

PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

14-003-O

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE DESIGNATING THE FORMER CHESTER PARK UNITED METHODIST CHURCH, 819 NORTH 18TH AVENUE EAST, AS A DULUTH HERITAGE PRESERVATION LANDMARK.

CITY PROPOSAL:

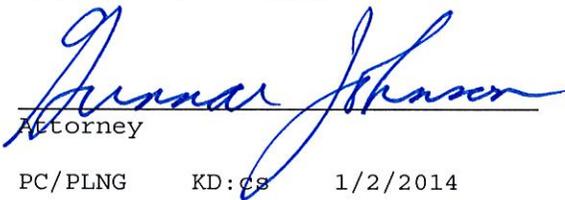
The city of Duluth does ordain:

Section 1. Under the authority of Section 50-37.8 of the Duluth Legislative Code, 1959, as amended, the city of Duluth does designate the former Chester Park United Methodist Church, 819 North 18th Avenue East, as a Duluth heritage preservation landmark (PL13-123); said landmark is described in Public Document No. \_\_\_\_\_ on file with the city clerk and is described as follows:

The south, north and east exterior building facades; entrance stairways, walks, approaches and grounds on the south, north, east and west sides of the building; and the stained glass windows in the sanctuary of the property at 819 North 18th Avenue East, more particularly described as Lots 13-16, Block 4, Park Drive Division (010-3720-00520).

Section 2. That this ordinance shall take effect 30 days after its passage and publication.

Approved as to form:

  
\_\_\_\_\_  
Attorney

PC/PLNG KD:cs 1/2/2014

STATEMENT OF PURPOSE: At its December 16, 2013, annual meeting the heritage preservation commission (HPC) voted 4-0 to recommend the landmark designation with the preservation plan after having received comments (attached to ordinance) from the planning commission (who voted 8-0 to recommend approval of the nomination) and the state historic preservation office (who stated that the property "is an appropriate candidate for local designation under criteria A, D and E"). The heritage preservation commission also considered the matter at a duly noticed public hearing during its October 22, 2013, regular meeting where public comments were received (HPC meeting minutes also attached to ordinance).

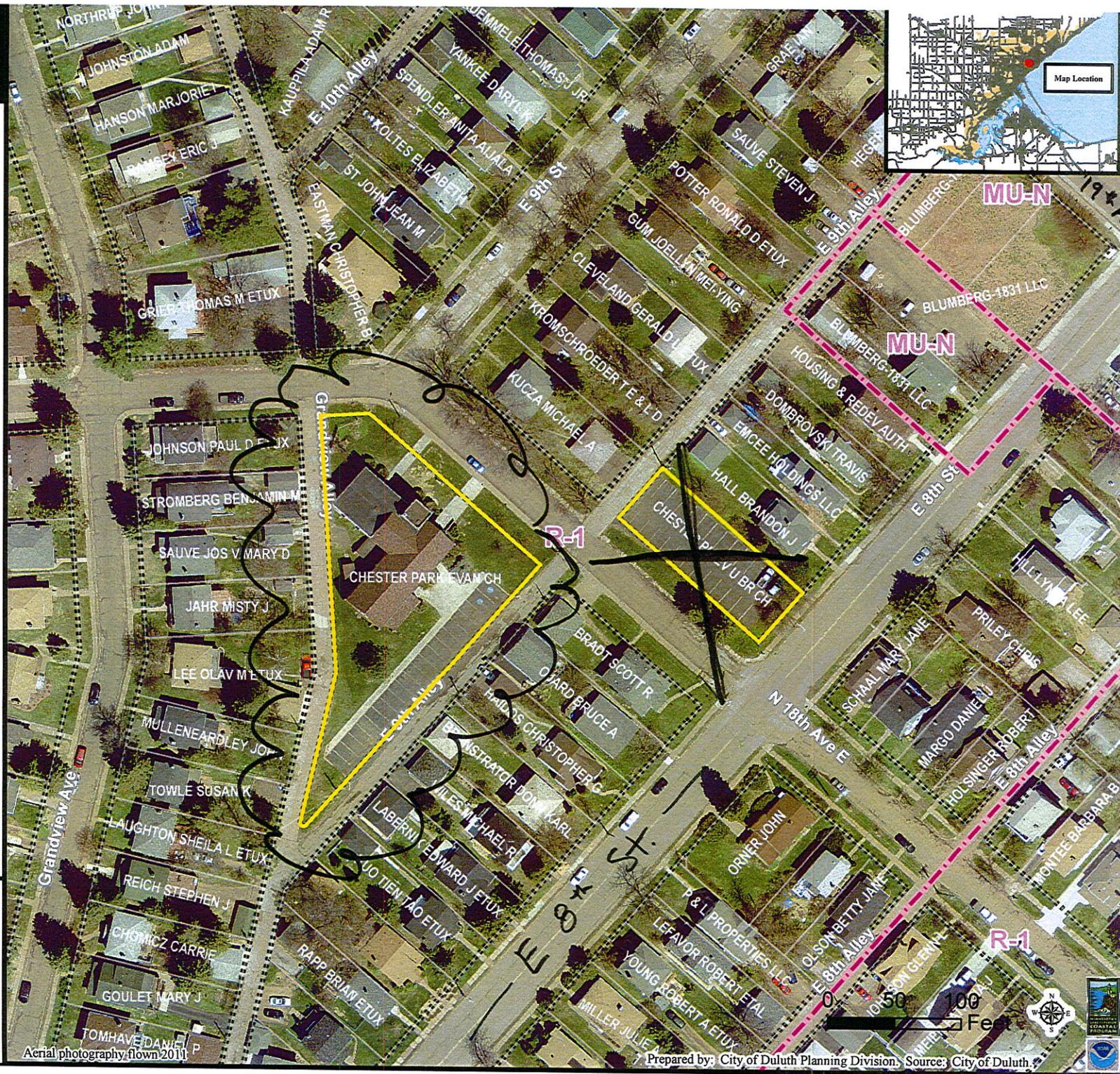
Petition received: September 13, 2013  
Action deadline: January 28, 2014





# City Planning

Chester Park United Methodist Church - 819 N. 18th Ave. W.





City of Duluth  
Planning Division

411 West First Street • Room 208 • Duluth, Minnesota 55802-1197  
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Heritage Preservation Commission  
December 16, 2013 Annual Meeting Minutes  
Room 303 - City Hall

Call to Order

Chairperson Woodward called to order the meeting of the Heritage Preservation Commission (HPC) at 11:25 a.m. on Monday, December 16, 2013.

