

United States Department of the Interior  
National Park Service

56-1845

# National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.



### 1. Name of Property

Historic name: LaSalle Apartments

Other names/site number: Ivy Manor Apartments

Name of related multiple property listing:  
N/A

(Enter "N/A" if property is not part of a multiple property listing)

### 2. Location

Street & number: 201 North Fifth Avenue

City or town: Virginia State: Minnesota County: St. Louis

Not For Publication:  N/A Vicinity:  N/A

### 3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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. I recommend that this property be considered significant at the following level(s) of significance:

national  statewide  local

Applicable National Register Criteria:

A  B  C  D

 <hr/>	<u>10.5.17</u> <hr/>
<b>Signature of certifying official/Title:</b> Amy Spong, Deputy SHPO, MNHS	
<b>Date</b>	
<hr/> <b>State or Federal agency/bureau or Tribal Government</b>	

In my opinion, the property <input type="checkbox"/> meets <input type="checkbox"/> does not meet the National Register criteria.	
<hr/>	<hr/>
<b>Signature of commenting official:</b>	
<b>Date</b>	
<hr/> <b>Title :</b>	<hr/> <b>State or Federal agency/bureau or Tribal Government</b>

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**4. National Park Service Certification**

I hereby certify that this property is:

- entered in the National Register
- 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

**5. Classification**

**Ownership of Property**

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

**Category of Property**

(Check only one box.)

- Building(s)
- District
- Site
- Structure
- Object

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**Number of Resources within Property**

(Do not include previously listed resources in the count)

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

Number of contributing resources previously listed in the National Register N/A

**6. Function or Use**

**Historic Functions**

(Enter categories from instructions.)

DOMESTIC/multiple dwelling

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Current Functions**

(Enter categories from instructions.)

DOMESTIC/multiple dwelling

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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## 7. Description

### Architectural Classification

(Enter categories from instructions.)

Late 19th and 20th Century Revivals

Other: Georgian Revival

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**Materials:** (enter categories from instructions.)

Principal exterior materials of the property: Walls: BRICK; Foundation: CONCRETE;  
Roof: SYNTHETICS/Rubber

### Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

### Summary Paragraph

The LaSalle Apartments at 201 North Fifth Avenue is a Georgian Revival style apartment building at the northeast corner of North Fifth Avenue and North Fifth Street in Virginia, Minnesota. Built in 1924, the three-story, U-shaped-plan building sits on a raised basement and is clad with red brick laid in a running bond pattern. The roof has a brick parapet with Bedford limestone coping and brick dentils below the stone coping. The building's corner bays and façade (west elevation) feature a pedimented parapet and limestone plaques with swags. A limestone stringcourse wraps the building at the sill of the first floor windows. The building is regularly fenestrated and windows are wood, double-hung sash with six-over-one divided lights and aluminum combination storms. Other than the limestone sills at the first floor, all window sills are brick. The interior courtyard opens at the west and is enclosed by a brick arcade with three arched openings. The interior features a central wood stair at the entrance and interior corridors are double-loaded with residential units. The building retains the original plan layout for 46 apartments with 24 kitchenettes and 22 one-bedroom units. The LaSalle Apartments retains a high level of interior and exterior integrity.

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## Narrative Description

### *Location and Setting*

The LaSalle Apartments occupies Lots 8 through 11, Block 13 of the Plat of Virginia. The building is located one block north of Chestnut Street, Virginia's commercial thoroughfare, which runs east-west. The U-shaped-plan building faces North Fifth Avenue at the west and North First Street at the south. A paved alley runs along the east elevation and a two-story, wood-frame house (ca. 1900) is located at the north. The brick residence for Dr. Charles Lenont (ca. 1901) is across North Fifth Avenue. Much of the early-twentieth-century building fabric remains around the LaSalle Apartments.

### *West Elevation (North Fifth Avenue)*

The symmetrical west elevation faces North Fifth Avenue and the central courtyard of the U-shaped plan opens at this elevation. (Photos #1, 2) Each wing of the west elevation has two bays of windows and the windows are grouped in sets of three with six-over-one divided lights. Both wings feature a limestone stringcourse at the first floor and brick window sills at the second and third floor windows. The third floor windows are organized under an inset brick arch with a centered limestone plaque. Each bay has a central, pedimented parapet with a limestone plaque and swags. Four oval-shaped limestone medallions are inset at the parapet of both wings. Brick quoins form an arch at the corners of the parapet. Cast iron railings curve at the outside corners of the building.

The central courtyard features a one-story, brick arcade with three arched openings. (Photo #3) The arcade has a limestone pediment with two limestone finials. The arches rest on Bedford limestone pilasters and two limestone columns with Doric capitals. Two oval-shaped limestone medallions are placed above the arches and the original cast iron light fixture hangs over the central arch.

The materials and fenestration of the west elevation are continued at the interior courtyard, where the main entrance is located. (Photo #4) Windows at the courtyard are organized in pairs with two bays of single windows. Inset brick panels at the courtyard indicate the location of the chimneys. The central entrance is flanked by bays of single, wood windows. The wood surround has double-leaf aluminum doors (ca. 1970) and is flanked by cast iron light fixtures and curved iron railings. The second and third floor openings above the entrance have a group of three wood windows with six-over-six divided lights. A wood transom panel is centered over each window at the second floor and the windows share a stone sill. Each of the windows at the third floor has a fixed, divided light transom and the windows are organized under an inset brick arch. Limestone plaques, swags and oval medallions are located at the parapet above the entrance.

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### *East Elevation (rear elevation)*

The east elevation faces an alley and a two-story, brick commercial building (ca. 1900) is located across the alley.<sup>1</sup> (Photo #6) This elevation has the same materials of the west elevation and features a simplified fenestration. The majority of the openings at this elevation feature wood windows with six-over-one divided lights and are arranged in groups of three. The parapets at the north and south bays are pedimented and feature decorative limestone plaques, swags and oval medallions. An aluminum egress door is located at the south bay. A three-story, cast iron fire escape is located at the north bay. Exit doors to the fire escape are replacement aluminum doors (ca. 1970). Stepped windows at this elevation indicate the location of the interior stair. All basement windows at this elevation are filled with wood boards; it is unknown if the original wood sash remains.

### *South Elevation (North First Street)*

This elevation has the same materials of the west and east elevations and features a similar fenestration. (Photo #5) Windows are grouped in sets of two and three; single windows indicate interior bathroom locations. The parapets at the west and east bays are pedimented and feature decorative limestone plaques, swags and oval medallions. The inset brick panels at the west bay indicate the interior chimney. The inset brick panels at the east bay indicate the location of the interior stair.

