

SCHOOL BUILDINGS  
GROUP III

Location

Morgan Park School, 1243 88th Avenue  
West  
Bayview Heights School, 87th Avenue  
West & Vinland  
St. James Catholic School, 715  
North 57th Avenue West  
West Jr. High School, Central Avenue &  
6th Street  
Merritt School, 40th Avenue West &  
6th Street  
McArthur School, Central Avenue &  
West 6th Street  
Piedmont School, Chambersburg  
Avenue and Ensign Street  
Lincoln School, 2428 West 5th  
Street  
Emerson School, 1030 West 3rd  
Street  
Lowell School, 155 West Central  
Entrance  
Nettleton School, 1st Avenue East &  
6th Street  
Washington Junior High School, Lake  
Avenue & 3rd Street  
Barnes School, 2102 Blackman Avenue  
Corpus Christi School, 8th Avenue  
East & Plum Street  
Salter School, 1608 London Road  
Jefferson School, 916 East 3rd  
Street  
Kenwood School, Kenwood Avenue &  
Maryland Street  
University of Minnesota, Duluth  
main campus  
Woodland Junior High School, Clover  
Avenue & East 8th Street  
Chester Park School, College Avenue  
& Faye Street  
Cobb School, Woodland Avenue &  
Faribault Street  
St. Michael's Catholic School, 49th  
Avenue East & Pitt Street  
Rockridge School, 4849 Ivanhoe  
Street  
Lester Park School, 54th Avenue  
East & Oneida Street  
Albrook School, Saginaw Road  
Gnesen School, Howard Gnesen Road  
Lakewood School, 2601 Tisher Road  
North Shore School, Ryan Road

Fredenberg School, LaVaque Road  
Homecroft School, Howard Gnesen Road

RESIDENTIAL STRUCTURES - APARTMENT BUILDINGS  
GROUP I

Map Key	Location
SL-DUL-I-88	*Redstone, 1509-1511 East Superior Street
SL-DUL-H-111	*Munger Terrace, 405 Mesabi Avenue
SL-DUL-H-88	*Chester Terrace, 1212-1228 East 1st Street

\* National Register of Historic Places

RESIDENTIAL STRUCTURES - APARTMENT BUILDINGS  
GROUP II

Map Key	Location
SL-DUL-E-20	6-18 North 18th Avenue West
SL-DUL-E-42	Ogilvie, 529-531 West 4th Street
SL-DUL-E-42	517-519 West 4th Street
SL-DUL-E-42	515 West 4th Street
SL-DUL-E-42	419-421½ 5th Avenue West
SL-DUL-E-41	1 & 3 Alley off Mesabi Avenue
SL-DUL-E-41	5 Alley off Mesabi Avenue
SL-DUL-F-38	631 6th Avenue West
SL-DUL-H-42	305-307 East 7th Street
SL-DUL-H-41	221-223 East 7th Street
SL-DUL-H-46	310 East 6th Street
SL-DUL-H-46	314 East 6th Street
SL-DUL-H-46	3rd Avenue & 6th Street
SL-DUL-H-30	8 East 5th Street
SL-DUL-H-30	30-34 East 5th Street
SL-DUL-H-47	322-324 East 5th Street
SL-DUL-H-45	Bermuda, 214-216 East 4th Street
SL-DUL-H-40	Minnesota, 120 East 4th Street
SL-DUL-H-20	New Era, 122-126 West 4th Street
SL-DUL-H-20	128 West 4th Street
SL-DUL-H-48	301-307 East 3rd Street
SL-DUL-H-45	209-211 East 3rd Street
SL-DUL-H-40	219 North 2nd Avenue East
SL-DUL-H-40	213-215 North 2nd Avenue East
SL-DUL-H-40	125-127 East 3rd Street
SL-DUL-E-36	702-708 West 2nd Street
SL-DUL-E-36	715 West 2nd Street
SL-DUL-H-21	Buckingham, 18-26 West 3rd Street
SL-DUL-H-54	511 East 6th Street
SL-DUL-H-50	5th Avenue Apartments, 5th Avenue & 3rd Street

SL-DUL-I-69	502-504 North 17th Avenue East
SL-DUL-I-76	419-421 North 17th Avenue East
SL-DUL-I-76	1603-1607 East 4th Street
SL-DUL-I-82	504 North 15th Avenue East
SL-DUL-H-58	725-727 East 7th Street
SL-DUL-H-78	1008 East 6th Street
SL-DUL-H-61	810 East 5th Street
SL-DUL-H-80	425-429 North 10th Avenue East
SL-DUL-H-81	426 North 11th Avenue East
SL-DUL-H-81	1110-1110 $\frac{1}{2}$ East 5th Street
SL-DUL-H-84	305 North 12th Avenue East
SL-DUL-H-61	8th Avenue East & 4th Street
SL-DUL-H-64	702-712 East 4th Street
SL-DUL-H-96	1214 East 4th Street
SL-DUL-I-83	1508-1510 East 4th Street
SL-DUL-I-83	1516 East 4th Street
SL-DUL-I-71	Lakeview, 1703 East 3rd Street
SL-DUL-H-82	314 North 9th Avenue East
SL-DUL-H-65	631 East 3rd Street
SL-DUL-H-64	312-318 North 7th Avenue East
SL-DUL-H-90	1121-1123 London Road
SL-DUL-I-81	Alvarado, 1605-1607 Jefferson Street
SL-DUL-I-87	1510 East Superior Street
SL-DUL-I-87	1514-1518 East Superior Street
SL-DUL-I-87	1530-1534 East Superior Street
SL-DUL-I-80	1606-1608 East Superior Street
SL-DUL-I-80	1610-1612 East Superior Street
SL-DUL-I-80	1614-1616 East Superior Street
SL-DUL-H-103	Devonshire, 1331 East 1st Street
SL-DUL-I-85	1501-1509 East 2nd Street
SL-DUL-I-85	1511-1513 East 2nd Street
SL-DUL-H-102	Kensington, 1422-1424 East 3rd Street
SL-DUL-I-86	121 North 16th Avenue East
SL-DUL-H-104	117-119 North 15th Avenue East
SL-DUL-I-85	208-214 North 15th Avenue East
SL-DUL-I-85	Belvedere, 218 North 15th Avenue East
SL-DUL-H-102	219-225 North 15th Avenue East
SL-DUL-H-102	216 North 14th Avenue East
SL-DUL-H-86	Willner, 1002-1006 East 3rd Street
SL-DUL-H-71	825-827 East 2nd Street
SL-DUL-H-74	E. Paine Hall, St. Luke's Hospital
SL-DUL-H-87	1106 East 2nd Street
SL-DUL-H-98	1226-1228 East 2nd Street
SL-DUL-H-73	C. Hartley Hall, 10th Avenue East & 1st Street
SL-DUL-H-71	Greysolon, 9th Avenue East & 1st Street
SL-DUL-H-71	Lafayette, 815 East 1st Street
SL-DUL-H-71	Kimball, 109-111 North 9th Avenue East

SL-DUL-H-70 Berkshire, 731 East 1st Street  
 SL-DUL-H-70 Oxford, 725-727 East 1st Street  
 SL-DUL-H-70 St. Elmo, 721 East 1st Street  
 SL-DUL-H-70 Adams, 715 East 1st Street  
 SL-DUL-H-70 709-711 East 1st Street  
 SL-DUL-H-69 718-720 East 1st Street  
 SL-DUL-H-69 722-724 East 1st Street  
 SL-DUL-H-90 Yorkleigh, 11th Avenue East &  
 Superior Street  
 SL-DUL-H-66 116 North 7th Avenue East  
 SL-DUL-H-65 632 East 3rd Street  
 SL-DUL-K-6 Mt. Royal Manor, 100 Elizabeth  
 Street  
 SL-DUL-I-71 Hillcrest & Lakeview, 1721 East 3rd  
 Street  
 SL-DUL-I-67 1828-1830 Jefferson Street  
 SL-DUL-I-73 1709-1711 Jefferson Street

RESIDENTIAL STRUCTURES - APARTMENT BUILDINGS  
 GROUP III

Location

1104 97th Avenue West  
 Miketin Boarding House, 102 Gary  
 Street  
 201 McCuen Street  
 Riverview, 402 88th Avenue West  
 5302-5304 and 5308-5310 Main Street  
 5220 Ramsey Street  
 52nd Avenue West and Ramsey Street  
 2619 West 3rd Street  
 2612 West 4th Street  
 2613 West 5th Street  
 217-219 North 28th Avenue West  
 209-211 North 27th Avenue West  
 117-119 North 26th Avenue West  
 26-28 North 24th Avenue West  
 109-111 North 27th Avenue West  
 1925-1927 West 3rd Street  
 2106-2112 West 3rd Street  
 7-13 North 19th Avenue West  
 17 North 19th Avenue West  
 21 North 19th Avenue West  
 19th Avenue West and 1st Street  
 18th Avenue West and 1st Street  
 1209 $\frac{1}{2}$ -1211 $\frac{1}{2}$  West 1st Street  
 307 West Central Entrance  
 321-325 8th Avenue West  
 521-523 West 4th Street  
 4th Avenue West & 5th Street  
 325 West 5th Street  
 201-203 West 5th Street

109-111 West 5½ Street  
24-26 East 7th Street  
9-11 East 4th Street  
13-15 East 4th Street  
129-131 West 4th Street  
412-414 2nd Avenue West  
317 East 3rd Street  
St. Mary's Nursing School  
Residence, 3rd Avenue East & 3rd  
Street  
201-203 East 3rd Street  
310-316 North 2nd Avenue East  
313-315 North 3rd Avenue East  
214-216 North 2nd Avenue East  
121-123 East 3rd Street  
113-119 East 3rd Street  
723-721 West 4th Street  
421 West 3rd Street  
712-714 West 3rd Street  
630-632 West 3rd Street  
626-630 West 2nd Street  
631 West 2nd Street  
114-124 East 3rd Street  
San Marco, 222-224 West 3rd Street  
310-312 West 3rd Street  
Evergreen, 402-404 East 5th Street  
407 East 5th Street  
315 East 1st Street  
317 East 1st Street  
New York, 319 East 1st Street  
323 East 1st Street  
406 East 1st Street  
Curran, 408-410 East 1st Street  
Berkely, 416-420 East 1st Street  
Hampshire, 514-518 East 1st Street  
Manitou, 601-603 East 1st Street  
607-609 East 1st Street  
Chatham, 10 East 2nd Street  
22 East 2nd Street  
King Manor, 222 East 2nd Street  
Grandview Manor, 301 East 2nd  
Street  
St. Ann's, 330 East 3rd Street  
Shoreview, 401 East 2nd Street  
711 East 2nd Street  
114 North 1st Avenue East  
Rosemar, 18 North 2nd Avenue East  
Carter Hotel, 27 North 2nd Avenue  
East  
St. Regis, 117-129 North 2nd Avenue  
East  
Tri-Towers, 222 North 2nd Avenue  
East  
114 North 6th Avenue East

Gateway Towers, 600-612 West  
Superior Street  
Lenox Place, 701 West Superior St.  
Kingsley, 103-105 West 1st Street  
Ashtabula, 502 East 3rd Street  
118-120 North 7th Avenue East  
1529 East 5th Street  
118-120 North 7th Avenue East  
Old Fire Hall, 901 North 7th Avenue  
East  
1230 East 9th Street  
624-626 East 5th Street  
620 East 5th Street  
618 East 5th Street  
617 East 5th Street  
619 East 5th Street  
10th Avenue East & 4th Street  
1105-1107 East 4th Street  
Richard's Motel, 7th Avenue East &  
4th Street  
Alpine, 1513-1515 East 3rd Street  
1509-1511 East 3rd Street  
Gladon, 310 North 15th Avenue East  
Arizona, 1411 East 3rd Street  
14th Avenue East and 3rd Street  
929-931 East 3rd Street  
301 North 8th Avenue East  
15th Avenue East and London Road  
1622-1624 Jefferson Street  
1623 Jefferson Street  
1614-1616 Jefferson Street  
1518-1520 Jefferson Street  
1418 Jefferson Street  
1509-1511 East 1st Street  
1422-1424 East 1st Street  
1418-1420 East 1st Street  
1301-1303 East 2nd Street  
1323-1331 East 2nd Street  
1406 East 2nd Street  
Endion and Belnord, 1401-1407 East  
2nd Street  
Old Endion Fire Hall, 1402 East 2nd  
Street  
1424 East 2nd Street  
1502-1504 East 2nd Street  
1519 East 2nd Street  
Laverne, 16th Avenue East & 2nd  
Street  
1610-1614 East 3rd Street  
1502-1508 East 3rd Street  
1426-1432 East 3rd Street  
9-11 North 16th Avenue East  
31 South 16th Avenue East  
102 South 17th Avenue East

15-21 South 17th Avenue East  
109-111 South 15th Avenue East  
1212-1214 East 3rd Street  
1128-1132 East 3rd Street  
1102-1108 East 3rd Street  
Williams, 702-704 East 2nd Street  
713-717 East 2nd Street  
812-814 East 2nd Street  
826-834 East 2nd Street  
1017-1019 East 2nd Street  
1021-1025 East 2nd Street  
1120-1124 East 2nd Street  
1201-1205 East 2nd Street  
1218-1224 East 2nd Street  
926-926 $\frac{1}{2}$  East 1st Street  
Albemarle, 914-916 East 1st Street  
119-123 North 9th Avenue East  
120-122 North 12th Avenue East  
128-130 North 8th Avenue East  
122-126 North 8th Avenue East  
118-120 North 7th Avenue East  
122 North 7th Avenue East  
Morten, 1829 East 5th Street  
1927 East 5th Street  
Hanover, 1930 East 4th Street  
1910 East 4th Street  
Stratford, 1732 East 4th Street  
1913-1915 East 3rd Street  
1930-1932 Jefferson Street  
2126-2128 Jefferson Street  
1829-1831 Jefferson Street  
Lorraine, 1820 Jefferson Street  
1825-1827 Jefferson Street  
1809 Jefferson Street  
1810-1814 Jefferson Street  
Merrill, 1725-1727 Jefferson Street  
305 South 21st Avenue East  
11 South 20th Avenue East  
1922-1924 East Superior Street  
1909-1911 East Superior Street  
1819 East Superior Street  
Edman, 1731 East Superior Street  
1813-1819 East 2nd Street  
2022-2024 East 2nd Street  
2010-2012 West 6th Street  
1715 West 1st Street  
104 North 17th Avenue West

RESIDENTIAL STRUCTURES - APARTMENT BUILDINGS  
GROUP IV

Location  
Monte Carlo, 324-326 East Superior  
Street  
316 East 2nd Street  
Old Convent, North 2nd Avenue West near  
alley  
North 3rd Avenue West near alley

RESIDENTIAL STRUCTURES - HOUSES  
GROUP I

Map Key	Location
SL-DUL-E-14	2221 West 5th Street
SL-DUL-F-8	A.P. Cook House, 501 West Skyline Drive
SL-DUL-G-20	P. Anneke House, 4500 Minnesota Avenue
SL-DUL-H-88	W.P. Heimbach House, 1123 East 1st Street
SL-DUL-K-29	J. Hunter House, 1702 Wallace Avenue
SL-DUL-K-12	2502 East 7th Street
SL-DUL-K-3	G. Tweed House, 2531 East 7th Street
SL-DUL-K-8	2602 East 7th Street
SL-DUL-K-4	M. Alworth House, 2605 East 7th Street
SL-DUL-K-4	R. Alworth House, 2627 East 7th Street
SL-DUL-K-15	O. Mitchell House, 2516 East 5th Street
SL-DUL-K-14	S. Colter House, 2521 East 5th Street
SL-DUL-K-26	J. Millen - W. Ames House, 1618 Vermilion Road
SL-DUL-K-26	J. Millen - W. Ames Carriage House, Vermilion Road & Hawthorne Road
SL-DUL-K-44	E. Congdon House, 415 Hawthorne Road
SL-DUL-K-61	Ashley - Tomlinson House, 314 Hawthorne Road
SL-DUL-K-51	P. Hanft House, 2708 Branch Street
SL-DUL-K-53	R. Starkey House, 2620 Greysolon Road
SL-DUL-K-42	J. Barnes House, 25 South 26th Avenue East
SL-DUL-K-20	2505 East 1st Street
SL-DUL-K-35	J. Williams House, 2601 East 2nd Street



