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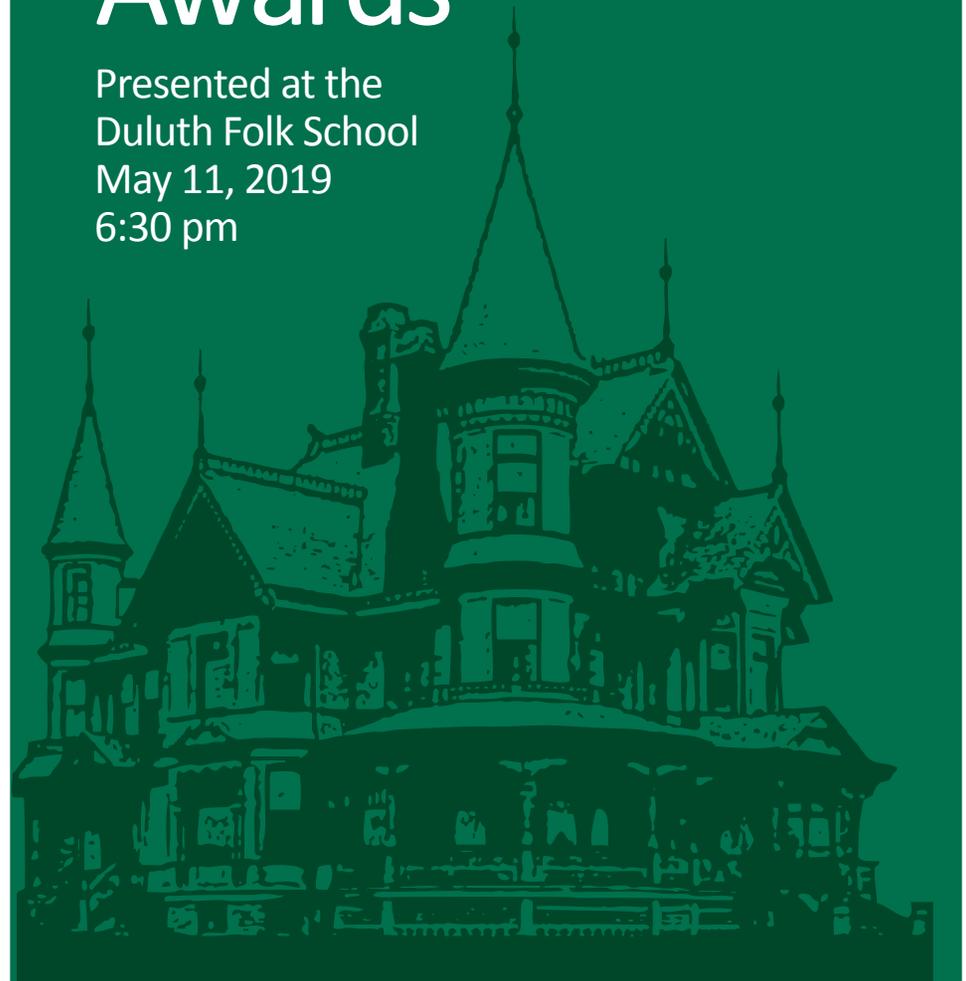
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38th Annual

Centennial & Preservation Awards

Presented at the
Duluth Folk School
May 11, 2019
6:30 pm



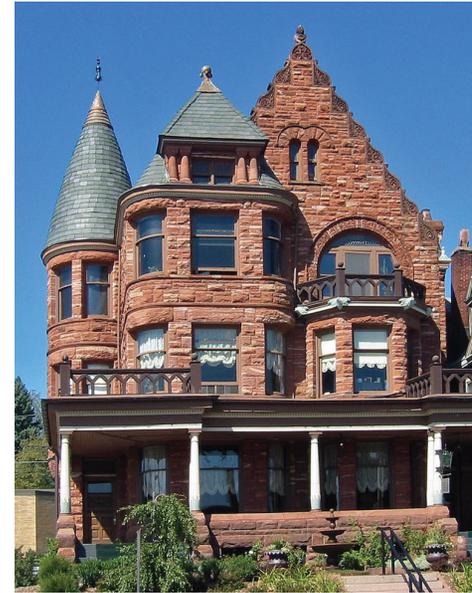


*4301 Robinson Street
Kim & Mark Kroll
Built by F.K. Randall
Architect: P.M. Allison
Year Built: 1911*