### *North Elevation*

The north elevation faces a two-story, wood frame dwelling (ca. 1900) located approximately ten feet away from the dwelling. (Photo #7) The north elevation duplicates the materials and fenestration of the south elevation. Electric service is attached to the building at the east and enters the building at a basement opening. Four of the eight basement windows at this elevation are filled with wood boards; it is unknown if the original wood sash remains.

### *Interior*

The 46 units at the interior of the LaSalle Apartments retain the original configuration. The corridors are double-loaded with residential units and each of the three floors has a mix of one-, two-, and three-room units.<sup>2</sup> The central wood stair is accessed through the main courtyard entrance. (Photo #8) The landing at the first floor entrance features decorative plaster festoons and a mirrored wall. A second wood stair is located at the southeast corner of the building and exits to the rear (east) alley. (Photo #9) Corridors are carpeted and were historically carpeted; wood is unfinished under the carpet. The corridors retain the original plaster walls with decorative wood panel trim, baseboards and crown molding. (Photo #10) The majority of the residential units retain the original finished wood floors, baseboards and crown molding as well

<sup>1</sup> This building was constructed in ca. 1900 for the Matheson Wagon Company.

<sup>2</sup> The U-shaped plan allowed for residential units on both side of the corridors.

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as the original kitchen cabinets and bookshelves. (Photo #11) The majority of the bathrooms retain the original cast iron bathtubs, sinks and tile floors. The six units at the west side of the building have brick mantels.

The basement level, where a grocery and hair salon operated when the building first opened, has five units. There is a lowered acoustical tile ceiling in the corridor and a central meeting room and laundry room. Residential storage units are located at the northeast corner of the basement.

### *Integrity*

The LaSalle Apartments retains a high degree of interior and exterior integrity and continues to convey the building's period of significance, 1924-1967. At the exterior, the original design features and materials remain. Exterior alterations include replacement entrance doors (ca. 1970) and blocked basement windows at the north and east elevations. Residential doors at the interior corridors have been replaced with wood doors, but the majority of the interior units retain wood cabinets, doors and bathrooms. The LaSalle Apartments retains excellent overall integrity of location, setting, materials, workmanship, design, feeling and association.

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## 8. Statement of Significance

### Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

### Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years



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**Areas of Significance**

(Enter categories from instructions.)

COMMUNITY PLANNING AND DEVELOPMENT

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Period of Significance**

1924-1967

\_\_\_\_\_  
\_\_\_\_\_

**Significant Dates**

1924

\_\_\_\_\_  
\_\_\_\_\_

**Significant Person**

(Complete only if Criterion B is marked above.)

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Cultural Affiliation**

N/A

\_\_\_\_\_  
\_\_\_\_\_

**Architect/Builder**

DeZurick-Cutlow Company (builder)

\_\_\_\_\_  
\_\_\_\_\_

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**Statement of Significance Summary Paragraph** (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

The LaSalle Apartments, built in 1924 at 201 Fifth Avenue North, is locally significant under Criterion A in the area of Community Planning and Development for its association with broad patterns of early-twentieth-century American urban development and, specifically, the development of middle-class, multiple-family housing in Virginia. The building is an excellent, intact example of an urban apartment building constructed during Virginia's early-twentieth-century economic boom. It is situated near the city's important intersection of commercial and civic activity at Chestnut Street and Fifth Avenue. LaSalle Apartments was constructed during Virginia's expansion period in the 1920s, when the Mesabi iron range was at maximum output of high-grade ore. Amidst a great volume of simple mine workers' housing, the middle-class, multi-family apartment building had been, and remains, an uncommon building type in Virginia. The Georgian Revival style building represents changing patterns of residential construction and housed owners and employees of local businesses as well as schoolteachers. The LaSalle Apartments did not offer parking garages and its placement on the city's commercial and civic axis provided easy access to employment opportunities and public transportation. Located one block north of Chestnut Street, the city's main commercial artery, the building occupies a prominent corner and presents a substantial appearance enhanced by its courtyard and stately design. The period of significance, 1924-1967, begins with the date of construction and ends in 1967, reflecting the ongoing, stable residential community housed in the locally unique building type.

A framework for understanding Virginia's twentieth-century development is provided by the statewide contexts "Minnesota's Iron Ore Industry 1880s-1945," "Northern Minnesota Lumbering 1870-1930s" and "Urban Centers 1870-1940." Local historic contexts were provided in the *Virginia Commercial Historic District* (NRHP, 1997) and the *Mesabi Range Historic Contexts* (Zellie 2005).

A National Register Criterion C argument was not pursued in this nomination, however additional documentation may prove the building is eligible for architectural significance.

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**Narrative Statement of Significance** (Provide at least **one** paragraph for each area of significance.)

Virginia is located in the center of the Mesabi iron range in northern Minnesota, approximately 65 miles west of Duluth and the Lake Superior shipping ports. During the late nineteenth-century, before the discovery of the state's iron ranges, large areas of the region were owned by lumber companies.<sup>3</sup> In 1892, the Mountain Iron Mine produced the first ore shipped from the Mesabi range. That same year, landowner Alfred E. Humphrey and a group of speculators, incorporated the Virginia Improvement Company and platted the townsite of Virginia.<sup>4</sup> The 60-block plat occupied the land between the future Missabe Mountain Mine at the east and Silver Lake at the west. The main commercial thoroughfare, Chestnut Street, runs east-west, and the north-south Fifth Avenue, originally named Central Avenue, links Bailey Lake (originally named Virginia Lake) at the north and South Side Park at the south.