SL-DUL-K-35	W. Richardson House, 2525 East 2nd Street
SL-DUL-I-66	O. Leithead - J. Sellwood House, 16 South 18th Avenue East
SL-DUL-I-66	T. Cole House, 1730 East Superior Street
SL-DUL-I-45	G. Crosby House, 2029 East Superior Street
SL-DUL-I-30	W. Turle House, 2216 East Superior Street
SL-DUL-I-28	F.A. Brewer House, 2215 East Superior Street
SL-DUL-I-30	I.V. Hill House, 2220 East Superior Street
SL-DUL-I-30	G.C. Stone House, 2228 East Superior Street
SL-DUL-I-28	D.G. Cutler House, 2229 East Superior Street
SL-DUL-I-21	F.A. Patrick House, 2306 East Superior Street
SL-DUL-I-19	A.L. Ordean House, 2301 East Superior Street
SL-DUL-K-23	Duluth Women's Club, 2400 East Superior Street
SL-DUL-K-20	G.A. French House, 2425 East 1st Street
SL-DUL-I-19	W. Olcott House, 2316 East 1st Street
SL-DUL-I-17	J.B. Cotton House, 2309 East 1st Street
SL-DUL-I-17	E.L. Bradley House, 2229 East 1st Street
SL-DUL-I-17	A. McDougall House, 2201 East 1st Street
SL-DUL-I-36	Z.D. Scott House, 2125 East 1st Street
SL-DUL-I-31	W.A. Prindle House, 2211 Greysolon Road
SL-DUL-K-25	L. Pattison House, 2429 Greysolon Road
SL-DUL-K-19	G. Carlson House, 202 24th Avenue East
SL-DUL-K-20	C. Heimbach House, 2430 East 2nd Street
SL-DUL-K-19	224 North 24th Avenue East
SL-DUL-I-53	R.M. Sellwood House, 1931 East 2nd Street
SL-DUL-J-14	Residence at Fairmont & Woodland Avenue
SL-DUL-J-13	2516 Woodland Avenue
SL-DUL-J-17	Washburn Estate, 2415 Butte Avenue
SL-DUL-J-20	R.M. Hunter House, 2317 Woodland Avenue

SL-DUL-J-25	S.P. Morterud House, 2215 Woodland Avenue
SL-DUL-J-30	W. McCabe Estate, 2125 Abbottsford
SL-DUL-J-37	L. Mendenhall House, 2000 Woodland Avenue
SL-DUL-J-37	L. Mendenhall House, 2010 Woodland Avenue
SL-DUL-J-32	Glen Avon Street Car Station, 2102 Woodland Avenue
SL-DUL-L-14	4301 London Road
SL-DUL-K-94	C. Congdon House, Glensheen, 3300 London Road
SL-DUL-K-95	H.C. Dudley House, 3600 London Road
SL-DUL-K-77	C. Hartley House, 3800 London Road
SL-DUL-K-89	Thompson-Whiteside House, 3500 East Superior Street
SL-DUL-K-87	3431 East 1st Street
SL-DUL-K-82	3501 East 3rd Street
SL-DUL-L-32	B.E. Wells House, 4831 London Road
SL-DUL-L-22	N.F. Russell House, 4440 London Road
SL-DUL-L-59	Old Pumping Station, 5802 London Road

RESIDENTIAL STRUCTURES - HOUSES  
GROUP II

Map Key	Location
SL-DUL-B-1	John Smith House, 218 94th Avenue West
SL-DUL-D-12	4608 West 5th Street
SL-DUL-D-12	4612 West 5th Street
SL-DUL-D-12	4607 West 5th Street
SL-DUL-D-11	4611 West 4th Street
SL-DUL-E-33	1107 West 1st Street
SL-DUL-E-41	527 West 3rd Street
SL-DUL-E-41	525 West 3rd Street
SL-DUL-E-41	523 West 3rd Street
SL-DUL-E-39	715 West 4th Street
SL-DUL-F-7	531 West 7th Street
SL-DUL-H-29	520 North Lake Avenue
SL-DUL-H-29	25 East 5th Street
SL-DUL-H-38	116 East 5th Street
SL-DUL-H-45	230 East 4th Street
SL-DUL-H-30	19 West 4th Street
SL-DUL-E-41	329 4th Avenue West
SL-DUL-H-20	L. Marvin House, 123 West 3rd Street
SL-DUL-H-20	C.A. Duncan House, 131 West 3rd Street
SL-DUL-E-36	725-731 West 2nd Street (4 total)
SL-DUL-G-2	725-725½ South Lake Avenue

SL-DUL-G-4	1116 South Lake Avenue
SL-DUL-G-4	1120 South Lake Avenue
SL-DUL-G-4	1136 South Lake Avenue
SL-DUL-G-6	1526 Minnesota Avenue
SL-DUL-G-6	1530 Minnesota Avenue
SL-DUL-G-7	1822 Minnesota Avenue
SL-DUL-G-8	2007 Minnesota Avenue
SL-DUL-G-10	2302 Minnesota Avenue
SL-DUL-G-12	2524 Minnesota Avenue
SL-DUL-G-12	2525 Minnesota Avenue
SL-DUL-G-13	2624 Minnesota Avenue
SL-DUL-G-14	2700 Minnesota Avenue
SL-DUL-G-14	2721 Minnesota Avenue
SL-DUL-G-15	2834 Minnesota Avenue
SL-DUL-G-17	3330 Minnesota Avenue
SL-DUL-G-17	3410 Minnesota Avenue
SL-DUL-G-18	3439 Minnesota Avenue
SL-DUL-G-19	3917 Minnesota Avenue
SL-DUL-G-19	4022 Minnesota Avenue
SL-DUL-G-19	4040 Minnesota Avenue
SL-DUL-H-56	524 North 4th Avenue East
SL-DUL-H-54	517-517½ East 6th Street
SL-DUL-I-76	1601 East 4th Street
SL-DUL-I-74	1619 East 7th Street
SL-DUL-I-75	1601 East 5th Street
SL-DUL-H-95	1331 East 7th Street
SL-DUL-H-78	1004 East 6th Street
SL-DUL-H-77	929-931 East 6th Street
SL-DUL-H-59	629 East 6th Street
SL-DUL-H-62	729 East 5th Street
SL-DUL-H-62	731 East 5th Street
SL-DUL-H-60	827-829 East 5th Street
SL-DUL-H-78	Portland Square (group of 10 residences)
SL-DUL-H-81	412 North 11th Avenue East
SL-DUL-H-81	410 North 11th Avenue East
SL-DUL-H-78	514 North 10th Avenue East
SL-DUL-H-79	1115 East 5th Street
SL-DUL-H-79	1123 East 5th Street
SL-DUL-H-95	1311 East 5th Street
SL-DUL-H-96	330-332 North 12th Avenue East
SL-DUL-I-70	1725 East 4th Street
SL-DUL-I-70	1723 East 4th Street
SL-DUL-I-83	1517 East 4th Street
SL-DUL-I-83	1515 East 4th Street
SL-DUL-H-100	1421 East 4th Street
SL-DUL-H-100	1429 East 4th Street
SL-DUL-H-100	1411-1417 East 4th Street (4 total)
SL-DUL-H-81	1109-1111 East 4th Street
SL-DUL-H-100	1424 East 4th Street
SL-DUL-H-100	324 North 15th Avenue East
SL-DUL-I-84	316 North 15th Avenue East
SL-DUL-I-83	1520 East 4th Street
SL-DUL-I-77	330 North 16th Avenue East

SL-DUL-I-77	320 North 16th Avenue East
SL-DUL-I-77	1632 East 4th Street
SL-DUL-I-77	302 North 16th Avenue East
SL-DUL-I-84	1523 East 3rd Street
SL-DUL-H-106	1429-1431 London Road
SL-DUL-H-106	1424 Jefferson Street
SL-DUL-H-89	Louis Loeb House, 1123 East Superior Street
SL-DUL-H-105	Dr. W. Magie House, 1401 East Superior Street
SL-DUL-H-105	1415 East Superior Street
SL-DUL-H-105	1421 East Superior Street
SL-DUL-H-105	1431 East Superior Street
SL-DUL-I-87	1513 East Superior Street
SL-DUL-I-87	A. Davidson House, 1525 East Superior Street
SL-DUL-I-80	1601-1603 East Superior Street
SL-DUL-I-80	1607 East Superior Street
SL-DUL-I-80	C.W. Elston House, 1609 East Superior Street
SL-DUL-I-80	A.C. Weiss House, 1615 East Superior Street
SL-DUL-I-80	1621 East Superior Street
SL-DUL-I-80	C.A. Luster House, 1629 East Superior Street
SL-DUL-I-80	1632 East Superior Street
SL-DUL-I-72	A. Chapin House, 1701 East 1st Street
SL-DUL-I-79	M. Burrows House, 1632 East 1st Street
SL-DUL-I-79	1625 East 1st Street
SL-DUL-I-79	C. Smith House, 1616 East 1st Street
SL-DUL-I-79	1602 East 1st Street
SL-DUL-H-103	1311 East 1st Street
SL-DUL-I-85	1529 East 2nd Street
SL-DUL-I-78	1615 East 2nd Street
SL-DUL-I-78	1621 East 2nd Street
SL-DUL-I-85	221 North 16th Avenue East
SL-DUL-I-89	201 South 16th Avenue East
SL-DUL-H-101	210-212 North 13th Ave East
SL-DUL-H-84	1120 East 3rd Street
SL-DUL-H-87	1115 East 2nd Street
SL-DUL-H-97	1215 East 2nd Street
SL-DUL-H-98	1131 East 1st Street
SL-DUL-H-71	819-821 East 1st Street
SL-DUL-H-70	707 East 1st Street
SL-DUL-H-69	712 East 1st Street
SL-DUL-H-99	20 North 12th Avenue East
SL-DUL-I-2	30 East Buffalo Street
SL-DUL-J-46	1736 Stuart Court
SL-DUL-J-45	1818-1830 Melrose Avenue (4 total)
SL-DUL-J-47	1718 Woodland Avenue
SL-DUL-J-47	1735 Wallace Avenue

SL-DUL-J-47	Hunter House, 1711 Wallace Avenue
SL-DUL-I-9	27 Kent Road
SL-DUL-I-9	31 Kent Road
SL-DUL-I-7	119 Kent Road
SL-DUL-I-8	132 Kent Road
SL-DUL-I-8	138 Kent Road
SL-DUL-I-7	125 Kent Road
SL-DUL-I-4	1916 Lawn Street
SL-DUL-I-6	223 Garden Street
SL-DUL-I-6	211 Garden Street
SL-DUL-I-8	135 Garden Street
SL-DUL-I-8	125 Garden Street
SL-DUL-I-3	1132 Chester Park Drive
SL-DUL-I-60	1815 East 4th Street
SL-DUL-I-60	1801 East 4th Street
SL-DUL-I-58	616 North 18th Avenue East
SL-DUL-I-58	629 North 19th Avenue East
SL-DUL-I-51	430 North 19th Avenue East
SL-DUL-I-40	2031 East 6th Street
SL-DUL-I-50	1905 East 5th Street
SL-DUL-I-41	2003 East 5th Street
SL-DUL-I-42	430 Woodland Avenue
SL-DUL-K-6	2711 East 8th Street
SL-DUL-K-1	26 College Street
SL-DUL-I-11	18 Kent Road
SL-DUL-K-1	45 Kent Road
SL-DUL-I-11	38 Kent Road
SL-DUL-K-1	55 Kent Road
SL-DUL-I-11	L. Salsich House, 60 Kent Road
SL-DUL-K-13	530 North 24th Avenue East
SL-DUL-I-13	2331 East 4th Street
SL-DUL-I-13	2323 East 4th Street
SL-DUL-I-13	2315 East 4th Street
SL-DUL-I-23	2221 East 4th Street
SL-DUL-I-33	2101 East 4th Street
SL-DUL-I-43	2002 East 4th Street
SL-DUL-K-1	617 Irving Place
SL-DUL-K-2	711 Irving Place
SL-DUL-K-10	2622 East 7th Street
SL-DUL-K-5	2703 East 7th Street
SL-DUL-K-7	2720 East 7th Street
SL-DUL-K-29	2802 East 7th Street
SL-DUL-K-7	2729 East 6th Street
SL-DUL-K-9	2730 East 6th Street
SL-DUL-K-7	2723 East 6th Street
SL-DUL-K-9	2710 East 6th Street
SL-DUL-K-7	2701 East 6th Street
SL-DUL-K-10	601 North 27th Avenue East
SL-DUL-K-11	2610 East 6th Street
SL-DUL-K-10	2601 East 6th Street
SL-DUL-K-13	2530 East 6th Street
SL-DUL-K-13	2531 East 6th Street
SL-DUL-K-13	2516 East 6th Street
SL-DUL-K-13	2510 East 6th Street

SL-DUL-K-13	2504 East 6th Street
SL-DUL-K-13	2430 East 6th Street
SL-DUL-K-13	2431 East 6th Street
SL-DUL-K-13	2420 East 6th Street
SL-DUL-K-13	2415 East 6th Street
SL-DUL-K-13	2416 East 6th Street
SL-DUL-I-33	2114 East 5th Street
SL-DUL-I-32	2115 East 5th Street
SL-DUL-I-32	2119 East 5th Street
SL-DUL-I-32	2125 East 5th Street
SL-DUL-I-32	2127 East 5th Street
SL-DUL-I-33	2126 East 5th Street
SL-DUL-I-33	2132 East 5th Street
SL-DUL-I-23	421 East 5th Street
SL-DUL-I-23	417 East 5th Street
SL-DUL-I-13	2302 East 5th Street
SL-DUL-I-13	2314 East 5th Street
SL-DUL-I-13	2324 East 5th Street
SL-DUL-I-12	2325 East 5th Street
SL-DUL-I-13	2330 East 5th Street
SL-DUL-K-16	2402 East 5th Street
SL-DUL-K-13	2401 East 5th Street
SL-DUL-K-16	2412 East 5th Street
SL-DUL-K-13	2407 East 5th Street
SL-DUL-K-16	2416 East 5th Street
SL-DUL-K-13	2419 East 5th Street
SL-DUL-K-16	2420 East 5th Street
SL-DUL-K-16	2432 East 5th Street
SL-DUL-K-13	2431 East 5th Street
SL-DUL-K-13	2501 East 5th Street
SL-DUL-K-13	2511 East 5th Street
SL-DUL-K-13	2531 East 5th Street
SL-DUL-K-11	2603 East 5th Street
SL-DUL-K-11	2609 East 5th Street
SL-DUL-K-11	2620 East 5th Street
SL-DUL-K-11	2623 East 5th Street
SL-DUL-K-11	2631 East 5th Street
SL-DUL-K-11	2632 East 5th Street
SL-DUL-K-9	2704 East 5th Street
SL-DUL-K-9	2711 East 5th Street
SL-DUL-K-9	2627 East 5th Street
SL-DUL-K-31	1406 Vermilion Road
SL-DUL-K-31	1414 Vermilion Road
SL-DUL-K-31	1429 Vermilion Road
SL-DUL-K-29	1515 Vermilion Road
SL-DUL-K-29	1575 Vermilion Road
SL-DUL-K-28	519 Hawthorne Road
SL-DUL-K-27	518 Hawthorne Road
SL-DUL-K-30	455 Lake View Avenue
SL-DUL-K-30	440 Lake View Road
SL-DUL-K-34	434 Lake View Road
SL-DUL-K-31	417 Lake View Road
SL-DUL-K-31	405 Lake View Road
SL-DUL-K-60	456 Hawthorne Road

