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

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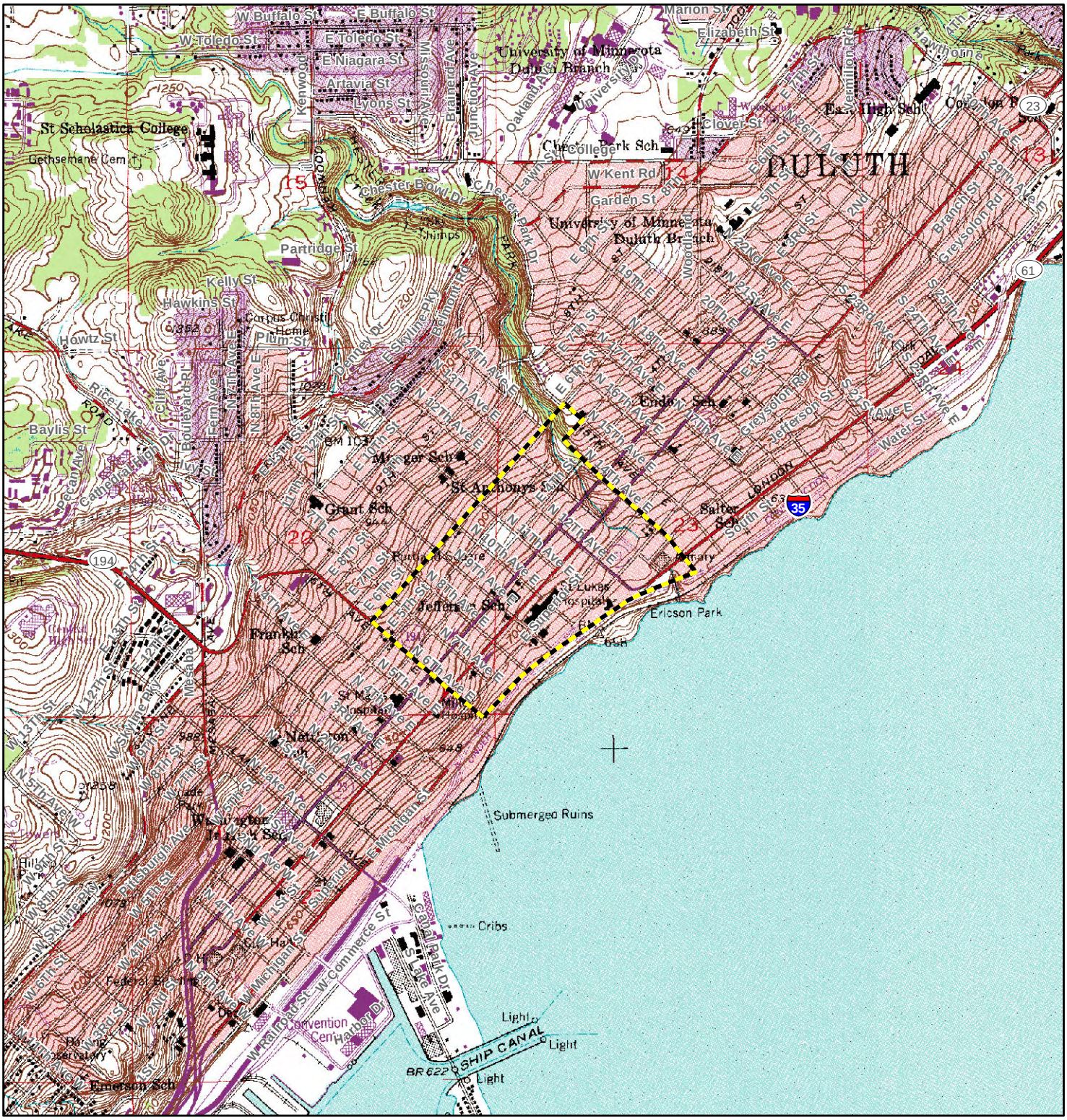
INTRODUCTION

The East End Residential Area-Phase IV 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 6th Avenue East; on the southeast, London Road, East Superior Street and I-35; on the northeast, North 14th Avenue East; and on the northwest East 6th Street (Figure 1). The survey population consisted of 221 properties: 90 single-family residential, two mixed commercial-residential, 110 multiple-family residences (includes duplexes, triplexes, and apartment buildings), seven church buildings, four commercial-industrial properties, and one of each of the following: hospital, armory, restaurant, school, farmers market, funeral home, private club, and park.

This survey is the last of four surveys of the East End that were begun in 2006. The first three surveys, Phases I, II, and III, were completed in 2007, 2009, and 2012 respectively. 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 23.

Legend

Project Location

PROJECT LOCATION

Duluth, St. Louis County, Minnesota

Summit Envirosolutions

Figure 1

File: Fig1_Project_Location
Summit Proj. No.: 2124-0002
Plot Date: 8/23/2012
Arc Operator: THV
Reviewed by: AJS

RESEARCH DESIGN AND SURVEY METHODS

OBJECTIVES

The objective of the historic resource 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, with a few commercial and institutional properties scattered throughout the survey area. The survey area is roughly bounded by North 6th Avenue East, East 1st Street and London Road, North 14th Avenue East, and East 6th 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.[1] A more comprehensive survey, *Duluth Historic Resources Survey Final Report*, was carried out by the St. Louis County Historical Society in 1984.[2] Both of these studies identified properties that were listed in the National Register, were eligible for listing, or had notable architectural or historical characteristics. 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 neighborhoods in 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 historical maps, and aerial photographs aided in identifying early areas of development and concentrations of resources prior to fieldwork. The analysis was 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

[1] James Allen Scott, Duluth's Legacy: Volume 1 Architecture (Duluth: City of Duluth Department of Research and Planning, 1974).
[2] Lawrence J. Sommer, Duluth Historic Resources Survey Final Report (Duluth: St. Louis County Historical Society, 1984).

identified as potentially eligible for recording in the field survey. In addition, all previously inventoried properties that survived were identified for recording in the field survey.

