

United States Department of the Interior National Park Service



JUL 15 1991

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 Congdon, Chester and Clara, Estate
other names/site number Glensheen

2. Location

street & number 3300 London Road
city, town Duluth
state Minnesota code MN county St. Louis code 137 zip code 55804

3. Classification

Ownership of Property: public-local, public-State
Category of Property: district
Number of Resources within Property: Contributing (6, 1, 7, 7, 21), Noncontributing (2, 1, 1, 4)
Name of related multiple property listing: N/A

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 the National Register criteria.
Signature of certifying official: Ian R. Stewart
Date: 7/13/91
Deputy State Historic Preservation Officer
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

I, hereby, certify that this property is:
[X] 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:)

Entered in the National Register

Signature of the Keeper: [Signature] Date of Action: 8/15/91

Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic: Single Dwelling

Current Functions (enter categories from instructions)

Recreation and Culture: Museum

7. Description

Architectural Classification

(enter categories from instructions)

Tudor Revival

Other: Jacobethan Revival

Materials (enter categories from instructions)

foundation Concrete

walls Brick

Granite

roof Terra cotta tiles

other Granite balustrade

Describe present and historic physical appearance.

Glensheen consists of a 22-acre estate that combines natural and formal design principles in a dramatic setting along Minnesota's North Shore of Lake Superior in Duluth. Beginning at the lakeshore the site reaches to the north across one street; a circulation system of trails originating at the house and extending north along Tischer Creek to Vermilion Road is an integral part of the estate. The property's south end contains the house and ancillary buildings, as well as the formal gardens, vegetable and flower gardens, and other landscape features. Two parcels of land north of the house across London Road serve as a buffer for the estate. One is long and narrow and parallels the former Duluth and Iron Range Railroad tracks, while the other is rather small and square in shape. Both parcels are wooded and undeveloped. Across the railroad tracks are an orchard and pasture that extend to Greysolon Road. In a city park adjacent to the north end of the property near Superior Street is the original reservoir that provided water for the estate.

The following summary description of the buildings corresponds to a map of the property enclosed with the registration form. Unless otherwise indicated, all buildings, structures, objects, and sites are contributing resources.

1) **House, 1905-09, Clarence H. Johnston, Sr., architect.** A serpentine driveway leads up to the symmetrical, two-and-one-half-story Jacobethan Revival dwelling made of reinforced concrete with reddish-brown Flemish bond brick walls trimmed in Vermont granite. It is built into a hillside so the south elevation, which faces Lake Superior, is terraced and features an elevated basement.

The primary entrance, part of a two-story projection, is centered in the north wall. A pair of paneled oak doors are set in a semicircular granite arch; three transomed windows punctuate the second floor and are surmounted by a balustraded balcony. A row of three 9/9 double hung sash and a diminutive window pierce the shaped parapet gable, which is coped with dressed granite.

Flanking the central entry are two more wall projections, one with a pedimented service entrance, the other with a row of three double hung windows on each floor. Each of these projections echoes the central bay, but their gable ends are not shaped. Fenestration of the remainder of the facade consists of double hung windows trimmed in granite. An arcaded porch with balustrade extending the width of the west end of the house overlooks Tischer Creek and a glen.

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
Landscape Architecture

Period of Significance
1905-ca.1920

Significant Dates
1905
1909

Cultural Affiliation N/A

Significant Person N/A

Architect/Builder
Johnston, Clarence H., Sr., architect
Leavitt, Charles W., Jr., landscape architect

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

Considered in the context of Duluth's built environment, the Congdon House is architecturally significant under National Register Criterion C because it is the finest example of Tudor-inspired architecture in the city as portrayed by the distinctive characteristics of the Jacobethan Revival style and based on the design of architect Clarence H. Johnston, Sr. The estate is significant in the area of landscape architecture because it is without rival in the city as a type of residential landscape planning, because the design itself is well preserved and thus conveys its historic character, and because the plan represents the only known work in Minnesota of the New York landscape architect Charles W. Leavitt, Jr.

Iron ore was shipped from Minnesota's first mine on the Vermilion Range in 1884, and soon thereafter a variety of settlers began to populate the new settlements of Tower and Soudan. In 1890 ore was discovered on the more extensive Mesabi Range, and three years later the Duluth, Mesabi and Northern Railway Company built the first iron ore dock in Duluth. By 1920 the harbor had ten more. Except for the railroads, the most important arterial routes for shipping ore were on the Great Lakes, and because of its strategic location Duluth became a major link in the transcontinental transportation of iron ore, coal, lumber, and grain.

Duluth's population grew dramatically around the turn of the century as the harbor expanded with the shipping industry. In 1880 only 3,000 residents lived in Duluth, but by 1892 the city could boast a population of 50,000. The number of commercial businesses also increased from investments by mining capitalists such as Andrew Carnegie, John D. Rockefeller, James J. Hill, J. Pierpont Morgan, and Henry W. Oliver. One of the leading figures in the development of the Mesabi Range was Oliver, who organized the Oliver Mining Company in 1892. It was at this time that Chester Congdon became Oliver's legal counsel. Oliver had one of the original mine leases and subsequently represented the immense Carnegie Steel Company interests in leasing all of the Rockefeller mining properties on the Range. In 1901 the Rockefeller, Carnegie-Oliver, and Federal Steel Company's businesses merged into a subsidiary of the United States Steel Corporation known as the the Oliver Iron Mining Company, with offices in Duluth.

9. Major Bibliographical References

See continuation sheet

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:

Congdon Estate, Duluth, MN

10. Geographical Data

Acreage of property approximately 22 acres

UTM References

A

1,5	57,23,3,0	5,18,47,1,0
Zone	Easting	Northing

B

1,5	57,20,4,0	5,18,49,4,0
Zone	Easting	Northing

C

1,5	57,19,6,0	5,18,51,6,0
Zone	Easting	Northing

D

1,5	57,19,8,0	5,18,51,9,0
Zone	Easting	Northing

E 15 572060 5185180 F 15 572180 5184860
 G 15 572380 5185110 H 15 572560 5184940

See continuation sheet

Verbal Boundary Description

The boundary of the Congdon Estate is shown as the dashed line on the accompanying map entitled "Congdon, Chester and Clara, Estate, August, 1990."

See continuation sheet

Boundary Justification

See continuation sheet

See continuation sheet

11. Form Prepared By

name/title Michael Koop/Preservation Consultant
 organization N/A date August 1990
 street & number 615 Jackson St. NE telephone 612-623-8356
 city or town Minneapolis state MN zip code 55413

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Congdon, Chester and Clara, Estate, Duluth, MN

Section number 7 Page 1

The south elevation is designed much the same as the facade. There are three full height gable projections filled with windows, and those to the east and west feature balustraded balconies. The central entrance is flanked by battered Tuscan columns, deeply recessed leaded art glass sidelights, and pilasters, and features a curved pediment with dentils. Projecting from the southeastern corner is a small breakfast room that has a door leading to a terrace spanning the length of the building.

The gable roof is framed with steel beams that support interior tiles covered by clay roofing tiles. Four hipped dormers sheathed with tiles are located on the south pitch of the roof. There are five corbeled brick chimneys.