By the end of the nineteenth-century, lumber mills and iron mining drove Virginia's development. In 1893 the Finlayson Company of St. Paul built a sawmill to provide lumber for the mines and town site development. This firm became the Virginia Lumber Company and, later, the Virginia and Rainy Lake Lumber Company. Between 1910 and 1929, the Virginia and Rainy Lake Lumber Company operated the largest white pine mill in the world in Virginia.<sup>5</sup> The iron ore production on the Mesabi Range jumped from 4,245 tons of ore in 1892 to 613,620 tons in 1893, and then tripled to 1.79 million tons in 1894.<sup>6</sup> By 1895 the Mesabi Range was the country's most productive mining area and Virginia, now described as the "metropolis of the range," was incorporated as a city.<sup>7</sup>

These industries depended on the expanding rail network. The Virginia and Rainy Lake Lumber Company, led by Frederick Weyerhaeuser and Edward Hines, also built the Duluth, Virginia and Rainy Lake Railroad. Members of the Lewis Merritt family, including Leonidas Merritt, incorporated the Duluth, Missabe and Northern Railway Company (DM&N) in 1891 and shipped the Mesabi's first iron ore from Mountain Iron in 1892. By 1907 four railroads served Virginia and its mines, making it the only Minnesota city north of Duluth to have such service.<sup>8</sup> The iron ore rail lines connected to the east via the Lake Superior docks for shipment to the Eastern steel mills. Passenger and freight service was handled at the Duluth, Winnipeg and Pacific Depot (NRHP), completed at the western end of Chestnut Street in 1913, and the Duluth, Missabe and the Northern Depot (razed) at Chestnut Street and First Avenue. The Great

<sup>3</sup> Marvin Skaurud. "A History of Virginia, Minnesota" (M.A. thesis, University of Minnesota, 1941), 31.

<sup>4</sup> Charlene K. Roise, Chad Perkins and Christine Prestegard. "Virginia Commercial Historic District" (National Register of Historic Places Registration Form, 1997), Section 8, Page 2.

<sup>5</sup> Carole Zellie. *Mesabi Iron Range Historic Contexts, Itasca and St. Louis Counties, Minnesota, Phase III Mitigation Study T.H. 169* (Prepared for the Minnesota Department of Transportation, 2005), 33.

<sup>6</sup> Charlene K. Roise, Chad Perkins and Christine Prestegard, Section 8, Page 2.

<sup>7</sup> Ibid.

<sup>8</sup> Section 8, Page 3.

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Northern Passenger Depot (razed) was located at the north end of Fifth Avenue by Virginia Lake.

The mining and lumber industries, aided by the railroad connections, spurred significant population growth between 1895 and 1920. Virginia's population followed the success of lumber production and iron mining, and then its decline during the Depression. From 3,647 in 1895 the city grew to 10,473 by 1910; to 14,022 in 1920, 11,963 in 1930 and 12,264 in 1940.<sup>9</sup> Virginia's early-twentieth-century population was evenly split between American- and foreign-born residents.<sup>10</sup> Although more than thirty nationalities comprised the city's population at the turn of the century, Finns dominated the immigrant community, followed by Swedes, Norwegians, Germans and Austrians.<sup>11</sup>

Due to the low population and dominance of the working class, Virginia's social layers were thin and consisted of the working class and middle-class professionals. The wealthier, upper-class mine and lumber owners and investors lived in Duluth and Minneapolis. The working-class wage earners, predominately foreign-born, were employed in the mines and lumber industries and dominated Virginia's population. The middle-class professionals included railroad, mine and lumber managers as well as business owners, physicians, and teachers.

Despite devastating fires in 1893 and 1900, Virginia quickly recovered and in 1900, the city passed a law requiring new Chestnut Street buildings be constructed of brick and non-combustible materials.<sup>12</sup> As a result, the commercial district centered along Chestnut Street "appeared to be more permanent and imposing than was typical of communities in the region" and helped establish Virginia as the commercial center of the Mesabi Range.<sup>13</sup>

Chestnut Street's role as the commercial thoroughfare of Virginia was well established before the city was incorporated. In 1894, it was the first street to have wood sidewalks and was illuminated with fifteen lamps creating a "white way" between First and Sixth Avenues.<sup>14</sup> In 1906 the street was the city's first to be paved with creosote blocks.<sup>15</sup> Following the 1900 fire, Chestnut Street was quickly rebuilt with two- and three-story buildings that housed restaurants, saloons, clothing retailers, tailors, confectioneries and related merchants.<sup>16</sup> Upper floors were occupied by professional offices, meeting halls, repair and service businesses and lodgings.<sup>17</sup> The two passenger railroad depots situated on Chestnut Street further indicated the importance of the thoroughfare.

<sup>9</sup> Zellie, 26.

<sup>10</sup> Section 8, Page 4.

<sup>11</sup> Zellie, 25.

<sup>12</sup> Skaurud, 33.

<sup>13</sup> Charlene K. Roise, Chad Perkins and Christine Prestegard, Section 8, Page 2. The Virginia Commercial Historic District was listed in the National Register of Historic Places in 1996 and encompasses Chestnut Street buildings between Sixth and First Avenues.

<sup>14</sup> Skaurud, 21.

<sup>15</sup> Ibid.

<sup>16</sup> Charlene K. Roise, Chad Perkins and Christine Prestegard, Section 8, Page 3.

<sup>17</sup> Ibid.

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Fifth Avenue developed as Virginia's civic node and crossed the western end of Chestnut Street, sheltered away from the mine development at the east. The emphasis on Fifth Avenue was evident in the original plat, which named the street "Central Avenue" and designed the lots to face the avenue; Virginia's remaining north-south avenues were platted with lots facing the east-west streets.<sup>18</sup> Fifth Avenue extended from Virginia Lake (present-day Bailey Lake) at the north to South Side Park (1912, present-day Pepelnjak Southside Park) at the south, which was developed with a bandstand and fountains. The Great Northern Passenger Depot (ca.1907, razed) was situated at the north end of Fifth Avenue by Virginia Lake and the South Side School (1915, razed) was located at the south end near Southside Park. Further public investments included street lighting with five-lamp fixtures along the length of Fifth Avenue in 1913. High-styled dwellings lined the avenue leading to Southside Park and Virginia Lake.

The majority of Virginia's public buildings concentrated on Fifth Avenue near Chestnut Street. These civic buildings, including the St. Louis County District Courthouse (1910), Virginia Public Library (1912), Virginia High School/Technical High School (1909, addition 1920) and Roosevelt Junior High School (1929), were built during Virginia's major growth period between 1910 and 1929 and signaled the city's attention to modern municipal planning and improvement.<sup>19</sup> In 1924 a new City Hall was constructed one block from Fifth Avenue on South First Street. The Colonial Revival style building housed Virginia's civic offices as well as recreational activities such as a banquet hall, shooting range, arena and curling rink.<sup>20</sup>

Virginia's city services were also greatly enhanced during the early-twentieth century as the region's lumber and mining industries were thriving. The Mesaba Street Railway, operating between Hibbing and Gilbert, reached Virginia in 1912 and traversed the city along Third Avenue.<sup>21</sup> The Virginia Light and Water Company, organized in 1892, was publicly owned by 1913.<sup>22</sup> In 1907, Virginia had four blocks heated by steam; following the construction of the steam power plant in 1916 there were seventy blocks heated by steam by 1931.<sup>23</sup> By 1928 the "white way" of illumination had expanded to Fifth and Second Avenues and included 155 iron light poles, each with five lamps, and 175 other street lamps.<sup>24</sup> By 1920 there were 18 miles of storm sewers and 13 miles of sanitary sewer.<sup>25</sup> Throughout the 1920s, Virginia was served by five hospitals.<sup>26</sup>

Albert E. Bickford, Virginia's city clerk, offered his biased description of the thriving city in 1920,

<sup>18</sup> Virginia's street names were changed in 1916 with City Ordinance #47.