The information from previous studies and related inventory was the starting point for current survey efforts. 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, two teams 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 no additional survey work was conducted for those properties. If a building has lost a substantial amount of historic materials or if it has a substantial addition, its integrity has been compromised, and it would have no potential to be listed or designated as a historic resource. If, for example, 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 undergone additions or removal of historically significant features, such as a 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 and was associated with a local architect, person, or historic trend important to the city of Duluth, it might be identified as potentially contributing to a historic district or eligible for local designation.

The properties identified as having some potential to be historic resources were inventoried on SHPO inventory forms. Updated inventory forms were prepared for all previously inventoried properties even if the property had lost integrity. In addition, 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*.[3]

[3] 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 inventoried, including original building configurations and uses from Sanborn maps, and owners from city directories and building permits. For these properties, the City of Duluth did additional research to identify, if possible, original owners, architects/builders, and contractors from building permits. 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. The results of the survey provided recommendations regarding potential eligibility for listing in the National Register and for City historic landmark designation.

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 NRHP 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."[4] 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."[5]

DEVELOPMENT OF DULUTH'S EAST END NEIGHBORHOOD

The development of the East End Neighborhood extending northeast of North 14th Avenue East has been documented thoroughly in the three earlier phases of this survey.[6] 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 the 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 white 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, east of Duluth, platted in 1855, extending from North 2nd Avenue East to North 9th 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.[7]

Twelve years later, Duluth's fortunes began to revive when financier Jay Cooke determined to make Duluth a major railroad hub. By July 1870, the population had 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

[4] 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.

[5] Nancy Eubank, The Zenith City of the Unsalted Sea: Duluth Historic Context Study, prepared for the Duluth Heritage Preservation Commission, 1991.

[6] 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.

[7] Koop and Morris, E:2-3; Sommer, 12.

those of Duluth to the west.[8] Construction workers, railroad workers, businessmen, and lumbermen were all part of the influx to Duluth.[9]

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. The population of the city dropped to 1,300 in 1874 from over 5,000. 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.[10]

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.[11] 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.[12]

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."[13]

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."[14] 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

[8] Koop and Morris, E:4; Sommer, 12, 16.
[9] Koop and Morris, E:4, quoting WPA Guide, 106.
[10] Koop and Morris, E:5-6.
[11] Koop and Morris, E:6.
[12] Koop and Morris, E:7-8.
[13] Koop and Morris, E:9-10; WPA Guide, 107.
[14] Eubank, 55.

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."[15]

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 22nd Avenue East. In 1890 a new line was extended from East Second Street to Sixth Avenue East, then north along Sixth Avenue East to East Fourth Street as far as 14th Avenue East. All the streetcar lines were electrified that same year. Duluth's business elite began moving east of 13th Avenue East and building large houses along Superior, First, and Second Streets.[16] Chester Creek, which flowed into Lake Superior between 13th Avenue East and 14th Avenue East, also formed a boundary between neighborhoods.

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.[17]

While residences dominated the area, it was also home to several important institutions. In the 1880s, the city 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 Jefferson School, 916 East Third Street. The present building, which opened in 1893 to replace an earlier school building on the same site, was designed by McMillen and Radcliffe in an impressive Italian Renaissance Revival style.[18]

St. Luke's Hospital was founded in 1881 by the Episcopal church. The hospital relocated to 901-905 East 1st Street in 1902. The hospital has continued to expand on the entire block between East 1st Street and East 2nd Street and throughout the immediate community.[19] The

[15] Scott, 7-8.
[16] Scott, 24; Eubank, 57.
[17] Scott, 24.
[18] Eubank, 43; Scott, 55; Sanborn Fire Insurance Map, 1888, vol. 1, sheet 23; 1909, vol. 2, sheet 180.
[19] Eubank, 45; Sanborn Fire Insurance Map, 1909, vol. 2, sheet 180.

Duluth Armory, 1305 London Road, was built in 1915, close to the lakefront. The armory was enlarged in 1939-41.

Many churches, as well as several synagogues, were located in the rapidly growing residential communities. St. Paul's German Evangelical Lutheran Church, 926 East 3rd Street, built in 1872, is the oldest surviving church building in Duluth. It has been converted to housing and has been heavily altered.[20] Other religious structures include the Twelve Holy Apostles Greek Orthodox Church, 632 East 2nd Street, rebuilt in 1957, on the foundations of an earlier synagogue; Bethel Baptist Church, 1102 East 4th Street, built in 1950-1951 and now converted to office use; First Baptist Church, now United Baptist Church, 830 East 1st Street, built in 1908 and 1920; the First Lutheran Church, 1100 East Superior Street, built in 1951; and the First Church of Christ, Scientist, 902 East 1st Street/18 North 9th Avenue East, built in 1912, now the Karpeles Manuscript Library Museum.

Social and recreational organizations also located in the area. The most prominent of these is the Kitchi Gammi Club, 831 East Superior Street. The club was incorporated in 1883 for the "purpose of social culture" and originally located downtown.[21] It moved into its present building, designed by Cram, Goodhue and Ferguson, in 1913.

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 first two decades 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.[22]

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 that has been built up with scattered houses between 6th Avenue East and 12th Avenue East from East 1st Street to East 4th Street. By the time the 1909 Sanborn Fire Insurance Map was published, freestanding single-family houses had been constructed throughout the area. As development moved up the hill beyond East 4th Street, many of these houses were built on smaller lots and have smaller footprints. Several blockfronts facing 11th Avenue East and 12th Avenue East were built up with groups of houses by development companies such as Eby and Gridley and Karon Investment Company. Some of the earlier, larger houses close to downtown were

[20] Eubank, 49.
[21] Koop and Morris, E:21.
[22] Eubank, 57.

built for individual well-to-do owner-residents. 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. Popular twentieth-century styles include the Prairie School and Craftsman styles. 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.[23] 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 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.

Multifamily 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 1890s, but most were constructed during the first two decades of the twentieth century. 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. 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

[23] Sommer, 35-36, characterizes these as the "Homestead" and "American Foursquare" styles.

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.[24] 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 first two decades of the twentieth 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 1910s and 1920s and located between East 1st Street and East 4th Street on the avenues. 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, Classical Revival, or Georgian Revival styles. A few buildings from the 1920s are in the Spanish Eclectic style.