Roll Call

Attending: Ken Buehler, Kristi Johnson, Patricia Mullins, Thomas Vaughn, David Woodward

Absent: Nicole Smith (excused)

Staff present: Kyle Deming – Planning, Alison Lutterman – Assistant City Attorney

Chester Park United Methodist Church, 819 N. 18<sup>th</sup> Ave. E. (PL13-123)

Chair Woodward approves the revisions the applicant made to the Preservation Plan. The Commission accepts the comments by the State Historic Preservation Office (SHPO) and the Planning Commission on the Nomination.

**MOTION/Second:** Woodward/Vaughn – To make the final recommendation to Council to approve the nomination to Duluth Historic Landmark status of Chester Park United Methodist Church with the Preservation Plan and including comments from Planning Commission and SHPO.

(5-0)

...

Adjournment

Meeting is adjourned at 12:30 p.m.

*Minutes not yet approved by the Commission*

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Charles Froseth, Land Use Supervisor



Heritage Preservation Commission  
October 22, 2013 Meeting Minutes  
Room 303 – Duluth City Hall

Call to Order

Chairperson Woodward called to order the meeting of the Heritage Preservation Commission (HPC) at 11:00 a.m. on Tuesday, October 22, 2013.

Roll Call

Attending: Kristi Johnson, Patricia Mullins, Tom Vaughn and David Woodward  
Absent: Ken Buehler, Nicole Smith (Excused)

Public Hearings

...

- B. Local Historic Preservation Landmark Designation for Chester Park United Methodist Church, 819 N. 18<sup>th</sup> Ave. E., by First United Methodist Church and Stacey Dimberio (PL13-123). The two churches have merged, and they would like to see the Chester Park building be open for other uses, in particular a dance studio. The building has historic value: both architecturally and in terms of its importance to the community. The church supports the proposed buyer's plans to maintain building. Chair Woodward asks if they will be seeking historic tax credits. Stacey Dimberio stated it sounds like a good idea. Public comment: Glen Fillipovich of the Duluth Preservation Alliance addressed the HPC. They are in support of the adaptive reuse of this building.

**MOTION/Second:** Woodward/Vaughn - to accept the application for local landmark status.

**(4-0)**

Chair Woodward listed the next two needed steps. The first is a preservation plan and the second step is any modifications will need a certificate of appropriateness (historic construction/demolition permit).

...

Adjournment

**MOTION/Second:** Woodward/Vaughn to adjourn at 12:45 p.m.

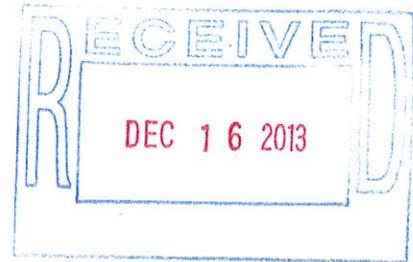
Respectfully,

*Minutes not yet approved by the Commission*

\_\_\_\_\_  
Charles Froseth, Land Use Supervisor

December 11, 2013

David Woodward  
Chair, Duluth Heritage Preservation Commission  
205 N. 24<sup>th</sup> Avenue East  
Duluth MN 55812



RE: Local designation of Chester Park United Methodist Church, 819 North 18<sup>th</sup> Avenue East, MHS  
Referral File Number 2014-0138

Dear Mr. Woodward,

Thank you for the opportunity to comment on the above referenced designation. It has been reviewed pursuant to Minnesota Statutes §471.193, subd. 6., and Article 5 Sec. 50-37.8 of Duluth's UDC.

Constructed in 1928, Chester Park United Methodist Church is a two-story Gothic Revival brick edifice. It was designed by Duluth architect A. Reinhold Melander and features brick buttresses, stone door and window surrounds, and a large Gothic arch window above the main entrance. In addition to functioning as a neighborhood church, Chester Park United Methodist also served as an important community-gathering space for social occasions, fundraisers, voting, and various holiday events. Reinhold Melander graduated from the University of Minnesota School of Architecture and designed numerous religious, educational, medical, and public buildings in Duluth and northern Minnesota. For these reasons, we concur that Chester Park United Methodist Church is an appropriate candidate for local designation under Criteria A, D, and E.

If you have any questions regarding our assessment of this property, please contact me at 651.259.3452 or [michael.koop@mnhs.org](mailto:michael.koop@mnhs.org).

Sincerely,



Michael Koop  
State Historic Preservation Office

cc: Kyle Deming, City of Duluth



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City of Duluth  
Planning Commission  
November 12, 2013 Meeting Minutes  
Room 303 - Duluth City Hall

I. Call to Order

President Terry Guggenbuehl called to order the meeting of the City Planning Commission at 5:00 pm on Tuesday, November 12, 2013, in City Hall Room 303.

Roll Call

Attending: Marc Beeman, Drew Digby, Terry Guggenbuehl, Tim Meyer, Garner Moffat, Patricia Mullins, David Sarvela, Luke Sydow and Zandra Zwiebel

Absent: N/A

Staff Present: Charles Froseth, Steven Robertson, Jenn Reed Moses, Alison Lutterman and Cindy Stafford

...

VI. Other Business

c. **Planning Commission Review of Properties Proposed for Local Historic Designation:**

-PL 13-123 Chester Creek Methodist Church at 819 North 18<sup>th</sup> Avenue East

**Staff:** Charles Froseth introduces the planning commission review of local historic designation. He notes adaptive reuse. Staff recommends approval.

**Applicant:** N/A

**Public:** Proposed owner Stacy is in favor of the historic designation.

**Commissioners:** Guggenbuehl notes the positive aspects to the neighborhood. Digby notes the criteria needed for the designation. He refers to the UDC and notes the historical, cultural and architectural significance which is needed and has been met.

**MOTION/Second:** Moffat/Sarvela recommend approval as per staff's recommendation.

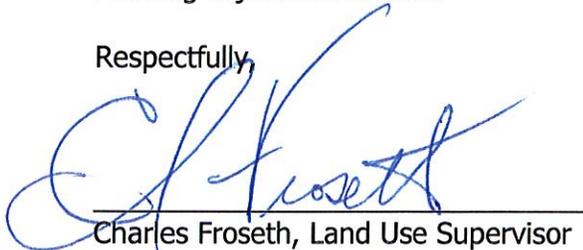
**VOTE: (8-0, Meyer Absent)**

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IX. Adjournment

Meeting adjourned at 8:33.