SL-DUL-K-60	424 Hawthorne Road
SL-DUL-K-60	420 Hawthorne Road
SL-DUL-K-60	404 Hawthorne Road
SL-DUL-I-10	719 Woodland Avenue
SL-DUL-I-32	612 Woodland Avenue
SL-DUL-K-36	2617 East 3rd Street
SL-DUL-K-36	2615 East 3rd Street
SL-DUL-K-36	2611 East 3rd Street
SL-DUL-K-36	2605 East 3rd Street
SL-DUL-K-34	2517 East 3rd Street
SL-DUL-K-34	2511 East 3rd Street
SL-DUL-K-34	302 North 25th Avenue East
SL-DUL-K-18	2429 East 2nd Street
SL-DUL-K-17	2427 East 3rd Street
SL-DUL-K-17	2425 East 3rd Street
SL-DUL-K-17	2407 East 3rd Street
SL-DUL-K-17	302 North 24th Avenue East
SL-DUL-I-15	2311 East 3rd Street
SL-DUL-I-15	2305 East 3rd Street
SL-DUL-I-24	Benjamin E. Baker House, 2231 East 3rd Street
SL-DUL-I-24	2211 East 3rd Street
SL-DUL-I-24	317 North 23rd Avenue East
SL-DUL-I-34	2131 East 3rd Street
SL-DUL-I-34	2125 East 3rd Street
SL-DUL-K-34	2515 East 3rd Street
SL-DUL-I-34	2105 East 3rd Street
SL-DUL-I-34	2101 East 3rd Street
SL-DUL-I-52	1901 East 3rd Street
SL-DUL-I-60	1831 East 3rd Street
SL-DUL-I-60	1817 East 3rd Street
SL-DUL-K-71	3001 Greysolon Road
SL-DUL-K-56	2931 Greysolon Road
SL-DUL-K-55	2920 Greysolon Road
SL-DUL-K-56	2915 Greysolon Road
SL-DUL-K-55	2914 Greysolon Road
SL-DUL-K-56	2909 Greysolon Road
SL-DUL-K-55	2902 Greysolon Road
SL-DUL-K-55	2909 Jefferson Street
SL-DUL-K-52	2628 Branch Street
SL-DUL-K-52	2615 Greysolon Road
SL-DUL-K-54	2810 Greysolon Road
SL-DUL-K-54	2816 Greysolon Road
SL-DUL-K-68	108 South Hawthorne Road
SL-DUL-K-69	3031 Branch Street
SL-DUL-K-71	3026 Branch Street
SL-DUL-K-69	3023 Branch Street
SL-DUL-K-69	3011 Branch Street
SL-DUL-K-69	26 South 30th Avenue East
SL-DUL-K-57	29 South 30th Avenue East
SL-DUL-K-71	102 South 30th Avenue East
SL-DUL-K-56	2932 Branch Street
SL-DUL-K-57	2921 Branch Street
SL-DUL-K-56	2920 Branch Street

SL-DUL-K-57	2917 Branch Street
SL-DUL-K-57	2905 Branch Street
SL-DUL-K-57	2901 Branch Street
SL-DUL-K-56	2906 Branch Street
SL-DUL-K-49	2825 Branch Street
SL-DUL-K-49	2809 Branch Street
SL-DUL-K-49	2801 Branch Street
SL-DUL-K-50	2706 East Superior Street
SL-DUL-K-57	2910 East Superior Street
SL-DUL-K-58	2929 East Superior Street
SL-DUL-K-64	3102 East 1st Street
SL-DUL-K-65	101 Hawthorne Road
SL-DUL-K-67	3028 East 1st Street
SL-DUL-K-65	3029 East 1st Street
SL-DUL-K-67	3026 East 1st Street
SL-DUL-K-67	3024 East 1st Street
SL-DUL-K-65	3023 East 1st Street
SL-DUL-K-65	3019 East 1st Street
SL-DUL-K-65	3013 East 1st Street
SL-DUL-K-65	3009 East 1st Street
SL-DUL-K-65	3001 East 1st Street
SL-DUL-K-67	3000 East 1st Street
SL-DUL-K-58	2928 East 1st Street
SL-DUL-K-58	2920 East 1st Street
SL-DUL-K-59	2925 East 1st Street
SL-DUL-K-59	2921 East 1st Street
SL-DUL-K-58	2912 East 1st Street
SL-DUL-K-58	2906 East 1st Street
SL-DUL-K-59	2901 East 1st Street
SL-DUL-K-47	2831 East 1st Street
SL-DUL-K-47	2821 East 1st Street
SL-DUL-K-47	2819 East 1st Street
SL-DUL-K-48	2818 East 1st Street
SL-DUL-K-48	2816 East 1st Street
SL-DUL-K-48	2812 East 1st Street
SL-DUL-K-50	2724 East 1st Street
SL-DUL-K-50	2714 East 1st Street
SL-DUL-K-39	2630 East 1st Street
SL-DUL-K-41	2526 East 1st Street
SL-DUL-K-40	2531 East 1st Street
SL-DUL-K-41	2508 East 1st Street
SL-DUL-K-64	124 Hawthorne Road
SL-DUL-K-62	202 Hawthorne Road
SL-DUL-K-63	3035 East 2nd Street
SL-DUL-K-63	3025 East 2nd Street
SL-DUL-K-65	3024 East 2nd Street
SL-DUL-K-65	3012 East 2nd Street
SL-DUL-K-59	2910 East 2nd Street
SL-DUL-K-59	2902 East 2nd Street
SL-DUL-K-47	2830 East 2nd Street
SL-DUL-K-46	2831 East 2nd Street
SL-DUL-K-37	2724 East 2nd Street
SL-DUL-K-37	2720 East 2nd Street
SL-DUL-K-33	2715 East 2nd Street



SL-DUL-K-37	2710 East 2nd Street
SL-DUL-K-36	2625 East 2nd Street
SL-DUL-K-36	2621 East 2nd Street
SL-DUL-K-40	2526 East 2nd Street
SL-DUL-K-34	2517 East 2nd Street
SL-DUL-K-40	2510 East 2nd Street
SL-DUL-K-34	2505 East 2nd Street
SL-DUL-K-40	2502 East 2nd Street
SL-DUL-K-35	2626 East 3rd Street
SL-DUL-K-35	2616 East 3rd Street
SL-DUL-K-35	2602 East 3rd Street
SL-DUL-K-34	2512 East 3rd Street
SL-DUL-K-34	228 North 25th Avenue East
SL-DUL-I-39	2109 Jefferson Street
SL-DUL-I-65	C. Wilson House, 17 South 19th Avenue East
SL-DUL-I-57	101 South 20th Avenue East
SL-DUL-I-47	201 South 21st Avenue East
SL-DUL-I-38	28 South 21st Avenue East
SL-DUL-I-46	27 South 21st Avenue East
SL-DUL-I-55	M. Bunnell House, 2017 East Superior Street
SL-DUL-I-68	1815 East Superior Street
SL-DUL-I-37	2104 East Superior Street
SL-DUL-I-37	2105 East Superior Street
SL-DUL-I-37	2109-2111 East Superior Street
SL-DUL-I-38	2112 East Superior Street
SL-DUL-I-37	2125 East Superior Street
SL-DUL-I-37	2131 East Superior Street
SL-DUL-I-27	C.A. Britt House, 2201 East Superior Street
SL-DUL-I-29	F.E. House House, 2210 East Superior Street
SL-DUL-I-27	2219 East Superior Street
SL-DUL-K-24	2426 East Superior Street
SL-DUL-K-24	2502 East Superior Street
SL-DUL-K-24	2514 East Superior Street
SL-DUL-K-41	2504 East 1st Street
SL-DUL-K-21	2431 East 1st Street
SL-DUL-I-26	2232 East 1st Street
SL-DUL-K-21	2401 East 1st Street
SL-DUL-K-40	2501 East 1st Street
SL-DUL-I-20	2330 East 1st Street
SL-DUL-I-18	2327 East 1st Street
SL-DUL-I-20	2320 East 1st Street
SL-DUL-I-26	2224 East 1st Street
SL-DUL-I-25	2215 East 1st Street
SL-DUL-I-26	2204 East 1st Street
SL-DUL-I-35	2104 East 1st Street
SL-DUL-I-37	21 North 21st Avenue East
SL-DUL-I-44	2031 East 1st Street
SL-DUL-I-44	2021 East 1st Street
SL-DUL-I-44	2019 East 1st Street
SL-DUL-I-44	2011-2013 East 1st Street

SL-DUL-I-44 2001 East 1st Street  
 SL-DUL-I-55 2002 East 1st Street  
 SL-DUL-I-56 1932 East 1st Street  
 SL-DUL-I-54 1931 East 1st Street  
 SL-DUL-I-22 2301 Greysolon Road  
 SL-DUL-I-35 2131 East 2nd Street  
 SL-DUL-I-25 2215 East 2nd Street  
 SL-DUL-I-26 W. Ames, Jr. House, 2216 East 2nd  
                   Street  
 SL-DUL-I-25 J.A. Duncan House, 2221 East 2nd  
                   Street  
 SL-DUL-I-25 A.W. Frick House, 2231 East 2nd  
                   Street  
 SL-DUL-I-26 G. Spencer House, 2230 East 2nd  
                   Street  
 SL-DUL-I-18 124 North 23rd Avenue East  
 SL-DUL-I-16 2309 East 2nd Street  
 SL-DUL-I-16 205 North 24th Avenue East  
 SL-DUL-K-21 124 North 24th Avenue East  
 SL-DUL-K-18 2415 East 2nd Street  
 SL-DUL-K-18 2419 East 2nd Street  
 SL-DUL-K-21 2420 East 2nd Street  
 SL-DUL-K-18 N.C. Clark House, 2423 East 2nd  
                   Street  
 SL-DUL-K-18 2429 East 2nd Street  
 SL-DUL-K-18 2422 East 3rd Street  
 SL-DUL-K-18 2418 East 3rd Street  
 SL-DUL-K-18 2416 East 3rd Street  
 SL-DUL-I-16 211 North 24th Avenue East  
 SL-DUL-I-16 2328 East 3rd Street  
 SL-DUL-I-16 2320 East 3rd Street  
 SL-DUL-I-16 2310 East 3rd Street  
 SL-DUL-I-16 2304 East 3rd Street  
 SL-DUL-I-25 221 North 23rd Avenue East  
 SL-DUL-I-35 2130 East 3rd Street  
 SL-DUL-I-35 2120 East 3rd Street  
 SL-DUL-I-35 2112 East 3rd Street  
 SL-DUL-I-35 2102 East 2nd Street  
 SL-DUL-I-43 2020 East 3rd Street  
 SL-DUL-I-61 1801 East 2nd Street  
 SL-DUL-I-63 A.M. Chisholm House, 1832 East  
                   2nd Street  
 SL-DUL-I-61 1901 East 2nd Street  
 SL-DUL-I-35 2019 East 2nd Street  
 SL-DUL-J-6 226 Anoka Street  
 SL-DUL-J-5 239 Anoka Street  
 SL-DUL-J-5 709 Minneapolis Avenue  
 SL-DUL-J-9 114 Minneapolis Avenue  
 SL-DUL-J-10 2702 Woodland Avenue  
 SL-DUL-J-7 402 Minneapolis Avenue  
 SL-DUL-J-8 321 Minneapolis Avenue  
 SL-DUL-J-11 2616 Woodland Avenue  
 SL-DUL-J-23 2236 Vermilion Road  
 SL-DUL-J-23 219 Mygatt Avenue

SL-DUL-J-18	2324 Butte Avenue
SL-DUL-J-18	2400 Butte Avenue
SL-DUL-J-16	2322 Roslyn Avenue
SL-DUL-J-16	2328 Roslyn Avenue
SL-DUL-J-16	2408 Roslyn Avenue
SL-DUL-J-15	2450 Woodland Avenue
SL-DUL-J-19	2345 Woodland Avenue
SL-DUL-J-26	2141 Woodland Avenue
SL-DUL-J-27	2132 Woodland Avenue
SL-DUL-J-27	2122 Woodland Avenue
SL-DUL-J-26	2109 Woodland Avenue
SL-DUL-K-80	3523 East 4th Street
SL-DUL-K-80	3531 East 4th Street
SL-DUL-K-74	3601 East 4th Street
SL-DUL-K-75	3610 East 4th Street
SL-DUL-K-74	3615 East 4th Street
SL-DUL-K-75	3640 East 4th Street
SL-DUL-K-74	3639 East 4th Street
SL-DUL-K-75	3650 East 4th Street
SL-DUL-K-74	3645 East 4th Street
SL-DUL-K-73	3601 Crescent View Lane
SL-DUL-K-74	3620 Crescent View Lane
SL-DUL-K-80	421 North 36th Avenue East
SL-DUL-K-80	404 Old Howard Mill Road
SL-DUL-K-80	Old Power Station, 332 North 34th Avenue East
SL-DUL-J-54	1730 Lakeview Road
SL-DUL-J-56	212 Victoria Street
SL-DUL-J-39	2114 Lakeview Drive
SL-DUL-J-38	2101 Lakeview Drive
SL-DUL-J-44	2001 Lakeview Drive
SL-DUL-J-43	1901 Lakeview Drive
SL-DUL-J-49	1812 Lakeview Drive
SL-DUL-J-53	1715 Lakeview Drive
SL-DUL-J-49	1811 Vermilion Road
SL-DUL-J-52	1818 Vermilion Road
SL-DUL-J-50	1857 Vermilion Road
SL-DUL-J-50	1859 Vermilion Road
SL-DUL-J-43	1924 Vermilion Road
SL-DUL-J-38	115 Greenwood Lane
SL-DUL-J-38	138 Laurie Street
SL-DUL-J-38	114 Laurie Street
SL-DUL-J-44	145 Waverly Place
SL-DUL-J-44	109 Waverly Place
SL-DUL-J-40	101 East Arrowhead Road
SL-DUL-J-34	2001 Waverly Avenue
SL-DUL-J-41	1941 Waverly Avenue
SL-DUL-J-41	1925 Waverly Avenue
SL-DUL-J-41	1907 Waverly Avenue
SL-DUL-J-41	1915 Waverly Avenue
SL-DUL-J-41	116 Hardy Street
SL-DUL-J-57	Morley Heights District, Morley Parkway
SL-DUL-J-33	2033 Princeton Place

SL-DUL-J-29	303 Kenilworth Avenue
SL-DUL-J-29	331 Kenilworth Avenue
SL-DUL-J-29	333 Kenilworth Avenue
SL-DUL-J-29	301 Sussex Avenue
SL-DUL-J-33	2133 Sussex Avenue
SL-DUL-J-42	1935 Woodland Avenue
SL-DUL-J-36	2020 Woodland Avenue
SL-DUL-J-35	2045 Woodland Avenue
SL-DUL-J-27	2120 Woodland Avenue
SL-DUL-J-35	2021 Woodland Avenue
SL-DUL-J-42	1909 Woodland Avenue
SL-DUL-J-27	2107 Vermilion Road
SL-DUL-J-27	2121 Vermilion Road
SL-DUL-J-28	2136 Vermilion Road
SL-DUL-L-4	C.W. Peterson House, 4131 East Superior Street
SL-DUL-L-1	4005 Robinson Street
SL-DUL-L-1	4021 Robinson Street
SL-DUL-L-1	4131 Robinson Street
SL-DUL-L-4	4112 Regent Street
SL-DUL-L-4	41st Avenue East & Regent Street
SL-DUL-L-7	4230 East Superior Street
SL-DUL-L-8	4203 Lombard Street
SL-DUL-L-13	4331 London Road
SL-DUL-L-9	4232 London Road
SL-DUL-L-9	4218 London Road
SL-DUL-K-96	3700 London Road
SL-DUL-K-90	116 North 35th Avenue East
SL-DUL-K-69	29 North 31st Avenue East
SL-DUL-K-66	3109 East Superior Street
SL-DUL-K-66	3202 East 1st Street
SL-DUL-K-66	3130 East 1st Street
SL-DUL-K-64	3131 East 1st Street
SL-DUL-K-92	216 North 33rd Avenue East
SL-DUL-K-91	211 North 33rd Avenue East
SL-DUL-K-92	3301 East 1st Street
SL-DUL-K-93	3330 East 1st Street
SL-DUL-K-92	3331 East 1st Street
SL-DUL-K-92	3421 East 1st Street
SL-DUL-K-88	3500 East 1st Street
SL-DUL-K-85	3501 East 1st Street
SL-DUL-K-85	3531 East 1st Street
SL-DUL-K-86	3432 East 2nd Street
SL-DUL-K-85	3502 East 2nd Street
SL-DUL-K-85	3509 East 2nd Street
SL-DUL-K-85	225 North 36th Avenue East
SL-DUL-K-85	3500 East 3rd Street
SL-DUL-K-81	3515 East 3rd Street
SL-DUL-K-81	303 North 36th Avenue East
SL-DUL-K-91	201 North 36th Avenue East
SL-DUL-K-75	3650 East 3rd Street
SL-DUL-K-75	3645 East 3rd Street
SL-DUL-K-75	3620 East 3rd Street