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. Others are more obscure. The names have been gathered from an examination of city building

[24] 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.

permit records, which are often written by hand. These hand-written records are sometimes 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.[25] During this partnership, Bray and Nystrom designed one building in the survey area: a double house at 1326-1328 East 2nd Street. 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 the Hibbing High School erected between 1919-1921.[26] 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.[27]

Cram, Goodhue and Ferguson

Ralph Adams Cram was born in Hampton Falls, New Hampshire. He studied in New England and started his first firm at the age of 24 with Charles Wentworth. Bertram G. Goodhue was born in Pomfret, Connecticut and apprenticed at Renwick, Aspinwall and Russell in New York City from 1884 to 1891. Following his apprenticeship, Goodhue joined Cram and Wentworth to form Cram, Wentworth and Goodhue. After Wentworth's death, draftsman Frank Ferguson joined the partnership. The firm gained national prestige through its designs for the rebuilding of the U.S. Military Academy at West Point, NY in 1903, designing the Cadet Chapel at West Point, and designing the Church of St. Thomas (1906) on Fifth Avenue in New York. The firm, and in particular Goodhue, is best known for its Gothic Revival style churches.[28] Saint Paul's Episcopal Church (1912) at 1710 East Superior Street (Phase III survey area) was designed by Goodhue. In addition, Goodhue designed the Kitchi Gammi Club building at 831 East Superior Street and the Hartley building at 740 East Superior Street (outside of survey area). Goodhue left the firm in 1914 and branched out to the Spanish Colonial Revival, Romanesque Revival, and Mediterranean Revival styles, working throughout the country.

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[25] Lathrop, Alan K. Minnesota Architects: A Biographical Dictionary. (Minneapolis: University of Minnesota Press 2010) 27.
[26] Koop and Morris, F:3-4.
[27] *Duluth News Tribune*, 3 April 1959.
[28] Clifton, Angie, "Cram, Ralph Adams (1863-1842)" in *North Carolina Architects and Builders*. Electronic Document, available at http://ncarchitects.lib.ncsu.edu/people/P000305.

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, including 629 East 1st Street, a house in the project area.[29] Fitzpatrick moved to Washington, D.C. in 1896 to work as a foreman in the 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 1920, he was residing in Evanston, Illinois, it is unclear if he was practicing architecture or retired by this time. He died in 1931.[30]

German, Frederick (German & Lignell) (1863-1937)
Architect Frederick German was a Canadian who came to Duluth in 1892 via New York, where he had worked for McKim, Mead & White. He first partnered with John de Waard in the 1890s. German & de Waard were the architects for two of David T. Adams' investment properties at 709 East 1st Street (double house, 1893) and 721 East 1st Street (St. Elmo apartments, 1899). 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. German designed the First Church of Christ, Scientist (902 E. 1st Street) in 1912. From 1913 to about 1928 German partnered with Leif Jenssen.[31]

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.[32]

[29] Duluth's Legacy (1974)
[30] Koop and Morris, F:4.
[31] Koop and Morris, F:5.
[32] *Duluth Herald*, 14, October 1937.

Hanford, Arthur (1884 – 1941)
Arthur Hanford was born in Minnesotan in 1884, was a life-long resident of Duluth, and a self-employed contractor/architect. He was also a member of the Duluth Builders' Exchange. He died in 1941.[33] Three houses within the survey area were designed by him or built by his Hanford Investment (Construction) Company:

- Residence at 1319 East 3rd Street (1912)
- Residence at 1209 East 2nd Street (1914)
- Residence at 1115 East 5th Street (1915)

Lignell, Anton Werner (German & Lignell) (1867-1954)
"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."[34] Buildings German and Lignell designed in the project area during their partnership include: 619 East 1st Street (house, 1909) and 1102-1108 East 3rd Street (row flats, 1909). 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.[35]

McMillen, Charles (McMillen & Radcliffe) (1860-1907)
Charles McMillen was born in Ireland in 1860. He came to Duluth in 1884 and first partnered with Minneapolis architect Edward Stebbins. The pair designed several residences and schools in Duluth, as well as the Temple Opera House. In the survey area, the pair designed Jefferson School and the Greysolon Apartments. McMillen died in 1907 in Oklahoma.[36]

Melander, A. Reinhold
Born in Duluth, A. Reinhold Melander earned a degree in architecture from the University of Minnesota in 1921 and worked in the offices of Anthony Puck, Frederick German, and Kees and Colburn. In 1924, he partnered with Harold Starin in the firm Starin & Melander. Six years later in 1930, Melander formed his own firm, A. Reinhold Melander Architects, Inc. In later years, the firm became Melander, Fugelso and Associates (1957) and Melander and Melander (1971, with son Donald), and finally Melander, Melander and Schilling. Melander was known for his work on institutional buildings, including hospitals, schools, and churches. Within the study area, he designed the First Lutheran Church. Melander died in 1979.[37]

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. Three years later in 1892, he moved to Duluth, and after a brief move to Calumet, Michigan during the Panic of 1893, Nystrom partnered with Frank L. Young until 1905. After this date Nystrom became a partner of William T. Bray from 1906

[33] *Duluth News Tribune*, 30, April 1941.
[34] From Larson Fisher Associates, 62.
[35] *Duluth News Tribune*, 11 February1954.
[36] Tony Dierckins and Maryanne Norton, Lost Duluth: Landmarks, Industries, Buildings, Homes, and the Neighborhoods in Which They Stood (Duluth: Zenith City Press, 2012)
[37] Lathrop, 157-158; Larson Fisher Associates, 63.

to 1915. After Bray & Nystrom dissolved their partnership, Nystrom opened his own office in the Palladio Building in downtown.[38] The buildings designed by Nystrom, either in partnership or on his own, include 1326-1328 East 2nd Street, 926-932 East 4th Street (1900), 911 East 5th Street (1904), 322-324 North 12th Avenue East, and 514 North 13th Avenue East (1912). Nystrom died in 1944 at age 76.[39]