Respectfully,



Charles Froseth, Land Use Supervisor



## Memorandum

**Date:** October 31, 2013

**To:** Planning Commission

**From:** Kyle Deming, Planner II

**RE:** PL13-123 – Historic Resource Designation of Chester Park United Methodist Church

**Planning Commission role:** This is on your agenda because the Planning Commission, in addition to the Heritage Preservation Commission, is required to review and make recommendation on any property or district proposed for designation as Duluth Historic Landmark.

**Designation process:** The Heritage Preservation Commission held a public hearing on October 22, after having notified all property owners within 350 feet of the site, and voted unanimously to recommend the designation as a Duluth Historic Landmark. Their recommendation is based on historical, cultural and architectural features. The Planning Commission's evaluation is supposed to "consider potential effects on the surrounding neighborhood, economics, environment and other planning considerations." For more about the Historic Resource Designation process please see (attached) UDC Sec. 50-37.8.

**Site characteristics:** Basic information about the site can be found in the attached nomination document prepared by the applicant, First United Methodist Church (current owner) and Stacey Dimberio (proposed purchaser). The congregation has not been meeting at the site since 2012 when it merged with First United Methodist Church.

**Shape/size:** The property is roughly triangular in shape (see attached aerial image), 25,809 SF, with the legs of the triangle being roughly 266' x 170' x 314.

**Access/parking:** The front doors of the church face 18<sup>th</sup> Ave. E. The 20 vehicle parking lot is accessed off of the E. 9<sup>th</sup> St. alley (20' wide) to the side of the church. An additional 16' wide alley abuts the third side of the church property. The church also owns a 50' x 140' lot diagonally across the alley and 18<sup>th</sup> Ave. E. where additional parking has been created with access via the alley.

**Other:** The property slopes downward approximately 20' from north to south. The site is completely altered with the church building, asphalt parking spaces, and landscaped lawn. A monument sign is located at the property line in front of the church.

### **Surrounding neighborhood:**

**Land use:** The aerial photo shows the surrounding neighborhood that appears to be modest single-family dwellings on small lots (typically 40' x 125' or 50' x 140') with alley access to garages. At the intersection of 19<sup>th</sup> Ave. E. and E. Eighth St. is a small business district with approximately 6 businesses, including a popular neighborhood restaurant.

**Streets:** 18<sup>th</sup> Ave. E., a Local street, departs from the street grid just past the church and leads to Chester Park two blocks west of the site. 19<sup>th</sup> Ave. E. is an Urban Collector street leading from College St. with UMD and CSS down into the Endion neighborhood. E. Eighth St., half a block down from the church is an east-west Minor Arterial connecting 6<sup>th</sup> Ave. E. to Woodland Ave.

**Transit:** E. Eighth St. and 19<sup>th</sup> Ave. E. provide regular transit service from Downtown to UMD seven days per week.

**Zoning and Comprehensive Plan:** The site and surrounding area are zoned R-1, Residential-Traditional, which is consistent with the Comprehensive Plan Future Land Use Map designation for the property of Traditional Neighborhood.

### Staff evaluation of criteria for designation

The largest impacts of designating this property a Duluth Historic Landmark are the stability it will give to the physical site features (neighborhood impacts) and the potential that additional resources might be made available to support the maintenance and enhancement of the facilities (economic impacts).

**Neighborhood impacts:** Designation of the subject property a Duluth Historic Landmark will require the property to be reviewed for a Historic Construction/Demolition Permit by the Heritage Preservation Commission pursuant to Sec. 50-37.14 whenever the following activities are proposed for the site (see Sec. 50-18.3.C):

1. Construction and demolition activities, including all street and utility activities, shall be approved pursuant to Section 50-37.14;
2. The issuance of city permits to do any of the following shall be approved pursuant to Section 50-37.14:
  - (a) Remodel, repair or alter in any manner that will change the exterior appearance;
  - (b) New construction, including parking facilities;
  - (c) Move a building;
  - (d) Change the nature or appearance of a designated historic preservation landmark or district, including landscape features;
  - (e) Demolition in whole or in part.

This will result in the buildings and grounds largely remaining as they are today unless the Heritage Preservation Commission finds “. . . the application complies with all applicable provisions of this Chapter and state law and that the work to be performed shall not adversely affect the historic preservation landmark or district based on adopted historic preservation guidelines (Sec 50.14.C).”

Keeping the buildings and grounds of the site largely intact will provide stability to the neighborhood, preventing such things as the demolition of the buildings and replacement of such with additional homes or other uses permitted in R-1. Additional neighborhood impacts may result if the UDC is changed to allow adaptive reuse, as is being considered by this commission and City Council at this time, additional uses may be allowed in this R-1 district that are not typically allowed, but with a separate public process through review of a Special Use Permit.

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**Economic impacts:** Designating the property a Duluth Historic Landmark may provide assistance in the designation of the property a National Historic Landmark, which allows the property owner to apply for historic tax credits. Historic tax credits can be used to fund restoration and improvements to the property in a manner that is consistent with the Secretary of the Interior's historic preservation requirements. Additionally, if the UDC is amended as described above it may allow for the reuse of the building by a party who can afford to maintain the building and grounds since the reuse of the facility as a church may not be a viable option.

**Environmental impacts:** The building is in the middle of a rather dense single-family neighborhood so the natural environment has been heavily altered. Designation as a Duluth Historic Landmark will have no environmental impact.

**50-37.8 Historic Resource Designation**

**A. Application**

An application for historic resource designation shall be filed pursuant to Section 50-37.1.B.

**B. Procedure**

**1. Review and Recommendation by Heritage Preservation Commission**

The heritage preservation commission shall review the application, submit the application to the planning commission, conduct an investigation and public hearing pursuant to Section 50-37.1.I, with public notice as required by Section 50-37.1.H, make a recommendation to council, and report on the historical, cultural and architectural significance of the buildings, structures, sites or objects proposed for designation. The report shall also attempt to determine the economic status of the property or properties by providing information such as assessed value, recent real estate transactions and other appropriate data. A copy of the report shall be sent to the state historic preservation officer for review and comment in accordance with MSA 471.193. Any comments made by the planning commission and state historic preservation officer regarding a proposed designation must be included in the commission's recommendation to the council.