The William A. French Company of St. Paul designed the house interior and much of the furniture. Nearly all of these features remain in an excellent state of preservation. The main floor central hall has fumed oak floor-to-ceiling paneling accented by hand-carved pilasters and an elaborate staircase with interlaced strapwork characteristic of Elizabethan and Jacobean design. The ceiling has a geometric plaster relief pattern, and the light fixtures and sconces (designed by the Caldwell Company of Philadelphia) are covered with shades made by the Quezal Art Glass Company of Brooklyn, New York. Off the hall is a small reception room featuring carved Circassian walnut and walls covered in woven damask. The ceiling is finished in gold leaf and complemented by a shimmering circle of Quezal shaded lights. The smoking room has a brick fireplace, cyprus wood walls, and a ceiling covered with gilded paper to resemble burlap. Dominating the living room is a large fireplace made of Numidian marble from Algeria framed by mahogany woodwork and damask wall covering. French doors flanking the fireplace open onto the west porch. Overlooking the terrace to the south, the library features an anaglypta ceiling, mahogany woodwork, and a tiled fireplace. The Georgian style dining room has painted enameled birch woodwork accented by red mahogany for the doors, chair rail, and trim. Italian Sienna marble highlights the fireplace and hearth, and the ceiling is decorated with molded plaster. With multiple windows facing south and east, the breakfast room provides an expansive view of the formal gardens and the lake. Green faience tiles made by the Rookwood Pottery Company in Cincinnati cover the walls, floor, radiator grills and a wall fountain. They are complemented by chestnut and cyprus woods stained green, and a green and gold simulated leather ceiling. The ceiling light was designed and made by an instructor of metal work at the Handicraft Guild of Minneapolis. The butler's pantry, which adjoins the dining room, breakfast room, and kitchen, features a sink made of German silver that provided a softer surface for washing delicate china. The east end of the house contains the kitchen, pantry, and staff dining room, the former of which has been updated. The dining room was used by six personnel who maintained the house: a butler, coachman-chauffeur, maintenance-houseman, cook, and downstairs and upstairs maids.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Congdon, Chester and Clara, Estate, Duluth, MN

Section number 7 Page 2

The second floor landing has a set of art glass windows made by the Linden Glass Company of Chicago. Their Tudor rose design and stylized heraldic shield are repeated in the stenciled border of the walls. Nine of the fifteen bedrooms in the house are located on the second floor. The master bedroom suite includes the bedroom, dressing room, bathroom, and access to a terrace overlooking the west side of the property. Three bedrooms used by the Congdon's daughters, two guest bedrooms, and three other bedrooms and a bathroom for the staff are located at the east end of the house.

Four additional bedrooms for the Congdon's sons and their cousin, two guest rooms (one of which functioned as an infirmary), a lounge, and a trunk room are located on the third floor.

Spanning almost the entire length of the south elevation on the ground level is the winter garden, also known as the "subway." The recreation room and little museum share a fireplace on the west end of the building. The billiard room has lacquered wallpaper accented by broad grain white oak trim. Centered on the ground floor adjacent to the staircase is a small children's playroom that includes a built-in toy box. All of the remaining ground floor space consists of simply designed service areas including the furnace room, wood room, milk room, laundry room, and butler's work space (converted into public bathrooms in 1979). The laundry room contains most of its original equipment and recessed inside the wood room is an elevator that formerly operated by a pulley system but was electrified in the 1960s.

The interior and exterior of the house have undergone very few minor changes, most of which occurred when the property was opened to the public for tours. In 1979 a new door was installed as an emergency exit in the south wall of the little museum, and a fire escape was added to the west porch on the second floor. In 1983 the upper terrace was repaired with new tiles, drains, and aluminum frame windows. None of these alterations have affected the historic integrity of the house.

2) **Carriage House, 1905-09, Clarence H. Johnston, Sr., architect.** The Carriage House is a two-story, Flemish bond brick and false half-timber building located southeast of the house near the lake shore. It consists of a long, narrow section with its gable roof oriented north-south flanked on both ends by west-facing ells. These three sections are divided into a carriage storage and maintenance area, a cow and horse stable with adjoining tack and grooming rooms, and living quarters for the coachman, maintenance man, and their families.

Facing Lake Superior, the south wall of the carriage/garage area has three sets of three double hung sash windows with diagonal muntins. A pair of dormers

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Congdon, Chester and Clara, Estate, Duluth, MN

Section number 7 Page 3

pierce the roof. Each gable has two sets of similar windows, and the upper gable is covered with stucco and false half-timber. Wide garage doors are located on the north wall of the carriage section, and there are two gable dormers facing south. The building's long east wall features wide glass and wood carriage doors above which is a gable wall dormer and hoist. Three small dormers, two larger wall dormers, five windows, and two doors pierce the remainder of the wall. Fenestration of the west wall consists of another set of carriage doors, double hung sash windows, several dormers, and a bracketed gable entrance projecting from the living quarters. Nearly all windows have segmental arches and granite sills. The gable roof is covered with clay tile and features three decorative copper-clad octagonal ventilators.

The carriage area is divided into a tiled entrance area, a two-story carriage room, and an adjoining garage. These spaces house an array of horse-drawn coaches and automobiles, including five vehicles manufactured by the Brewster Carriage Works of Brewster, New York. The horse stable features four large box stalls and four open stalls, some of which have cork brick floors. Windows in this part of the building were fitted with side gussets to prevent drafts. Original harness equipment remains in the tack room. During the early part of the century two Guernsey cows were housed in the four-stanchion space at the northeast corner of the building. All of the walls in these sections of the Carriage House are covered with white tiles. Chamfered ceiling joists provide an element of decoration. The living quarters have had a few interior alterations, including converting the hay loft into a bedroom in the 1940s, and enlarging the kitchen around 1979.

3) **Gardener's Cottage, 1908, Clarence H. Johnston, Sr., architect.** The Gardener's Cottage is a one-and-one-half-story, Flemish bond brick and false half-timber building with a saltbox profile and clay tile roof. Windows on the first floor have segmentally-arched lintels and granite sills; all windows are double hung sash with diagonal muntins. The present configuration is the result of a 1926 remodeling that raised the gable roof into a saltbox profile. Changes included removing parapets, altering and adding upper windows, installing false half-timbering and a second floor overhang, remodeling upstairs rooms, constructing a small pantry on the north wall, and raising the brick chimneys. When the alterations were completed the Gardener's Cottage more closely reflected the design of the Carriage House.

4) **Boat House, 1906-08, Clarence H. Johnston, Sr., architect.** This is a flat-roofed, one-story, rectangular building made of random-coursed, rough-cut, rubble stone. A staircase on the north elevation provides access to the balustraded balcony, which features a tooled granite beltcourse at its base, carved granite balusters, and a granite coping. A pedimented entrance with ornate carved stone

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Congdon, Chester and Clara, Estate, Duluth, MN

Section number 7 Page 4

brackets and quoins is centered in the north wall. There are five large windows (infilled with cinder block in the 1960s) with segmental arches and granite sills on the east and west walls. The south wall has a wide rolled metal door set within a segmental arch. Over the years waves have deposited stones against the Boat House so that today the building is landlocked. The lower section of the original "L"-shaped concrete pier was gradually destroyed by the lake. In the 1940s sewer pumps were installed in a shower room located in the northeast corner.