Olson , Peter Martin

Peter Olsen was born in Menomonie, Wisconsin. He began his architectural career as a draftsman for William Bray and by 1910 was practicing on his own.[40] Olson designed the row flats at 1301-1303 East 2nd Street. Olsen remained active during retirement, as indicated by his 1977 obituary:

> Peter Martin Olsen, 94, a Duluth architect who designed many of the older homes in the East End and taught design and architecture for many years at the former Salter vocational school, died Sunday in a Duluth hospital. In recent years he lived in St. Ann's Residence. A Duluth resident for 84 years, he was born in Menomonie, Wis. Mr. Olsen retired several times, always to become engaged in fresh pursuits. He retired in 1952 as a private architect. One of the homes he designed at 4131 E. Superior St. is listed in the Duluth Legacy of Architecture. Following his retirement, he taught architecture at the Duluth Area Vocational-Technical Institute until 1962 and after that continued as a consultant for many persons. He was a charter member of Northland Country Club, a member of the Duluth Congregational Church, the American Institute of Architects, Lakeside Masonic Lodge, of which he was the oldest member; the Valley of Duluth Scottish Rite, Duluth Teachers Retirement Association, and the Duluth Senior Citizens group.[41]

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. Palmer was working in Duluth in 1886 as a carpenter. He started an architecture practice with Lucien Hall in 1890.[42] Hall was born in New York State in 1855.[43] 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. Palmer and Hall hired Hunt in 1889 to run their office, and two years later, Hunt became a partner.[44] Hall left the firm in 1904 to retire to Bay Lake, and by 1906, Palmer also left the firm.[45] 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 was responsible for three residences in the survey area: 1128-1132 East 3rd Street (row flats,

[38] Henry A. Castle, Minnesota: Its Story and Biography (Chicago: Lewis Publishing Co., 1915) p1365.
[39] Duluth Herald, 8-3-1944.
[40] Larson Fisher Associates, 64.
[41] *Duluth News Tribune* 20 September 1977.
[42] Lathrop, 2010: 168.
[43] Ibid., 89.
[44] Larson Fisher Associates, 60.
[45] Ibid., 89

1904), 1201 East 3rd Street (house, 1900), 312-314 North 9th Avenue East (duplex, 1886). In addition, Hunt designed the apartment building at 826-832 East 2nd Street (1901).

Radcliffe, Edwin S. (McMillen & Radcliffe) (1851 - 1925)

"Edwin S. Radcliffe was one of the earliest architects working in Duluth. He 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 offices (first in Minneapolis, then St. Paul) served as training ground for some of the Twin Cities' most notable architects.[46] 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 partnership continued until 1893."[47] The partnership designed the Jefferson School, constructed 1890-1893. They also designed the Greysolon Apartment building at 823-831 East 1st Street. 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.[48]

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 of Francis Fitzpatrick.[49] The firm designed prominent buildings in Duluth, including the Board of Trade and First Presbyterian Church. They designed the house at 629 East 1st Street and Chester Terrace in the project area. In addition, they designed the Dr. Magie House at 1401 East Superior Street and Traphagan's own house at 1509-1511 East Superior Street in the Phase III survey area. 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 designing the Moana Beach Club in 1901 (one of the first tourist hotels on Waikiki Beach). Traphagan eventually moved to Alameda, California where he retired in 1925 and later died in 1932.[50]

Waddell, J. T. (Waddell & Willoughby)

Little is known of Waddell. He was a native of Pennsylvania, and started practicing architecture in Duluth in 1880. In 1888, he formed the architectural firm Waddell & Clark, practicing for two years. Waddell then joined Charles E. Willoughby to form Waddell & Willoughby.[51] In 1905 they designed the row flats at 1108-1110 East 2nd Street for Stryker, Manley & Buck and Watterworth & Fee.

[46] Millett, 1992: 45.
[47] Larson Fisher Associates, 67
[48] Lathrop, 178
[49] Ibid, 214.
[50] Ibid., 214.
[51] 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.

Wangenstein, John J. (1858-1942)
"Wangenstein was born in Valdres, Norway and studied in Trondheim before coming to Duluth in the early 1880s. 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 Baillee. Buildings in Duluth designed by Wangenstein include the Wolvin Building (1901) at 225-231 W. 1st St.; the Masonic Temple (1904) at 4 W. 2nd St.; and the DeWitt-Seitz Building (1911) in Canal Park along with numerous other commercial buildings throughout the downtown."[52] Wangenstein designed the following houses in the project area:

- 1002-1004 East 6th Street (1885)
- 1123 East 4th Street (1907)
- 1212-1214 East 3rd Street (1901)

Willoughby, Charles E. (Waddell & Willoughby)
Willoughby was born in England and was a draftsman for McKim, Mead & White in New York. Willoughby partnered with Edwin Radcliffe for a time in the 1890s.[53] Willoughby then joined J.T. Waddell to form Waddell & Willoughby.[54] In 1905 they designed the row flats at 1108-1110 East 2nd Street for investors Stryker, Manley & Buck and Watterworth & Fee.

Wold, Hugo (1897 – 1944)
Hugo Wold was born in Duluth in 1897 and was practicing architecture in the city by the 1920s. He specialized in churches and residences, and designed the Central Avenue Methodist Church, the Elija Lutheran Church, and Lester Park Methodist Church. Wold designed 1305-1307 East 2nd Street in the project area. Wold was a candidate for the state legislature in 1944, when he died suddenly at age 47.[55]

Young, Frank L. (1858 - ?)
"Frank Young was Canadian by birth, born in Ontario January 18, 1858. He immigrated to the United States in 1882. He worked as a carpenter 1875-1887, studying architecture on the side. He began his architecture career in 1887 in association with local architect Austin Terryberry, and then worked with Gerhard Tenbusch (1895-1897), and Carl Nystrom (1902-1905). Later in 1905 Young was in business in Duluth with his firm Frank L. Young & Co., which had an office in the Palladio Building. He designed the "Brook Terrace" and the Ely High School."[56] Frank L. Young & Co. designed 920-922 East 4th Street, a 1910 double house. Young and Nystrom apparently began collaborating as early as 1900, when they were listed as the architects for 926-932 East 4th Street. By 1920 Young and his wife had moved to Palm Beach, Florida.[57]

[52] Ibid, 73.
[53] Larson Fisher Associates, 72.
[54] Phoenix Publishing Company, 70.
[55] Ibid, 75.
[56] Ibid, 76.
[57] Larson Fisher Associates, 76.