SL-DUL-K-75	3612 East 3rd Street
SL-DUL-K-75	3603 East 3rd Street
SL-DUL-L-26	4815 Oneida Street
SL-DUL-L-42	5313 Colorado Street
SL-DUL-L-40	5107 Colorado Street
SL-DUL-L-18	4531 Jay Street
SL-DUL-L-30	4831 Jay Street
SL-DUL-L-31	4830 Jay Street
SL-DUL-L-31	4831 Pitt Street
SL-DUL-L-23	4617 Cooke Street
SL-DUL-L-27	4720 Cooke Street
SL-DUL-L-27	4717 Gladstone Street
SL-DUL-L-3	4130 McCulloch Street
SL-DUL-L-10	4231 McCulloch Street
SL-DUL-L-11	629 South 43rd Avenue East
SL-DUL-L-11	4322 McCulloch Street
SL-DUL-L-10	4331 McCulloch Street
SL-DUL-L-16	4431 Robinson Street
SL-DUL-L-16	4403 Robinson Street
SL-DUL-L-11	4323 Robinson Street
SL-DUL-L-5	4203 Robinson Street
SL-DUL-L-12	428 South 43rd Avenue East
SL-DUL-L-66	4332 Gilliatt Street
SL-DUL-L-12	4320 Regent Street
SL-DUL-L-20	4517 Robinson Street
SL-DUL-L-20	4515 Robinson Street
SL-DUL-L-20	4505 Robinson Street
SL-DUL-L-11	4301 Robinson Street
SL-DUL-L-5	4231 Robinson Street
SL-DUL-L-6	529 North 43rd Avenue East
SL-DUL-L-5	4219 Robinson Street
SL-DUL-L-36	4901 London Road
SL-DUL-L-28	4731 Robinson Street
SL-DUL-L-34	4736 London Road
SL-DUL-L-29	4229 London Road
SL-DUL-L-25	4631 London Road
SL-DUL-L-34	4760 London Road
SL-DUL-L-33	4840 London Road
SL-DUL-L-37	4920 London Road
SL-DUL-L-38	5000 London Road
SL-DUL-L-38	5014 London Road
SL-DUL-L-38	5050 London Road
SL-DUL-L-41	5148 London Road
SL-DUL-L-43	5333 London Road
SL-DUL-L-49	5400 London Road
SL-DUL-L-49	5418 London Road
SL-DUL-L-48	5413 London Road
SL-DUL-L-48	5409 London Road
SL-DUL-L-48	5407 London Road
SL-DUL-L-41	5144 London Road
SL-DUL-L-41	5136 London Road
SL-DUL-L-39	5040 London Road
SL-DUL-L-55	201 Occidental Boulevard
SL-DUL-L-55	304 North 60th Avenue East

SL-DUL-L-54	508 North 60th Avenue East
SL-DUL-L-44	5401 Glenwood Street
SL-DUL-L-44	5411 Glenwood Street
SL-DUL-L-50	5719 Oneida Street
SL-DUL-L-45	5421 Oneida Street
SL-DUL-L-45	5422 Oneida Street
SL-DUL-L-45	5417 Oneida Street
SL-DUL-L-45	5415 Oneida Street
SL-DUL-L-45	5409 Oneida Street
SL-DUL-L-51	5707 Otsego Street
SL-DUL-L-51	119 North 58th Avenue East
SL-DUL-L-61	5909 London Road
SL-DUL-L-58	5815 London Road
SL-DUL-L-58	5805 London Road
SL-DUL-L-53	5705 London Road
SL-DUL-L-52	5600 London Road
SL-DUL-L-52	5608 London Road
SL-DUL-L-52	5614 London Road
SL-DUL-L-60	5820 London Road
SL-DUL-L-56	6019 Tioga Street
SL-DUL-L-56	122 60th Avenue East
SL-DUL-L-57	5825 East Superior Street
SL-DUL-L-53	21 North 58th Avenue East
SL-DUL-L-61	23 North 60th Avenue East
SL-DUL-L-62	6005 London Road
SL-DUL-L-56	143 Occidental Boulevard
SL-DUL-L-57	5811 East Superior Street
SL-DUL-L-57	5815 East Superior Street
SL-DUL-L-52	5718 London Road
SL-DUL-M-3	8225 North Shore Drive
SL-DUL-K-97	S.F. Snively House, Greenwood Lane & Jean Duluth Road
SL-DUL-H-37	17-35 North 4th Avenue East
SL-DUL-H-37	316 East 1st Street

RESIDENTIAL STRUCTURES - HOUSES  
GROUP III

Location

P.J. Peterson House, 13328 West  
Hwy 23  
13102 West 3rd Street  
118-126 Proco Court (9 total)  
627-631 101st Avenue West  
1419 97th Avenue West  
445 South 92nd Avenue West  
Codyview, near Ash Street &  
Goldsmith Street  
6121 Tacony Street  
6407 Nashua Street  
29 North 59th Avenue West  
5319 Wadena Street

701 North 56th Avenue West  
3931 West 6th Street  
429 North 26th Avenue West  
2609 West 2nd Street  
24, 26, 28, 30 North 25th Avenue East  
2309 West 3rd Street  
331 North 23rd Avenue West  
2216 West 5th Street  
2211 West 5th Street  
501 North 21st Avenue East  
2306 West 8th Street  
2319 West 2nd Street  
2301 West 2nd Street  
1725 West 1st Street  
721-721 $\frac{1}{2}$  West 3rd Street  
705 West 3rd Street  
527 West 4th Street  
631 West 5th Street  
231 West 5th Street  
432 4th Avenue West  
602 West 7th Street  
127 West 7th Street  
215 West 7th Street  
226 East 4th Street  
224 East 4th Street  
213 West 3rd Street  
319 West 3rd Street  
F.A. Brewer House, 427 West 3rd  
Street  
301 East 6th Street  
818 West 3rd Street  
718-720 West 3rd Street  
616 West 3rd Street  
225 Mesaba Avenue  
221 Mesaba Avenue  
609 Mesaba Avenue  
119 7th Avenue East  
124 West 3rd Street  
226 West 3rd Street  
1610 Minnesota Avenue  
1810 Minnesota Avenue  
1834 Minnesota Avenue  
2505 Minnesota Avenue  
3023 Minnesota Avenue  
3009 Minnesota Avenue  
3101 Lake Avenue  
3102 Minnesota Avenue  
4246 Minnesota Avenue  
3502 Minnesota Avenue  
1605 East Skyline Drive  
1616 East Skyline Drive  
1310-1312 East 8th Street  
803-813 East 5th Street

9th Avenue East and 5th Street  
(10 buildings total)  
518-532 North 11th Avenue East  
(5 buildings total)  
502-504 North 11th Avenue East  
(3 buildings total)  
1108 East 5th Street  
518-526 North 12th Avenue East  
(3 buildings total)  
502-514 North 12th Avenue East  
(5 buildings total)  
326-328 North 12th Avenue East  
322-324 North 12th Avenue East  
318-320 North 12th Avenue East  
1531 East 4th Street  
1521 East 4th Street  
1123-1127 East 4th Street  
(3 buildings total)  
1113 East 4th Street  
1101 East 4th Street  
915 East 4th Street  
1418-1420 East 4th Street  
320-324 North 15th Avenue East  
1627 East 3rd Street  
1617 East 3rd Street  
1407 East 3rd Street  
1319 East 3rd Street  
1301 East 3rd Street  
1209 East 3rd Street  
1201 East 3rd Street  
1119 East 3rd Street  
1117 East 3rd Street  
1109 East 3rd Street  
831 East 3rd Street  
305-307 North 8th Avenue East  
711 East 3rd Street  
707 East 3rd Street  
1612 Jefferson Street  
1608 Jefferson Street  
1602 Jefferson Street  
1611 Jefferson Street  
1513 Jefferson Street  
1509 Jefferson  
118 North 17th Avenue East  
1305-1307 East 2nd Street  
1306 East 2nd Street  
1315 East 2nd Street  
1326-1328 East 2nd Street  
1412 East 2nd Street  
1520 East 2nd Street  
1527 East 2nd Street  
1605 East 2nd Street  
1412 East 3rd Street  
205 South 16th Avenue East



201-211 South 17th Avenue East  
(3 buildings total)  
106 South 15th Avenue East  
101 South 15th Avenue East  
1024 East 3rd Street  
C.A. Eggert House, 719 East 2nd  
Street  
822 East 2nd Street  
824 East 2nd Street  
1007-1009 East 2nd Street  
1020 East 2nd Street  
1030 East 2nd Street  
1117 East 2nd Street  
1125 East 2nd Street  
1209 East 2nd Street  
1115 East 1st Street  
218 North 10th Avenue East  
326 North 10th Avenue East  
1431 South Road  
1608 Middle Road  
1909 Kenwood Avenue  
1718 Dunedin Avenue  
1750 Columbus Avenue  
203 Norton Street  
26 Bruce Street  
1515 Woodland Avenue  
1501 Woodland Avenue  
1215 Woodland Avenue  
801 Woodland Avenue  
1819 East 4th Street  
20 College Street  
2131 East 4th Street  
2132 East 4th Street  
2122 East 4th Street  
2121 East 4th Street  
2111 East 4th Street  
2105 East 4th Street  
2102 East 4th Street  
2029 East 4th Street  
2027 East 4th Street  
2026 East 4th Street  
2001 East 4th Street  
1915 East 4th Street  
1911 East 4th Street  
1907 East 4th Street  
1830 East 4th Street  
101 East 8th Street  
2520 East 7th Street  
2515 East 6th Street  
2331 East 5th Street  
407 Wallace Avenue  
2626 East 4th Street  
2602 East 4th Street  
2532 East 4th Street

2601 East 4th Street  
2531 East 4th Street  
2523 East 4th Street  
403 North 25th Avenue East  
2421 East 4th Street  
2426 East 4th Street  
2419 East 4th Street  
2415 East 4th Street  
2418 East 4th Street  
2411 East 4th Street  
2401 East 4th Street  
645 Woodland Avenue  
710 Woodland Avenue  
640 Woodland Avenue  
614 Woodland Avenue  
607 Woodland Avenue  
605 Woodland Avenue  
601 Woodland Avenue  
524 Woodland Avenue  
523 Woodland Avenue  
519 Woodland Avenue  
511 Woodland Avenue  
501 Woodland Avenue  
1931 East 3rd Street  
1917-1921 East 3rd Street  
1905-1907 East 3rd Street  
1906 London Road  
2919 Greysolon Road  
2715 Jefferson Street  
2620 Jefferson Street  
2540 Jefferson Street  
2501 Jefferson Street  
2615 East Superior Street  
2620 East Superior Street  
2625 East Superior Street  
2627 East Superior Street  
2702 East Superior Street  
2709 East Superior Street  
2722 East Superior Street  
2728 East Superior Street  
2825 East Superior Street  
2832 East Superior Street  
2901 East Superior Street  
2932 East Superior Street  
3012 East Superior Street  
3011 East Superior Street  
3014 East Superior Street  
3016 East Superior Street  
3026 East Superior Street  
3029 East Superior Street  
29 Hawthorne Road  
3027 East 1st Street  
2830 East 1st Street  
2822 East 1st Street

2702-2704 East 1st Street  
131 Hawthorne Road  
2319 Jefferson Street  
2220 Jefferson Street  
2202 Jefferson Street  
2131 Jefferson Street  
2017 Jefferson Street  
2008 Jefferson Street  
1924 Jefferson Street  
1918 Jefferson Street  
1907 Jefferson Street  
228 North 19th Avenue East  
1816 Jefferson Street  
202 South 18th Avenue East  
1721 Jefferson Street  
1822 Greysolon Road  
115 South 20th Avenue East  
204-206 South 21st Avenue East  
21 South 20th Avenue East  
1932 East Superior Street  
1828 East Superior Street  
1801 East Superior Street  
1925 East 1st Street  
1902 East 1st Street  
1817 East 1st Street  
1814 East 1st Street  
1732 East 1st Street  
1726 East 1st Street  
2105 East 2nd Street  
2118-2120 East 2nd Street  
2121 East 2nd Street  
2424 East 2nd Street  
2222 East 3rd Street  
2012 East 3rd Street  
2008 East 3rd Street  
1910-1912 East 3rd Street  
1906-1908 East 3rd Street  
1902 East 3rd Street  
1832 East 3rd Street  
1822 East 3rd Street  
1818 East 3rd Street  
1816 East 3rd Street  
1720 East 3rd Street  
1715 East 3rd Street  
1723 East 2nd Street  
1731 East 2nd Street  
1732 East 2nd Street  
1811 East 2nd Street  
1908 East 2nd Street  
1914 East 2nd Street  
1911 East 2nd Street  
2001-2003 East 2nd Street  
131 North 21st Avenue East  
122 North 21st Avenue East

227 North 21st Avenue East  
2430 Roslyn Avenue  
301 Oxford Street  
14 St. Andrews Street  
224 St. Andrews Street  
111 Oxford Street  
217 Lewis Street  
102 Lewis Street  
2121 Columbus Avenue  
2145 Columbus Avenue  
432 North 34th Avenue East  
2017 Woodland Avenue  
2033 Woodland Avenue  
2114-2116 Woodland Avenue  
2140 Woodland Avenue  
1930 Woodland Avenue  
3511 East 3rd Street  
120 North 34th Avenue East  
5226 Colorado Street  
5126 Colorado Street  
4405 Dodge Street  
4511 Cambridge Street  
601 South 47th Avenue East  
4329-4331 East Superior Street  
4842 London Road  
5162 London Road  
5217 London Road  
5113 London Road  
NE Experimental Station Residence,  
    Jean Duluth Road  
230 North 60th Avenue East  
330 North 60th Avenue East  
5819 Oneida Street  
5725 Oneida Street  
5410 Oneida Street  
5401 Otsego Street  
25-27 North 54th Avenue East  
105 North 54th Avenue East  
5824 Tioga Street  
20 South 56th Avenue East  
25 South 57th Avenue East  
6019 London Road  
6031 London Road  
6128 East Superior Street  
2021 West 6th Street  
2019 West 6th Street  
2018 West 6th Street  
2022 West 6th Street  
526 Piedmont Avenue  
515 North 19 $\frac{1}{2}$  Avenue West  
509 North 19 $\frac{1}{2}$  Avenue West  
511 North 19 $\frac{1}{2}$  Avenue West  
1905 West 5th Street  
427 North 19 $\frac{1}{2}$  Avenue West

421 North 19 $\frac{1}{2}$  Avenue West  
422 North 19 $\frac{1}{2}$  Avenue West  
420 North 19 $\frac{1}{2}$  Avenue West  
1918 West 5th Street  
326 North 19th Avenue West  
301 North 18 $\frac{1}{2}$  Avenue West  
303 North 18 $\frac{1}{2}$  Avenue West  
305 North 18 $\frac{1}{2}$  Avenue West  
1818 West 4th Street  
1817 West 4th Street  
302 North 18 $\frac{1}{2}$  Avenue West  
308 North 18 $\frac{1}{2}$  Avenue West  
312 North 18 $\frac{1}{2}$  Avenue West  
331 West 4th Street  
332 West 4th Street  
318 North 17 $\frac{1}{2}$  Avenue West  
1709 West 3rd Street  
1721 West 3rd Street  
1702 West 3rd Street  
1724 New Street  
1720 New Street  
1712 New Street  
1702 New Street  
1703 West 2nd Street  
1705 West 2nd Street  
1709 West 2nd Street  
1719 West 2nd Street  
1721 West 2nd Street  
1727 West 2nd Street  
130 Fir Avenue  
128 Fir Avenue  
118 Fir Avenue  
116 Fir Avenue  
1713 West 1st Street  
1819 West 1st Street  
122 Dakota Avenue  
1706 West 2nd Street  
220 Piedmont Avenue  
212 Piedmont Avenue  
208 Piedmont Avenue  
204 Piedmont Avenue  
1805 West 2nd Street  
1803 West 2nd Street  
1801 West 2nd Street  
211 North 18th Avenue West  
217 North 18th Avenue West  
1802 West 3rd Street  
1806 West 3rd Street  
1812 West 3rd Street  
1820 West 3rd Street  
1822 West 3rd Street  
226 Piedmont Avenue  
422 East 1st Street  
113 East 2nd Street

420 East 2nd Street  
627 East 2nd Street  
631 East 2nd Street

RESIDENTIAL STRUCTURES - HOUSES  
GROUP IV

Location  
525 West 4th Street  
2013 West 6th Street  
528 Piedmont Avenue  
521 North 19 $\frac{1}{2}$  Avenue West  
513 North 19 $\frac{1}{2}$  Avenue West  
1901 West 4th Street  
314 North 19th Avenue West  
330 North 19th Avenue West  
1804 West 4th Street  
317 North 17 $\frac{1}{2}$  Avenue West  
1712 West 3rd Street  
1719 New Street  
1727 New Street  
230 North 18th Avenue West  
1718 New Street  
1716 New Street  
1710 New Street  
1715 West 2nd Street  
1801 North 18th Avenue West  
118 Dakota Avenue  
217 North 18th Avenue West  
221 North 18th Avenue West  
1818 West 3rd Street  
311 East 1st Street  
325 East 1st Street  
424 East 1st Street  
610 East 1st Street  
619 East 1st Street  
621 East 1st Street  
623 East 1st Street  
629 East 1st Street  
108 East 2nd Street  
117 East 2nd Street  
322 East 2nd Street  
501 East 2nd Street  
517 East 2nd Street  
617 East 2nd Street  
620 East 2nd Street  
621 East 2nd Street  
629 East 2nd Street  
117 North 1st Avenue East

## MONUMENTS

### Location

Fond du Lac historical marker,  
131st Avenue West & Hwy. 23  
Fighter Plane, Memorial Park  
Oneota historical marker, 46th  
Avenue East & Superior Street  
Enger Memorial Tower, Enger Park  
Duluth-Superior Harbor historical  
marker, West Skyline Parkway  
Vermilion Trail historical marker,  
Washington Avenue & 1st Street  
Veteran's memorial, Canal Park  
Lief Ericksen statue, Lief Erikson  
Park  
Lief Ericksen viking ship, Lief  
Ericksen Park  
Rose Garden, Lief Ericksen Park  
Jay Cooke statue, London Road &  
Superior Street (removed)  
1st Concrete Paving historical  
marker, Irving Place  
Lake Superior historical marker,  
East Skyline Parkway  
Lake Superior historical marker,  
Lester River wayside  
Sculpture, Thompson Hill Rest Area  
Sculpture, 7th Avenue West &  
Superior Street  
Canal monuments (several) at Canal  
Park  
Sieur duLhut statue, Ordean Court,  
UMD  
Statue of Liberty model, Duluth  
Arena-Auditorium  
Greenwood Cemetery marker, Cook  
Home, Rice Lake Road

Note: This list does not include any statues and other monuments in the various Duluth cemeteries.