5) **Pier, 1906-07, Clarence H. Johnston, Sr., architect.** Originally "J"-shaped, the lower section of the pier was gradually destroyed by waves from the lake. The pier was constructed in the following fashion: a timber crib filled with rock and grouted with concrete was submerged, and large concrete blocks were then laid on top.

6) **Potting/Storage Shed, 1918.** Located east of the Carriage House, this is a 16' x 40', one-story, wood frame building sheathed with drop siding. It has a pair of sliding doors and two six-light fixed windows on the east wall, a door on the west elevation, and two doors in the north gable. The gable roof is covered with rolled asphalt.

7) **Museum Shop, 1979, noncontributing.** This square, wood frame, one-story building was moved to the site in 1979. It has no historical association with the property, but is used for ticket and museum shop sales.

8) **Parking lot, 1979, noncontributing.** Extending north from the Museum Shop to London Road is an asphalt parking lot. It is located on a section of the estate which was always open, undeveloped land.

9) **Orchard House, ca.1915, noncontributing.** This abandoned wood frame building stands one-and-one-half-stories high on a raised concrete foundation. It is square in shape, sheathed with lap siding, and has a hipped roof covered with asphalt shingles. All of the doors and windows are concealed by plywood. The building was reportedly moved to this site from a location several blocks away in the early twentieth century. It served as a residence for an employee of one of the Congdon's children.

10) **Reservoir, 1905-07.** Designed by Leavitt to supply water for the estate, this structure is located about two blocks northwest of the house, just below Superior Street along the west side of Tischer Creek. In this system, water is directed into an intake and through an underground pipe to a filtering bed. After it is filtered through several layers of materials ranging from fine sand to coarse gravel, the water is collected in a 60,000-gallon concrete holding tank. This

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Congdon, Chester and Clara, Estate, Duluth, MN

Section number 7 Page 5

water is carried through a buried 10" main that crosses the creek and follows its east bank to the railroad tracks where it crosses overland to emerge on the east end of the estate. Originally, the water was used in the fountains and for irrigation, as well as to operate a vacuum pump for radiators and a flywheel for a humidification system in the house.

11) **Lake Shelter, ca.1920.** This diminutive structure stands at the southwest corner of the property facing Lake Superior. Its 4'-high, "C"-shaped wall is made of random rubble from the banks of Tischer Creek; it supports a wood frame enclosed with boards and a shed roof covered with wood shingles. Among its other uses, Clara Congdon used the Lake Shelter as an artist's studio.

12) **Tischer Creek Bridge, 1907.** This graceful stone arch footbridge is 55' long, 7.5' wide, and 14.5' from the keystone to the water. It crosses the creek just west of the house and links the path systems on the east and west banks of Tischer Creek.

13) **Tischer Creek Culvert, ca.1907.** This structure spans the creek just south of the entrance drive and London Road. It consists of a wide stone round arch with steps across the top that lead down to the water. From here the path system continues along the west wall of the culvert leading eventually to Vermillion Road.

14) **Bent Brook Bridge, 1907.** This small bridge is located northeast of the house. It is made of random-coursed, rough-cut, rubble stone and features a semicircular arch and granite coping.

15) **Bent Brook Culvert, ca.1907.** This structure is located just south of London Road and consists of a narrow stone round arch flanked by stone retaining walls on each side of the brook with steps up to a path that leads to the bowling green.

16) **Bent Brook Bridge, 1985, noncontributing.** This wooden footbridge replaced an earlier structure that stood in the same location.

17-21) **Benches, ca.1910.** These five simple, small benches are scattered around the lawn south of the house. They are made of granite quarried in the St. Cloud area and consist of two short pieces that support a single horizontal slab.

22) **Fountain, 1913.** The marble dolphin fountain replaced several corner water jets in the formal garden pool.

23) **Sundial, 1907.** This is located in the center of the flower garden east of the house.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Congdon, Chester and Clara, Estate, Duluth, MN

Section number 7 Page 6

24) **Fence, 1905-09.** An iron fence supported by brick and granite piers parallels London Road and defines the northern edge of the estate's domestic area.

25) **Landscaped Grounds, 1905-09, Charles W. Leavitt, Jr., landscape architect.**

Present Features

The lower section of Glensheen is located on a gently sloping Great Lakes coastal land form about forty feet above Lake Superior. The main buildings stand on a predominant ridge between two ravines. There is a steep gradient to the west dropping down to Tischer Creek, and a more gradual eastward slope toward Bent Brook and the eastern boundary. Although the property has over 1,200 feet of accessible lake frontage, to the east and west the shoreline has sharp dropoffs that range in height from about five to thirty feet.

These landscape features provided a pastoral setting for an estate that was the result of a collaboration between the owners, Chester and Clara Congdon, the landscape architect, Charles Leavitt, and the architect, Clarence Johnston. Although actual construction began in May 1905, planning for the site was initiated at least by 1903, the date of the earliest known Leavitt drawing.

It depicts an English or natural style landscape design surrounding the house and formal flower gardens. This plan was revised slightly before the record plan was rendered in December 1908 by Andrew Morell, a designer employed by Leavitt (who, along with fellow landscape architect Arthur Nichols, designed Morgan Park, a company town in Duluth in 1913).

The predominant land use of the estate -- as a private residence with gardens and a system of trails -- has remained essentially the same since its inception. Surrounding the house and support buildings the acreage is roughly divided by Bent Brook into two zones: 1) the family space focused around the house and formal gardens to the west, and 2) a staff service area to the east.

Defining the northern edge of the estate's domestic area is an iron fence supported by brick and granite piers that parallels London Road and extends from the western boundary to just past the service entrance. Immediately inside the property the landscape clearly illustrates the romantic principles of eighteenth century British landscape designers. A serpentine driveway flanked on the west side by a low brick and granite wall leads through dense woods to an entrance court facing the north elevation of the house. A network of twisting paths northeast of the house cuts through thick vegetation, crossing Bent Brook and leading up a hill to the bowling green. Steps off the entrance drive descend steeply into a ravine and a series of paths, one of which crosses Tischer Creek

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Congdon, Chester and Clara, Estate, Duluth, MN

Section number 7 Page 7

on a row of large stones placed in the water. This area of the site, bordering Tischer Creek, is lush with mature deciduous and coniferous trees and shrubs. A graceful stone arch bridge -- constructed so as to be visible from the western end of the house -- spans the water and leads to several other paths located in the large, relatively open lawn south of the house. (This open area was not cleared until the mid-1940s). One path follows the higher ground north along the east side of the creek leading back to the entrance drive; a short trail branches off to the house terrace. Another path curves around toward the shoreline where a small stone bridge crosses Bent Brook before continuing to the Carriage House. From this path one has a magnificent view northward towards the lawn, formal gardens, and house.

Although Glensheen represents a naturalistic landscape style with abundant curvilinear trails that exploit the attractive setting and water, it also incorporates formal design elements. Aligned directly south of the house and functioning as an extension of it are the formal gardens, which are constructed on a series of terraces. Outside the south entry of the dwelling is the balustraded house terrace, which opens to a set of steps leading to the upper terrace. A second set of steps lead to the symmetrical, brick-surfaced lower terrace and the most elaborate planting design in the garden. Flanking a central patch of grass to the east and west are semicircular flower beds; a small fountain and pool are located near the south edge, and a final set of steps lead down to the lawn. All of the plantings in the formal garden are geometrically arranged within a precise system of flower beds, brick walkways, and retaining walls. Axial symmetry and balance are achieved by these features, while vistas from each of the terraces open up across the lawn towards Lake Superior.