PROMINENT DEVELOPERS OF THE STUDY AREA

Adams, David T.

David T. Adams was a prominent businessman in Duluth. In an article about the "pioneer explorer" it was stated that "no one citizen of Duluth has done more for the upbuilding of his adopted city and county" than Mr. Adams.[58] Along with his wealth, he made a great impact on the development of the Mesaba iron range, where he was an early & successful locator of mine sites. He published the first map of the range (1893) and platted the towns of Virginia and Eveleth.[59] He was born in Rockford, IL in 1861, and retired to Chicago four years before his death in 1928.[60] While in Duluth, Mr. Adams resided in a (now demolished) house at 707 East 1st Street. On the same block, he had several multi-family buildings constructed between 1893 and 1900. The architecture firm of German & de Waard designed at least two of them:

- Double house, 709 East 1st Street (1893)
- Adams apartment, 715 East 1st Street (1895)
- St. Elmo apartment, 721 East 1st Street (1899)
- Oxford double house, 725-727 East 1st Street (1900)

Eby, Joseph & Eby Gridley (Eby & Gridley, Standard Investment Company)

Eby Gridley and Joseph Eby were president and secretary of the Eby & Gridley Company. The company was advertised in the 1910 Polk Duluth city directory as "Real Estate, Loans, and Insurance," and their office was in the Palladio Building. The partners were later associated with Standard Investment Company. Between the two companies, fourteen single-family residences, "homes on easy payments same as rent"[61] were constructed in the survey area:

- 1218 East 5th Street (1909)
- 1226 East 5th Street (1912)
- 530 North 9th Avenue East (1925)
- 510 North 11th Avenue East (1914)
- 514 North 11th Avenue East (1914)
- 430 North 12th Avenue East (1908)
- 501 North 12th Avenue East (1916)
- 502 North 12th Avenue East (1907)
- 504 North 12th Avenue East (1907)
- 508 North 12th Avenue East (1907)
- 510 North 12th Avenue East (1907)
- 514 North 12th Avenue East (1907)
- 426 North 13th Avenue East (1915)
- 430 North 13th Avenue East (1915)

[58] "Pioneer Expolorer of the Vermilion and Mesaba Iron Ranges," *Duluth Evening Herald Magazine Edition*, 1908.
[59] Duluth News Tribune, 7-23-1928
[60] "Adams Owned $800,000 real estate: Mesaba Range Discoverer's Will Filed in County Court Here," *Duluth News Tribune*, Oct. 3, 1928.
[61] Eby & Gridley advertisement. Polk Duluth City Directory. 1910.

Karon, Arnold S. (Karon Investment Company)
Little is known about this company, but the Karons were a large family (18 family units[62]) whose members were partners in several businesses in Duluth. Other businesses include the L. Karon Iron & Metal Co., Duluth Auto Wrecking Co., Northwestern Iron & Metal Co., and Northwestern Wiping Cloth Co. An early resident at 518 North 11th Avenue East was Benjamin Karon, later the president of L. Karon Iron & Metal Co.[63] The houses built by Karon Investment Company in the survey area include:

- 1122 East 3rd Street (1913)
- 518 North 11th Avenue East (1911)
- 522 North 11th Avenue East (1911)
- 526 North 11th Avenue East (1914)
- 530 North 11th Avenue East (1911)
- 532 North 11th Avenue East (1911)

Landfall, Bernt (B.L. Carpentry)
Bernt Landfall was a native of Norway; it is unknown when he came to the United States. He was a contractor in Duluth from the early 1900s through the 1930s. He died in 1937. Landfall built and was the original owner of the following houses in the Phase IV project area:

- 1001 East 5th Street (1913)
- 1007 East 5th Street (1901) – Landfall's residence[64]
- 1011 East 5th Street (1906)
- 1031 East 5th Street (1908)

Massachusetts Realty Co.
Little is known about this investment company. William Fawcett was a local builder/contractor who built the three houses owned by the Massachusetts Realty Co. Two of the three were designed by architect Frank Young (one with Carl Nystrom). The three buildings include:

- Row flats at 402-414 North 8th Avenue East (1900)
- Double house at 920-922 East 4th Street (1910)
- Store and flats at 926-932 East 4th Street (1900)

Watterworth, John & Henry Fee (Watterworth & Fee)
John Watterworth and Henry Fee formed a partnership as contractors in 1877. They moved their business to Duluth in 1884; over the forty years their company was in business they also had branches in Winnipeg, Fargo, and Marquette, Michigan. Watterworth died 1922, Fee in 1936. Either by name or company, Watterworth & Fee are listed as the original owners for six investment properties in the survey area:

- 1108-1110 East 2nd Street (1905) (along with J.D. Stryker, president of realty firm Stryker, Marley & Buck)
- 1218-1220 East 2nd Street (1910)

[62] Duluth News Tribune, 12-3-1967
[63] R. L. Polk & Company. *Duluth City Directory*, R. L. Polk & Company, Duluth, 1911
[64] R. L. Polk & Company. *Duluth City Directory*, R. L. Polk & Company, Duluth, 1905

- 1222 East 2nd Street (1910)
- 1226 East 2nd Street (1920)
- 1301-1303 East 2nd Street (1910)
- 210-212 North 13th Avenue East (1910)