This craftsman style expansion bungalow home cost \$3000 when it was built in 1911 by Freeman K. Randall who worked as a clerk at City National Bank. A garage was added in 1921. True to name, two more bedrooms and a bathroom were added to the second floor in 1922. Fire damage occurred in 1926. The craftsman style is evident in brackets which support the roof line, traditional square posts which frame the front entry, and flared bases which ground the home to its surroundings. The interior features beamed ceilings, built-ins, columns, and original baseboards and window trim. Hardwood floors on both levels and oak stairs and railings further enhance this Lakeside home.

Renovations included a new roof and fresh paint on both the exterior and interior with period colors chosen for the first floor. Inside the home, wall-paper was stripped, paneling was removed, plaster was recreated and the beamed ceiling painstakingly cleaned of old paint. Broken spindles on the stairs were replaced with mission oak style spindles, missing and baseboard molding was matched and traded from other areas. Plumbing to the kitchen and bathrooms was replaced, a new subway tile surround was installed in the upstairs bathroom, the back splash was replaced in the kitchen and a drop ceiling was removed, the sewer pipe relined, and a new sump pump system installed.

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**Preservation Award
& Centennial Property**
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**Preservation Award
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*1509 East Superior Street
Redstone Lofts
Built by Oliver Traphagen
Architect: Oliver Traphagen
Year Built: 1892*

A 9000 square foot Victorian mansion with a carved local red sandstone facade, this building was originally designed as a duplex by renowned architect Oliver Traphagen for his family until 1896 when he moved to Hawaii for a better climate for an ill child. Chester Congdon purchased the property in 1897 for his family to live in until their home Glensheen was completed in 1908. The building was later subdivided into rental units. In 1986, Howard Klatzky acquired the building and renovated it as a headquarters for his advertising firm which featured period furnishings until 2012. A catastrophic fire caused by arson in 2014 destroyed most of the interior and period woodwork yet the building maintained structural integrity.

A complete renovation to the building has been performed over the last couple of years by a local developer with an eye toward historic preservation and masonry craftsmanship. Utilizing the building footprint to the utmost, the now Redstone Lofts boasts 12 modern rental lofts featuring sleek cabinetry, modern fixtures, sound control and patios. Extensive smoke and fire damage repair included the soda-blasting of the entire property and repair of the foundation and exterior walls with structural reinforcement. The building has been fully rebuilt and transformed with new energy efficient windows, exposed brick on the interior walls with additional masonry work, rebuilt floors and stairs, and showcasing of the 10 existing fireplaces. New plumbing, water, sewer, storm drains, wiring, heating and cooling, drain tile and landscaping were added. This property is a testament to the grandeur and fortitude of a historic building being adapted to modern use for future generations.



*3531 East 1st Street
Benjamin Koch
Built by William &
Martha McBean
Architect: Peter M. Olsen
Year Built: 1913*

This house was built in 1913 for \$10,000 with the garage added in 1914. The architect Peter M. Olsen started as a draftsman for William Bray, and by 1910 he was practicing on his own. William McBean was manager of W. M. Prindle and Company. In 1914 he became president of McBean, Nesbitt and Company providing real estate loans and insurance. By 1919 Frank and Eva Parker owned the house and raised three children. Mr. Parker came to Duluth in 1889 and worked in the wholesale grocery business of the Wells-Stone Mercantile Co. which later became the Stone-Ordean-Wells Company. In 1909, Mr. Parker and his brothers Joseph and Charles along with Cameron Rust, organized the Rust-Parker Grocery Co. Eva Parker was listed as owner of the house until 1983 for a total of 64 years, and during some of that time her married daughter and husband also lived there. The house has had seven owners.

