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United States Department of the Interior
National Park Service

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NATIONAL
REGISTER

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name Coleraine City Hall
other names/site number NA

2. Location

street & number 302 Roosevelt Avenue NA not for publication
city, town Coleraine NA vicinity
state Minnesota code MN county Itasca code 061 zip code 55722

3. Classification

Ownership of Property

- private
- public-local
- public-State
- public-Federal

Category of Property

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	<u> </u> buildings
<u> </u>	<u> </u> sites
<u> </u>	<u> </u> structures
<u> </u>	<u> </u> objects
<u>1</u>	<u>0</u> Total

Name of related multiple property listing:

NA

Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of certifying official Ian R. Stewart, Deputy State Historic Preservation Officer

Date 5/12/92

State or Federal agency and bureau Minnesota Historical Society

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official

Date

State or Federal agency and bureau

5. National Park Service Certification

Entered in the
National Register

I, hereby, certify that this property is:

- entered in the National Register.
 See continuation sheet.
- determined eligible for the National Register. See continuation sheet.
- determined not eligible for the National Register.
- removed from the National Register.
- other, (explain:)

Alonzo Byers

6/18/92

Signature of the Keeper

Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Current Functions (enter categories from instructions)

Government: City Hall

Government: City Hall

7. DescriptionArchitectural Classification
(enter categories from instructions)

Materials (enter categories from instructions)

Second Renaissance Revival

foundation Stone

walls Brick

roof Tar and Gravel

other Metal Cornice

Describe present and historic physical appearance.

The Coleraine City Hall is located at the southeastern corner of Roosevelt and Clemens Avenues in the central business district of Coleraine. Immediately west of the city hall, occupying half of the same city block, is the three-story Greenway High School, built in 1922.

Constructed on a site that slopes gently uphill, the two-story, Second Renaissance Revival city hall is built on a cut stone foundation that is elevated at the front of the building. The first floor features brick banding that blends into stepped arches above transomed, double hung 1/1 windows and door openings. Dividing the upper and lower floors is a molded stone beltcourse. The second story is pierced by groups of windows with compound arches, keystones, and rusticated stone plinths. Cartouches inset with the letter "C" decorate each corner of the building below pairs of modillions that enhance the bracketed cornice. Above the simple brick parapet is a hipped roof.

The original fire station doors have been replaced by glass doors with aluminum frames. Other alterations include constructing a small, enclosed frame basement entrance on the northeastern corner; covering the first floor transoms and second story windows with fiberglass (the original windows remain intact); and sandblasting the brick exterior in 1982.

The interior of the building has a central hall off of which are located the city clerk's office, council chambers, and a meeting room. In 1975, the original jail at the rear of the first floor was removed and this space was remodeled for the police department. Some original brass light fixtures remain throughout the building. The second floor auditorium, which measures 104' x 42', has a coved ceiling, wood wainscoting, and a stage with dressing rooms at the south end. Although unused since the 1940s, the auditorium and stage retain their colorful and ornate hand stenciled walls and ceilings.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)	Period of Significance	Significant Dates
Architecture	1910-1941	1910
Politics/Government		

Cultural Affiliation
 NA

Significant Person NA

Architect/Builder
 Kinney, Frank W., architect
 Johnson, Emil, builder

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

Under National Register Criterion A, the Coleraine City Hall is significant in the area of Politics/Government because of the important role it has played in the community by housing not only local municipal officers, but also the fire department, jail, and public meeting space. Although publically financed, the city hall reflects the domineering influence of the Oliver Iron Mining Company, which played a role in the development of many communities throughout Minnesota's Iron Range during the early 1900s. The city hall is also architecturally significant within the local context as a good example of the Second Renaissance Revival style. Under the statewide preservation plan, the property relates to the historic context, Minnesota's Iron Ore Industry, 1880s-1945.

Permanent settlement in northern St. Louis County began in the early 1880s when confirmed rumors of the presence of paying quantities of iron ore incited a great rush to the area. Much of the economic development of the region during the nineteenth century relied upon mining, lumbering, or related activities.

Mining operations centered on three concentrations of iron ore, called "ranges," extending from east to west across northeastern Minnesota: the Vermilion, the Mesabi, and the Cuyuna. In 1884, the first load of ore was shipped from the Vermilion Range, followed in 1892 by a shipment from Mountain Iron on the more expansive Mesabi Range. Extending in a northeast-southwest direction for approximately 100 miles, the Mesabi Range was destined to become the nation's largest iron ore producer. Extraction of ore began on the Cuyuna Range in 1908, although the first shipment from the Kennedy Mine near Crosby was not until 1911.

Development of the Mesabi during the nineteenth century was largely confined to the central and eastern sections of the range.² Exploitation of the far western Mesabi around Coleraine was limited during the late 1800s, primarily due to a prevalence of softer, lower quality iron that contained a higher percentage of sand than the harder, richer ores to the east.³ By the early 1900s there was new interest in developing the area's lower-grade ores. Prompted by the establishment of the Canisteo Mining Company in 1904, U.S. Steel and its subsidiary,

9. Major Bibliographical References

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

See continuation sheet

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acreage of property Less than one acre

UTM References

A

1	5
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4	6	7	8	8	0
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5	2	3	7	1	0	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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See continuation sheet

Verbal Boundary Description

The nominated property occupies Lots 10-12, Block 6, Original Townsite of Coleraine, Minnesota.