SURVEY RESULTS

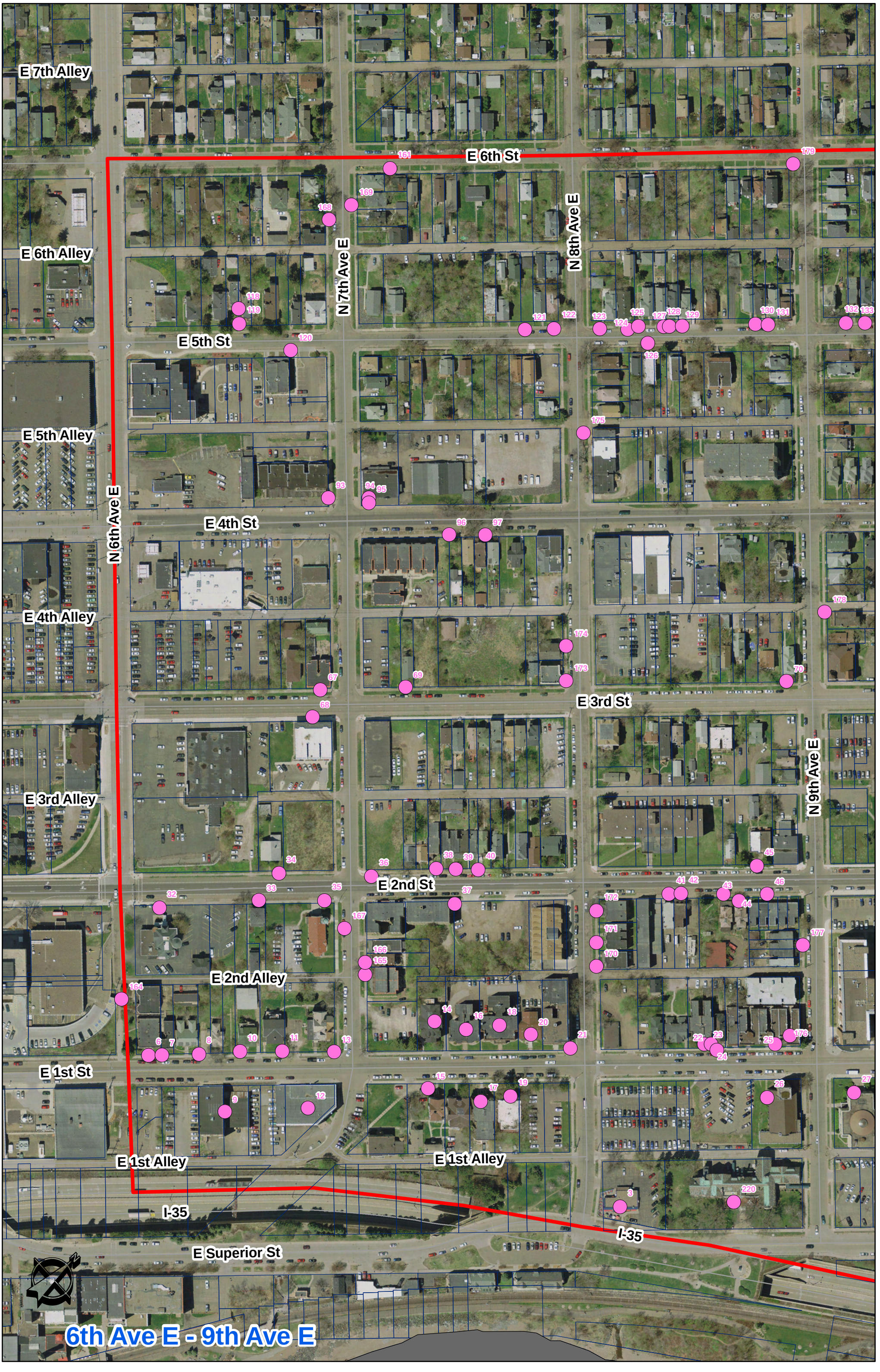
SUMMARY

Andrew Schmidt served as Principal Investigator, assisted by Sara Nelson, Marjorie Pearson, and Tylia Varilek in the field. Fieldwork was conducted August 1 and 2, 2012. During the survey, all buildings, structures, and objects within the survey area that were 45 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 221 properties: 90 single-family residential, two mixed commercial-residential, 110 multiple-family residences (includes duplexes, triplexes, and apartment buildings), seven church buildings, four commercial-industrial properties, and one of each of the following: hospital, armory, restaurant, school, farmers market, funeral home, private club, and park. (Figure 2; Appendix A). Recorded buildings range in time-period from 1872 to the 1950s.

The 1984 survey effort included 146 properties that were categorized at that time into four groups. Two 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 49 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 90 properties, which were defined as: "a structure that contributes to the overall character of Duluth and worthy of preservation whenever feasible." Five 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 this 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 IV survey area. Many of the properties within the survey area have been altered such that they no long convey their historic characteristics and therefore did not retain historic integrity. As a result, there were no discrete areas within the survey area that contained 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.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Properties Currently Listed in the National Register

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

Field #	House #	Street	Property Name
2	1305	London Rd	Duluth Armory
220	831	E Superior St	Kitchi Gammi Club
221	1210-32	E 1st St	Chester Terrace

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
4	1100	E Superior St	First Lutheran ELCA Church
27	902	E 1st St	First Church of Christ, Scientist, currently Karpeles Manuscript Library Museum
57	1215	E 2nd St	Nolte House
71	916	E 3rd St	Jefferson School

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 whole 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 population and their construction was concentrated in the current survey area (as well as the Phase III survey area) 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 97 multifamily 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.

