by the City of Duluth Historic Resources Inventory Area-Phase IV project funded 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, that the City of Duluth has already recommended this property as a candidate for historical designation. With this prior recommendation from the city and the meeting of the criteria presented here, this is a property worthy of Historical Designation.

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**Chester Park Evangelical Church (Resource # 352, SL-DUL-1936)
819 North 18th Avenue East**

This two-story Neo-Gothic Revival Church was designed in 1928 by A. Reinhold Melander for the Evangelical Church. Significant features include: gothic arched windows, stained glass, stone surrounds, stone sills, bell tower, and brick and stone buttresses. The building was surveyed in 1984 and included in the Group II category which means it is a generally important structure that contributes significantly to the heritage of Duluth. Because Chester Park Evangelical Church is a religious property it must be evaluated under Criterion Consideration A. The resource was constructed by a religious institution; it is presently owned by a religious intuition and is used for religious purposes. "A religious property requires justification on architectural, artistic, or historic grounds to avoid any appearance of judgment by government about the validity of any religion or belief. Historic significance for a religious property cannot be established on the merits of a religious doctrine, but rather, for architectural or artistic values or for important historic or cultural forces that the property represents."⁵⁴ The church is a fine example of Neo-Gothic Revival style in the East End survey area and in the greater Duluth area. Chester Park Evangelical Church is recommended eligible under Criterion C because it embodies the distinctive characteristics of a type, period, or method of construction, and because it represents the work of a master architect in Duluth.



819 North 18th Avenue East



819 North 18th Avenue East

⁵⁴ National Register Bulletin 1990/1997:26.