The second major domestic zone on the site is the service yard, which is generally confined to a section east of Bent Brook. Access into this area was provided by a long, straight service drive off of London Road, although it is no longer used for this purpose. The driveway extends south to the lake and encircles an open lawn just east of the Carriage House, which fronts Lake Superior. North of the Carriage House a large rectangular parcel of land extending nearly to London Road is occupied by the Gardener's Cottage, vegetable garden, flower and rose garden, tennis court, and bowling green. This symmetrical space is divided by a walkway with steps that lead up to a sundial, the focal point of the garden. Steps continue up to the center of the clay tennis court and again to the middle of the bowling green. This vantage provides a good view south to the lake.

Bordering the east side of the service drive is a windbreak of cottonwood and white spruce trees. It acts as a buffer between the grounds and the public entrance, which is identified by the Museum Shop and an asphalt parking lot.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Congdon, Chester and Clara, Estate, Duluth, MN

Section number 7 Page 8

Additional land north of the house continues to be an important feature of the estate. Across London Road two parcels originally purchased by the Congdon's remain undeveloped and serve as a buffer zone for the property. Just north of the railroad tracks the orchard, although missing some of the original fruit-bearing trees, is still clearly visible in the landscape. (In 1989 eight apple trees replaced several original species). The trail system designed by Leavitt follows Tischer Creek and extends into this area, crossing the water in several locations before reaching Greysolon Road and eventually the reservoir below Superior Street. Because the trail is no longer maintained, it is difficult to discern in some areas.

Historic Features

Glensheen was built on an undeveloped site outside the city limits of Duluth. Early photographs show a few wood frame buildings near the eastern edge of the property that may have been part of a nearby farm. A ca.1905 topographical map of the area south of London Road between Tischer Creek and Bent Brook suggests that Leavitt's eventual design attempted to use the natural landscape to its fullest extent and minimize impact on the site. The map shows two ravines defining the edges of the property and a relatively broad expanse of high ground near the center of the site where the house would be constructed. From this promontory the gradient sloped to the south moderately, providing an ideal location for the terraced formal gardens. On the west side the terrain dropped dramatically to Tischer Creek, and toward the east it led gradually down to Bent Brook. A mixture of 32 mature hardwood and coniferous trees scattered around the site were included on the map, but other native vegetation was not recorded. At least some parts of the property were heavily wooded, as indicated by historic photographs and a contemporary account from The Western Architect that described how the entrance drive was constructed:

In order to make this entrance practicable without destroying the handsome trees which grow on the slope, a retaining wall was built so that the road was made in fill and simply occupied its exact width and did not cover up space by the usual slopes. In this way the forage was brought directly along the edges of the road and gave the appearance of age to the place, at once (p.46).

Except for a few modifications, the original landscape design was constructed as conceived by Leavitt. In the general plan of July 1904 the Boathouse and pier were located adjacent to Tischer Creek, and the Carriage House (called the "stable") was much smaller than the present building. The January 1908 plan moved and enlarged these buildings, but the present lawn east of the Carriage

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Congdon, Chester and Clara, Estate, Duluth, MN

Section number 7 Page 9

House was identified as "paddocks" and the Gardener's Cottage had not been included. By December of the same year these two features were incorporated and the record plan was prepared. The only landscape elements that apparently were not built as planned were a pair of jardinieres on the lower terrace of the formal garden, and a small bridge spanning the mouth of Tischer Creek.

It is clear that the original site for Glensheen already had a generous amount of native flora. In the course of constructing the property, however, a wide variety of deciduous and coniferous trees and shrubs, perennials, grasses, ferns, and vines were introduced according to Leavitt's design. Based on a revised planting list dated 29 January 1907 and two planting plans from February 1907 it appears that the following vegetation was planted throughout the estate.

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Congdon, Chester and Clara, Estate, Duluth, MN

Section number 7 Page 10

BOTANICAL NAME

COMMON NAME

Hardy Deciduous Trees

<u>Acer saccharinum</u>	Silver Maple
<u>A. Negundo</u>	Box Elder
<u>A. rubrum</u>	Scarlet Maple
<u>A. tataricum</u>	Tatarian Maple
<u>Betula alba</u>	White Birch
<u>B. alba laciniata</u>	Cut-leaved Weeping Birch
<u>B. papyrifera</u>	Canoe Birch
<u>Celtis occidentalis</u>	Hackberry
<u>Fraxinus americana</u>	American Ash
<u>Larix laricina</u>	American Larch
<u>Morus tatarica</u>	Russian Mulberry
<u>Populus alba</u>	Silver Poplar
<u>P. bolleana</u>	Bollean's Pyramidal Poplar
<u>P. destoides</u>	Cottonwood
<u>Pyrus americana</u>	American Mountain Ash
<u>Quercus alba</u>	White Oak
<u>Q. macrocarpa</u>	Burr Oak
<u>Q. rubra</u>	Red Oak
<u>Salix alba</u>	White or Huntington Willow
<u>S. babylonica</u>	Wisconsin Weeping Willow
<u>Ulmus american</u>	American Elm

Deciduous Trees for Protected Places

<u>Acer platanoides</u>	Purple Maple
<u>Cerasus padus</u>	European Bird Cherry
<u>Cercis canadensis</u>	American Judas Tree
<u>Crataegus oxyacantha fl. pl. alba</u> ..	Double White English Hawthorne
<u>C. " " " rosea</u> ..	Double Pink English Hawthorne
<u>Gleditsia triacanthos</u>	Honey Locust
<u>Larix europaea</u>	European Larch
<u>Platanus occidentalis</u>	Sycamore
<u>Pyrus Aucuparia</u>	European Mountain Ash
<u>Robinia hispida</u>	Rose Acacia

Hardy Evergreen Trees

<u>Abies balsamea</u>	Balsam Fir
<u>A. sub-alpina</u>	Rocky Mountain Fir

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Congdon, Chester and Clara, Estate, Duluth, MN

Section number 7 Page 11

- Juniperus canadensis.....Canadian Juniper
- J......".....prostrata.....Trailing Juniper
- J. communis.....Native Common Juniper
- J. virginiana.....Red Cedar
- Picea alba.....White Spruce
- P. engelmanni.....Engelmann's Spruce
- P. excelsa.....Norway Spruce
- P. pungens glauca.....Colorado Blue Spruce
- Pinus austriaca.....Austrian Pine
- P. Mugo.....Dwarf Mountain Pine
- P. ponderosa.....Bull Pine
- P. resinosa.....Red Pine
- P. strobus.....White Pine
- P. sylvestris.....Scotch Pine

Evergreen Trees for Protected Places

- Abies concolor.....Colorado Silver Fir
- Juniperus sabina.....Savin Juniper
- Picea excelsa inverta.....Weeping Spruce
- Pseudo-tsuga douglassi.....Douglas Spruce
- Pinus cembra.....Swiss Stone Pine
- Tsuga canadensis.....Hemlock