**2. Review and Recommendation by Planning Commission**

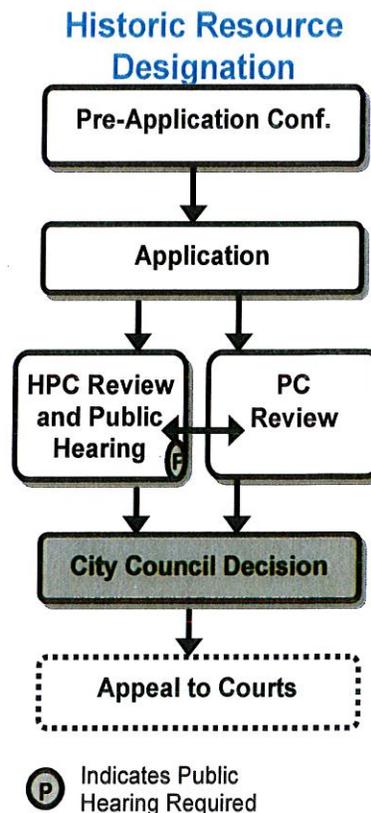
The planning commission shall review the application and make a recommendation to the heritage preservation commission and council. In its review and recommendation, the commission shall consider potential effects on the surrounding neighborhood, economics, environment and other planning considerations.

**3. Designation by Council**

Upon receipt of the report and recommendation of the heritage preservation commission, the council shall make a decision to approve, approve with modifications or deny the designation, in whole or part, based on the criteria in subsection C below. The council action shall be by ordinance.

**4. Registration of Historic Sites**

The city clerk shall record or file with the county recorder the legal description of all properties affected by the council action. The city clerk shall also distribute an official list of all locally designated historic preservation landmarks and districts to the land use supervisor and the state historic preservation officer.



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**C. Criteria**

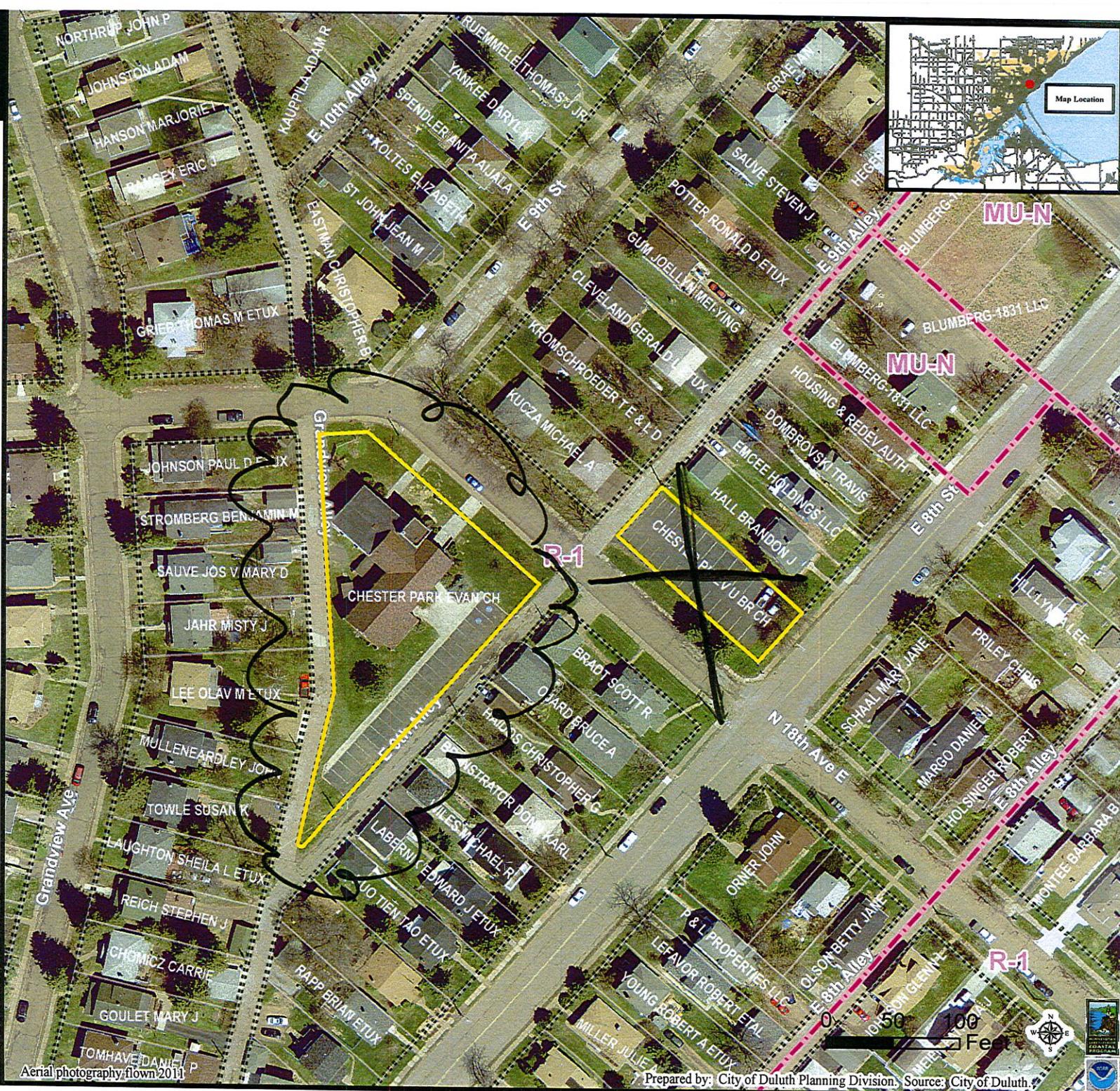
Historic preservation landmarks and districts shall only be designated when the property or properties are found to meet one of the following criteria:

1. It has character, interest or value as part of the development, heritage or cultural characteristics of the city, state, or the United States;
2. Its location was a site of a significant historical event;
3. It is identified with a person or persons who significantly contributed to the culture or development of the city, state, or the United States;
4. It embodies a distinguishing characteristic of an architectural type;
5. It is identified as the work of an architect or master builder whose individual work has influenced the development of the city or state;
6. It embodies elements of architectural design, detail, materials or craftsmanship that represents significant architectural innovation;
7. Its unique location or singular physical characteristics represents an established and familiar visual feature of a neighborhood, community or city.



# City Planning

Chester Park United Methodist Church - 819 N. 18th Ave. W.



**Legend**

**Right-of-Way Type**

- ..... Road or Alley ROW
- ▣ Vacated ROW

**Easement Type**

- ▣ Utility Easement
- ▣ Other Easement
- ▣ Zoning (Final)

The City of Duluth has tried to ensure that the information contained in this map or electronic document is accurate. The City of Duluth makes no warranty or guarantee concerning the accuracy or reliability. This drawing/data is neither a legally recorded map nor a survey and is not intended to be used as one. The drawing/data is a compilation of records, information and data located in various City, County and State offices and other sources affecting the area shown and is to be used for reference purposes only. The City of Duluth shall not be liable for errors contained within this data provided or for any damages in connection with the use of this information contained within.