<sup>19</sup> Zellie, 33.

<sup>20</sup> Skaurud, 27.

<sup>21</sup> Russell L. Olson, *The Electric Railways of Minnesota* (Hopkins, MN: Minnesota Transportation Museum, Inc., 1976), 448.

<sup>22</sup> Skaurud, 19.

<sup>23</sup> Ibid.

<sup>24</sup> Ibid, 21.

<sup>25</sup> Ibid, 25.

<sup>26</sup> Skaurud, 38.

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“The taxable valuation of Virginia is \$17,000,000. The city has 26 miles of cement sidewalks; 8,000 hand-planted trees, about fifty acres of parkland, the largest white pine sawmill in the world; the best automobile roads in the northwest; the finest line (trolley) in the states; many dependable iron ore mines; a large farmers’ market place; aviation field; five hospitals; eighty acres of experimental school farm; the purest and coldest water in the state; a new and up-to-date detention hospital; a most improved incinerator plant; an \$8,000 band stand and the best band in the state; twelve miles of sanitary sewer, and absolutely the largest sewage disposal plant in the state; four miles of storm sewer; four strong banks; two daily papers; all of the fraternal lodges of modern times; eighteen churches; the finest grade school and vocational schools in the United States; one large flour mill; three creameries; a splendid class of merchants; four railroads; four theatres, and a \$100,000 opera house and the Best People on Earth.”<sup>27</sup>

#### *Early-Twentieth-Century Housing in Virginia*

The success of the lumber and mining industries and steady influx of workers resulted in housing shortages in the early-twentieth-century. In fact, the demand for housing continued to exceed the supply until 1929.<sup>28</sup> The east side of Virginia, edging the Mesabi Mountain mine complex, was developed in the 1910s with mine workers housing. Lots were typically narrow and built up with modest one- and two-story frame houses.<sup>29</sup> Salaries remained low in Virginia and families rented rooms and floors of their homes. It was common to find a single dwelling in Virginia with two to four families.<sup>30</sup> Mining companies provided some housing and the Virginia and Rainy Lake Lumber Company purchased 100 lots for housing in 1909, but these industries provided housing for only about one-half of their workers.<sup>31</sup> In addition to the crowded and deplorable housing conditions, rent in Virginia was exceedingly high.<sup>32</sup> Into the 1920s, the majority of housing advertisements in the *Virginia Enterprise* were for rooms in private residences.

Virginia’s core of churches and middle-class housing developed in the city’s northwest section away from the east side’s mining district.<sup>33</sup> In 1903 the most fashionable part of the city was Lake Boulevard around Silver Lake.<sup>34</sup> The “fine brick houses” of Virginia’s elite, including Marcus A. Fay and Charles B. Lenont, were located in Piety Point, a triangular area bound by First Street North, Silver Lake and Bailey Lake (Virginia Lake).<sup>35</sup> Census records indicate that

<sup>27</sup> Walter, Van Brunt, ed. *Duluth and St. Louis County Minnesota*, 3 vols. (Chicago and New York: American Historical Society, 1921), 607.

<sup>28</sup> Skaurud, 2.

<sup>29</sup> Zellie, 28.

<sup>30</sup> Skaurud, 6.

<sup>31</sup> Skaurud, 7.

<sup>32</sup> Skaurud, 6.

<sup>33</sup> Zellie, 33.

<sup>34</sup> Skaurud, 6.

<sup>35</sup> Ibid.

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Marcus A. Fay (1847-1921), a mining executive and real estate investor, lived on Fifth Avenue North in 1900. Charles Lenont (1869-1950) was the chief physician for several railroads and mines and established the Lenont Hospital in Virginia. He and his wife, Estell Shaw, built the house at 202 North Fifth Avenue West (ca. 1901, extant).<sup>36</sup>

Virginia's numerous hotels, also referred to as "apartment hotels," responded to the housing shortage. The Virginia Hotel (razed) opened near the Mesabi Depot in 1902 and the Ohio Hotel (razed) was located near the Virginia and Rainy Lake Lumber Company.<sup>37</sup> These hotels provided furnished sleeping compartments for single workers and lacked kitchens. Meals were provided in the "restaurant of the house."<sup>38</sup> Two hotels built on Fifth Avenue South, the Fay Hotel (razed) at Chestnut Street and the Mitchell Hotel (1906, razed) at First Street South, catered to the middle-class arrivals in Virginia. The superintendent of the Virginia School District, Lafayette Bliss, and his wife stayed in the Fay Hotel for a year until a house was available in 1905.<sup>39</sup>

The upper floors of commercial buildings around Chestnut Street were commonly offered for lodging and were described as "boarding houses" and "hotels."<sup>40</sup> Housing advertisements in the *Virginia Enterprise* typically described the upper level lodging as "rooms for rent" and operated as hotels offering furnished rooms with shared baths and restaurant service.

Single-family homes and flats were intermingled south of Chestnut Street between Fifth and Second Avenues. Some single-family homes in the area were converted into flats.<sup>41</sup> The flats, typically two stories, offered multiple-family living with private kitchens and baths in one house. In smaller homes, the flats were separated between upper and lower floors. Flats advertised in the *Virginia Enterprise* were often two to three rooms and were sometimes furnished. In 1911, the Weber (extant) was built at 211 North Fifth Avenue. The two-story, brick flats offered side-by-side units and had individual entrances accessed by the front and rear porches.

Prior to 1930, multiple-family housing in Virginia thus consisted of hotels, boarding houses and flats; the term, "apartment," was rarely seen in city directories or on maps. One of the only documented instances is the Lake Boulevard Hotel (ca. 1915, razed) at the northwest corner of North Sixth Avenue and First Street North; it was called the Hughes Apartments in 1921 and the Hughes Hotel in 1929.<sup>42</sup> The building sat on a single lot and was the same size as neighboring single-family dwellings. The building was most likely an "apartment hotel" and never provided tenants with private kitchens and baths. The *Mesaba Range Directory* of 1930 is one of the first directories to list apartment buildings in the region; there were seven apartment buildings listed in Hibbing and only one—LaSalle Apartments—listed in Virginia.