Hardy Deciduous Shrubs

- Alnus incana.....Alder
- Amelanchier canadensis.....Juneberry
- Amorpha fruticosa.....False Indigo
- Caragana arborens.....Siberian Pea
- Cornus alba siberica.....Red-branched Dogwood
- C. paniculata.....Panicled Dogwood
- C. stolonifera.....Red-osier Dogwood
- Crataegus coccinea.....American White Thorn
- C. crus galli.....Cockspur Thorn
- Eleagnus argentea.....Silver Leaf Oleaster
- Hamamelis virginiana.....Witch Hazel
- Lonicera Morrowi.....Morrow Honeysuckle
- L. tatarica.....Tartarian Honeysuckle
- Mahonia repens.....Creeping Mahonia
- Philadelphus coronarius.....Syringa
- Rhamnus cathartica.....Buckthorn
- Rhus glabra.....Smooth Sumac

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Congdon, Chester and Clara, Estate, Duluth, MN

Section number 7 Page 12

- R. typhina.....Staghorn Sumac
- Ribes alpina.....Alpine currant
- R. aurea.....Yellow Flowering Missouri Currant
- Rubus deliciosus.....Rose Flowering Raspberry
- Salix alba vitellina.....Russian Golden Willow
- S. " britsensis.....Britsensis Willow
- S. purpurea.....Purple Leaf Willow
- Sambucus canadensis.....Elderberry
- Shepherdia argentea.....Silver Buffaloberry
- Spiraea opulifolius aurea.....Golden-leaved Ninebark
- S. sorbifolia.....Sorb Leaf Spiraea
- S. Van Houtii.....Bridal Bower
- Symphoricarpos racemosus.....Snowberry
- S. vulgaris.....Indian Currant
- Syringa josikea.....Hungarian Lilac
- S. pekinensis.....Chinese Lilac
- S. rothmagensis.....Rouen Lilac
- S. vulgaris alba.....White Common Lilac
- Viburnum cassinoides.....Withe-rod
- V. dentatum.....Arrow-wood
- V. Lentago.....Sheep-berry
- V. Opulus.....High-bush Cranberry
- V. Opulus sterilis.....Common Snowball

Deciduous Shrubs for Protected Places

- Berberis Thunbergii.....Japanese Barberry
- Evonymus atropurpurea.....Burning Bush
- Deutzia gracilis.....Dwarf Deutzia
- Diervilla Florida rosea.....Weigelia
- Hydrangea paniculata var. grandif.Hydrangea
- Lonicera fragrantissima.....Fragrant Honeysuckle
- Sambucus nigra aurea.....Golden Elder
- Spiraea arguta.....Early flow Spiraea
- S. bumalda Anthony Waterer.....Pink Spiraea
- S. billardii.....Midsummer flow Spiraea

Hardy Roses for Shrubbery Border

- Rosa carolina.....Swamp Rose
- R. lucida.....Native Rose
- R. multiflora.....Native Rose
- R. Persian yellow.....Austrian Rose

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Congdon, Chester and Clara, Estate, Duluth, MN

Section number 7 Page 13

- R. rubiginosa.....Sweetbriars
- R. rugosa.....Pink Japanese Rose
- R. rugosa alba.....White Japanese Rose

Hardy Climbing Roses for Banks

- Baltimore belle.....Prairie Rose
- Queen of the prairie.....Prairie Rose
- Rosa setigera.....Prairie Rose

Hybrid and Climbing Roses Which Need Winter Protection

- Baroness Rothschild
- Crimson Rambler
- Dorothy Perkins
- Fisher Holmes
- Kaiserin Augusta Victoria
- Marchioness of Londonderry
- Marie Baumann
- Mrs. John Laing
- Wichuriana

Hardy Herbaceous Perennials for Shrubbery Border

- Achillea millefolium roseum.....Milfoil
- Aquilegia al pina.....Alpine Columbine
- A. canadensis.....Native Columbine
- A. chrysantha.....Yellow Columbine
- Asclepias tuberosa.....Milkweed
- Aster himalayensis.....White flow Starwort
- A. novae angliae.....Purple flow Starwort
- A. novae belgii.....Blue flow Starwort
- Boltonia asteroides.....White flow False Chamomile
- B. latisquamae.....Purple flow False Chamomile
- Cassia marilandica.....Senna
- Convallaria majalis.....Lilly of the valley
- Delphinium slatum.....Bee Larkspur
- Dianthus barbatus.....Sweet William
- Helenium autumnale.....Superbum Sneezewort
- Helianthus multiflorus.....Double Sunflower
- Iris Missourensis.....Wester Blue Flag
- I. siberica.....Siberian Blue Flag
- Lathyrus latifolius.....Perennial Pea

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Congdon, Chester and Clara, Estate, Duluth, MN

Section number 7 Page 14

- Liatris punctata.....Gay Feather
- Penstemon coeruleus.....Colorado Blue Penstemon
- Papaver Californicum.....California Poppy from seeds
- Eschscholzia alba.....California White Poppy
- Rudbeckia laciniata.....Golden Glow
- Solidago serotina.....Golden Rod
- Tradescantia virginica.....Spiderwort
- Yucca glauca.....Native Spanish Bayonet

For Well Protected Places

- Althaea rosea.....Hollyhock
- Bocconia cordata.....Plume Poppy
- Peonia officinalis.....Herbaceous Peony

Herbaceous Perennials for Formal Garden

White

- Achillea ptarmica.....Yarrow
- Chrysanthemum maximum.....Monnpenny Daisy
- Phlox decussata.....Garden Phlox

Pink

- Digitalis purpurea.....Fox Glove
- Lilium auratum.....Rayed Lily
- Lythrum roseum.....Pink Loosestrife
- Penstemon barbatus.....Beard Tongue
- Phlox decussata.....Garden Phlox

Red

- Lobelia cardinalis.....Cardinal Flower
- Lychnis chalcedonica.....London Pride
- Papaver orientale.....Oriental Poppy
- Phlox decussata.....Garden Phlox

Blue

- Aquilegia coerulea.....Blue Columbine
- Campanula carpatica.....Blue Bell
- Caryopteris mastacanthus.....Blue Spiraea

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Congdon, Chester and Clara, Estate, Duluth, MN

Section number 7 Page 15

Delphinium hinensis.....Chinese Larkspur
Iris germanica.....German Iris
I. kaempferi.....Japanese Iris
Platycodon grandiflorum.....Chinese Blue Bell
Salvia azurea grandiflora.....California Sage

Yellow

Anthemis tinctoria.....Chamomile
Coreopsis lanceolata.....Tickseed
Gaillardia grandiflora.....Blanket Flower
Helenium autumnale pumilum.....Sneezewort
Lilium tigrinum.....Tiger Lily
Tritoma uvaria grandiflora.....Torch Lily

Evergreens for Formal Garden

Thuja occidentalis.....American Arborvitae
T. occidentalis pyramidalis.....Pyramidal Arborvitae

Grasses in Protected Places

Arundo donax.....Great Reed
Eulalia japonica.....
E. japonica gracilima.....
E. japonica variegata.....
Phalaris arundinacea variegata.....Ribbon Grass

Hardy Ferns

Adiantum pedatum.....Maiden Hair
Aspidium acrostichoides.....Shield Fern
Asplenium felix foemina.....Lady Fern
Onoclea struthiopteris.....Ostrich Fern
Osmunda claytoniana.....Flowering Fern
Pteris aquilima.....Brake Fern

