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United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

NOV 17 1989

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 Hartley Building
other names/site number N/A

2. Location

street & number 740 E. Superior St.
city, town Duluth
state Minnesota code MN county St. Louis code 137 zip code 55802

3. Classification

Ownership of Property: private (checked)
Category of Property: building(s) (checked)
Number of Resources within Property: Contributing 1, Noncontributing 0, Total 1

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 (checked) does not meet the National Register criteria. See continuation sheet.
Signature of certifying official Ian R. Stewart
Deputy State Historic Preservation Officer
State or Federal agency and bureau Minnesota Historical Society

In my opinion, the property meets (checked) does not meet the National Register criteria. See continuation sheet.
Signature of commenting or other official
State or Federal agency and bureau

5. National Park Service Certification

I hereby, certify that this property is:
Entered in the National Register (checked)
determined eligible for the National Register.
determined not eligible for the National Register.
removed from the National Register.
other, (explain:)
Signature of the Keeper
Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Commerce/Trade: Business

Current Functions (enter categories from instructions)

Commerce/Trade: Business

7. Description

Architectural Classification

(enter categories from instructions)

Tudor Revival

Materials (enter categories from instructions)

foundation Brick

walls Brick

roof Slate

other

Describe present and historic physical appearance.

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Continuation Sheet**

Hartley Building, Duluth, St. Louis County, Minnesota

Section number 7 Page 1

The Hartley Building is a detached structure located on a narrow thirty-foot lot between Superior Street and Lake Superior at the eastern edge of downtown Duluth. The Tudor Revival office building of masonry construction appears two and one half stories in height on Superior Street while the rear rises over four stories.

The plan configuration is rectangular with side gables, outside end chimneys and a gabled roof. Foundation and walls are dark red brick with an English bond, roof is graduated slate of purple and green colors, and trim is Bedford limestone. End wall chimneys of brick with limestone trim are topped with squared, brick chimney pots.

The front elevation features narrow, leaded glass casement windows in varied sizes with multipane glazing, limestone muntins, and stone tabs projecting into surrounding brickwork. At the facade center a second story bay window rises above the roof line. The semi-hexagonal bay of limestone is trimmed with brick inserts. The main entrance has a recessed oak panelled door with limestone trim and "GGH, 1914" carved in the label moulding. Two large multipaned windows near east and west corners of the front extend almost floor to ceiling; each is flanked by an oak door with transom. On the northwest corner a wood gate and brick pier enclose a brick stairway descending to the rear. Balancing the stairway on the northeast corner is a small brick wall with an arched oak door leading to a basement stairway.

Three wall dormers dominate the lakeside facade; a small shed dormer rises from the roof between two of the larger wall dormers. All windows here, as elsewhere, are casements trimmed with limestone. A sidewalk extends along the rear wall and from the rear wall to a brick retaining wall rising above the railroad tracks and lakeshore. A steel fire escape leads from the fourth floor to the sidewalk.

Built in 1914, the building appears almost unchanged. Unobtrusive brass signs on the front are the only apparent exterior alterations. Structurally, the Hartley Building is steel with reinforced concrete floors and interior brick walls.

The interior is superbly finished in stone and oak. The vestibule with bluestone flooring leads to a hall which has a Ludowici tile floor, marble baseboards and panelled oak doors leading to offices. Open stairways to the second and third floors have green slate treads and risers, oak balusters and carved oak newel posts.

Located on the second floor, the Hartley Office complex has the most impressive room in the building. Originally Guilford G. Hartley's office, and presently a conference room, it is furnished with the original carved oak furniture. Ornamental plasterwork with floral motifs adorns ceiling beams and mouldings. Floor and woodwork are oak. A brick walk-in fireplace dominates the room. Ludowici tile covers the hearth, and two small casement windows and window seats flank the opening at ninety degree angles. Plasterwork over the fireplace exhibits four figures which represent hunting, fishing, logging and agriculture, all of which were recreational or business interests of Guilford Hartley. Pewter light fixtures on the carved

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wood fireplace surround match a pewter chandelier over the center table.