<sup>36</sup> Skaurud, 2.

<sup>37</sup> Skaurud, 4.

<sup>38</sup> Michael Koop, "Ogden Apartment Hotel" (National Register of Historic Places Nomination Form, 1991), Section 8, Page 2.

<sup>39</sup> Skaurud, 4.

<sup>40</sup> Sanborn Fire Insurance Map Company, Sanborn Fire Insurance Maps, 1908, 1910, 1925.

<sup>41</sup> Ibid.

<sup>42</sup> Ibid.

LaSalle Apartments

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***LaSalle Apartments: "the range's newest and most pretentious apartment house"***

The LaSalle Apartments was built in 1924 one block north of Chestnut Street at the northeast corner of North Fifth Avenue and North First Street. This important corner location in "Piety Point" had first attracted Virginia's early real estate investors to prominent single-family homes. The parcel was previously owned by Marcus L. and Sarah Fay. Marcus L. Fay (1847-1921), a native of Canada, moved to Virginia in 1894 and organized the Tesora Mining Company. He was heavily invested in Virginia's real estate and developed the Fay Hotel (razed), Fay Opera House (razed) and the Fay Block (1900, NRHP) on Chestnut Street.<sup>43</sup> Fay was Mayor of Virginia (1903-1905) and moved to Duluth in 1907.<sup>44</sup> Census records indicate the Fays lived on Fifth Avenue North, but the address is unclear. The Fays sold lots 8 through 11 of Block 13 to Richard and Bernice Bailey in 1913 for \$9,400; there were then three houses on the property.<sup>45</sup>

Richard Roberts Bailey (1875-1962) was the eldest son of William T. Bailey (1842-1914). In 1895, William T. Bailey organized the W. T. Bailey Lumber Company on the northwestern shore of Virginia Lake, later renamed Bailey Lake. Upon his death in 1914, his son, Richard Bailey, was named president of the lumber company and purchased the property on North Fifth Avenue for the construction of a new house. The existing three houses on the property were razed and Bailey built a large, single-family home directly across the street from the home of Dr. Charles Lenont. In 1921, Richard and his younger brother, William Bailey (b. 1879), purchased corner lots on South Fifth Avenue and built houses across the street from each other.<sup>46</sup> That same year, the W. T. Bailey Lumber Company burned at a loss of \$53,480, but was rebuilt by the brothers.<sup>47</sup>

The property at 201 North Fifth Avenue was sold to a real estate investment corporation, LaSalle Apartment Company, on January 29, 1924.<sup>48</sup> The LaSalle Apartment Company was incorporated in Duluth on January 28, 1924, with the purpose of "buying, selling, improving and leasing of lands and tenements, and the construction and operation of apartment or hotel buildings."<sup>49</sup> The articles were filed by Duluth attorney, Abbott McConnell Washburn of Washburn, Bailey & Mitchell, with an initial investment of \$100,000. In February 1924, the *Virginia Enterprise* advertised the sale of the "R. R. Bailey residence" house finishes, indicating that the house was being dismantled.<sup>50</sup> DeZurick-Cutlow Company of Minneapolis was chosen as the contractor of the new apartment building planned for the site; an architect is not associated with the building.<sup>51</sup>

<sup>43</sup> The Fay Block at 323-325 Chestnut Street is a contributing building in the National Register of Historic Places District, Virginia Commercial Historic District.

<sup>44</sup> The Sarah and Marcus Fay House at 2105 East Superior Street in Duluth remains.

<sup>45</sup> St. Louis County Deed Book 9, Page 542, January 2, 1913.

<sup>46</sup> Richard and Bernice Bailey lived at 817 South Fifth Avenue (extant) and William T. Bailey, Jr. lived at 816 South Fifth Avenue (NRHP).

<sup>47</sup> Skaurud, 51.

<sup>48</sup> St. Louis County Deeds Book 13, page 468, January 29, 1924.

<sup>49</sup> Minnesota Secretary of State, Articles of Incorporation, Book R-4, Page 19.

<sup>50</sup> *Virginia Enterprise*, February 9, 1924.

<sup>51</sup> "LaSalle Apartment To Be Ready For Occupancy June 1," *Virginia Enterprise*, March 30, 1924. The 1910 U. S. Federal Census lists John DeZurick (b. 1882) as a brick layer in Minneapolis and the 1920 U. S. Federal Census lists him as a brick layer residing in St. Cloud, MN.



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John DeZurick announced "completion of foundation and partial brick walls by March 3—with occupancy expected by June."<sup>52</sup> On March 20, 1924, building construction of LaSalle Apartments was underway and real estate agent and Virginia alderman, J. G. Brandt, announced that "a number of people have already reserved apartments."<sup>53</sup>

The LaSalle Apartments was developed as a real estate venture and the importance of the location and design for investment purposes was evident. As the building was nearing completion, the LaSalle Apartment Company offered an investment opportunity in the company.<sup>54</sup> The initial investment of \$100,000 in the corporation did not cover the costs of the \$200,000 apartment building. In May, two Duluth firms, the Northern Trust Company and Phillip L. Ray & Company, offered bond sales of denominations between \$100 to \$1,000 with yearly maturities until 1935.<sup>55</sup> With the building available for review and receiving high praise, the LaSalle Apartment Company appeared successful in fund raising and in attracting skilled, middle-class tenants.

Upon completion, the Georgian Revival-style, red brick building presented Virginia's first middle-class apartment building at a standard not previously offered in the city. The three-story building was designed with a raised basement and the courtyard, opening onto Fifth Avenue, was completed with an arched brick entry gate, detailed ironwork railings and light fixtures, and stone benches and planters. All elevations were finished and highly decorative, perhaps planning for future changes on the surrounding lots. The interior importantly offered private baths and kitchens. The building featured 46 units, with 24 kitchenettes and 22 units ranging from one to four rooms. The U-shaped design allowed for maximum ventilation and well-lighted corner units. The design also featured fireplaces in the twelve large end units facing Fifth Avenue. Each apartment was designed with built-in wall beds, large walk-in closets, telephones, doorbells and icebox service accessed by individual hatches in the corridors.<sup>56</sup> The investors sensed a demand for apartments with services and the LaSalle Marcelling Parlor and LaSalle Grocerteria and Delicatessen were located in the raised basement.<sup>57</sup>

On June 7, 1924, the *Virginia Enterprise* announced the open house of the "range's newest and most pretentious apartment house." The builders claimed, "it is the equal of the finest apartments in the country and embodies modern features and conveniences to the dwellers not obtained in other range and state apartment buildings."<sup>58</sup> The lobby and corridors were finished with "beautiful lighting brackets, carpeted floors, walls paneled in Japanese designed paper, woodwork in Old Ivory," and "console tables, mirrors, ferneries, torchiers and velvet portiers."<sup>59</sup> The local merchants furnished the larger front apartments for opening night.<sup>60</sup> The *Queen City*

<sup>52</sup> "LaSalle Apartment To Be Ready For Occupancy June 1," *Virginia Enterprise*, March 30, 1924.