Hardy Vines

Ameelopsis quinquefolia.....Virginia Creeper
Celastrus scandens.....Bittersweet
Clematis virginiana.....Wile Clematis
Lonicera sulivanta.....Native Honeysuckle

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Congdon, Chester and Clara, Estate, Duluth, MN

Section number 7 Page 16

Lycium chinensis.....Matrimony Vine
Vitis vulpina.....Frost Grape

Through its 85 years of use the landscape design has undergone some alterations. In about 1926 the west bank of Tischer Creek, which had been eroding naturally, was reinforced with native bluestone granite. During the 1930s the lombardy poplar allee along the service drive was replaced with cedars, and the horse and cow paddocks were removed in favor of a spruce windbreak. Perhaps the most notable change occurred in the 1940s when the tree cover south of the formal garden -- which had become completely overgrown -- was partially cleared to open up views of Lake Superior and create a lawn. At about the same time a pair of red cedar plantings in the formal garden was replaced with a honeysuckle hedge. In addition, a cedar hedge that bordered the west and south edges of the vegetable garden was replaced with a honeysuckle hedge. The latter was removed in 1987 and a cedar hedge replanted. The system of roads, paths, and trails throughout the estate designed by Leavitt remain largely in place, although some are not maintained, especially those on the north side of London Road. Four greenhouses constructed in 1908 north of the Gardener's Cottage for general plants, carnations, roses, and tropical plants were removed in 1971. When Glensheen opened to the public in 1979 a parking lot was built on the eastern edge of the estate.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Congdon, Chester and Clara, Estate, Duluth, MN

Section number 8 Page 1

Unlike the mining industrialists with whom he associated professionally, Chester Congdon settled permanently in Duluth. After living in a house at 1730 East First Street, he moved with his family into the Oliver G. Traphagen House (NRHP) at 1509-11 East Superior. By 1903, Chester and Clara were working with the architect Clarence Johnston on the building designs for Glensheen.

Perhaps because of their travels in Great Britain, they chose to build a Jacobethan Revival style house that would be unequalled in Duluth in scale and embellishment. Derived from early seventeenth-century formal English building traditions, the Jacobethan Revival style was common in architect-designed landmarks built around the turn of the century. Several key features in the Congdon House characterize the style. It has brick-clad walls with gables rising in a parapet in front of the gabled roof. Symmetrically-placed windows and bays trimmed with granite and corbeled chimneys rise from the tiled roof. Other large Tudor-inspired residences -- such as the Thompson-Whiteside House and the H.C. Dudley House, both designed by Chicago architect Howard Shaw and built in 1925 -- were constructed in Duluth during the first quarter of the century, but none compare to the outstanding architectural features of Glensheen. These dwellings are not as large nor as well defined in exterior and interior design qualities as the main house at Glensheen. In addition, nearly all of the original interior furnishings and appointments as conceived by the William French Company are still inside the Congdon House, thereby contributing to the significance of the dwelling. Perhaps most importantly, other Duluth houses do not contain ancillary buildings and relatively unaltered landscaped grounds to form such a well rounded and complete property as at the Congdon Estate.

Clarence H. Johnston, Sr. (1859-1936) began his work in architecture in the St. Paul office of A.M. Radcliffe, later studying briefly at the Massachusetts Institute of Technology. Upon returning to St. Paul, he was employed by the architect Edward P. Bassford before taking a position with Herter Brothers, a distinguished New York decorating business. After touring Europe and Asia in 1883, he settled in St. Paul to begin a prolific practice which included serving as the State Architect for the Board of Control from 1901-1931. Johnston's firm designed hundreds of public buildings, churches, and commercial and office buildings, as well as 35 residences on St. Paul's Summit Avenue in a wide variety of styles including the Queen Anne, Romanesque, Medieval, and Tudor Revivals.

While the spatial context for significance in landscape architecture is the city of Duluth, Glensheen contains many of the major components found in larger country estates, which became increasingly popular among wealthy Americans in the late nineteenth century. In addition to the main house, the property features service buildings, a vegetable garden, tennis court and bowling green, formal flower gardens, bathing facilities, and an orchard north of the house.

United States Department of the Interior
National Park ServiceNational Register of Historic Places
Continuation Sheet

Congdon, Chester and Clara, Estate, Duluth, MN

Section number 8 Page 2

All of these elements are neatly organized into a compact design that creates a visual tie between the buildings and grounds. As an extension of the dwelling, the landscape design likely reflects Chester Congdon's desire to establish a sylvan environment that integrated a system of trails through his property. It displays the influence of romantic principles advocated by eighteenth-century British landscape designers "Capability" Brown and Humphrey Repton and some formal English Renaissance landscape features, represented by the combination of informal and formal design elements. Natural shapes and contours, for example, as well as the entrance drive curving toward the house, provide changes of scenery and glimpses of landscapes beyond like the glen and Lake Superior. The curvilinear paths around the house and along Tischer Creek emphasize the informality of the design, while the straight range of trees planted along the service drive and the rectilinear gardens reflect more formality. Leavitt adapted these characteristics to the site on Tischer Creek and created a dramatic landscape setting. With the house as the focal point, the formal gardens as well as the flower and vegetable gardens in the service area took advantage of the natural slope to create each terrace. The grass lawn south of the house (enlarged in the 1940s), widening as it approaches the lake, and enframed by trees and shrubs, further reflects Repton's design philosophy.

Glensheen is the only known property in Minnesota designed by Leavitt. Charles Wellford Leavitt, Jr. (1871-1928) was born in Riverton, New Jersey and graduated from the Cheltenham, Pennsylvania Military Academy in 1888. His professional career in civil engineering began in 1891 when he supervised construction of the Caldwell (N.J.) Railroad. From 1893-95 he was with the New York Suburban Land Company, after which he became engineer of the Borough of Essex Falls, New Jersey, and assistant engineer in charge of construction for the East Jersey Water Company. In 1897 Leavitt opened an office in New York City, specializing in civil and landscape engineering, city planning, and landscape architecture. For twelve years he was chief engineer of the Palisades Interstate Park Commission where he designed the park and highway around Storm King mountain, which opened in 1923.²

Architecturally, the Congdon House is unsurpassed in scale and quality of design and represents an excellent example of the Jacobethan Revival style. Because of its continuous ownership by the same family the house has had only a few minor changes, and its remarkable interior design and furnishings enhance the building's integrity. The outbuildings surrounding the main house, since they are contemporaneous to the dwelling, further contribute to the overall significance of the estate.

As an example of the only plan associated with the New York landscape architect Charles Leavitt, the grounds assume another layer of significance. The original design has been altered only slightly and thus demonstrates the type of landscape plan commonly used for estates during the period. From the local perspective,

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Congdon, Chester and Clara, Estate, Duluth, MN

Section number 8 Page 3

Duluth has no other residential designed landscape of similar distinction. It is also noteworthy that this plan represents the only collaboration between the New York landscape architect Leavitt and the Minnesota architect Johnston, both equally capable professionals.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Congdon, Chester and Clara, Estate, Duluth, MN

Section number 8 Page 4

ENDNOTES

1. Among Johnston's major works are the Beaux Arts Minnesota Historical Society Building, the Renaissance-inspired Manhattan Office Building, and the Art Deco Tri-State Telephone Company Building, the first two of which are listed in the National Register. He also designed a variety of state-owned buildings and entire campuses such as the Cambridge State Hospital, the Women's Reformatory at Shakopee, the Minnesota Home School for Girls, and the second Stillwater State Prison at Bayport (NRHP, 1910-28). Johnston designed buildings at nearly every state institution established around the turn of the century. Ranging from Gothic Revival to Georgian Revival, his designs reflect the breadth and adaptability which characterized his work.