See continuation sheet

Boundary Justification

The boundary includes the entire city lots that have historically been associated with the property.

See continuation sheet

11. Form Prepared By

name/title	Michael Koop/Preservation Consultant	date	23 September 1991
organization	NA	telephone	612-623-8356
street & number	615 Jackson St. NE	state	MN
city or town	Minneapolis	zip code	55413

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the Oliver Iron Mining Company, opened⁴ the Canisteo Mine just north of Coleraine and shipped 5,483 tons of ore in 1907. In order to refine the ore, in 1910 U.S. Steel built a massive \$1.5 million concentrating plant east of Trout Lake that could process over 70,000 tons of ore per day.⁵ Largely because of the concentrator⁶, production at the Canisteo Mine increased to 339,057 tons of ore in 1910.

Prior to industrial development, the western Mesabi was remote and sparsely populated. As activity increased around the Canisteo in the early twentieth century, numerous communities were established in the area. Many of these, such as Taconite, Holman, and Marble, were planned and built by the Oliver Iron Mining Company as small residential communities to house employees who worked in nearby mines. In one case, the mining concern developed a more extensive company town, Coleraine, which was a model village organized under strict corporate control. Speculative developments, another group of settlements, were "promoted by individuals and companies, seeking to capitalize upon the real estate potential of booming mining areas." Bovey, for example, situated just north of Trout Lake, was incorporated in 1904 by the Bovey Townsite Company. Within one year it had 253 residents and a newspaper, and by 1906 a spur of the Duluth, Missabe and Northern Railroad linked it with other towns. Early in its history, Bovey developed a reputation as a rough and dirty mining town suitable for single miners who could patronize one of 17 saloons and take advantage of open gambling and prostitution.⁸

At the same time that Bovey was being settled, Oliver Iron Mining Company officials were establishing a new town one mile to the south that became known as Coleraine. Platted in 1906 and named for company president Thomas Cole, the community was planned and developed by John Greenway, who was recently appointed as general superintendent of the western Mesabi Canisteo Mining District. Although Greenway utilized a compact grid for the community, he attempted to reduce the bland appearance that often occurred in company towns by integrating a variety of "city beautiful" features such as a community park with a formal garden overlooking Trout Lake. Other characteristics included wide, paved and curbed streets; spacious residential lots with room⁹ for trees, lawns, and gardens; and various housing types, sizes, and colors.

A clear sense of order was maintained in the new town by separating the residential area from the business section; construction of commercial buildings was limited to either side of Roosevelt Avenue. Potential business owners were required to provide references and demonstrate their intention to open suitable stores. In order to attract serious merchants, a clause in each deed stipulated that the cost of a commercial building be at least \$1200 and that construction begin within one year of purchasing a lot. Real estate speculation was prevented¹⁰ because the company allowed an individual to purchase only one residential lot.

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Strict control was also maintained over who could live in the town. Potential residents were screened by Greenway and others who investigated each person's "past business and social life" to ensure that Coleraine was populated by "stable, virile men who have the interest of their town at heart."¹¹ Applicants were interviewed prior to renting or purchasing a home, and those who wrote to inquire about living in Coleraine received a reply from Greenway that included the following:

If you desire to purchase lots here, we should like to know something of the character you bear in the community in which you are now living. There is nothing personal in this, and it is our inflexible rule, as we only wish to sell lots to people who will make good citizens.¹²

Municipal improvements were made by the company immediately after Coleraine was laid out. Among the first buildings were a three-story public school that reportedly cost \$86,000, and a hospital constructed in 1907. Water, sewer, and telephone systems were installed, streets were graded and paved, and electric lamps lit the business and residential avenues. John Greenway made arrangements to secure a Carnegie Library (1909-10, NRHP), and an \$85,000 hospital was erected for mining employees. The company donated lots for religious edifices (Episcopal Church, 1908, NRHP; Methodist Episcopal Church, 1908-09, NRHP), and set aside a tract of land for Longyear Park, which was developed in 1914 and originally included a system of walking trails, formal flower gardens, a fish pond, and a gazebo for concerts by the Coleraine City Band.¹³

The housing and service facilities provided by the Oliver Iron Mining Company for Coleraine residents reflected the idealized town planning policies of mining companies that were intended to increase productivity through improved employee living standards.¹⁴ Oliver officials envisioned Coleraine as a town "where women will be able to find absolute contentment in home life and where the men employed by the company will feel like building homes and settling down."¹⁵

On 17 April 1909 Coleraine was incorporated. Although no longer officially a company town, the Oliver Iron Mining Company nevertheless still maintained control of the city's affairs. The first mayor, Mike Curley, was employed as the superintendent of the Canisteo Mine.¹⁶ At its second village council meeting, Greenway apprised the council of his many recent activities and gave them a long list of recommendations about continued civic improvements.¹⁷