*C. 6*

Aerial photography, flown 2011



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### APPLICATION COVER SHEET

#### Check One Box

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

#### CONTACT INFORMATION:

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

#### APPLICATION INFORMATION:

Street Address and Zoning of Property 819 N. 18<sup>th</sup> Ave E  
 Parcel ID Number Parcel A lots 13, 14, 15, 16 Block 4 Park Drive  
 Briefly Describe the Reasons for this Request: Division  
see attached Parcel B Lot 16, Block 3 Park Drive  
Parcel C Lot 16, Block 20 Highland Park Addition  
see attached

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

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

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

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

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

Revised January 10, 2013

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

*Revised September 26, 2013*

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

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

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

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

While the Evangelical Church had its beginnings among German-speaking people, its outreach was not limited to German speakers. For instance, in the Milwaukee area, the Evangelical Church had an active ministry in the Italian-American community. The Evangelical Church in Duluth does not, to our knowledge, have a distinct ethnic identity. It did, however, achieve a significant community identity.

The current Chester Park building was built in 1928, but the congregation had its beginnings in 1896. Then it was Hope Evangelical Church and its building was located on Sixth Avenue East and Fifth Street. Moving to the current location the church changed its name to reflect its new community. It became an integral part of the neighborhood, the only church so located. It is a landmark in that area. The church provided a place for voting. For fifty years, the church served a roast beef dinner that, while being a fund-raiser, brought people from the neighborhood together. Over the years, the church building was opened to many community groups, and even after it closed, the Duluth East Choraliers held their holiday concert there.

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

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

HISTORIC PRESERVATION COMMISSION  
LOCAL LANDMARK NOMINATION

I. Name of Property

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

II. Location

- A. Address: *819 North 18<sup>th</sup> Avenue East*
- B. Legal Description: *Parcel A Lots 13, 14, 15, 16 Block 4 Park Drive Division*  
*Parcel B Lot 16, Block 3 Park Drive Division*  
*Parcel C Lot 16, Block 28 Highland Park Addition to Duluth* Not INCLUDED

III. Classification

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

IV. Current Owner

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

V. Property Status

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

VI. Historical Background

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

VII. Description of Property

*Church, Neo Gothic style*

VIII. Present Condition

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

IX. Statement of Significance

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X. Findings On Designation Criteria

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

Findings responding to each of the criteria are as follows:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

C. - 12

XI. Conclusions

A. Points in Favor:

*It is our conclusion, based on the information in this report and by the study done by the City of Duluth Historic Resources Inventory Area-Phase IV project funded through a grant from the United States Department of the Interior, administered through the Minnesota Historical Society, under the authority of the National Historic Preservation Act of 1966, that the City of Duluth has already recommended this property as a candidate for historical designation. With this prior recommendation from the city and the meeting of the criteria presented here, this is a property worthy of Historical Designation.*

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C. 13

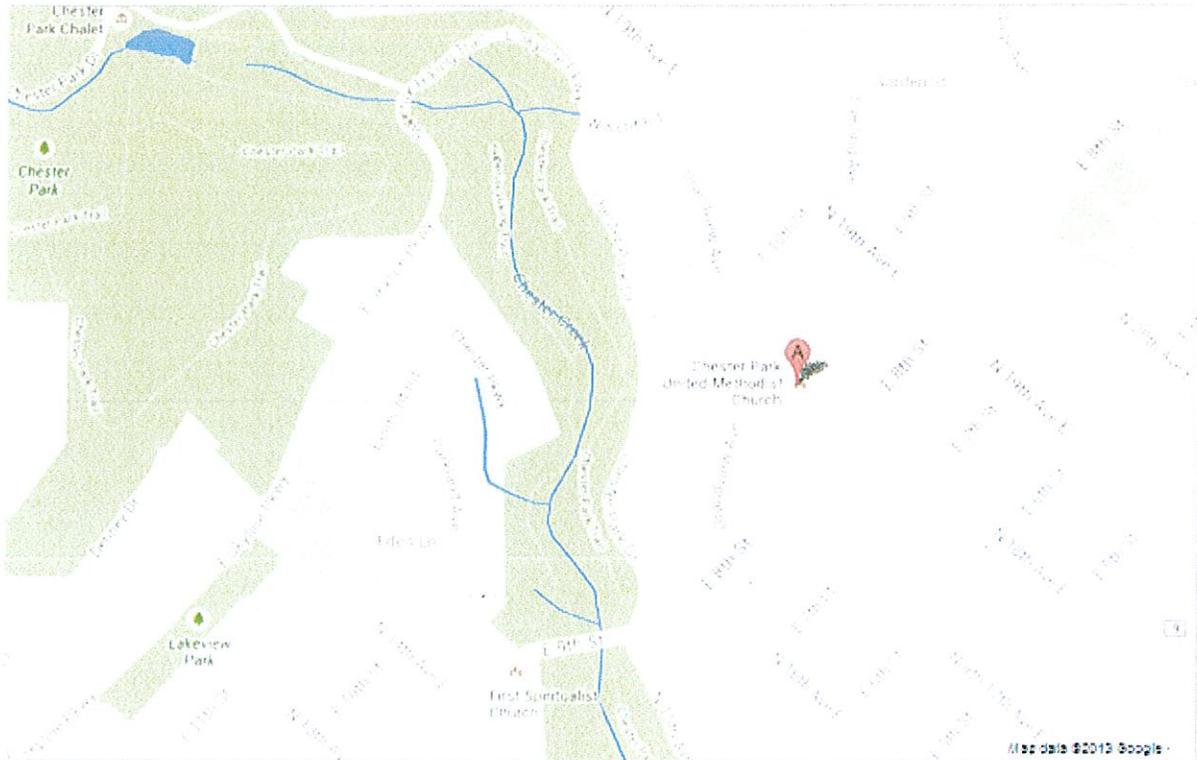
XII. Attachments

A. Bibliography

Larson, Jill. *Intensive Survey of Historic Resources in Duluth's East End (Part 1)*, 2007.