2. Leavitt had a wide variety of civil engineering commissions which were diverse in geographic distribution and type. They included federal parks in Cuba, Washington Crossing Park on the Delaware, Congress Hall Park, Saratoga, N.Y., Pennypack Park for the Fairmount Park Commission of Philadelphia, Monument Valley Park at Colorado Springs, CO., and the Camden County Parks and Cooper River Parkway at Camden, N.J.; the town planning of West Palm Beach and Lakeland, Florida, Garden City and Mount Vernon, New York, Camden, New Jersey, Brunswick, Georgia, and Grand Marie, Manitoba, Canada; campus designs for Lehigh University and the Universities of Georgia and South Carolina; country clubs at the Westchester Biltmore in Purchase, New York and the Rumson in Rumson, New Jersey; and race tracks at Belmont Park, Empire City, Saratoga, Sheepshead Bay, Toronto, Winnipeg, and Montreal.

Leavitt also designed a wide variety of gardens, with schemes ranging from a formal Italianate design in Loretto, Pennsylvania to intimate wild flower enclosures in Redbank, New Jersey. He planned the residential gardens of many notable and wealthy persons such as William C. Whitney, Foxhall Keene, Daniel S. Lamont, and Charles M. Schwab. Leavitt also worked on the garden of Henri Bendel's house at Kings Point, New York. In the mid-1920s, he was commissioned to design a number of formal estates on Long Island including Sefton Manor, Lilian Sefton Dodge's estate at Mill Neck; Blythewood, the George C. Smith estate at Muttontown; and Isaac Cozzen's estate, Maple Knoll, at Lattingtown. Other Long Island commissions were for the estates of Anson W. Hard at West Sayville; Carlton Macy at Hewlett; and Creekside, the home of Harry W. Knapp at East Islip. He also made plans for Mrs. Potter Palmer of Sarasota, Florida and W.K. Jewett in Pasadena, California.

Charles Leavitt served as a consulting landscape engineer to the Board of Water Supply of New York City and the North Jersey District Water Supply Commission.

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Congdon, Chester and Clara, Estate, Duluth, MN

Section number 8 Page 5

He was a member of the American Society of Civil Engineers, American Society of Landscape Architects, American Institute of Consulting Engineers (president, 1923), Architectural League of New York, and the National Conference of City Planners.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Congdon, Chester and Clara, Estate, Duluth, MN

Section number 3 Page 1

List of contributing and non-contributing properties

Contributing Buildings:

House #1
Carriage House #2
Gardener's Cottage #3
Boat House #4
Potting Storage Shed #6
Lake Shelter #11

Contributing Site:

Landscaped Grounds #25

Contributing Structures:

Pier #5
Reservoir #10
Tischer Creek Bridge #12
Tischer Creek Culvert #13
Bent Brook Bridge #14
Bent Brook Culvert #15
Fence #24

Contributing Objects:

Five Benches #s17-21
Fountain #22
Sundial #23

Non-Contributing Buildings:

Museum Shop #7
Orchard House #9

Non-Contributing Site:

Parking Lot #8

Non-Contributing Structure:

Bent Brook Bridge #16

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number 9 Page 1

Congdon, Chester. Papers. Chester and Clara Congdon Estate, Duluth, Minnesota.

Duluth Weekly Herald 15 January 1908, 9.

Favretti, Rudy J. and Joy Putnam Favretti. Landscapes and Gardens for Historic Buildings. Nashville, TN.: American Association for State and Local History, 1978.

Lane, Michael. "Glensheen: The Construction Years." N.d. Typescript.

Newton, Norman T. Design on the Land: The Development of Landscape Architecture. Cambridge, MA.: Harvard University Press, 1971.

Van Brunt, Walter. Duluth and St. Louis County, Minnesota. Vol. I. Chicago: The American Historical Society, 1921.

Western Architect 15/4 (April 1910): 46-48.

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Congdon, Chester and Clara, Estate, Duluth, MN