Until Coleraine became incorporated in 1909, the village did not need a hall from which to run its daily activities. John Greenway probably managed the community from his home near the Canisteo Mine, or from the upper floor of a commercial building on Roosevelt Avenue. However, after Coleraine became an incorporated

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village, elected officials needed a building from which they could carry out their duties and where citizens could assemble and debate local politics. During the third village council meeting on 17 May 1909 officials discussed the matter of building a city hall and jail.¹⁸ By mid-July the city council had received a letter from 29 residents and merchants requesting it to construct a village hall that would contain adequate space for council chambers, the fire department, a fireproof jail, and "a large and commodious auditorium on the second floor for holding public gatherings."¹⁹ The city attorney then drew up a resolution for holding a special election to vote on bonds to finance the building. Bonds were issued for \$40,000 and by early September Frank W. Kinney had been selected as the architect. In early 1910 three lots were purchased for \$2500 from the Hope Mining Company, and on 4 March 1910 the city accepted the revised bid of \$29,565 from Duluth contractor Emil Johnson to build the hall.

The architect, Frank W. Kinney of Minneapolis, primarily designed public buildings in Neoclassical and Renaissance Revival styles. Kinney worked in partnership with Menno S. Detweiler from 1902 to 1905, during which time they designed the Beltrami County Courthouse in Bemidji (1902, NRHP) and courthouses in Iowa, South Dakota, and Wisconsin. From 1906 until 1915 Kinney had at least three other partners.²⁰ Other National Register properties designed by Kinney include the 1896 Heron Lake Public School (with Orth and Carl H. Buetow), the 1904 addition to the Renville County Courthouse and Jail, the 1909 addition to the McLeod County Courthouse, and the 1909-10 Coleraine Carnegie Library (with Halden).

Earlier field surveys of Coleraine revealed this to be one of the most notable landmarks in the city, rivaled only by the smaller Coleraine Public Library and the larger Greenway High School, built in 1922. Along with these and a few other buildings in the community which have already been listed in the National Register, the City Hall most clearly represents the prevalence of the Oliver Iron Mining Company as well as the iron ore industry on the western Mesabi Range.

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ENDNOTES

The author is grateful to Professor Arnold Alanen, who reviewed an earlier draft of this nomination.

1. David A. Walker, Iron Frontier: the Discovery and Early Development of Minnesota's Three Ranges (St. Paul: Minnesota Historical Society Press, 1979), 57, 105, 252, 254.
2. Walker, Iron Frontier, 73-98.
3. Donald L. Boese, John C. Greenway and the Opening of the Western Mesabi (Bovey, Minnesota: Itasca Community College Foundation, 1975), 3-4.
4. Walker, Iron Frontier, 233.
5. Duluth News Tribune, 22 May 1910.
6. Walker, Iron Frontier, 233.
7. Arnold R. Alanen, "Documenting the Physical and Social Characteristics of Mining and Resource-Based Communities," Association for Preservation Technology 11/4 (1979): 51.
8. Boese, Greenway, 22-41.
9. Boese, Greenway, 18, 85, 89, 91.
10. Boese, Greenway, 90; Duluth News Tribune, 9 June 1907.
11. Duluth News Tribune, 9 June 1907.
12. Boese, Greenway, 106.
13. Duluth News Tribune, 1 April 1906; Iron Ranges of Minnesota: Historical Souvenir of the Virginia Enterprise (Virginia, MN.: Virginia Enterprise, 1909), 93; Boese, Greenway, 91-93, 97-102; Coleraine Village Council Minutes, 14 May 1909.
14. Arnold R. Alanen, "The Planning of Company Communities in the Lake Superior Mining Region," APA Journal 45 (July 1979): 256.
15. Duluth News Tribune, 1 April 1906.

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16. Boese, Greenway, 163.
17. Coleraine Village Council Minutes, 14 May 1909.
18. Coleraine Village Council Minutes, 17 May 1909.
19. Coleraine Village Council Minutes, 16 July 1909.
20. Frank W. Kinney file, Northwest Architectural Archives, St. Paul, MN.

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- . "The Planning of Company Communities in the Lake Superior Mining Region." APA Journal 45 (July 1979): 256-278.
- . "Years of Change on the Iron Range." In Minnesota in a Century of Change: The State and Its People Since 1900, edited by Clifford E. Clark, Jr., 155-194. St. Paul: Minnesota Historical Society Press, 1989.
- Boese, Donald L. John C. Greenway and the Opening of the Western Mesabi. Bovey, Minnesota: Itasca Community College Foundation, 1975.
- Coleraine Village Council Minutes, 1909.
- Duluth News Tribune 1 April 1906; 22 May 1910.
- Iron Ranges of Minnesota: Historical Souvenir of the Virginia Enterprise. Virginia, MN.: Virginia Enterprise, 1909.
- Itasca Iron News 13 November 1909; 2 April 1910; 16 April 1910; 28 May 1910; 4 June 1910; 17 November 1910.
- Kinney, Frank W., file, Northwest Architectural Archives, St. Paul, MN.
- Walker, David A. Iron Frontier: the Discovery and Early Development of Minnesota's Three Ranges. St. Paul: Minnesota Historical Society Press, 1979.