<sup>53</sup> Ibid.

<sup>54</sup> *Virginia Enterprise*, May 8, 1924.

<sup>55</sup> Ibid.

<sup>56</sup> The "wall beds" are no longer extant and the ice box openings in the corridors have been filled.

<sup>57</sup> *Dakota County Directory*, 1924.

<sup>58</sup> "LaSalle Apartments Open for Inspection Tonight," *The Virginia Enterprise*, June 7, 1924, 5.

<sup>59</sup> Ibid.

<sup>60</sup> Ibid.

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*Sun* described the apartment building as the "Pride of the Range" and rents ranged from \$40 to \$75 a month.<sup>61</sup>

This new type of dwelling quickly gained acceptance with Virginia's middle-class families and single residents. Before the year was over, eighteen tenants were already listed in the city telephone directory. Despite the significant number of immigrants in Virginia, the vast majority of the tenants were American-born and included couples like Dr. J. H. and Elizabeth Crowe; and lumber company timekeeper, Alfred Heritage and his wife, Nan. Henry Biss, a railway clerk, lived in Apartment 306 with his wife, Isabelle, and two children.<sup>62</sup> A few of the renters were single, female, schoolteachers and, with three public schools located one block away, the LaSalle Apartments provided a safe and convenient location. Teachers residing in the building in 1924 included Bessie Gulbrandson, Ida Henry, and Gertrude Man.<sup>63</sup> More importantly, the city directories reveal that the majority of the LaSalle Apartments renters in 1924 had been boardinghouse lodgers in 1920 and took advantage of the comfortable, new middle-class housing type.<sup>64</sup>

Despite the downturn in the economy in the 1930s, the LaSalle Apartments remained successful in retaining middle-class workers of all ages. The tenants included store managers, railway clerks, a mining machinery salesman, a loan and finance officer, an attorney, and a city mechanical engineer. Another resident, Monroe Shanedling, operated an apparel shop in the Shanedling Building (1904, NRHP) at 226 Chestnut Street.<sup>65</sup> In 1930, the majority of the units were occupied by young couples and the rents ranged from \$40 to \$70 a month.<sup>66</sup> Two couples, George and Marian Simons and Herbert and Dorothy Frederickson, lived in the building with young children. Virginia School District athletic director, Laurence Hurst, and his wife, Ruth, rented an apartment near the school music teacher, Edwin Humpal, and his wife, Claire. Ten unmarried, female teachers lived in the building and included Agnes Fosmark, Vivian Lomen, Dorothy Tibbetts and Faith Knickerbocker. Biology teacher and "range naturalist," Ruth Ambrose, resided in the building throughout the 1930s while contributing to Minnesota birding books.<sup>67</sup> American-born residents continued to be in the majority, but there were five Norwegians, two Slavs and one Finn living in the building.

LaSalle Apartments remained a unique building type and is the only apartment building listed in Virginia's 1938 directory. By 1938, Virginia's housing shortage had ended and it appears that young families in LaSalle Apartments had moved to single-family houses, but the apartments continued to be rented by middle-class business owners and teachers. The majority of residents were employed in the downtown commercial businesses and government agencies and continued in LaSalle Apartments despite the lack of garages in an increasingly automobile-related culture.

<sup>61</sup> "The LaSalle, Pride of the Range," *Queen City Sun*, July 7, 1924.

<sup>62</sup> U. S. Federal Census 1930, E.D. 69, S.D. 3, Sheet 3B; *Dakota County Directory*, 1924; *Mesaba Range Directory*, 1930.

<sup>63</sup> *Dakota County Directory*, 1924.

<sup>64</sup> *Dakota County Directory*, 1924; U. S. Federal Census 1920.

<sup>65</sup> The Shanedling Building is contributing building in the Virginia Commercial Historic District.

<sup>66</sup> U. S. Federal Census 1930, S. D. 3, E.D. 69, Sheet 3B.

<sup>67</sup> *Ibid.*

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In 1940, eleven of the twenty-one units were rented to couples and all couples were over the age of forty; fourteen of the residents had also been living in the building since 1930.<sup>68</sup> The majority of the residents worked for government entities, including the County Welfare Department and the library, and twelve residents were single, female, schoolteachers. All of the residents were American-born citizens and all but four had lived in the building for more than five years.<sup>69</sup>

By 1956, the population of LaSalle Apartments was aging, but maintained a middle-class clientele. Fourteen couples, all over the age of forty, resided in the building and included Elmer and Ella Anderson, store owners, and Kermit Davis, a dentist, and his wife, Dorothy.<sup>70</sup> Five of the residents were widowed and six residents were retired. A number of the residents, including teachers Hulda Swedborg, Ethel Conner, Hazel Runnels and Ruth Ambrose, had resided in the building for more than twenty years. Within ten years, the majority of the residents in the building were retired and widowed. In 1967, there were only two couples living in the apartment building. Of the forty-two residents listed in the directory, twenty-six residents were listed as retired and nine were widowed. Seven of the residents had lived in the building for more than fifteen years.<sup>71</sup>

The LaSalle Apartment Company continued to operate apartment buildings in Duluth and Eveleth into the 1950s. The corporation was renewed June 22, 1945, with a \$150,000 investment and again on March 11, 1946, with an additional \$250,000.<sup>72</sup> The corporation was dissolved on January 4, 1962, and the LaSalle Apartments was sold to Russell J. Slade and Carvel Erickson in 1964.<sup>73</sup> Rental rates and apartment agreements do not appear to have changed with the new ownership and long-term residents remained in the building following the sale. The Slade and Erickson heirs sold the building to a group of investors in 2014. Today the building is referred to as "Ivy Manor" and continues to maintain 46 residential units.