## MISCELLANEOUS BUILDINGS GROUP I

Map Key	Location
SL-DUL-J-1	Woodland Hills (old St. James Orphanage), 4321 Allendale Street
SL-DUL-L-65	*Old Federal Fish Hatchery Building, 60th Avenue East & London Road
SL-DUL-H-72	*Kitchi Gammi Club, 831 East Superior Street

SL-DUL-E-35 Port Rehabilitation Center  
(Bethel), 8th Avenue East & 1st  
Street

\*National Register of Historic Places

MISCELLANEOUS BUILDINGS  
GROUP II

Map Key	Location
SL-DUL-I-3	Aftenro Home, 19th Avenue East & College Street
SL-DUL-J-22	W.A. Pryor House (Hugo Masonic Lodge), 2240 Roslyn Avenue
SL-DUL-K-78	Northland Country Club, 3901 East Superior Street
SL-DUL-H-21	Masonic Temple, 4 West 2nd Street
SL-DUL-L-27	Masonic Temple, 48th Avenue East & Gladstone Street
SL-DUL-L-2	Lakeshore Lutheran Home, 4002 London Road

MISCELLANEOUS BUILDINGS  
GROUP III

Location
West Duluth Moose Club, 411 North 57th Avenue West
Masonic Temple, 611 North Central Avenue
Welch Center, 605 North Central Avenue
Alano Club, 2103 West 3rd Street
Woodman Building, 2031 West 1st Street
Trinity Lodge Masonic Temple, 2118 West 1st Street
AAD Shrine Temple, 202 East 1st Street
Ridgeview Country Club, West Redwing Street

MISCELLANEOUS BUILDINGS  
GROUP IV

Location
Moose Lodge, 114 East 1st Street
Owl's Club, 118 East 2nd Street
Boys' & Girls' Club, 27th Avenue West & 2nd Street



## MISCELLANEOUS DISTRICTS

Location  
Morgan Park residential District,  
Morgan Park  
Riverside Residential District,  
Riverside

## MISCELLANEOUS STRUCTURES

Map Key	Location
SL-DUL-C-4	Stone bridge, West Skyline Parkway
SL-DUL-A-1	Stone bridge, 132nd Avenue West & Hwy. 23
SL-DUL-H-110	Old gravel pier, in Lake Superior off 1st Avenue East
SL-DUL-H-93	Stone retaining walls, Skyline Parkway near Chester Park
SL-DUL-H-92	Ski jumps, Chester Bowl
SL-DUL-J-47	Stone bridge, Wallace & St. Marie Street
SL-DUL-J-34	Stone bridge, Columbus & Hardy Streets
SL-DUL-K-60	Stone bridge, Congdon Park Drive & East 4th Street
SL-DUL-L-66	Stone bridges, Seven Bridges Road
SL-DUL-L-64	Stone bridge, 60th Avenue East & London Road
SL-DUL-L-63	Stone pedestrian bridge, Lester Park
SL-DUL-H-93	Stone bridge, East Skyline Parkway
SL-DUL-G-1	*Duluth Aerial Lift Bridge & Ship Canal, Lake Avenue South
SL-DUL-C-7	Arrowhead Bridge, Hwy. 2
SL-DUL-E-23	Blatnik High Bridge
SL-DUL-E-24	Old interstate bridge remains, end of Rice's Point
SL-DUL-H-111	9th Street bridge, Chester Park
SL-DUL-E-22	Minnesota and Wisconsin draw bridges, end of Rice's Point
SL-DUL-E-45	10th Street bridge, Lincoln Park
SL-DUL-E-40	Stone retaining wall, West 3rd between 6th & 7th Avenues West
SL-DUL-G-21	*Minnesota Point Lighthouse, end of Minnesota Point
SL-DUL-C-7	Bong Memorial Bridge

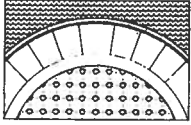
\*National Register of Historic Places

## MISCELLANEOUS SITES

Map Key	Location
SL-DUL-A-2	Chamber's Grove and quarry, Fond du Lac
SL-DUL-A-3	American Fur Post site, 131st Avenue West at Fond du Lac
SL-DUL-A-4	Mission Creek Quarry site, Fond du Lac
SL-DUL-B-8	Old sawmill sites, St. Louis River near end of Commonwealth Avenue
SL-DUL-B-9/C-5	LS&M Ry, Western Waterfront Trail
SL-DUL-C-6	Barnes/McDougall Shipyard, Riverside
SL-DUL-E-46	Point of Rocks, base of Mesabi Avenue



THE SPALDING HOUSE.



## PLANNING FOR PRESERVATION IN DULUTH

### Principles

Ideally, a city's comprehensive plan should include provisions for preserving and utilizing historic, architectural, scenic and other cultural resources as part of the overall urban environment. Until recently, this has not been done, but more and more cities are recognizing preservation planning as a legitimate part of the urban planning and development process. Even in the outstanding historic cities of the United States, preservation planning is no easy task. In other places the job could approach the impossible. Besides the usual planning problems involving land use, traffic circulation, parking, building and environmental conditions, utilities and public facilities, social and economic conditions, a community that undertakes a comprehensive preservation planning program is faced with additional problems of identifying significant historical and architectural resources, resolving economic, physical, legal, and sentimental issues of preserving and using them in a feasible manner. Public sentiment and emotion for or against preservation issues often collide head-on with the views of the preservationists even in cases where tangible evidence favoring preservation of a structure or area is offered by respected persons who possess the special knowledge and technical competence required. The conflicts that usually develop, however, can be studied in terms of three questions that are basic to preservation planning. They are:

Why preserve?

What to preserve?

How to preserve?

The answer to the first question is relatively straightforward. A well-developed preservation program based on thorough analysis and evaluation in terms of realistic community needs offers numerous economic, social, public, and cultural benefits to property owners, local interest groups, the business community, city government, and the public at large. In short, preservation pays!

The question of what to preserve must be answered by each community in the context of its local conditions. What may be of relative significance to a New England or a southern community, for example, would not even exist in other parts of the country, but even midwestern or western communities whose history spans only a century or less should consider preservation opportunities.

Finally, the question of how to preserve strikes at the very heart of preservation planning. Again, the course that any particular community follows must reflect local needs, conditions, and resources. Answering the question of how to preserve is perhaps the most difficult because it is at

this actual implementation stage of a preservation effort that all of the economic, legal, and public sentiment issues most often clash. Where the particular preservation project is the result of a crisis situation the cause is often lost at the implementation stage, but where it is part of a well-organized comprehensive effort, success can be much easier to achieve.

Closely related to the three basic questions of preservation is the more general issue of assuring that a community's preservation efforts relate to overall development goals and needs. No preservation project can be justified for the sake of preservation alone. On the contrary, all preservation activity must recognize that a community is continually developing and changing through time and that such activity must take place within the context of this change. This continual process of change affects urban development in two ways: physically and socially. Physically, the process of change is manifested in both the processes of decay in older areas and of new development as the community expands. Socially, the process of change affects the community in the need for new structures and in the demand for new or different services. The demand and rate of change for any given community is directly related to its population growth and socio-economic structure, as well as to its general economic viability. While the rate and nature of change will vary from community to community, it is the community's carrying capacity for absorbing change that is of prime importance for preservation purposes. Any community, no matter how scenic or historic, can absorb change up to a certain point, but once its capacity for carrying traffic and absorbing new development is reached, the town's basic character and qualities will be drastically altered. It is when this point is reached that most American communities confront the issue of historic preservation head on. Unfortunately, by the time this point is reached, a crisis has usually occurred and the issue can no longer be resolved in a rational manner.

Perhaps the best statement of what can be done to plan for the "preservation crisis" any community like Duluth must face is found in a 1969 book entitled The Character of Towns: An Approach to Conservation by the English planner and architect Roy Worskett. One of Mr. Worskett's important points is that:

Preservation policies and planning must be tested for feasibility and compatibility with other planning aims. They must also be feasible in that the cost of the preservation program must not be impossible to meet either publicly or privately.

Underlying the detailed aspects of preservation activities are five principles that Mr. Worskett sets forth as guidelines for preservation planning programs.

The first principle that Mr. Worskett discusses is that of selectivity in choosing what to preserve. Regardless of any local situation it is impossible to preserve an entire community brick by brick. As has been said, change is, to a large degree, inevitable, and preservation efforts must recognize this change by being selective to accommodate it. A key issue in the process of being selective is deciding upon an order of preservation priorities. Certain costs and benefits associated with preservation activity can be readily

measured while others involving aesthetic judgements are not readily quantifiable. Thus, the need for comprehensive surveys, inventories, and evaluation of a community's historic and architectural resources becomes apparent if meaningful preservation priorities are to be set.

Another preservation planning principle involves the need to determine a balance between restriction of growth and development on the one hand, and allowing expansion on the other. Preservation activities in one area must be offset by change and new development in another. In identifying the potential opportunities for local preservation activities, opportunities for new buildings, roads and other development must also be found.

The third preservation principle concerns the relations between the efficient use of any given structure and the economic viability of maintaining that use. This principle strikes at the central issue of any preservation effort, the question of economic feasibility. The economic feasibility of any preservation project depends on the use to which the structure or structures in question can be put, the costs of renovation and maintenance, as well as its location and surrounding environment.

In addition, there has to be a demand for an efficient use of any particular building. It is important to note that the elements of good environment, efficient use, and economic viability are often readily found in new residential and commercial developments, but that older existing areas are expected to survive without all of them.

Closely related to this principle is the fourth principle of determining both the public and private priorities for investment in preservation activities. Ideally, there should be as much private investment as possible, but it will usually be up to the public authorities to achieve the right climate for stimulating private investment by doing such things as creating a good environment through the use of area-wide utility, street, and service improvement, provision of amenities such as tree planting, or by providing tax or other incentives.

Finally, effective public relations is an essential part of any successful preservation effort. An informed and cooperative public is essential. Well-illustrated documents, public meetings and extensive media coverage are all important. The themes of preservation activity in our modern society must relate to the concepts of maintaining the attractive living and working environments usually associated with historically and architecturally significant areas. Rather than portray preservation activity as a setting aside of monuments to another age, the public must see and accept preservation as a means of contributing to the community's general economic and social vitality. There is great interest on the part of many people in visiting and learning about historic places, but the interest and pleasure is much more intense if the structure or site can be personally experienced rather than reading about it or looking at photographs of "what it was like".

## Preservation Planning Objectives

General preservation planning policy development should emphasize ways to achieve such things as:

Full integration of a wide range of preservation activities into Duluth's comprehensive planning process.

Establishment of the necessary legal framework for preservation activity.

Encouraging neighborhood renewal efforts that respect and utilize the area's unique historical, architectural and other cultural resources.

Finding feasible and productive uses of all structures identified as worthy of preservation.

Promotion of Duluth's unique heritage as a positive economic, educational and environment asset.

Development of city pride through preservation activities.

Creation of a favorable climate for active private investment in preservation and related activities.

Coordination of public and private preservation efforts.

Establishment of a workable and continuing funding system for preservation activities.

In addition, specific planning objectives may be grouped into a number of sub-categories:

**Zoning Policy:** When reviewing proposed zoning changes in older parts of the city, consider preservation opportunities and needs in the particular area involved. The local Zoning Ordinance is a powerful tool for directing change and should be used to its fullest potential.

**Urban Design:** The key elements that shape Duluth's unique character are Lake Superior itself, the scenic and wooded bluffs rising high above the lake and harbor, the spectacular ravine parks with their rushing streams and rugged waterfalls, the vast network of urban open space or "urban wilderness" and the city's rich collection of architecturally significant buildings.

**Commercial Area Renewal:** Future renewal projects in the city's commercial areas should respect and emphasize the original architecture and relationship among buildings.

**Environmental Improvements:** While private enterprise can often be persuaded to rehabilitate specific buildings, it is usually up to the local government to improve area-wide environmental conditions by making street and utility improvements, landscape improvements and removing blighting influences. Enhancement of neighborhood environments can often stimulate significant private interest and should be encouraged whenever possible.

**Code Enforcement:** Local building code enforcement policies and practices can be significant factors in either the preservation or destruction of older buildings. The code enforcement tool should be used as a positive means to encourage property maintenance. At the same time, structural conditions alone should never be used as an excuse for demolishing significant local structures or for setting priorities for clearance and renewal projects.

**Land Use Compatibility:** New concepts of land use planning must be considered when dealing with historical or architecturally significant buildings or areas. The approach must be based on performance standards rather than the traditional concepts of land use compatibility.

**New Development:** New development in older portions of the city must provide needed facilities while helping to eliminate blighting influences and other environmental deficiencies.

**Economic Factors:** Planning decisions regarding older areas of Duluth must consider the economics of preservation including the public costs for utilities, street, relocation assistance, etc., vs. the costs of continued expansion and new development that may prove to be a greater public burden than sensible renewal and rehabilitation of older neighborhoods.

**Public Housing:** Both the social and economic costs of new high-density housing projects may be more than the public can really afford. Detailed studies of local rehabilitation potential should be made both as a means of preserving older neighborhoods and as a means of providing needed publicly subsidized housing.

**Planning Assistance:** Local planning assistance should include preparation of manuals for guiding creative rehabilitation of older buildings, finding adaptive uses for significant structures that may be threatened, coordination of privately sponsored preservation activities, design and other assistance for older neighborhood renewal projects.

**Public Support:** Major efforts should be directed toward encouraging broad based public support of preservation opportunities in Duluth. This is perhaps the single most important thing that can be done to assure the success of any preservation planning activity.

## Economic Considerations

Like just about everything else, historic preservation costs money, and the determining factor in almost every preservation project is economic feasibility. With widespread publicity over the "spectacular" restoration projects of national significance at the same time there is often little or no publicity over hundreds of other projects, the public has come to believe that historic preservation relates only to national landmarks and that the costs associated with preservation projects are measured in millions of dollars. This public attitude is especially prevalent in the Midwest and other parts of the country where the local sense of history has not yet been as firmly established as in the South or New England. Economic reasons are most often given for tearing down old buildings of all types and replacing them with "modern" prefabricated structures that are purposely designed and constructed to be obsolete and to need replacement in 25-40 years.