Other offices in the Hartley Building have been altered. Low acoustical tile ceilings have been installed, walls moved, replaced or added, and floors have been covered. The top floor has two small apartments overlooking the lake; each has a fireplace.

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)

Architecture

Period of Significance

1914

Significant Dates

1914

Cultural Affiliation

N/A

Significant Person

Architect/Builder

Goodhue, Bertram G., architect

Fredin, John F., builder

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

See continuation sheet

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Continuation Sheet**

Hartley Building, Duluth, St. Louis County, Minnesota

Section number 8 Page 1

The Hartley Building is being nominated to the National Register for its local significance under Criterion C. The Hartley Building embodies distinctive characteristics of the Tudor Revival style as designed by nationally prominent architect Bertram G. Goodhue.

Historical Background

From the 1890s to 1920, agriculture in western Minnesota and the Dakotas, lumbering in Minnesota's northern forests and the discovery of iron ore on the Mesabi and Vermilion Ranges sparked the growth of Duluth as a major railhead and lakeport from which to transport grain, lumber and ore. The development of lumber and mining companies and accompanying population increases created a need for an expansion of Duluth's building stock during that period.

During the first ten months of 1913, Duluth led all American cities in building construction. The construction of the Hartley Building in 1914 followed that busy year. But instead of selecting a site in mid-downtown Duluth, where other office buildings were being constructed, Guilford Hartley chose to build his office building on a thirty by one hundred foot lot on the eastern edge of downtown, a block from the Fitger's Brewery complex, next to Lakeshore Park (later Leif Ericson Park), and overlooking Lake Superior.

Duluth businessman Guilford G. Hartley was general manager of the Duluth Street Railway Company. He conducted iron ore explorations throughout northern Minnesota, was responsible for development of the western Mesabi, and was also involved in farming, lumbering and the newspaper business. Hartley was a Duluth pioneer and prominent community leader until his death in 1922. The Hartley Building has remained in the family, and today the family's interests are managed from the original office.

Since 1914 occupants in other office spaces have included attorneys, realtors, mining and exploration companies, and an office of Dupont Company. For many years noted author Margaret Culkin Banning maintained an office and summer apartment in the Hartley Building.

Architectural Significance

The Hartley Building is significant as one of four Duluth structures designed by the prominent Boston firm of Ralph A. Cram and Bertram G. Goodhue between 1912 and 1915. Bertram Grosvenor Goodhue, 1869-1924, who worked for James Renwick during the 1880s, joined Ralph Cram's Boston firm in 1891. Goodhue headed the firm's New York office, and it is his name and New York address which appear on the building's blueprints. Other Duluth structures which were designed by Goodhue are the Kitchi Gammi Club, 1912, (NRHP, 1975); St. Paul's Episcopal Church, 1912; and the Cavour Hartley house,

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1915. Cavour was one of Guilford Hartley's sons.

How Guilford Hartley happened to select Bertram Goodhue as architect for the Hartley Office Building is not known. Goodhue had already designed the Kitchi Gammi Club and St. Paul's Episcopal Church, both in 1912. Since Hartley was active in those organizations, it is possible he was influential in choosing the architect for them.

Other well known architects who designed buildings during the city's boom years of 1890 to 1920 include the Boston firm of Peabody and Stearns who planned the Duluth Union Depot in 1892 for the Northern Pacific Railway, and Daniel Burnham who designed the St. Louis County Courthouse, 1909, and the Alworth Building, 1910. But Bertram Goodhue was the only nationally known architect who designed so many outstanding buildings in Duluth.

Much of Goodhue's work was in ecclesiastical architecture. His early church designs were executed when he was a partner in the firm of Cram, Wentworth, and Goodhue (later Cram, Goodhue and Ferguson). These early churches were generally English Gothic with asymmetrical square towers, half timbering and interior beams or wood-trussed ceilings. Among his church buildings is the West Point Chapel, 1903-1910. Goodhue's St. Paul's Episcopal Church in Duluth is also in the English Gothic tradition. Goodhue designed so many church buildings during his career that he was often known as "a church architect".