*Decline in Virginia*

The stock market crash of 1929 and the resulting Depression was devastating to Virginia's economy. The Virginia and Rainy Lake Lumber Company closed in 1929, followed by the closure of the W. T. Bailey Lumber Company in 1932. With the nationwide halt in construction and production, the demand for steel evaporated and the Mesabi iron ore production declined from 47 million tons in 1929 to less than 2 million tons in 1930.<sup>74</sup> At that time, beneficiation, which used washing and other processes to improve lower quality ore, had become increasingly important as the high-grade reserves had been exhausted. By 1930, forty percent of the ore was beneficiated and washing plants were located east of Virginia.<sup>75</sup> Reliance on the Mesabi's rich,

<sup>68</sup> U. S. Federal Census 1940, S. D 12, E.D. 69, Sheet 61A.

<sup>69</sup> U. S. Federal Census 1940, S. D 12, E.D. 69, Sheet 61A.

<sup>70</sup> *Mesaba Range Directory*, 1953, 1956.

<sup>71</sup> *Virginia Directory*, 1967, 1968.

<sup>72</sup> Minnesota Secretary of State, Articles of Incorporation, Book Q-7, Page 50 and Book Y-7, Page 360.

<sup>73</sup> Minnesota Secretary of State, Articles of Incorporation, Book O-21, Page 335.

<sup>74</sup> Zellie, 27.

<sup>75</sup> Zellie, 26-27.

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high-grade hematite deposits ended with the Depression.<sup>76</sup> Significant unemployment caused unskilled workers to move away and Virginia's population significantly decreased from 14,022 in 1920 to 11,963 in 1930.<sup>77</sup> For the first time in thirty years, Virginia did not suffer from a housing shortage and the slowed economy ensured that the LaSalle Apartments would remain Virginia's only example of a middle-class, multi-family apartment building representing the strong period of 1920s urban development. Fortunately, the convenient location assisted in steady rental.

World War II iron demand brought the region's output from less than 15 million tons in 1938 to 22 million tons, reaching 59 million by the end of 1940. By 1941, production jumped to more than 64 million tons resulting in near depletion of natural ore reserves. Virginia's population rose to 12,264 in 1940, but remained stagnant for a decade and was 12,486 in 1950. The LaSalle Apartments continued to serve the needs of middle-class residents. In 1940, residents' occupations included teachers, salesmen, government clerks and one doctor; mining and lumber executives were absent from the list.<sup>78</sup>

The vast reserve of taconite, a low-grade, sedimentary rock containing 20 to 30 percent iron, offered economic potential, with beneficiation. The mid-1950s Mesabi iron range investment in taconite, including the new mine at Minntac west of Virginia, brought some recovery to the region. Many new single-family houses were added to the edges of Virginia's street grid during the 1950s and 1960s. In 1956, two executives of Oliver Iron Mining lived in LaSalle Apartments, but a growing number of residents were listed as retired or widowed and the majority had been in the building over ten years.<sup>79</sup> By 1967, more than eighty percent of the LaSalle Apartments residents were retired and elderly. Due to the convenient location and unique building type, the LaSalle Apartments perhaps unintentionally became a stable community of civil servants, small business owners and salespeople, who were introduced to the unique housing type during Virginia's boom years, and remained.

### *Summary*

The LaSalle Apartments at 201 Fifth Avenue North in Virginia, Minnesota is locally significant under National Register Criterion A in the area of Community Planning and Development for its association with the creation of Virginia's middle-class, multi-family housing during the 1920s. With increased mining and lumber production, the city enjoyed a period of prosperity following World War I. Builders erected a variety of middle-class housing in response to the growing population and economy. The Georgian Revival-style apartment building was constructed in 1924 in Piety Point, an affluent residential area between Silver and Bailey Lakes. Business owners, mining and lumber executives, and school teachers were among the first residents of the 46-unit, full-service building adjacent to the stores and shops of Chestnut Street and the schools and library of Fifth Avenue. Following the 1929 stock market crash and declines in iron ore and

<sup>76</sup> Ibid.

<sup>77</sup> Zellie, 26.

<sup>78</sup> U. S. Federal Census 1940, S. D 12, E.D. 69, Sheet 61A.

<sup>79</sup> *Mesaba Range Directory*, 1956.

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lumber production, Virginia's population fell sharply during the Depression years of the 1930s, which insured that LaSalle Apartments remains Virginia's only example of a stylish middle-class apartment building reflecting the city's robust 1920s development period. The middle-class community of the LaSalle Apartments, employed by schools, hospitals, county offices and stable commercial enterprises, weathered the economic fluctuations into the 1960s and a majority of the residents remained following retirement. The period of significance for the LaSalle Apartments is 1924-1967, reflecting the date of construction and acknowledging the building's long-term, middle-class community stability.

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*Collections*

Minnesota Historical Society, St. Paul. (MHS)  
Virginia Area Historical Society Heritage Museum

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**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 # \_\_\_\_\_
- recorded by Historic American Landscape Survey # \_\_\_\_\_

**Primary location of additional data:**

- State Historic Preservation Office
  - Other State agency
  - Federal agency
  - Local government
  - University
  - Other
- Name of repository: \_\_\_\_\_

**Historic Resources Survey Number (if assigned):** \_\_\_\_\_

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**10. Geographical Data**

**Acreage of Property** Less than one acre



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Use either the UTM system or latitude/longitude coordinates

**Latitude/Longitude Coordinates (decimal degrees)**

Datum if other than WGS84: \_\_\_\_\_

(enter coordinates to 6 decimal places)

- |              |            |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

**Or**

**UTM References**

Datum (indicated on USGS map):

NAD 1927 or  NAD 1983

- |             |                    |                      |
|-------------|--------------------|----------------------|
| 1. Zone: 15 | Easting: 534758.29 | Northing: 5263533.51 |
| 2. Zone:    | Easting:           | Northing:            |
| 3. Zone:    | Easting:           | Northing:            |
| 4. Zone:    | Easting :          | Northing:            |

**Verbal Boundary Description** (Describe the boundaries of the property.)

Lots 8 through 11, Block 13 of the Plat of Virginia.

**Boundary Justification** (Explain why the boundaries were selected.)

The boundary includes the acreage historically associated with the property.

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### 11. Form Prepared By

name/title: Amy Lucas, Principal  
organization: Landscape Research LLC  
street & number: 1926 Penn Avenue South  
city or town: Minneapolis state: MN zip code: 55405  
e-mail alucas@landscaperesearch.net  
telephone: 612-414-7949  
date: June 12, 2017

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### Additional Documentation

Submit the following items with the completed form:

- **Maps:** A USGS map or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

### Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

### Photo Log

Name of Property: LaSalle Apartments

City or Vicinity: Virginia

County: St. Louis

State: MN

LaSalle Apartments

Name of Property

St. Louis, MN

County and State

Photographer: Amy Lucas

Date Photographed: September 18, 2014

Description of Photograph(s) and number, include description of view indicating direction of camera:

1 of 11.