Yet for economic reasons alone, disregarding all other historical and aesthetic considerations, preservation of most old buildings can be justified. In fact, literally hundreds of case studies during the past decade have proven the economic feasibility of preservation activity through the use of both publicly and privately financed programs.

The economic advantages of preserving old buildings and adapting them for modern uses cannot be measured only in terms of actual renovation costs vs. the cost of comparable new construction. In determining the economic feasibility of renovation vs. new construction, a credit must be given to the renovation alternate because of the fact that at least the basic shell of a structure already exists. It is also important to point out that older buildings are often structurally superior to typical new construction and that the potential lifespan of a renovated old building may prove to be substantially longer than for new construction.

Another important reason for preservation rather than demolition is the fact that our cities can no longer afford either the logistics or the costs of massive clearance and urban renewal projects. Preservation uses existing structure, utilities and streets and is therefore faster, creates less disturbance, and usually costs less both initially and in the long run. Another related economic consideration is that valuable real estate is not kept off the tax rolls for long periods of time as in the case of many clearance and renewal projects. When sales of renewal land are slow, cities sometimes accept proposals of marginal value to the city merely to get the parcel back on the tax rolls, ignoring the fact that in ten or twenty years the problems of deterioration and abandonment may be greater than they were before the renewal project was started in the first place.

One of the greatest economic benefits from preservation activities is the potential tourism impact on the community. In every state, tourism is one of the three largest revenue producers, and in every state, tourists are becoming increasingly interested in historic sites, as attendance records all over the country show. Attracting tourists depends upon adequate back-up facilities such as motels, shops, and restaurants, to be sure, but the tourist dollar returns more to the community in relation to public investment required than almost any other form of economic development activity. The tourism potential should not be ignored when considering local historic preservation



opportunities.

Perhaps one of the strongest economic arguments in favor of preservation activity is the fact that private corporations are finding it advantageous and profitable to become involved in preservation projects, both directly through adapting old buildings for corporate use, and indirectly by financing other projects. Dozens of corporations are converting old factories, warehouses, and other structures into modern facilities, while retaining the architectural character and prestige of the old. Not only are they saving money, but they are also winning awards and public support as good corporate citizens. Locally, the Fitger Brewery renovation project is only one example.

Private non-profit corporations are also among the leaders in the modern historic preservation movement. The creation and use of revolving funds to purchase, rehabilitate, and resell old buildings has led to some of the nation's outstanding preservation efforts in such places as Pittsburgh, Savannah, Charleston, and Philadelphia.

This brief discussion only touches upon the various economic benefits of historic preservation activity. In recent years, significant changes in the tax laws have also been of great importance to historic preservation projects. Again, the Fitger Brewery project is only one Duluth case.

#### Legal Aspects of Historic Preservation

Historic preservation zoning is a type of architectural control that is applied to places of historic or architectural significance. The goal of such control is to prevent the willful neglect or destruction of significant structures and their inherent values. Preservation zoning ordinances are usually enacted and administered by municipal governments and are often part of the general municipal zoning ordinance.

Preservation zoning is not a new concept. In fact, the first preservation law was enacted in Sweden in 1630 by decree of King Gustavus Adolphus. In the United States, Charleston, South Carolina, passed the first historic preservation zoning ordinance in 1930. Since that time many other communities have enacted similar ordinances. The principle has long been upheld in the courts as a legitimate function of the government on the basis that community appearance is important to community welfare and that places of historic significance add to our culture, education, and pleasure. The loss of any part of this heritage is a loss suffered by the entire community, as well as by the visitors to it.

Most of the historic preservation zoning ordinances that have been enacted in the United States are quite similar in their general outline. A common approach is to make preservation regulations a part of the general zoning ordinance by creating a new district within which special regulations apply. A key to these ordinances or preservation regulations is the creation or designation of a special commission that is given the power to approve or reject plans for building, alteration, repair, moving, and demolition of structures within the designated historic districts. The review commission's action may or may not be binding on the building inspector. Its powers are

also usually limited to review of exterior design and construction, in order to assure harmonious development within the district or districts. In Minnesota, there are currently 18 historic preservation commissions.

There are two major categories of existing preservation ordinances. In places of outstanding historical importance, where there are a preponderance of historical and architecturally significant structures, the ordinance usually delineates the boundaries of the district within which the regulations apply. This is the practice in Charleston, Savannah, New Orleans, Williamsburg, St. Augustine, Winston-Salem, and Boston's Beacon Hill District, among others. Minnesota examples include Lower Town and the Historic Hill District of St. Paul and the St. Anthony Falls District in Minneapolis. In other places where there are many isolated structures or groups of loosely knit structures of different periods or styles, a "floating zone" or overlay district concept is common. In such cases, the ordinance spells out the regulations that would apply and outlines the procedures for designating structures or districts, but does not name specific districts. Philadelphia, Providence, Los Angeles, and Norfolk are among the places that have enacted preservation ordinances based on the overlay concept. This flexible approach offers a number of significant advantages. First of all, the ordinance can be enacted before surveys are made or districts are identified. Secondly, the ordinance's flexibility can apply to different parts of the city that have different character. In different areas, different conditions can be applied as needed. It also provides for recognition of the needs of transitional areas or zones that surround historic districts or sub-areas within districts. Finally, a flexible overlay district approach to preservation zoning offers the best means for distinguishing between and providing for the needs of both districts and individual structures of great value.

The enactment of any preservation ordinance is not without problems. Based on experience in the places that have enacted ordinances, a number of recurring problems have been identified. One common difficulty involves the selection and duties of the review commission. Usually the problem occurs because representation, duties, and powers are not spelled out in sufficient detail. There is also the question of the desirability of creating another commission or board versus using existing commissions such as the planning commission for this purpose. Local politics may also become a factor.

One of the more difficult provisions involves demolition of buildings within historic districts. In early preservation ordinances, no provisions were made for preventing demolition, fearing that such measures were interfering with private enterprise and would reduce the ordinance's acceptance by the community. Because many historic structures have been lost through neglect and demolition, however, recent actions in places like New Orleans, Philadelphia, Richmond, and Boston have given strong impetus to new regulations that prevent or forestall demolition of historic properties. These regulations generally require a demolition permit to be applied for and also establish a waiting period of ninety days to one year in order to offer an opportunity to save the structure through purchase or reuse before it is destroyed. A related problem involves neglect of maintenance thereby allowing a building to deteriorate to the point where it has to be torn down.

Difficult legal problems are presented by any attempt to regulate architectural style. Such regulations enter into the realm of defining the

legal basis of aesthetic judgement, something that becomes subjective at best. In most cases, however, the limited court decisions have generally supported regulation of architectural style on the basis that unless arbitrarily administered, aesthetic judgement is an appropriate function of the police power.

Arguments regarding use of the police power also present problems on the grounds of interference with the right of property owners to determine the use of their property. Court decisions have upheld use of the police power on the basis that individual use of property is not always in the general public interest and that community officials must attempt to maximize all community values including the right to beauty as well as health and safety.

Despite the problems that are bound to arise, historic preservation ordinances do have significant public value and use. They should not, however, be regarded as a cure-all to solve preservation needs. At best, preservation zoning provisions and other related ordinances can serve as a basis for intelligent planning within the context of the community's general comprehensive plan.

Preservation zoning is by no means the only legal tool that can be used to protect significant building or areas. A brief survey of other methods that have been utilized might include the following:

Special commissions that operate outside of the zoning ordinance but have similar powers. Perhaps the best example is New York's Landmarks Preservation Commission, which, after public hearings, can designate structures as historic landmarks. After landmark designation, the structure cannot be demolished or altered without the commission's approval. While special commissions are concerned with maintaining the architectural integrity of important structures, they also must explore economically feasible adaptive uses for the structures involved, if they are to be truly successful.

Easements allow preservation of the public interest in the appearance of a building, without substantially affecting its use. The usual approach is for a public agency to acquire a negative easement that does not allow the building owner to alter the exterior appearance without approval. Easements can also be used to acquire or preserve the open space surrounding historic property. In virtually all cases where easements are acquired, the property owner is compensated for the property rights he gives up.

Tax incentives can be used in a variety of ways to achieve preservation objectives. In general, the theory and practice is to encourage private property owners to restore and preserve their property through some type of tax relief. Appropriate safeguards against misuse must be included.

Eminent Domain acquisition by a public agency should be regarded as a final option, to save a truly outstanding structure only after all other efforts have failed. Decisions on public acquisition must be based not only on the structure's historical and architectural merit, but also on the potential for finding alternate uses.

Urban renewal programs offer a number of opportunities for achieving historic preservation aims. In modern practice, urban renewal is no longer solely concerned with large scale clearance projects, but instead places considerable emphasis on rehabilitation projects, as well.

Anti-neglect ordinances are particularly vital means to thwart the rejected demolition applicant who allows his property to deteriorate to the point of forcing condemnation for public health and safety reasons.

Acquisition for private use is perhaps one of the most desirable ways to preserve historic structures. Possible uses abound, but private parties may not be able to relocate at the time when reuse of a particular structure is urgently needed to preserve it.

The revolving fund technique applies private funds to the redevelopment and preservation of historic areas. A private organization or corporation raises funds to purchase and restore historic properties which are then sold or rented with the proceeds returning to the fund to be applied to other structures. The Historic Charleston and Historic Savannah Foundations and the Pittsburgh projects are perhaps the outstanding examples.

Restriction covenants have occasionally been used to preserve certain character features of an area. The use of private covenants and deed restrictions, however, depends on the consent of all owners in the area involved. Such a general consensus is usually difficult to achieve. Other retained interest methods include the granting of life estates and various types of charitable contributions.

Private and public recognition and marking of historic properties offers a means of subtle persuasion for the property owner to maintain his property in satisfactory condition. It is often possible to make the owner agree to maintain the property on the condition that the plaque will be removed if he fails to do so. This technique, however, is more educational in that it spurs interest on the part of the owner to learn and appreciate the historical and architectural value of his property.

Numerous private non-profit corporations, foundations and trusts have also been established across the United States for the purpose of acquiring and preserving historic properties.

## Relation to General Community Planning and Development Activities

Integrating historic preservation objectives into Duluth's general planning and developmental framework would serve a variety of purposes that might include:

**Urban renewal and neighborhood improvement efforts within the older areas of Duluth:** Knowledge of the unique historical and architectural resources of an area could greatly alter the direction and extent of renewal efforts.

**Transportation planning efforts:** In particular, the location of major traffic corridors may be affected by the results of preservation planning.

**Public works projects:** Coordinating public works with local preservation and improvement efforts can be significant factors in the success or failure of such projects.

**Development of legal preservation aids:** Before any type of preservation zoning or other legal protection can be fully initiated, it is imperative to identify and locate the historical or architecturally significant buildings or areas that are to be protected.

**Economic development efforts:** The value of history in terms of tourist promotion is well-documented.

**Private investment:** Preservation planning can help point out where private investment can protect historic architecture, improve older residential districts or capitalize on the tourist value of the city's history.

**As a general element of comprehensive planning:** Recognition of historic structures and unique neighborhood areas can provide far-reaching planning results in terms of what might happen within the older areas of Duluth.

**Arousing general community interest:** The citizens of Duluth have indicated some interest in recognizing and preserving the unique historical character of their city. Completion of even the basic elements of a preservation planning effort would undoubtedly produce surprising results in terms of gaining active support for specific projects.

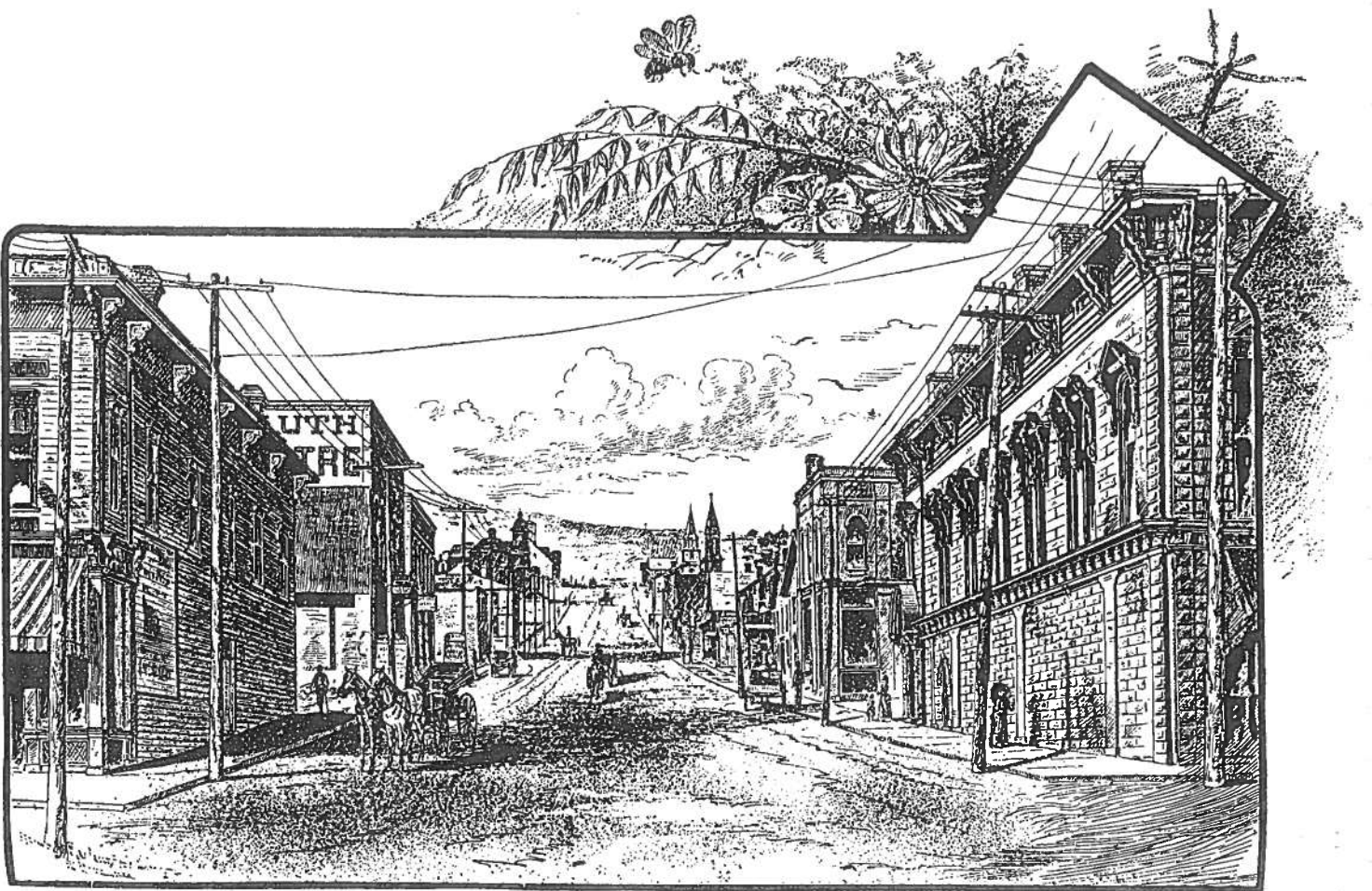
**Enhancement of the city character:** In recent years, it has become a recognized axiom that a city has as much right to be beautiful and pleasant as it has to be safe and clean. Preservation and imaginative utilization of historic and architectural resources is one way in which this desirable objective may be met.

**As a financial resource for the city:** Historic preservation as part of neighborhood renewal efforts pays significant financial dividends to the city in terms of property valuations, taxes collected, and

prevention of massive clearance and redevelopment programs that result from neglect and cause enormous social upheaval.

**As elements of positive urban design:** Too many American cities have been allowed to become bleak and inhospitable because of a failure to recognize and provide for the needs of human scale and interest. The fact that historic structures provide moments of diversity and humanity in our rapidly moving society is important to consider.

**Maximum utilization of land resources:** Optimum use of scarce land in densely built up neighborhoods can be aided by a preservation program that focuses on finding adaptive modern uses for older buildings.



## An Approach to Area Preservation

### Reasons for Establishing Historic Districts

The problems associated with preserving groups of structures vary from place to place even within a particular city. In some instances there may be a small cluster of cottages representing a local vernacular architectural tradition. Sometimes there may be an entire district of outstanding homes that represent the finest traditions of period architecture and craftsmanship. Examples of both situations can be found in Duluth.