Pearson, Marjorie, Ph.D.; Nelson, Sara J.; Schmidt, Andrew. *Historic Resources Inventory for the East End Residential Area-Phas IV Duluth, Saint Louis*. 2012

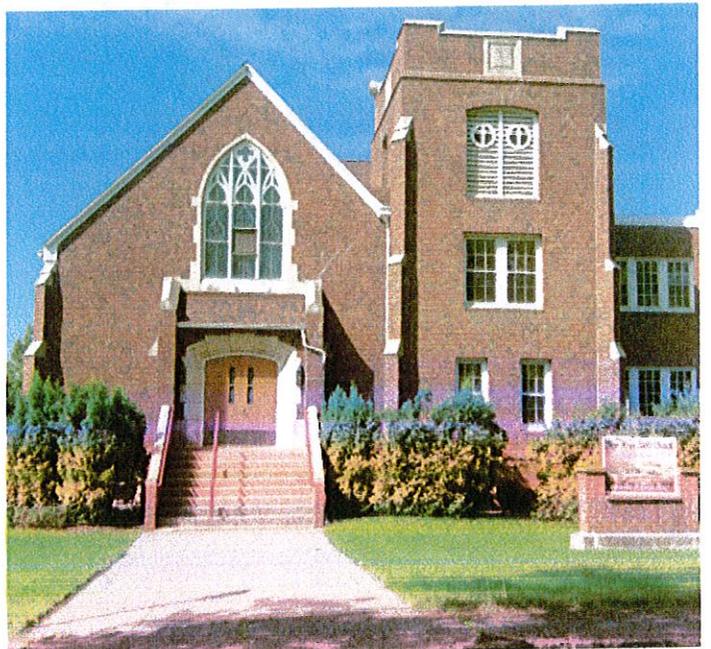
B. Location Map



C.-14

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C. Photos of subject property

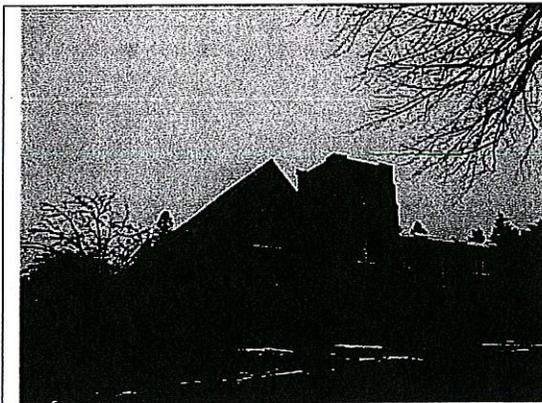


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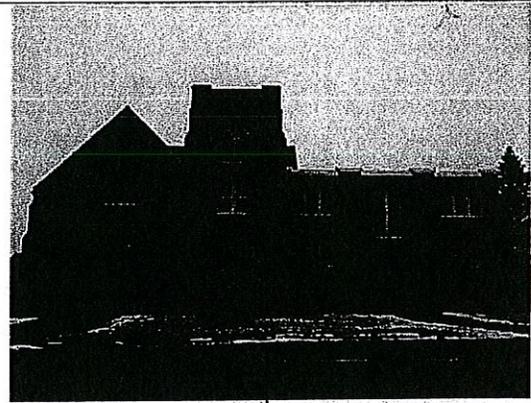
C-15

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

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



**819 North 18<sup>th</sup> Avenue East**



**819 North 18<sup>th</sup> Avenue East**

<sup>54</sup> National Register Bulletin 1990/1997:26.

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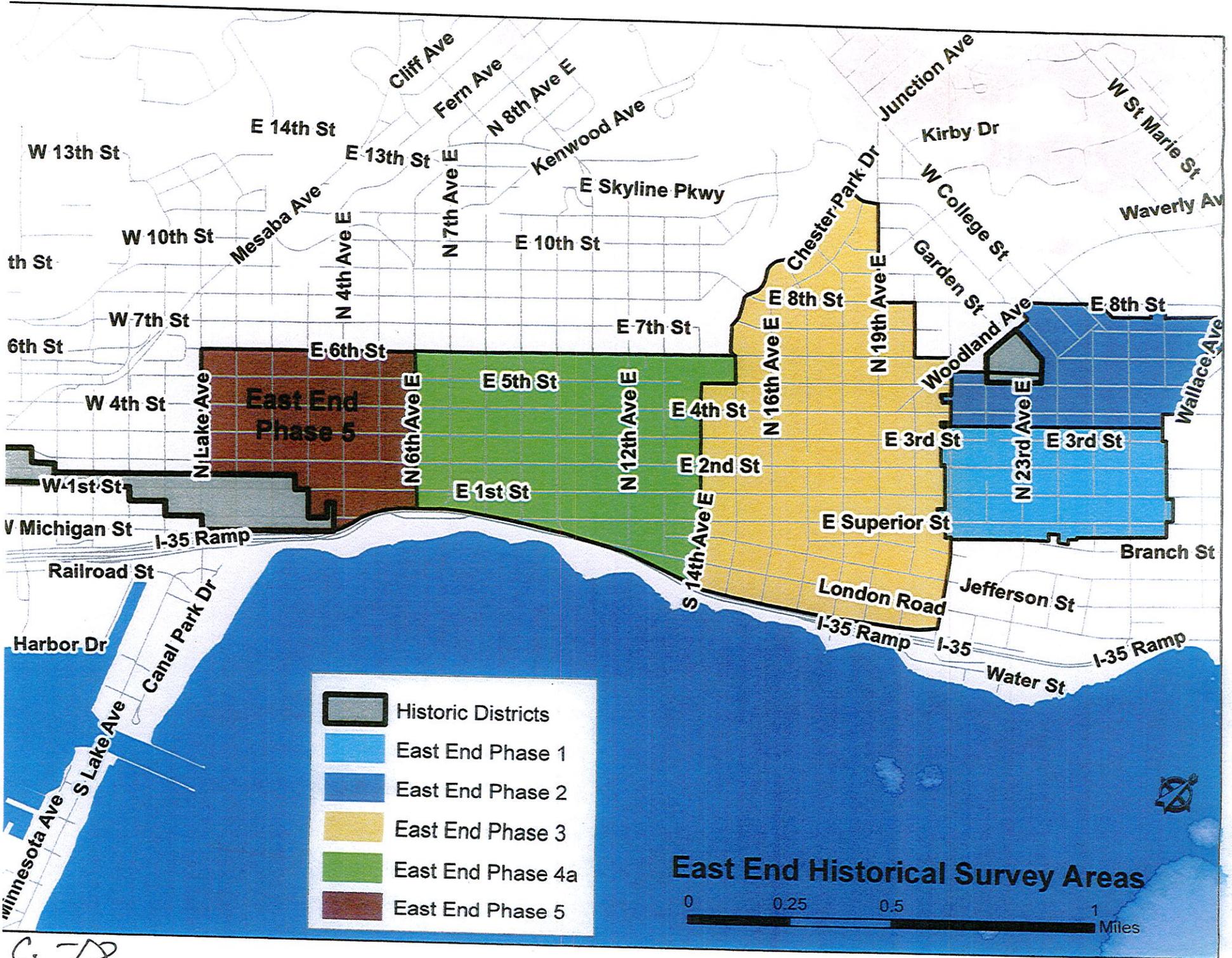
C-16