Since 2014, many repairs, restorations and renovations have been made. Plaster repairs and painting of walls and ceilings have occurred throughout. New period wallpaper was installed in the dining room. All the oak and maple hardwood floors have been refinished. Woodwork on the first floor was replicated, restored and refinished to original appearance. Gas fireplaces were installed in the upper floors and new steel liners with the restoration of the firebrick and dampers installed on the lower floor. Both Wiring and plumbing have been updated and refurbished as new bathrooms have been installed and for future renovations. A new deck and hot tub area was added adjacent the rear entry. New gutters were installed. Updates to the mechanical system include air conditioning to select areas of the home. Future plans for renovations include: stucco repair, front porch foundation repair, bathroom renovation, lighting replacement, repair and refinish original windows, exterior painting, landscaping, garage updating, and kitchen modification.

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*1832 West Michigan Street
Bent Paddle Taproom
Built by Enger & Olson
Furniture Company
Year Built: 1908
Remodel Architect:
Wagner Zaun*

This building was the warehouse for the thriving Enger and Olson Furniture Company located at 2012 Superior Street. It was built in 1908. Hagbert “Bert” Enger became one of Duluth’s greatest philanthropist in terms of bestowing property to the city including the land for both Enger Golf Course and Enger Park and Tower which was name after him. Following his death in 1931, the furniture business operated until 1971.

Enger/Olson Conversion to Bent Paddle Taproom:
This vacant building transformed into a vibrant craft brewery taproom. The brick wall were cleaned along with the timber posts and beams. Generous new windows and doors add light to the interior and beckon customers to to the new deck and patio area made from the former loading dock. This design required meeting assembly regulations and codes to meet both public space for the taproom and business production. They installed new water service and plumbing, updated electrical, a sprinkler system, heating and ventilation.

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Preservation Award
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1704 East 8th Street
Steph & Kyler Anderson

Built by Skafta

Architect: Homeowner
submitted the original plans

Year Built: 1920

This Chester expansion bungalow on East Eighth Street sits on a corner lot beneath some expansive pines, nestling it into the hill. Fronted with a traditional porch and highlighted with six over one double hung windows, the exterior of this home has been meticulously scraped, sanded, primed and painted, offering it new life. A rear upper and lower porch have been expanded and enclosed in 1986 and refurbished for everyday use. Inside the walls have been repaired and given a new coat of paint throughout. The kitchen has been reorganized and changed to better accommodate today's needs. Cabinets have been reused and refurbished and tile backsplashes have been installed as well. The refinished floors and painted woodwork add to the the charm of this bungalow.



Preservation Award



394 Lake Avenue South
DeWitt-Seitz Marketplace

Owner: William Rogers

Architect:
John Wangenstein

Year Built: 1909

Designed by John Wangenstein in the spirit of Louis Sullivan's high-rise with verticality and patterned facades, this building stands as a testament to modernity and the industrial revolution. It was built for the DeWitt-Seitz company to store furniture and later to manufacture mattress and box springs. In 1961 Sam F. Atkins Sr. purchased the building for his Happy Sleeper Company. In the 1980's its purpose shifted to house a mixed-use facility by then owner Sam Atkins Jr. He converted the south end of the block into a complex of shops, restaurants and office space which helped anchor the development of the Canal Park area as a destination. In 2000 William Rogers purchased the buildings and has continued to expand what Atkins had envisioned. He converted upper floors from warehouse space to commercial office spaces with grand views of the entire city and lake. Currently the building is on the National Register of Historic Places.

Since 2000 many repairs, renovations and replacements have taken place including: tuckpointing and lintel replacements, window replacement of the entire complex, sprinkler system installation and fireproofing, elevator and vertical egress renovations, entire levels converted into office space, several storefront renovations, flooring restorations, lightning strike repairs, security system installations, roof replacements, exterior cladding of the East façade, and additions of signage and trademarking.



Preservation Award





*125 West Kent Road
Christopher & Kristin Hill
Built by Priscilla & Victor Huot
Architect: Starin & Melander
Built Circa: 1921*

This house was built in 1921 by Priscilla and Victor Huot for \$25,500.00. The Huot's owned a soda buffet that sold ice cream, ices, and pastries called Victor Huot Company which later became M M Gasser Company specializing in confection and candy making. The Huot's sold the house and moved in 1938 to 1414 Woodland Avenue. The Hill's are the third owners of the house.