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289 SL-DUL-3248	Duplex	1514-1516 JEFFERSON ST	Duplex	Craftsman	1923	Not eligible
290 SL-DUL-0500	Apartment	1518-1520 JEFFERSON ST	Apartment	Classical Revival	1909	Eligible-part of MPDF
294 SL-DUL-3252	Alvarado	1605-1607 JEFFERSON ST	Apartment	Victorian	1909	Eligible-part of MPDF
300 SL-DUL-3253	House	1617-1619 JEFFERSON ST	House	Craftsman	1915	Not eligible
301 SL-DUL-0486	Apartment	1622-1624 JEFFERSON ST	Apartment	Classical Revival	1913	Eligible-part of MPDF
303 SL-DUL-0488	Apartment	1709-1711 JEFFERSON ST	Apartment	Victorian	1911	Eligible-part of MPDF
305 SL-DUL-0490	Apartment	1725-1727 JEFFERSON ST	Apartment	Craftsman	1914	Eligible-part of MPDF
310 SL-DUL-0497	Duplex	1828-1830 JEFFERSON ST	Duplex	Victorian	1905	Eligible-part of MPDF
311 SL-DUL-0498	Apartment	1829-1831 JEFFERSON ST	Apartment	Victorian	1907	Eligible-part of MPDF
315 SL-DUL-0586	Salter School	1600 LONDON RD	School	Classical Revival	1909	Eligible-Criterion C
316 SL-DUL-3255	Duplex	1831 LONDON RD	Duplex	Classical Revival	1908	Eligible-part of MPDF
317 SL-DUL-3256	House	1917 LONDON RD	House	Craftsman	1919	Not eligible
318 SL-DUL-0588	Coca-Cola Plant	2002 LONDON RD	Industry	Moderne	1946	Not eligible
319 SL-DUL-0056	Bruen House	1429-1431 LONDON RD	Duplex	Neoclassical	1901	Eligible-part of MPDF
320 SL-DUL-1906	Apartment	216 N 14TH AVE E	Apartment	Colonial Revival	1911	Eligible-part of MPDF
325 SL-DUL-3260	House	316 N 15TH AVE E	House	Folk Victorian	1902	Not eligible
326 SL-DUL-1918	Children's Home Society	504 N 15TH AVE E	Apartment	Colonial Revival	1903	Eligible-Criteria A & C
321 SL-DUL-3257	Apartment	117-119 N 15th AVE E	Apartment	Victorian	1908	Eligible-part of MPDF
322 SL-DUL-3258	Townhome	208-214 N 15TH AVE E	Townhomes	Victorian	1901	Eligible-part of MPDF
323 SL-DUL-1912	Apartment	216-218 N 15TH AVE E	Apartment	Colonial Revival	1904	Eligible-part of MPDF
324 SL-DUL-3259	Townhome	219-225 N 15TH AVE E	Townhomes	Victorian	1891	Eligible-part of MPDF
327 SL-DUL-1920	Apartment	121 N 16th AVE E	Apartment	Spanish Revival	1927	Eligible-part of MPDF
329 SL-DUL-1921	Eischen House	221 N 16TH AVE E	House	Craftsman	1909	Potentially local designation
330 SL-DUL-1923	McLean House	320 N 16TH AVE E	House	Prairie	1910	Eligible-Criterion C
331 SL-DUL-1924	Harris House	330 N 16TH AVE E	House	Folk Victorian	1911	Potentially local designation
332 SL-DUL-3262	House	427 N 16TH AVE E	House	Folk Victorian	1903	Not eligible
333 SL-DUL-3263	House	529 N 16TH AVE E	House	Folk Victorian	1909	Not eligible
334 SL-DUL-3264	House	602 N 16TH AVE E	House	Craftsman	1912	Not eligible
335 SL-DUL-3265	House	608 N 16TH AVE E	House	Colonial Revival	1911	Not eligible
336 SL-DUL-3266	House	620 N 16TH AVE E	House	Craftsman	1914	Not eligible
337 SL-DUL-3267	House	701 N 16TH AVE E	House	Tudor	1927	Not eligible
338 SL-DUL-3268	House	702 N 16TH AVE E	House	Craftsman	1926	Not eligible
339 SL-DUL-3261	Apartment	15-17 N 16TH AVE E	Apartment	Colonial Revival	1911	Eligible-part of MPDF
340 SL-DUL-3269	House	118 N 17TH AVE E	House	Victorian	1910	Not eligible
341 SL-DUL-1930	Apartment	418 N 17TH AVE E	House	Craftsman	1913	Not eligible
342 SL-DUL-3270	House	502 N 17TH AVE E	Apartment	Victorian	1915	Eligible-part of MPDF
343 SL-DUL-3271	House	514 N 17TH AVE E	House	Tudor	1929	Not eligible
344 SL-DUL-3272	House	612 N 17TH AVE E	House	Craftsman	1913	Not eligible
345 SL-DUL-3273	House	629 N 17TH AVE E	House	Craftsman	1921	Not eligible
346 SL-DUL-3274	House	709 N 17TH AVE E	House	Craftsman	1921	Not eligible
347 SL-DUL-3275	Commercial Building	17 N 18TH AVE E	House	Victorian	1900	Not eligible
348 SL-DUL-3276	House	318 N 18TH AVE E	Commercial/Dwelling	One-part Commerical Block	1912	Not eligible
349 SL-DUL-3277	House	414 N 18TH AVE E	House	Stick	1893	Not eligible
350 SL-DUL-3278	House	419 N 18TH AVE E	House	Craftsman	1910	Not eligible
351 SL-DUL-1935	Parkhurst House	518 N 18TH AVE E	House	Craftsman	1927	Not eligible
352 SL-DUL-1936	Chester Park Evangelical Church	616 N 18TH AVE E	House	Prairie	1924	Eligible-Criterion C
357 SL-DUL-3283	House	819 N 18TH AVE N	Church	Neo Gothic	1928	Eligible-part of district
358 SL-DUL-3284	House	414 N 19TH AVE E	House	Craftsman	1927	Not eligible
359 SL-DUL-3285	E. Fride House	629 N 19TH AVE E	House	Colonial Revival	1923	Not eligible
360 SL-DUL-3286	House	701 N 19TH AVE E	House	Craftsman	1922	Potentially local designation
					1926	Not eligible

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