289	SL-DUL-3248	Duplex	1514-1516	JEFFERSON ST	Duplex	Craftsman	1923	Not eligible
290	SL-DUL-0500	Apartment	1518-1520	JEFFERSON ST	Apartment	Classical Revival	1909	Eligible-part of MPDF
294	SL-DUL-3252	Alvarado	1605-1607	JEFFERSON ST	Apartment	Victorian	1909	Eligible-part of MPDF
300	SL-DUL-3253	House	1617-1619	JEFFERSON ST	House	Craftsman	1915	Not eligible
301	SL-DUL-0486	Apartment	1622-1624	JEFFERSON ST	Apartment	Classical Revival	1913	Eligible-part of MPDF
303	SL-DUL-0488	Apartment	1709-1711	JEFFERSON ST	Apartment	Victorian	1911	Eligible-part of MPDF
305	SL-DUL-0490	Apartment	1725-1727	JEFFERSON ST	Apartment	Craftsman	1914	Eligible-part of MPDF
310	SL-DUL-0497	Duplex	1828-1830	JEFFERSON ST	Duplex	Victorian	1905	Eligible-part of MPDF
311	SL-DUL-0498	Apartment	1829-1831	JEFFERSON ST	Apartment	Victorian	1907	Eligible-part of MPDF
315	SL-DUL-0586	Salter School	1600	LONDON RD	School	Classical Revival	1909	Eligible-Criterion C
316	SL-DUL-3255	Duplex	1831	LONDON RD	Duplex	Classical Revival	1908	Eligible-part of MPDF
317	SL-DUL-3256	House	1917	LONDON RD	House	Craftsman	1919	Not eligible
318	SL-DUL-0588	Coca-Cola Plant	2002	LONDON RD	Industry	Moderne	1946	Not eligible
319	SL-DUL-0056	Bruen House	1429-1431	LONDON RD	Duplex	Neoclassical	1901	Eligible-part of MPDF
320	SL-DUL-1906	Apartment	216	N 14TH AVE E	Apartment	Colonial Revival	1911	Eligible-part of MPDF
325	SL-DUL-3260	House	316	N 15TH AVE E	House	Folk Victorian	1902	Not eligible
326	SL-DUL-1918	Children's Home Society	504	N 15TH AVE E	Apartment	Colonial Revival	1903	Eligible-Criteria A & C
321	SL-DUL-3257	Apartment	117-119	N 15th AVE E	Apartment	Victorian	1908	Eligible-part of MPDF
322	SL-DUL-3258	Townhome	208-214	N 15TH AVE E	Townhomes	Victorian	1901	Eligible-part of MPDF
323	SL-DUL-1912	Apartment	216-218	N 15TH AVE E	Apartment	Colonial Revival	1904	Eligible-part of MPDF
324	SL-DUL-3259	Townhome	219-225	N 15TH AVE E	Townhomes	Victorian	1891	Eligible-part of MPDF
327	SL-DUL-1920	Apartment	121	N 16th AVE E	Apartment	Spanish Revival	1927	Eligible-part of MPDF
329	SL-DUL-1921	Eischen House	221	N 16TH AVE E	House	Craftsman	1909	Potentially local designation
330	SL-DUL-1923	McLean House	320	N 16TH AVE E	House	Prairie	1910	Eligible-Criterion C
331	SL-DUL-1924	Harris House	330	N 16TH AVE E	House	Folk Victorian	1911	Potentially local designation
332	SL-DUL-3262	House	427	N 16TH AVE E	House	Folk Victorian	1903	Not eligible
333	SL-DUL-3263	House	529	N 16TH AVE E	House	Folk Victorian	1909	Not eligible
334	SL-DUL-3264	House	602	N 16TH AVE E	House	Craftsman	1912	Not eligible
335	SL-DUL-3265	House	608	N 16TH AVE E	House	Colonial Revival	1911	Not eligible
336	SL-DUL-3266	House	620	N 16TH AVE E	House	Craftsman	1914	Not eligible
337	SL-DUL-3267	House	701	N 16TH AVE E	House	Tudor	1927	Not eligible
338	SL-DUL-3268	House	702	N 16TH AVE E	House	Craftsman	1926	Not eligible
328	SL-DUL-3261	Apartment	15-17	N 16TH AVE E	Apartment	Colonial Revival	1911	Eligible-part of MPDF
339	SL-DUL-1928	House	118	N 17TH AVE E	House	Victorian	1910	Not eligible
340	SL-DUL-3269	House	418	N 17TH AVE E	House	Craftsman	1913	Not eligible
341	SL-DUL-1930	Apartment	502	N 17TH AVE E	Apartment	Victorian	1915	Eligible-part of MPDF
342	SL-DUL-3270	House	514	N 17TH AVE E	House	Tudor	1929	Not eligible
343	SL-DUL-3271	House	612	N 17TH AVE E	House	Craftsman	1913	Not eligible
344	SL-DUL-3272	House	629	N 17TH AVE E	House	Craftsman	1921	Not eligible
345	SL-DUL-3273	House	709	N 17TH AVE E	House	Craftsman	1921	Not eligible
346	SL-DUL-3274	House	17	N 18TH AVE E	House	Victorian	1900	Not eligible
347	SL-DUL-3275	Commercial Building	318	N 18TH AVE E	Commercial/Dwelling	One-part Commerical Block	1912	Not eligible
348	SL-DUL-3276	House	414	N 18TH AVE E	House	Stick	1893	Not eligible
349	SL-DUL-3277	House	419	N 18TH AVE E	House	Craftsman	1910	Not eligible
350	SL-DUL-3278	House	518	N 18TH AVE E	House	Craftsman	1927	Not eligible
351	SL-DUL-1935	Parkhurst House	616	N 18TH AVE E	House	Prairie	1924	Eligible-Criterion C
352	SL-DUL-1936	Chester Park Evangelical Church	819	N 18TH AVE N	Church	Neo Gothic	1928	Eligible-part of district
357	SL-DUL-3283	House	414	N 19TH AVE E	House	Craftsman	1927	Not eligible
358	SL-DUL-3284	House	430	N 19TH AVE E	House	Colonial Revival	1923	Not eligible
359	SL-DUL-3285	E. Fride House	629	N 19TH AVE E	House	Craftsman	1922	Potentially local designation
360	SL-DUL-3286	House	701	N 19TH AVE E	House	Craftsman	1926	Not eligible