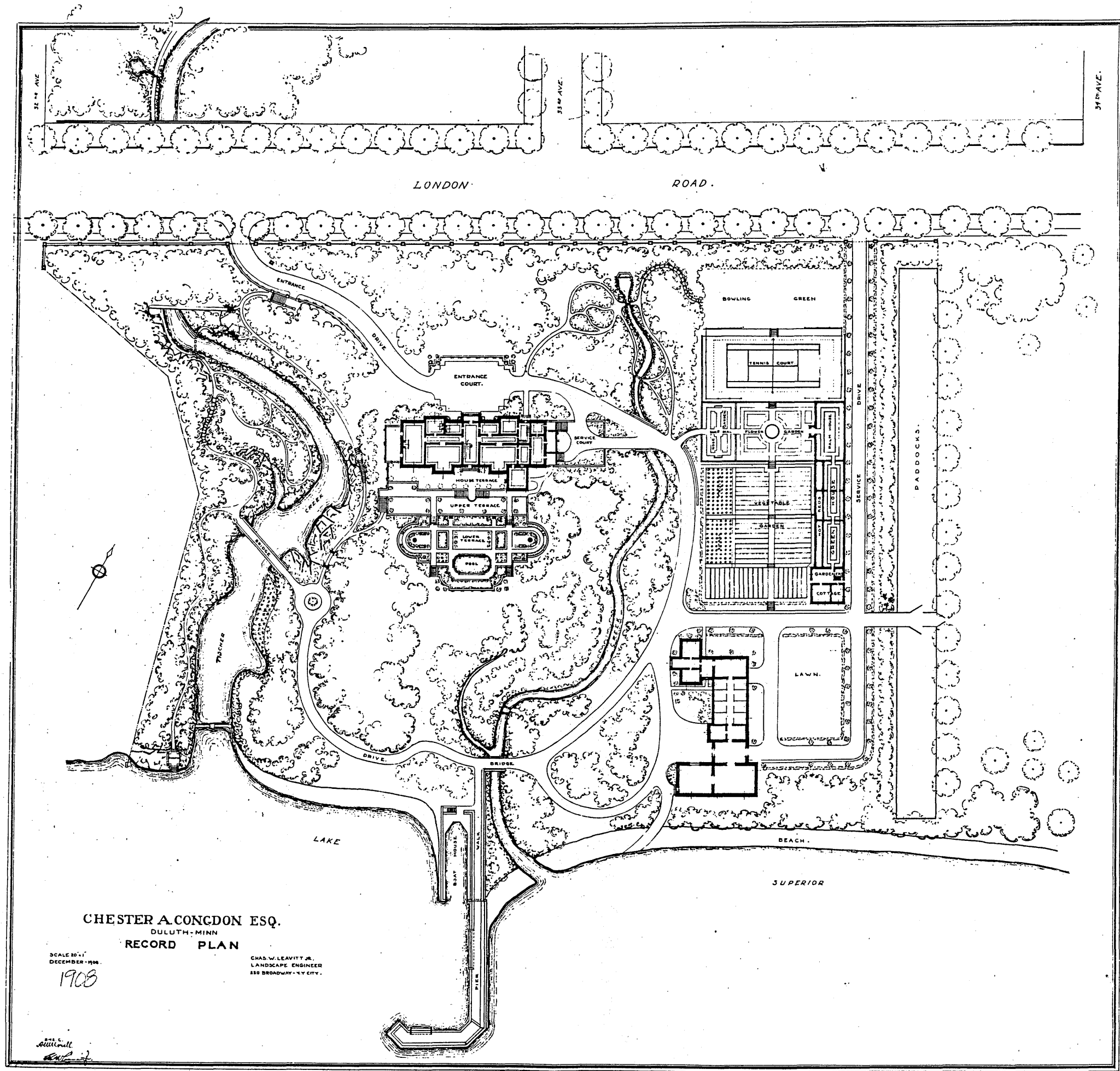
Section number 10 Page 1

Boundary Justification

Approximately 22 acres of the property that includes the dwelling, outbuildings, reservoir, landscaped grounds, and orchard that have been a historic part of the property, maintain historic integrity, and convey the property's historic setting are being nominated to the National Register.

The southern boundary, following the shoreline of Lake Superior, includes to the north the house, most of the outbuildings on the estate, and a majority of the landscaped property. The western boundary near the house coincides with the original property line that divides the estate and Scandia Cemetery; across London Road it includes a small, square parcel of land that has historically been associated with the estate, and then follows the east side of 32nd Avenue East and includes to its east the orchard, pasture, reservoir, and surrounding land. The northern boundary parallels the south side of Superior Street and excludes land to the north that Chester Congdon donated to the city of Duluth for use as a public park. The upper part of the eastern boundary, from UTM points D to F, follows the eastern side of Tischer Creek and includes to its west the reservoir, orchard house, orchard, and pasture land; the lower part of the eastern boundary, from UTM points G to H, coincides with the original eastern property line of the estate. The northern boundary just across London Road from the house, from UTM points F to G, includes the buffer zone of land to its south which was part of the original estate.

Congdon, Chester and Clara,
Estate
Duluth, St. Louis County,
Minnesota



CHESTER A. CONGDON ESQ.
DULUTH, MINN.
RECORD PLAN

SCALE 20'-1"
DECEMBER, 1908
1908

CHAS. W. LEAVITT JR.
LANDSCAPE ENGINEER
210 BROADWAY - N.Y. CITY.

Small logo or signature in the bottom left corner.

Congdon, Chester
and Clara, Estate
Duluth, St. Louis
County, Minnesota

CHESTER A. CONGDON.
DULUTH, MINN.
PLANTING PLAN

SCALE 1" = 20'
NO. 827-C

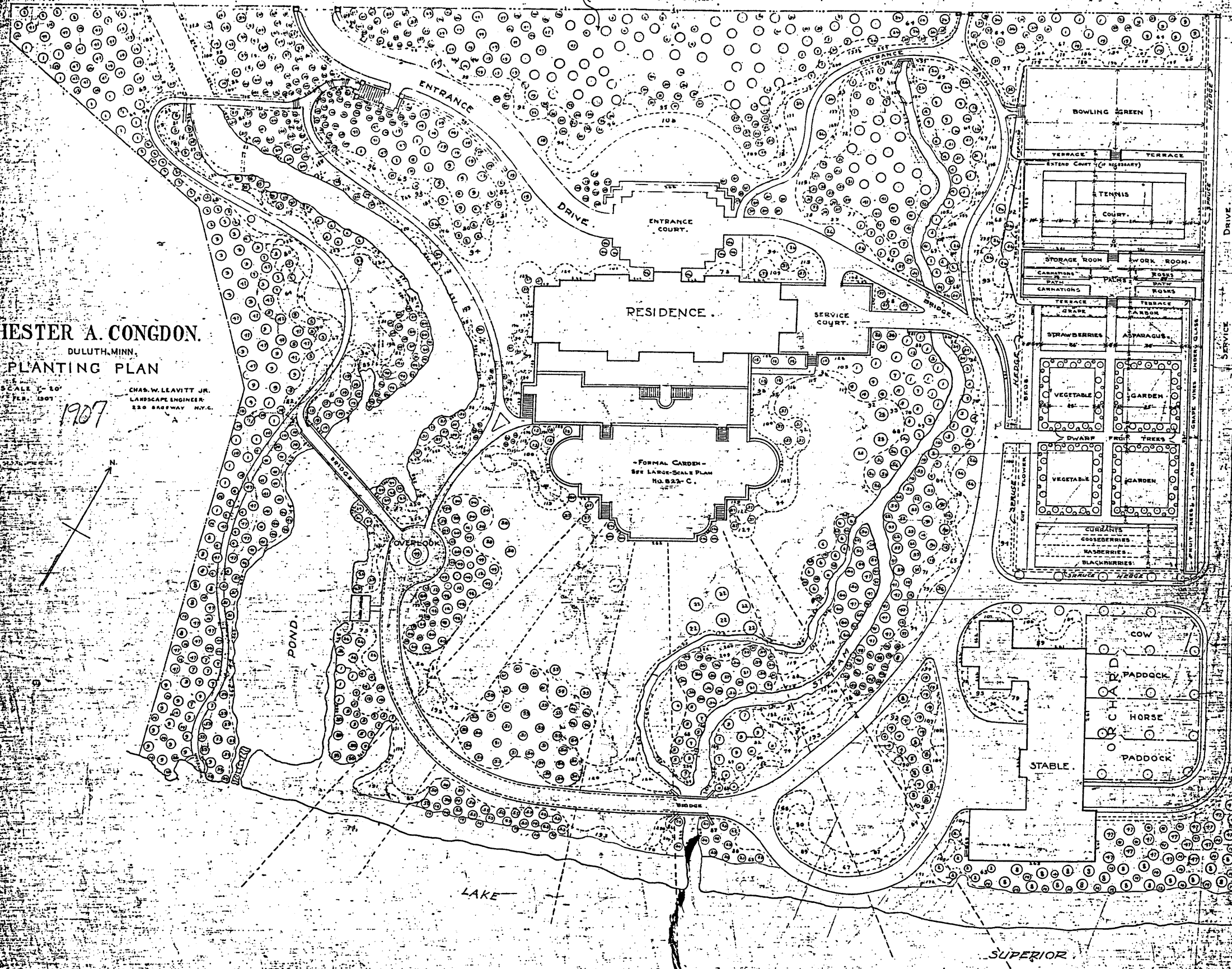
1907

CHAS. W. LEAVITT JR.
LANDSCAPE ENGINEER
230 BROADWAY N.Y.C.



LONDON ROAD

NOTE: THIS PLANTATION TO BE ADAPTED TO EXISTING GROUND LEAVING OCCASIONAL OPEN SPACES.



LAKE

SUPERIOR

SUPERIOR STREET

CONGDON, CHESTER AND CLARA, ESTATE
3300 LONDON ROAD
DULUTH, MN

AUGUST 1990

SCALE: APPROX. 1" = 200'

BOUNDARY: - - - - -



10c

GREYSOLON ROAD

9nc

TISCHER CREEK

32nd AVE EAST

DULUTH & IRON RANGE RAILROAD

LONDON ROAD

TISCHER CREEK

LAKE SUPERIOR