The Hills have performed many updates and renovations in the short time that they have owned this home. They removed wallpaper and re-painted walls and restored plaster cameo reliefs in the stairwell. Removal of the lowered kitchen ceiling revealed an original art-deco style curved ceiling feature. New countertops were installed along with new lighting, tile and cabinetry as well. Bathroom renovations on the main level include new flooring, tiled shower surround, a repurposed cast iron sink and period fixtures. All of the original woodwork on the first floor and stairwell are original and in pristine condition. Many of the old planting beds on the grounds have been stripped of overgrowth and re-planted with peonies, rose bed borders, and tree peonies. Two large flowering ornamental gardens are underway.



Preservation Award



*1917 West Superior Street
Duluth Folk School
Owners: Carmel DeMaioribus,
Bryan French & Tim Bates
Originally: Minnesota Tea
Company owned by
the Peterson Brothers
Architects: Holstead & Sullivan
Circa: 1911-1915*

Determining the exact date of the structures is a challenge. In 1911 a fire occurred in the same block as the Minnesota Tea Company and smoke damage was reported by the Petersons. Building permits show the main storefront and elevator was to be built in 1915 along with a 1914 permit for a brick stable and wagon shed. The prosperous Peterson brothers contributed to fundraisers in both Duluth and their Belgian homeland.

Their Minnesota Tea Company sold many wares including cut glass dishes, lamps, small electrical appliances, pure honey and their "famous Japanese Jumbo Peanuts" which were roasted 4 times a day. Sales were conducted via this storefront and mail order and delivered to homes in Hermantown, Midway, and Pike Lake among other areas.

Repairs and Renovations include some of the following: repairing and resurfacing the wood floors, eliminating the basement stairwell, rerouting and installing an additional roof drain, removing plaster and lath from the walls and ceilings, showcasing the original elevator and refurbishing the exterior façade. Other installations included a commercial kitchen, a walk-in cooler, basement repurposing, office space installation, studio/storefront installations, new plumbing for the new restrooms, new mechanical and electrical systems, a new roof and also added skylights.



Preservation Award



*3531 East 4th Street
Sandy and Geoff Popham*

*Built by August and
Christina Bodin*

*Architect: Undetermined,
there are plans on file that
were illegible*

Built Circa: 1916

A handsome brick and stucco American foursquare with craftsman style elements, this home was built by August Bodin for \$5000 in 1916. He was the founder of A.A Bodin and Sons a paving and construction company. His son Erick Bodin owned the house in 1956, and It stayed in the family until the 1970's.

This home experienced a catastrophic fire in 2015 which burned through the sunroom and into the roof. Fortunately the structure of the home was sound and could be rebuilt, beginning with stripping it to the studs. The original stairway, railings and balusters were protected to survive the restoration process. Through navigation and negotiation with the contractor, insurance company, and adjuster, the home owners were able to replicate their home as it was before the fire due to replacement coverage insurance. Special care was taken by the contractor to match the original woodwork trim style and color of the substantial baseboards and ceiling moldings along with reproducing the built-in dining room cabinets. Floors were replaced along with the brick fireplaces and wood mantels, stained glass windows saved and the remaining windows were replaced with energy efficient period replacements. The kitchen was rebuilt to the standards of a 2004 remodel. An upstairs bathroom was brought back to life in the spirit of the home's original décor but enhanced and expanded along with the master bedroom closet. Everything was insulated to code standards and the plaster was replaced with a plaster veneer. An exterior balcony that had leaked was removed. The entire mechanical, plumbing and electrical system as well as the roof had to be addressed and was redesigned and installed to meet modern standards and codes.

Preservation Award
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Centennial Homes

*2120 East 5th Street
Kayla & Dan Foley*

*The Philip Huntley House
Built: 1918*

*4807 Cooke Street
Andrea & Michael Busche*

*The M.E. Stone House
Built 1906*

*3800 East Superior Street
Fiona McKee*

*The Cavour Hartley House
Architect: Bertrum Goodhue
Built: 1915*