When dealing with districts containing culturally significant structures the overall goal should be to create and foster a harmonious situation in which the best traditions of both the past and present are carefully integrated rather than to simply try to preserve and restore the area as a museum. Positive architectural, environmental, and living values should be protected and enhanced at the same time that disruptive negative influences are reduced or eliminated. Area preservation efforts should benefit the entire community rather than just a small segment of the population.

Among the many specific reasons for establishing historic districts or preservation areas are the following:

- Preservation of architecturally and/or historically significant structures.

- Control development and channel or focus progress.

- Stabilize or increase real estate property values.

- Improve the local economy through increased tourism and related economic development.

- Environmental protection and enhancement.

- Improve community pride.

### The Conservation Area Approach

To fully understand the role of historic preservation activity as part of the community development process, it is important to view the community as a whole. It is also important to understand the nature of community change. More specifically, preservation must imply more than an attempt to stop history and more than active intervention to save a building that otherwise would be destroyed. Besides a community's standing structures, its geographical setting, historical development, population, spatial arrangement, economic base, and social function, all combine to influence its overall character or townscape. Preservation goals must consider a balance among all of these factors. Preservation policies must be made on a community-wide or regional scale and must look beyond single landmarks to consider areas or districts. It makes little sense to fight for the preservation of a historic house set between two service stations at a freeway interchange while ignoring an entire neighborhood of unique charm and character that is being allowed to

decay because of apathy or is being destroyed by improperly controlled new development.

To be sure, the designation of historic districts is not particularly new, but until recently such districts often did little more than attempt to stop time and create museum collections of old buildings. In many cases, historic districts became isolated, segregated, and elitist, and as they became fashionable, resulted in the wholesale displacement of previous residents.

In an attempt to respond to some of the problems associated with traditional historic districts, the concept of conservation areas is gradually becoming recognized in the United States. The conservation area concept appears to hold promise for alleviating some of the problems of socio-economic disruption associated with earlier cases of historic district designation.

First developed in England, the conservation area concept recognizes a broader-based approach to preservation activities that implies the need for setting priorities through analysis and a balance between preservation and change. Maintenance of a good community or neighborhood environment, efficient use of buildings, and economic viability are key elements. Conservation areas are defined as neighborhoods or districts that have a significant overall presence of architectural quality, visual interest, or historical association. Although preservation of the overall character of such areas is a local planning priority, some change is recognized as necessary to eliminate dilapidated eyesores, allow compatible new development, and provide essential services. Each conservation area is recognized as unique, in which planning policies, design standards, zoning restrictions, etc. are specifically tailored to the area involved. Such an approach is quite different from traditional land use planning and developmental control concepts that attempt to establish and apply uniform standards on a community-wide basis.

In order to be effective, the conservation area approach to preservation planning requires a flexible legal basis and planning studies that are thorough and sophisticated enough to consider the total environmental character and activity of the particular area being considered for designation as a conservation area. The conservation area approach to preservation demands a close alliance with the city planning and community development offices.

Historic preservation is a complex subject that deals directly with the basic nature of the community development process. Historic structures, as well as those not so historic, all add a dimension of time, scale, continuity, sequence, and identity to an urban form. Historic structures in the broadest sense of the term are essential elements that help give a community its sense of time and place. We have a basic need to preserve this facet of our daily existence. No amount of preparation or foresight can prevent the sudden impact of a natural disaster upon a community, but we must recognize that it is the actions of man that have destroyed most of the nation's lost historic structures. Understanding why is the basis for developing successful historic preservation programs.



## Factors to Consider

### When Evaluating Potential Preservation/Conservation Areas

When analyzing any potential preservation or conservation area, the following general planning factors should be considered:

1. Area strengths and weaknesses.
2. Area capability to support preservation activity.
3. Positive urban design values.
4. Negative influences.
5. Existing and potential land use considerations.
6. Relationships among the important natural features and man-made structures.
7. Traffic circulation, utilities, parking, open space, and other public facility improvement needed.
8. Potential for application of historic district zoning or other legal tools needed to protect the area's unique character.
9. Potential modification to building and other codes that may be needed to protect the integrity of the area while providing incentive for private and public improvements.
10. Economic feasibility aspects.
11. Special developmental standards, design criteria, and other factors that may have to be considered for a specific area.

### Determining the Boundaries of Potential Preservation/Conservation Areas

The following historical, visual, physical, and socioeconomic factors all need to be analyzed as part of planning any effort to establish any type of a historic district, preservation, or conservation area. A detailed discussion of the factors to consider in determining the boundaries of historic districts can be found in the National Trust for Historic Preservation publication entitled A Guide to Delineating the Edges of Historic Districts. The following list is excerpted and summarized from that book.

#### 1. Historical Factors

- a. Original community boundaries
- b. Concentrations of historical and/or architecturally significant structures or sites

#### 2. Visual Factors

- a. Edges determined by an architectural survey
- b. Edges based on topographical considerations
- c. Edges that reflect a change in the visual character of an area
- d. Edges that encompass entrances to and from an area

### 3. Physical Factors

- a. Railroads and major highways
- b. Major open spaces
- c. Lakes, rivers, and other natural features
- d. Changes in predominant land use
- e. Wells, embankments, fence lines
- f. Limits of a settled area
- g. Property and other legally established boundary lines

### 4. Political and Socioeconomic Factors

- a. Local political considerations
- b. Patterns of property ownership within a particular area
- c. Local economic conditions
- d. Socioeconomic conditions within an area

### Potential Preservation/Conservation Areas in Duluth

The following areas within Duluth contain concentrations of historical and/or architecturally significant sites and structures. Each of these areas should be studied in more detail for possible future designation as local historic districts and/or preservation/conservation areas.

#### Morgan Park residential district:

Virtually all of Morgan Park has already been determined eligible for designation as a National Register historic district. Indeed, this planned industrial community has been regarded as having national historical significance as one of the last remaining examples of an early twentieth century planned industrial community.

#### Riverside residential district:

A small scale, local example of a company-established residential district.

#### East Superior Street corridor

from approximately 6th Avenue East to 9th Avenue East:

This corridor includes the Fitger Brewery complex, October House, Hartley Building, and Kitchi Gammi Club, all of which are already listed or eligible for listing in the National Register of Historic Places.

#### East Superior Street corridor

from approximately 14th Avenue East to 40th Avenue East:

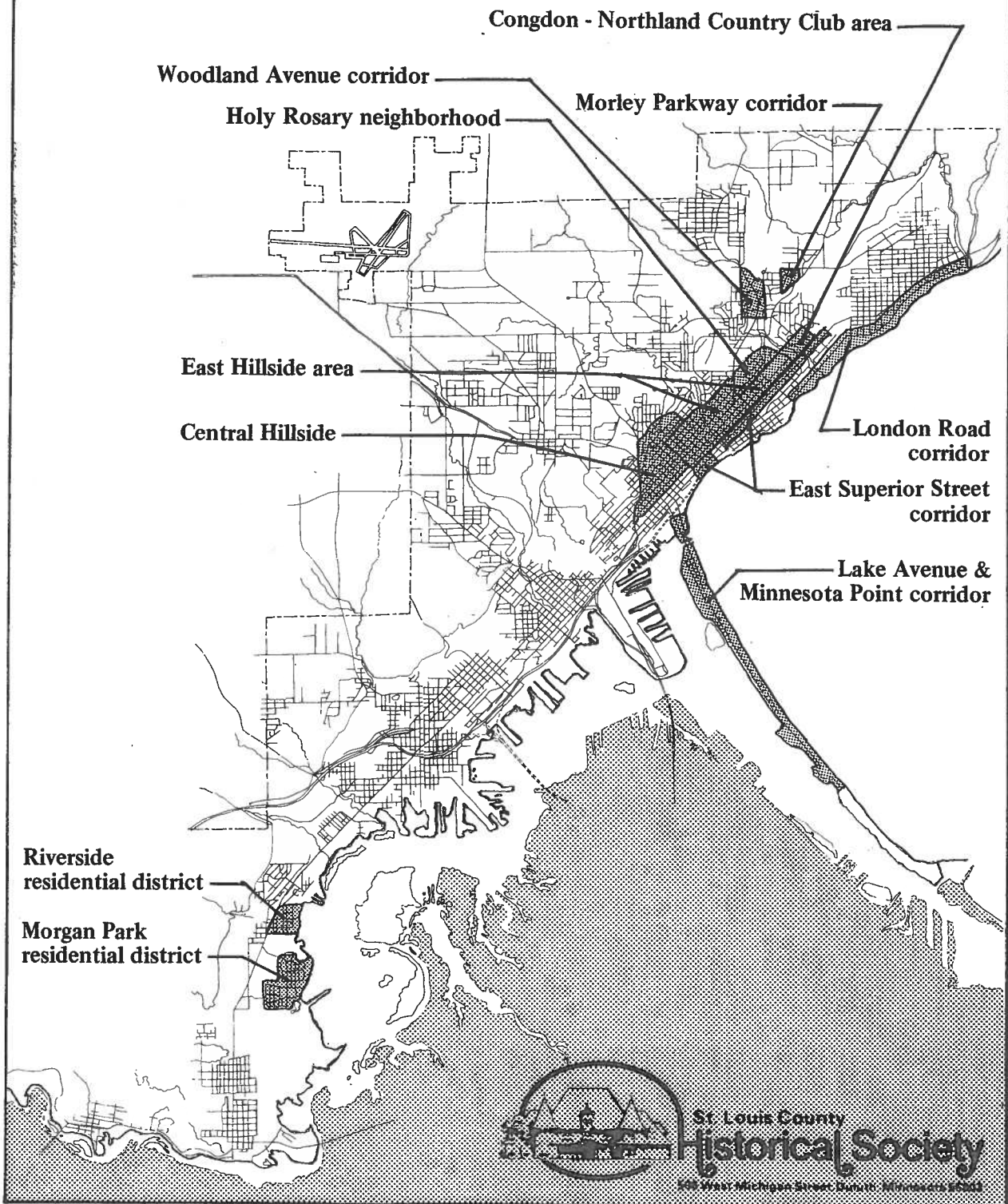
This corridor includes many of the city's most historical and architecturally significant buildings.

#### London Road corridor

from 26th Avenue to 60th Avenue East:

This corridor includes a large number of historical and architecturally significant residential structures.

# Potential Preservation/Conservation Areas in Duluth



#### Central Hillside

above the Point of Rocks to the Skyline Parkway and from Mesaba Avenue to approximately 11th Avenue East:

Although this area includes relatively few buildings of major architectural significance, it does have historical significance as one of Duluth's early ethnic neighborhoods and offers some of the city's most spectacular vistas of the lake and harbor.

#### Lake Avenue and Minnesota Point corridor:

The unique character of this corridor, because of its close association with the lake and harbor, should be preserved and enhanced. Duluth's most prominent landmark and favorite attraction, the Aerial Lift Bridge and ship canal, is at the heart of this corridor.

#### East Hillside area

from Superior Street up the hill to 8th or 9th Street and from approximately 6th Avenue East to 21st Avenue East:

This area includes a large number of architecturally significant buildings.

#### East Hillside area

from Superior Street up the hill to 4th Street and from 21st Avenue East to Hawthorne Road:

This area includes many of the city's most historical and architecturally significant residences.

#### Woodland Avenue corridor

from approximately Arrowhead Road to Concordia Lutheran Church:

This corridor encompasses the heart of the Glen Avon/Hunter's Park late nineteenth century streetcar suburb. It includes a number of the city's most significant structures.

#### Morley Parkway corridor:

This area includes a number of the original Marshall-Wells Company employee houses that were moved in by barge from Barksdale, Wisconsin. It represents another local example of a planned housing development for company employees.

#### Holy Rosary neighborhood

from 4th Street up the hill to 8th Street and Wallace Avenue and from 21st Avenue East to Hawthorne Road:

This area includes a large concentration of architecturally significant residences and other structures.

#### Congdon - Northland Country Club area

from Superior Street up the hill to 4th Street and from Hawthorne Road to 26th Avenue East:

This area includes a large number of architecturally significant residences.

## National Register of Historic Places

### Duluth Sites Already Listed in the National Register of Historic Places

The following Duluth sites are already listed in the National Register of Historic Places:

<u>Site</u>	<u>Level of Significance</u>	<u>Date Listed</u>
Duluth Union Depot 506 West Michigan Street	State	1971
Duluth Central High School Lake Avenue & 2nd Street	State	1972
Aerial Lift Bridge Lake Avenue	National	1973
Minnesota Point Lighthouse Minnesota Point	National	1974
Oliver G. Traphagen House 1509 - 1511 East Superior Street	Local	1975
DM&IR Passenger Depot 1504 South Street	Local	1975
Kitchi Gammi Club 831 East Superior Street	State	1975
Fire House No. 1 1st Avenue East & 3rd Street	Local	1975
Bergetta Moe Bakery (October House) 717 East Superior Street	Local	1976
Munger Terrace 405 Mesaba Avenue	Local	1976
Duluth Public Library 101 West 2nd Street	Local	1978
Lester River Fish Hatchery 6008 London Road	State	1978
Chester Terrace 1210-1234 East 1st Street	Local	1980
Endion School 1801 East 1st Street	Local	1983
Duluth South Breakwater & Inner Lighthouse Lake Avenue	National	1983
Fitger Brewery Company 600 East Superior Street	Local	1984

## Additional Nominations to the National Register of Historic Places

As a result of the Duluth Historic Resources Survey project, at least 25 additional local sites and structures will be nominated to the National Register of Historic Places. The sites and structures to be included will be selected primarily from those listed in the Group I category of overall significance and preservation potential.

Although most, if not all, of the Group I category sites probably meet the United States Department of Interior criteria of eligibility for listing in the National Register of Historic Places, the final list of Duluth sites to be nominated as part of this study will be developed jointly by the St. Louis County Historical Society and the State Historic Preservation Office. Each potential nomination is considered on its own merits and evaluated with regard to the criteria for evaluation in determining eligibility for listing.

In future years many additional Duluth sites and structures will probably be nominated to the National Register. Most will probably already have been identified as Group I or in some cases, Group II category sites in the Duluth Historic Resources Survey. It is possible that others may not have been included in this study. The mere fact that a particular property is included in a Group I or Group II category in this study does not necessarily insure its automatic eligibility for listing in the National Register of Historic Places. This study only identifies sites that are likely to meet the eligibility requirements for listing. Each nomination submitted to the State Historic Preservation Office and the State Review Board is rigorously evaluated on its own merits. There is an established designation process that federal law mandates must be followed for a nomination to proceed through the various stages of review prior to actually being listed in the National Register. Normally, this review process takes six to twelve months and involves several stages of local, state, and federal review.

## Results of Listing in the National Register of Historic Places

1. Consideration in planning for Federal, federally licensed and federally assisted projects. Section 106 of the National Historic Preservation Act of 1966 requires that Federal agencies allow the Advisory Council on Historic Preservation an opportunity to comment on all projects affecting historic properties listed in the National Register.
2. Eligibility for Federal tax provisions. If a property is listed individually in the National Register or if a property contributes to the significance of a listed National Register district, certain Federal tax provisions may apply. The Economic Recovery Tax Act of 1981, which revised the historic preservation tax incentives authorized by Congress in the Tax Reform Act of 1976, the Revenue Act of 1978, and the Tax Treatment Extension Act of 1980, provides for a 25% investment tax credit for rehabilitating historic commercial, industrial, and rental residential buildings instead of a 15% or 20% credit available for rehabilitation of non-historic buildings more than thirty years old. This can be combined

with a 15-year cost recovery period for the adjusted basis of the building. Certified structures with certified rehabilitations receive additional tax savings because owners are allowed to reduce the basis by one-half the amount of the credit. The Tax Treatment Extension Act of 1980 provides Federal tax deductions for charitable contributions for conservation purposes of partial interests in historically important land areas or structures.

3. Consideration of historic values in the decision to issue a surface coal mining permit where coal is located, in accord with the Surface Mining and Control Act of 1977.
4. Qualification for Federal grants for historic preservation when funds are available. For further information contact the Minnesota Historical Society Grants Management Office, Fort Snelling History center, St. Paul, Minnesota, 55111, phone: (612) 726-1171.



For general information on the National Register Program contact the State Historic Preservation Office, Minnesota Historical Society, Fort Snelling History Center, St. Paul, Minnesota, 55111, Phone: (612) 726-1171.