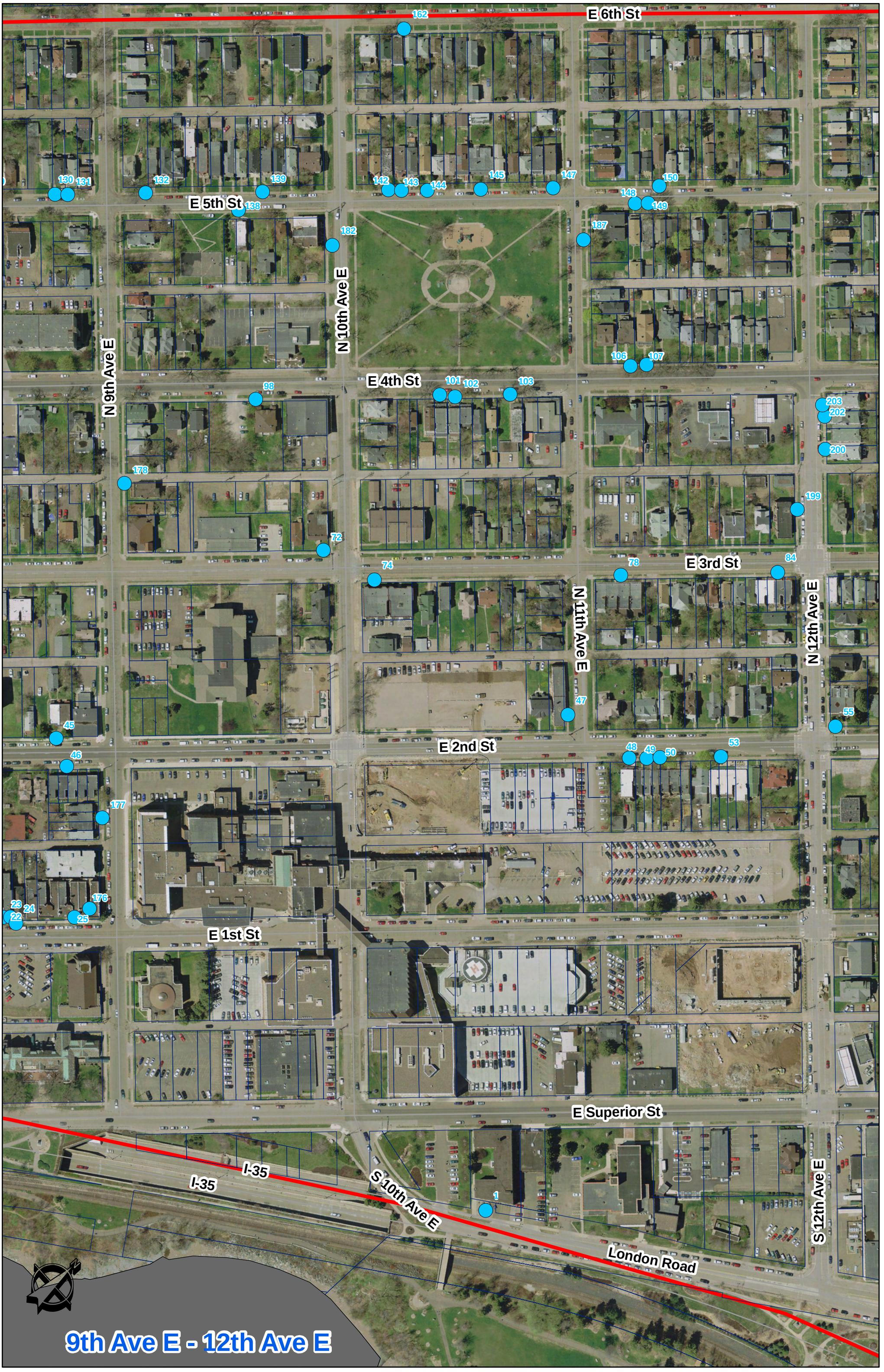
Field #	House #	Street
1	1017	London Rd
6	601 - 603	E 1st St
7	605	E 1st St
8	607 - 609	E 1st St
14	709	E 1st St
16	715	E 1st St
17	718 - 720	E 1st St
18	721	E 1st St
19	722 - 724	E 1st St
20	725 - 727	E 1st St
21	731	E 1st St
22	815	E 1st St
23	819	E 1st St
24	821	E 1st St
25	823 - 831	E 1st St
29	1321	E 1st St
36	702 - 704	E 2nd St
37	708 - 710	E 2nd St
39	713 - 717	E 2nd St
41	812	E 2nd St
42	814	E 2nd St
45	825 - 827	E 2nd St
46	826 - 832	E 2nd St
47	1031	E 2nd St
48	1106	E 2nd St
49	1108 - 1110	E 2nd St
50	1112 - 1114	E 2nd St
53	1120 - 1124	E 2nd St
55	1201 - 1203	E 2nd St
58	1218 - 1220	E 2nd St
59	1222	E 2nd St
60	1226	E 2nd St
61	1301 - 1303	E 2nd St
64	1315	E 2nd St
65	1323 - 1331	E 2nd St
66	1326 - 1328	E 2nd St
67	631	E 3rd St
68	632	E 3rd St
72	929 - 931	E 3rd St
74	1002 - 1006	E 3rd St
78	1102 -1108	E 3rd St
84	1128 - 1132	E 3rd St
88	1212 - 1214	E 3rd St

Field #	House #	Street, cont'd
89	1301	E 3rd St
93	621	E 4th St
95	702 - 712	E 4th St
97	720	E 4th St
98	920 - 922	E 4th St
101	1014	E 4th St
102	1016	E 4th St
103	1026	E 4th St
106	1105 - 1107	E 4th St
107	1109 - 1111	E 4th St
117	1214	E 4th St
118	617	E 5th St
120	624 - 626	E 5th St
124	805	E 5th St
125	809	E 5th St
126	810	E 5th St
127	811	E 5th St
128	813	E 5th St
129	815	E 5th St
130	827	E 5th St
131	829	E 5th St
132	905	E 5th St
138	920 - 922	E 5th St
139	923	E 5th St
142	1005	E 5th St
143	1007	E 5th St
144	1011	E 5th St
145	1019 - 1021	E 5th St
147	1031	E 5th St
148	1108	E 5th St
149	1110	E 5th St
150	1111	E 5th St
156	1217	E 5th St
158	1221	E 5th St
162	1008	E 6th St
164	110 - 114	N 6th Ave E
165	116	N 7th Ave E
166	118 - 120	N 7th Ave E
167	122	N 7th Ave E
170	118	N 8th Ave E
171	122 - 126	N 8th Ave E
172	128 - 130	N 8th Ave E
173	301	N 8th Ave E

Field #	House #	Street, cont'd
175	402 - 414	N 8th Ave E
176	109	N 9th Ave E
177	119 - 125	N 9th Ave E
178	312 - 314	N 9th Ave E
182	425 - 429	N 10th Ave E
187	426 - 432	N 11th Ave E