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### East End Historical Survey Areas

C. 78

PRESERVATION PLAN  
CHESTER PARK UNITED METHODIST CHURCH HERITAGE PRESERVATION LANDMARK

**I. INTRODUCTION**

The following preservation plan contains design review guidelines which will serve as a basis for the Duluth Heritage Preservation Commission's permit review decisions with regard to The Chester Park United Methodist Church Preservation Landmark. These guidelines define the acceptable means by which the building's unique physical appearance can be preserved and enhanced through rehabilitation, restoration, or new construction.

The guidelines will be interpreted with flexibility depending on the particular merit of the proposed changes and their impacts on the portion of the building under review. Consideration will be given to the availability of historic building materials. When applying the guidelines, the Commission will also consider the economic impacts of the design requirements. Decisions of the Heritages Preservation Commission are subject to appeal to the City Council within ten days of written notice of the decision by any party aggrieved by the Commission's decision.

**II. AREAS TO BE PRESERVED**

- A. South, north, and east and exterior building facades.
- B. Entrance stairways, walks, approaches; and grounds on the south, north, east and west sides of the building.
- C. Stained Glass Windows in sanctuary

**III. NEW CONSTRUCTION**

New construction refers generally to any new addition to the building. The basic principle for new construction with the Chester Park United Methodist Preservation Landmark is to maintain the scale and character of the present building. In this case, any such addition would need to provide height, massing, setback, materials, and rhythm compatible to the original building. Guidelines for new construction focus on general rather than specific design elements as follows:

- A. Setback-Siting.  
In general, new construction should match the setback of the original building.
- B. Massing, volume, and height.  
Any new construction should conform to the massing of the original structure respecting the height, volume, and scale of adjacent structures.

C. Roofs, Caps and Cornices.

New roof, cap and/or cornice design should replicate the style of roof and materials of the original structure.

D. Materials and Detail.

Any new construction should match the bricks of the existing building.

E. Windows and Doors.

Windows should relate to those of the existing building in terms of solid to opening ratios, distribution of window openings, and window setback from the wall surface. The proportion, size, and detailing of windows and doors in any new construction should restore the appearance of the original façade and relate to that of the existing building.

**IV. RESTORATION AND REHABILITATION**

In general, the United States Secretary of the Interior's Recommended Standards for Historic Rehabilitation shall be followed (see Attachment A). In addition, the following standards shall be applied:

A. Masonry and Walls.

1. Original masonry and mortar shall be retained whenever possible without application of waterproofing, water repellent coatings or surface consolidation treatments unless these treatments are absolutely required to solve a specific technical problem.
2. Where necessary, repair or replacement of deteriorated materials should be made with new material that duplicates the old as closely as possible.
3. To preserve the life of building materials, masonry should be cleaned only when necessary to halt deterioration or to remove graffiti and stains. The gentlest method shall be used, such as the use of low pressure water or approved chemical solutions.
4. The original or early color and texture treatment of masonry surfaces should be retained wherever possible.
5. When repointing, old mortar shall be duplicated in composition, color and texture and be duplicated in joint size, profile type, and method of application in order to preserve the original appearance.

B. Roofs, Cornices, and Details.

1. The material of the existing roof should be matched when in need of repair.

2. All historic craftsmanship, detailing and decorating features that give the roof its essential character should be preserved or restored. Similar material shall be used to repair or replace deteriorating or missing architectural elements.

C. Windows and Doors.

1. Existing window and door openings shall be retained. Whenever possible, original windows and doors and their hardware shall be repaired for reuse.
2. A missing or non repairable original window or door should be replaced with a window or door that has an appropriate profile.
3. Replacement of windows and doors with new stock windows, sashes or doors shall not be allowed if they require alteration of the frame opening or if the size of the window panes, sash or door cause changes in the scales and original proportions of the building.
4. Infilling of window openings is generally not acceptable.
5. Plastic or metal awnings and fake shutters should not be allowed. Shutters are inappropriate for this building.
6. Heating and air conditions should be installed in such a manner as to not damage window and door frames or require the removal of the original doors or windows.
7. Storm windows and doors should be selected to be compatible with the character of the building and shall not damage window and door frames or require the removal of the original windows or doors. Exterior storm windows should be appropriate in size and color and should be operable.

V. **SIGNS AND ACCESSORIES**

Signs shall be compatible with the character of the building. Signs should not conceal architectural detail, clutter the building's image, or distract from the unity of the façade.

- A. Materials: sign materials shall complement materials of the existing building. Surface design elements shall not distract from or conflict with the structure's age and/or design.
- B. Type Styles: the type styles used to letter the signboard shall enhance the building's design and materials. Type styles should also be compatible with types from the period of the buildings construction.
- C. Method of Attachment: painted signs may be permissible on glass windows and doors. The façade shall not be damaged in sign installation except for minor attachment.

UNITED STATES SECRETARY OF THE INTERIOR'S  
RECOMMEND STANDARDS FOR HISTORIC PRESERVATION PROJECTS

The secretary of the interior has developed standards for preservation projects as well as guidelines for applying them to activities from acquisition through rehabilitation and even reconstruction when necessary. The standards are used as the official criteria by which work on National Register historic properties is evaluated and eligibility for federal tax credits is certified.

- (1) Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
- (2) The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided when possible.
- (3) All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
- (4) Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
- (5) Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be treated with sensitivity.
- (6) Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
- (7) The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
- (8) Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to, any project.
- (9) Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material, and character or property, neighborhood or environment.

- (10)       Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.





**From:** "David A. Bard" <pastor@fumcduluth.com>

**Date:** 11/27/2013 2:57:55 pm

**To:** <cursta@cpinternet.com>

**Subject:** RE: happy thanksgiving

Stacey,

The current sign in front of the Chester Park UMC building dates from the 1980s or 1990s. It replaced an older sign whose date or origin we are not sure of. What matters, I would think, is that this sign is not an original sign from the first construction of the building and would therefore not need to be part of a preservation plan.

David