## Relation of Duluth Historic Resources Survey to Federal Resource Protection Planning Process

Note: The following summary is excerpted from a draft State Historic Preservation Office report entitled "Minnesota History in Sites and Structures" (1983).

### Purpose of Resource Protection Planning

To develop a comprehensive historic resource management process which identifies and organizes information about a State's historic, archeological, architectural, and cultural resources into a form and process readily usable for producing high reliability decisions, recommendations, and/or advice about the identification, evaluation, and protection of these resources.

### Program Objectives

1. To make preservation decision making a normal function or element of land use decisions rather than an exceptional one.
2. To reduce administrative conflicts concerning historic preservation decisions.
3. To decrease the need for Federal decision making about historic preservation.
4. To decrease the frequency of Federal intervention in State and local historic preservation decisions.
5. To establish the practical basis for decentralization of preservation program authority to the States.
6. To convert the Federal role in historic preservation to oversight, conflict resolution, and research and development.
7. To provide a focus for public participation in preservation decisionmaking.

### Background of Program

The resource protection planning process assumes that the cultural landscape was created by non-random processes and that by identifying the significant roles in past settlement, played by one or more key factors (e.g. political, economic, or cultural systems, technology, environmental change, physiography, transportation networks, etc.), a practical framework can be developed for subdividing historic resource information and for establishing an underlying logic to historic resource planning for a State. All major classes of resources may be handled concurrently in this process.

The definition of study units serves to subdivide the mass of historic resource data for the State into smaller units of related kinds of resources. This allows the development of priorities and strategies with respect to sets or classes of historic resources which, in turn, makes decision making about individual properties relative to their context and more reliable.



Initiation of resource protection planning is independent of the status of surveys and inventories. Practical resource planning can begin at any time, no matter how much or how little data may be available. The basic needs are for commitment to a holistic or contextual approach, and for realization that initial preservation planning priorities and strategies can be crude formulations which are improved on an incremental basis over time. Initial implementation of resource protection planning can be undertaken in most States within one year or less. This is a desirable time frame because the need to participate more actively in land-use is urgent and because it is not so long a period that momentum toward completion will be lost. This is a feasible period because the tasks in the implementation sequence are clearly defined and the level of effort devoted to each task, as determined by dollars and personnel available in the State, can be adjusted readily to ensure completion within a year.

### An Approach to Resource Protection Planning

During the past four decades, the number of historic properties in the United States has declined alarmingly. Some of them -- sites, buildings, structures, objects -- have been destroyed because of changing land use; others have succumbed to natural processes. Many losses could have been avoided; some could not. Whatever the reason, the result is the same -- when a historic property is destroyed, insight and a tangible connection to our past is gone forever.

Despite well-publicized success stories about rehabilitating neglected buildings or conserving important archeological sites, historic preservation today is being buffeted by powerful forces. It is subject to the same pressures that beleaguer all levels of government and each of us as individuals: inflation, shrinking budgets, the trend toward limiting government involvement in the private sector, and competing national priorities. These combined forces seriously threaten the archeological and historic properties that remain. They call for careful planning that considers historic preservation in its social, political, and economic contexts. The advantages of such planning are to cut red tape, simplify compliance with environmental regulations, and cause administrative conflicts to be resolved in a timely way; the net result is to increase significantly the effectiveness of historic resource protection.

However, such comprehensive planning is too seldom undertaken. Developing strategies for historic preservation hinges on three fundamental issues: whether and how to search for historic properties (identification), how to recognize important properties among all those identified (evaluation), and how to determine the best action to be taken (protection). Failure to consider historic resources in the larger context of an holistic approach to preservation planning often results in administrative decisions which are plagued by conflicts with little hope of satisfactory resolution. Planners and decision makers outside the preservation field often find it difficult to consider historic resources because data are either unavailable, too technical, or otherwise not in a form that is usable for planning and management purposes. It is a common but profound mistake, when confronted by this problem, to seek to overcome it solely by emphasizing the collection of

more data (for example, by completing statewide surveys), when what is required is more effective use of already available information, whether old or new.

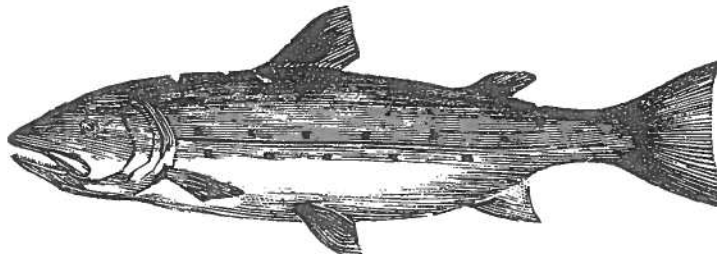
Under these circumstances, government agencies and private interests often plan projects without effectively considering their impact on historic properties until construction is about to begin, and then decry preservationists as obstructionists; or they may hotly contend that the rules have been changed after the game has begun. Battle lines are drawn, differences seem irreconcilable, and another administrative conflict gets underway. All the while, inflation, dwindling budgets, and adverse public reaction exact a greater toll from historic preservation than from conflicting interests, no matter what the rights and wrongs of the situation may be.

Leadership in historic preservation planning in each state is exercised through its State historic preservation office. Among the State historic preservation offices' main functions are developing comprehensive statewide plans for historic preservation; organizing information on historic resources; setting preservation priorities; helping Federal agencies to protect important properties threatened by Federal activities within the State; and offering planning guidance to other agencies, groups, and individuals.

#### Minnesota Resource Protection Planning Study Units

The following study units have been identified by the Minnesota State Historic Preservation Office as the conceptual basis for development of a statewide resource protection plan.

- SU 1 Paleo - Indian
- SU 2 Archaic
- SU 3 Woodland
- SU 4 Mississippian
- SU 5 Dakota
- SU 6 Ojibway
- SU 7 French Exploration and Fur Trade
- SU 8 British Exploration and Fur Trade
- SU 9 American Fur Trade
- SU 10 St. Croix Triangle Logging
- SU 11 Early Agriculture and River Settlement
- SU 12 Railroad Construction and Agricultural Development
- SU 13 Northern Minnesota Logging
- SU 14 Iron Mining
- SU 15 Northern Minnesota Resort Industry



## SU 9 - American Fur Trade

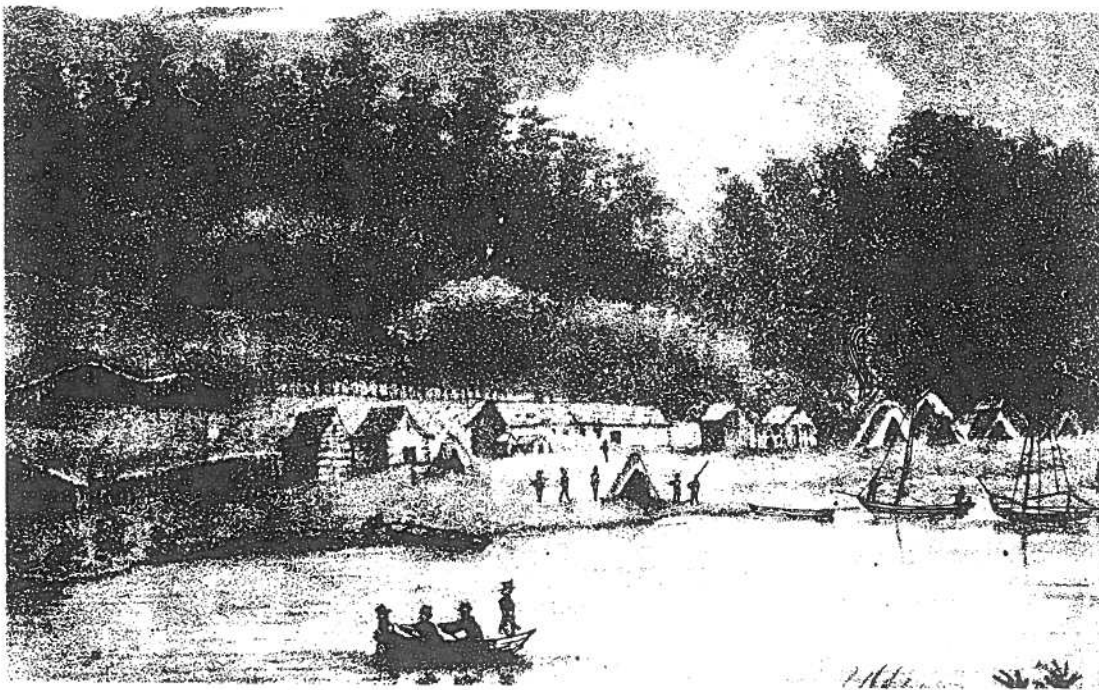
For centuries the route from Lake Superior up the St. Louis River and across the Savanna Portage to the Mississippi River system has been an important transportation link used by early explorers, Indian missionaries and fur traders. During the eighteenth century, the French and the British both operated posts at the western end of Lake Superior. In 1816, John Jacob Astor's American Fur Company established a post at Fond du Lac that remained in operation until 1842. This post sustained the area's first permanent population; by 1820 the Fond du Lac settlement had over 300 Indian and non-Indian residents. Remains of the American Fur Company post stood until the turn of the century, and part of the site has remained undisturbed to the present.

### A. Duluth Sites:

1. American Fur Company post site, Fond du Lac

### B. Related Regional National Register listed sites:

1. Grand Portage of the St. Louis River (Carlton and St. Louis County)
2. Savanna Portage (Aitkin County)
3. Grand Portage (Cook County)



Front view (from islands) of American Fur Trading buildings at Fond du Lac.

## SU 13 - Northern Minnesota Logging

Duluth's role as a logging and lumbering center parallels the growth and development of this industry in northeastern Minnesota during the decades around the turn of the century. In fact, between about 1890 and 1920, Duluth was the center of the nation's white pine lumber industry. During the peak years between 1900 and 1910, the annual cut at the Duluth mills exceeded a billion board feet several times. The city's lumber industry declined rapidly during the period between 1910 and the early 1920s, however, as the supply of white pine timber was depleted. By 1925 it was virtually extinct.

\* The list of sawmills and related sites is summarized from the 1976 Duluth-Superior Harbor Cultural Resources Study by David A. Walker and Stephen P. Hall. Some of these sawmill and lumberyard sites are actually in Wisconsin, and nearly all of them no longer exist. The list does show, however, the extent of the Duluth lumber industry during the decades around the turn of the century.

### A. Duluth Sites:

1. Alger, Smith Company Sawmills (2), 1899-1920
2. Alger, Smith Lumber Wharf, 1890-1915
3. Ball Sawmill, 1870s
4. Barnhart Lumber Company Sawmill (Cutler, Gilbert and Pearson) c. 1881-1886
5. City Lumberyard, c. 1885-1886
6. Culver and Nettleton Sawmill, 1855-1865
7. Dailey, Heimbach and Company Park Point Sawmill (Dailey-LaChapelle), c. 1881-1890
8. Asa Dailey's Lumberyard, c. 1885-1890s
9. DeCosta Sawmill (Weld and Petre), 1869-1883
10. Duluth Lumber Company Saw and Planing Mill, 1881-1887
11. DM&IR Railway log dock, 1897-1942
12. Duluth Winnipeg and Pacific Railway lumber dock, 1913-1940
13. Duncan, Brewer and Company Saw and Planing Mill, 1891-1902
14. Duncan, Brewer and Company Lumber Wharf, 1883-1885
15. Duncan, Gamble and Company Lumberyard, 1883-1885
16. R.A. Gray Saw and Planing Mill (Munger and Gray; later W.H. Knox), c. 1880-1899
17. W.P. Heimbach Lumberyard, c. 1888
18. Howard's Sawmill (Woodbury, Bothwick and Shaylor; later Bardon and Philbrook), 1855-1883
19. J.D. Howard Lumber Wharf, 1865-1883
20. Hubbard and Vincent's Saw and Shingle Mill (Hall, Norton and Company, W.M. Hubbard), 1881-1905
21. Hughes Sawmill (Shaw and Ingalls), 1871-late 1870s
22. Jackson and Clark Sawmill (Heath and Morley), 1900-c. 1910
23. Jackson and Clark Lumber Wharf, 1895-1915
24. D.B. Johnson Sawmill, c. 1860s
25. Lesure Lumber Company Sawmill, 1895-1905
26. Lesure Lumber Wharf, 1895-1909
27. Little, Simonds and Company Sawmill (Peck, Little and Company, C.B. Woodruff), C. 1880s-1890s
28. Lumber storage area (Barnhart, Duncan, Gamble, Bradley, D.E.

- Little) 1884
29. Captain William Mann Sawmill, c. 1870s
  30. McCord Lumber Company Sawmill (Scofield and Company, Murray and McCann), 1895-c. 1907
  31. Merrill and Ring Sawmill, 1891-1910
  32. Milford Mill (Ford), 1857-1868
  33. Mitchell and McClure Sawmill, 1891-1902
  34. Mitchell and McClure Lumber Wharf, 1891-1920
  35. Morris Thomas Lumberyard, c. 1888
  36. J.C. Mullery Sawmill, 1905-1919
  37. Munger Sawmill, 1870-1871
  38. Munger and Gray Sawmill (Fray and Taylor, J.S. Taylor and Sons) c. 1870-1886
  39. Charles S. Murray and Company Sawmill, 1888-1893
  40. C.S. Murray and Company Sawmill (Murray and Jones, later P.D. Jones), 1894-c. 1910
  41. Northern Pacific Railway Lumber Wharves, 1880-1925 and 1880-present
  42. William O'Brien Sawmill, 1906-1915
  43. Oneota Lumber Company Sawmill (Wheeler), 1855-1870
  44. Oneota Lumber Company Saw and Planing Mill, 1882-c. 1885
  45. Osterhout and Hughart Sawmill, c. 1884
  46. Paige-Sexmith Lumber Company Sawmill, 1881-1884
  47. Patterson and McQuade Sawmill, 1870-1873
  48. Patterson and McQuade Lumber Wharf, 1865-1875
  49. Peck and Son Saw and Planing Mill (W.G. Peck and Sons), 1880-1890
  50. Peyton, Kimball and Barber Sawmill (Peyton and Company), 1864-1903
  51. Red Cliff Lumber Company Sawmill (Mullery-McDonald) 1902-1903
  52. W.H. Richards Feed and Sawmill, c. 1884-1886
  53. Ed and Newell Ryder Sawmill, 1870s
  54. St. Louis Lumber Company Sawmill (Huntress and Brown), 1890-1906
  55. Scott-Graff Company Sawmill (Graff, Little and Company, Graff, Murray, Robbins, Graff, Murray and Company, Scott and Holston Lumber), 1870-1926
  56. Scott and Holston Planing Mill, c. 1880s
  57. Shaw and Ingalls Lumber Wharf, 1865-1875
  58. Standard Milling - Cordy Land Company Lumber Wharf, 1920-1933
  59. J.B. Stephans Lumber Wharf, 1880-present
  60. A.H. Thompson Planing Mill (G. Lautenschlager), 1870-1890
  61. Townsite Proprietor Sawmill, 1856-1858
  62. Virginia and Rainy Lake Company Sawmill, 1905-1913
  63. West Superior Lumber Company Saw and Planing Mill, 1889-1902
  64. West Superior Lumber Company Wharf, 1889-1907
  65. Wilson and Nauffts Sash, Door and Blind Factor, c. 1892
  66. Iver Wisted Sash, Door and Blind Factor, c. 1880s
  67. C.A. Duncan house, 131 West 3rd Street
  68. J.A. Duncan house, 2221 East 2nd Street
  69. W.P. Heimbach house, 1123 East 1st Street
  70. C.M. Heimbach house, 2430 East 2nd Street
  71. Z.D. Scott house, 2125 East 1st Street
  72. E.L. Bradley house, 2229 East 1st Street
  73. F.A. Brewer house, 427 West 3rd Street
  74. F.A. Brewer house, 2215 East Superior Street
  75. A. Thompson (Whiteside) house, 3500 East Superior Street

76. J. Millen (Ames) house, 1618 Vermilion Road
77. J.F. Killorin house, 2708 Branch Street

B. Related Regional National Register listed sites

1. Bailey house (St. Louis)
2. Kettle Falls Hotel (St. Louis)
3. Lumber Mill Manager Residence (St. Louis)
4. Virginia - Rainy Lake Lumber Company Office (St. Louis)