Field #	House #	Street, cont'd
199	305	N 12th Ave E
200	318 - 320	N 12th Ave E
202	326 - 328	N 12th Ave E
203	330 - 332	N 12th Ave E
215	210 - 212	N 13th Ave E

E 6th St
N 12 1/2 Ave E
N 12th Ave E
156
158
E 5th St
E 5th St
N 13th Ave E
E 4th St
117
203
202
200
199
89
84
88
E 3rd St
215
N 14th Ave E
55
61
64
65
E 2nd St
58
59
60
66
29
E 1st St
N 15th Ave E
N 13th Ave E
E Superior St
S 12th Ave E
S 13th Ave E
S 14th Ave E
S 15th Ave E
Jefferson St
London Road
I-35
12th Ave E - 15th Ave E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I-35
I-35
London Road
162
130
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142
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9th Ave E - 12th Ave E

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E 6th Alley
E 5th St
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E 1st Alley
E 1st Alley
E Superior St
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I-35
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176
6th Ave E - 9th Ave E

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
3	805	E Superior St	Sir Benedict's Tavern/White Eagle Service Station
26	830	E 1st St	United Baptist Christian Church
73	932	E 3rd St	St. Paul's Lutheran Church
94	701	E 4th St	Henry Halkman Store & Flats[65]
183	N 10th Ave E & E 4th St		Portland Square Park[66]
197	20	N 12th Ave E	House, Hillman Realty

[65] This property may also be eligible for the National Register if appropriate rehabilitation is undertaken in the future; see building entry in Appendix A.

[66] The park may also be eligible for the National Register; additional research is recommended.

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 #	House #	Street
3	805	E Superior St
5	1333	E Superior St
9	614	E 1st St
10	619	E 1st St
11	621 - 623	E 1st St
12	624	E 1st St
13	629	E 1st St
15	712	E 1st St
27	902	E 1st St
28	1001	E 1st St
30	1324	E 1st St
31	1328 - 1330	E 1st St
32	600	E 2nd St
33	620	E 2nd St
34	621	E 2nd St
35	632	E 2nd St
38	711	E 2nd St
40	719	E 2nd St
43	822	E 2nd St
44	824	E 2nd St
51	1115	E 2nd St
52	1117	E 2nd St
54	1125	E 2nd St
56	1209	E 2nd St
62	1305 - 1307	E 2nd St
63	1306	E 2nd St
69	707	E 3rd St
70	831	E 3rd St
73	932	E 3rd St
75	1014 - 1014 1/2	E 3rd St
76	1021	E 3rd St
77	1024	E 3rd St
79	1109	E 3rd St
80	1118	E 3rd St

Field #	House #	Street
81	1119	E 3rd St
82	1120	E 3rd St
83	1122	E 3rd St
85	1201	E 3rd St
86	1208	E 3rd St
87	1209	E 3rd St
90	1319	E 3rd St
91	1324	E 3rd St
92	1325	E 3rd St
96	716	E 4th St
99	926 - 932	E 4th St
100	1012	E 4th St
104	1101	E 4th St
105	1102	E 4th St
108	1110	E 4th St
109	1112	E 4th St
110	1113	E 4th St
111	1117	E 4th St
112	1119	E 4th St
113	1123	E 4th St
114	1125	E 4th St
115	1127	E 4th St
116	1212	E 4th St
119	619	E 5th St
121	729	E 5th St
122	731	E 5th St
123	803	E 5th St
133	907	E 5th St
134	909	E 5th St
135	911	E 5th St
136	913	E 5th St
137	915	E 5th St
140	926	E 5th St
141	1001	E 5th St

Field #	House #	Street
146	1025	E 5th St
151	1113	E 5th St
152	1115	E 5th St
153	1123	E 5th St
154	1209	E 5th St
155	1211	E 5th St
157	1218	E 5th St
159	1225	E 5th St
160	1226	E 5th St
161	708	E 6th St
163	1002 - 1004	E 6th St
168	517	N 7th Ave E
169	526	N 7th Ave E
174	305 - 307	N 8th Ave E
179	530	N 9th Ave E
180	218	N 10th Ave E
181	326	N 10th Ave E
184	227	N 11th Ave E
185	410	N 11th Ave E
186	412	N 11th Ave E
188	502	N 11th Ave E
189	506	N 11th Ave E
190	510	N 11th Ave E
191	514	N 11th Ave E

Field #	House #	Street
192	518	N 11th Ave E
193	522	N 11th Ave E
194	526	N 11th Ave E
195	530	N 11th Ave E
196	532	N 11th Ave E
198	120	N 12th Ave E
201	322 - 324	N 12th Ave E
204	430	N 12th Ave E
205	501	N 12th Ave E
206	502	N 12th Ave E
207	504	N 12th Ave E
208	508	N 12th Ave E
209	510	N 12th Ave E
210	511	N 12th Ave E
211	514	N 12th Ave E
212	518	N 12th Ave E
213	522	N 12th Ave E
214	526	N 12th Ave E
216	426	N 13th Ave E
217	430	N 13th Ave E
218	514	N 13th Ave E
219	529	N 13th Ave E

SUMMARY OF RECOMMENDATIONS

The East End Residential Area-Phase IV 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 6th Avenue East, East 1st Street and London Road, North 14th Avenue East, and East 6th Street. The survey population consisted of 221 properties: 90 single-family residential, two mixed commercial-residential, 110 multiple-family residences (includes duplexes, triplexes, and apartment buildings), seven church buildings, four commercial-industrial properties, and one of each of the following: hospital, armory, restaurant, school, farmers market, funeral home, private club, and park. Of those properties, 146 had been previously inventoried.

Several properties within the survey area were previously listed in or determined eligible for listing: Chester Terrace, the Kitchi Gammi Club, and the Duluth Armory. In addition, four 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 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 structures contribute to the overall character of Duluth. Some structures retain more integrity than others, but as a whole the structures relate to the historic context of the East End neighborhood. Some of the structures were designed by local Duluth architects that had prolific careers locally and farther afield. A total of 97 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 Phase III.

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.

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APPENDIX A: SURVEYED PROPERTIES

APPENDIX B: SURVEY FORMS

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