But Goodhue also designed in the Classical style for libraries in Fall River, Massachusetts, 1896, and Pawtucket, Rhode Island, 1898, and later for the National Academy of Science Building in Washington, D.C., 1919.

The most well known of Goodhue's designs certainly is that of the Nebraska State Capitol, selected in design competition in 1920. Completed in 1932, after Goodhue's death, the capitol has been called a blend of classicism, romanticism and the vernacular.

The three Tudor Revival buildings in Duluth: Kitchi Gammi Club, Hartley Building, and Cavour Hartley house are among the few Tudor designs by Goodhue. The J. E. Aldred house in Locust Valley, New York, 1913-1918, is the other known Tudor structure.

By the time he was selected as architect for the Hartley Building, Goodhue was creating simple designs, less ornamental than his early Gothic churches, by using a building's materials to create the desired effect. Here in the Hartley Building, Goodhue successfully applied his philosophy to the Tudor Revival style with slate roof, leaded glass casement windows, massive end chimneys, brick walls and stone trim.

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Goodhue also stressed integration of site and structure, a necessary component in the plan for the Hartley Building on the narrow, irregular lot overlooking railroad tracks and Lake Superior. Goodhue's design for the Hartley Building is remarkably successful. Although located on busy Superior Street in an area of other buildings, it seems to stand alone with Lake Superior in the background.

The Hartley Building stands next to Leif Ericson Park on the east, while across Superior Street to the north, the block has been landscaped to cover the underground tunnel of Interstate 35. Next door on the west at 734 East Superior is a painted brick commercial building with Tudor influences. The side gabled structure has an end chimney, but is not as imposing or distinctive as the Hartley Building.

The city of Duluth has many buildings in Tudor Revival style. Most are homes, built from 1910 to 1930. The Cavour Hartley house, 3800 East Superior Street, designed by Goodhue and built in 1915, has features common to the Hartley Building: red brick exterior, graduated slate roof, casement windows and limestone trim. Another fine example of a Tudor Revival residence is the Ward Ames house, 1618 Vermilion Road, designed by Duluth architect Frederick G. German and built in 1912. Its walls are of brick, stone and stucco with half timbering.

The Hartley Building and the Kitchi Gammi Club are the finest commercial structures in Tudor Revival, and both were executed by Goodhue. The Kitchi Gammi Club, (NRHP, 1975) was built as a private men's club before the Hartley Building in 1912, and also features red brick exterior walls, graduated slate roof and limestone trim.

A fine example of the Tudor Revival style, the Hartley Building retains its 1914 appearance with virtually no exterior alterations, and is an outstanding local visual landmark.

9. Major Bibliographical References

Hunt, William Dudley, Jr. Encyclopedia of American Architecture. New York: McGraw-Hill, 1980.

MacDonald, Dora Mary. This is Duluth. Duluth, 1950.

Oliver, Richard. Bertram Grosvenor Goodhue. Cambridge: MIT, 1983.

Scott, James A. Duluth's Legacy, Volume 1, Architecture. Duluth, 1974.

Whitaker, Charles Harris, editor. Bertram Grosvenor Goodhue: Architect and Master of Many Arts. New York: Press of the American Institute of Architects, Inc., 1925.

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:

Northeast Minnesota Historical Center

10. Geographical Data

Acreage of property less than one

UTM References

A 15 569610 5182500
 Zone Easting Northing

C _____

B _____
 Zone Easting Northing

D _____

See continuation sheet

Verbal Boundary Description

The nominated property occupies that parcel of land lying between blocks 2 and 3 Portland Division NLY of the N P right of way and NLY 28 feet north end of lots 1 and 2.

See continuation sheet

Boundary Justification

The boundary includes the legally recorded lot lines of the Hartley Building. That parcel of land has historically been associated with the Hartley Building.

See continuation sheet

11. Form Prepared By

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