Photo #1 (MN\_St. Louis County\_LaSalle Apartments\_0001)  
Exterior, west and south elevations, camera facing northeast.

Photo #2 (MN\_St. Louis County\_LaSalle Apartments\_0002)  
Exterior, west elevation, camera facing east.

Photo #3 (MN\_St. Louis County\_LaSalle Apartments\_0003)  
Exterior, west elevation, camera facing east.

Photo #4 (MN\_St. Louis County\_LaSalle Apartments\_0004)  
Exterior, west elevation, camera facing east.

Photo #5 (MN\_St. Louis County\_LaSalle Apartments\_0005)  
Exterior, south elevation, camera facing north.

Photo #6 (MN\_St. Louis County\_LaSalle Apartments\_0006)  
Exterior, south and east elevations, camera facing northwest.

Photo #7 (MN\_St. Louis County\_LaSalle Apartments\_0007)  
Exterior, north and east elevations, camera facing southwest.

Photo #8 (MN\_St. Louis County\_LaSalle Apartments\_0008)  
Interior, west entrance stair lobby, camera facing east.

Photo #9 (MN\_St. Louis County\_LaSalle Apartments\_0009)  
Interior, stair at southeast corner second floor, camera facing east.

Photo #10 (MN\_St. Louis County\_LaSalle Apartments\_0010)  
Interior, typical corridor, second floor, camera facing east.

Photo #11 (MN\_St. Louis County\_LaSalle Apartments\_0011)  
Interior, typical apartment, second floor, camera facing north.

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**Paperwork Reduction Act Statement:** This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

**Estimated Burden Statement:** Public reporting burden for this form is estimated to average 100 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

**United States Department of the Interior  
National Park Service**

**National Register of Historic Places  
Continuation Sheet**

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**Index of Figures**

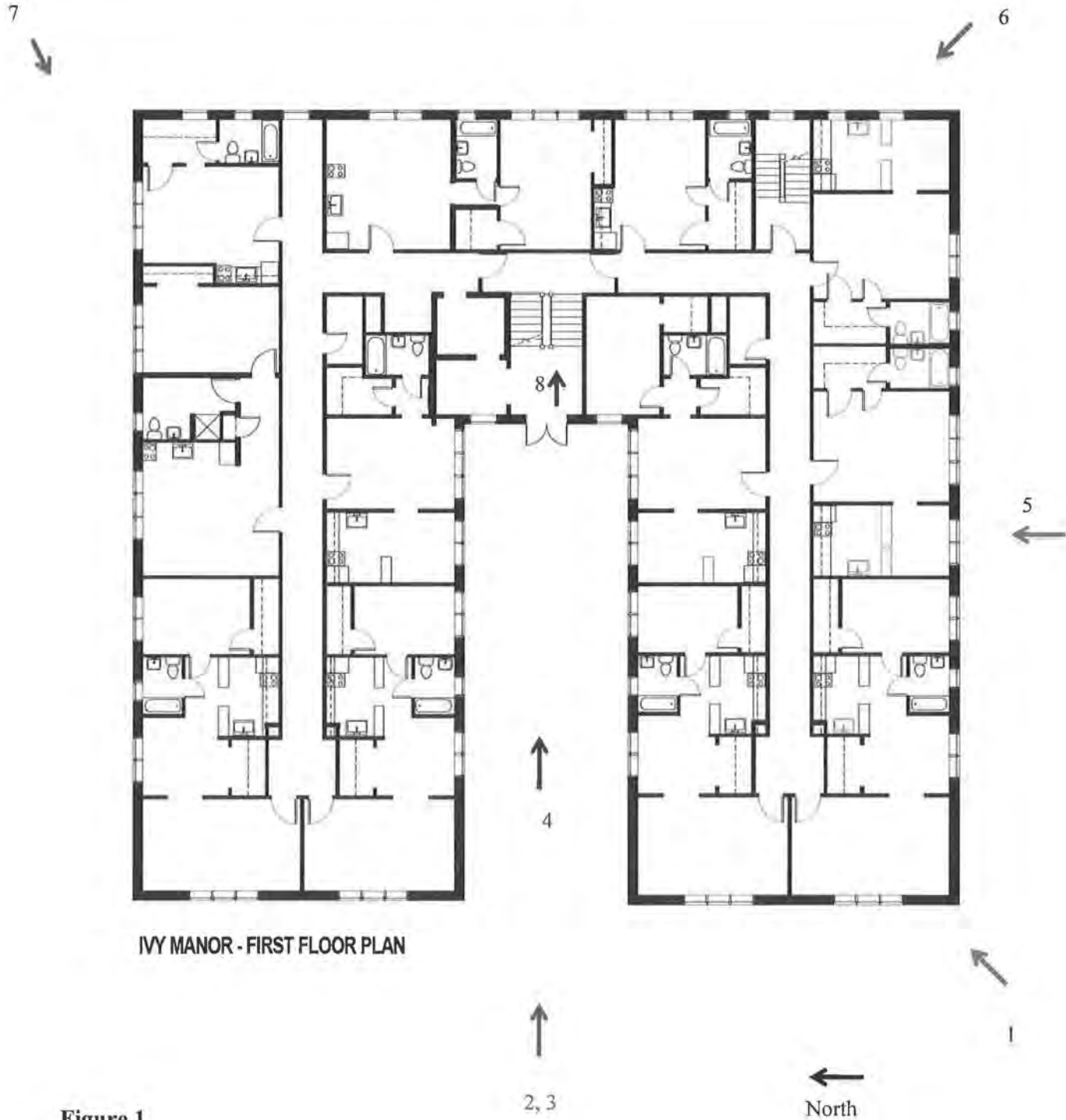
Figure 1	Plan and Photo Key-First Floor
Figure 2	Plan and Photo Key-Second Floor
Figure 3	Plan and Photo Key-Third Floor
Figure 4	Plan and Photo Key-Basement
Figure 5	Sanborn Insurance Map Co., Virginia, Minnesota, January 1929, Sheet 3.
Figure 6	LaSalle Apartments, ca. 1930. (Virginia Area Historical Society Heritage Museum)

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IVY MANOR - FIRST FLOOR PLAN

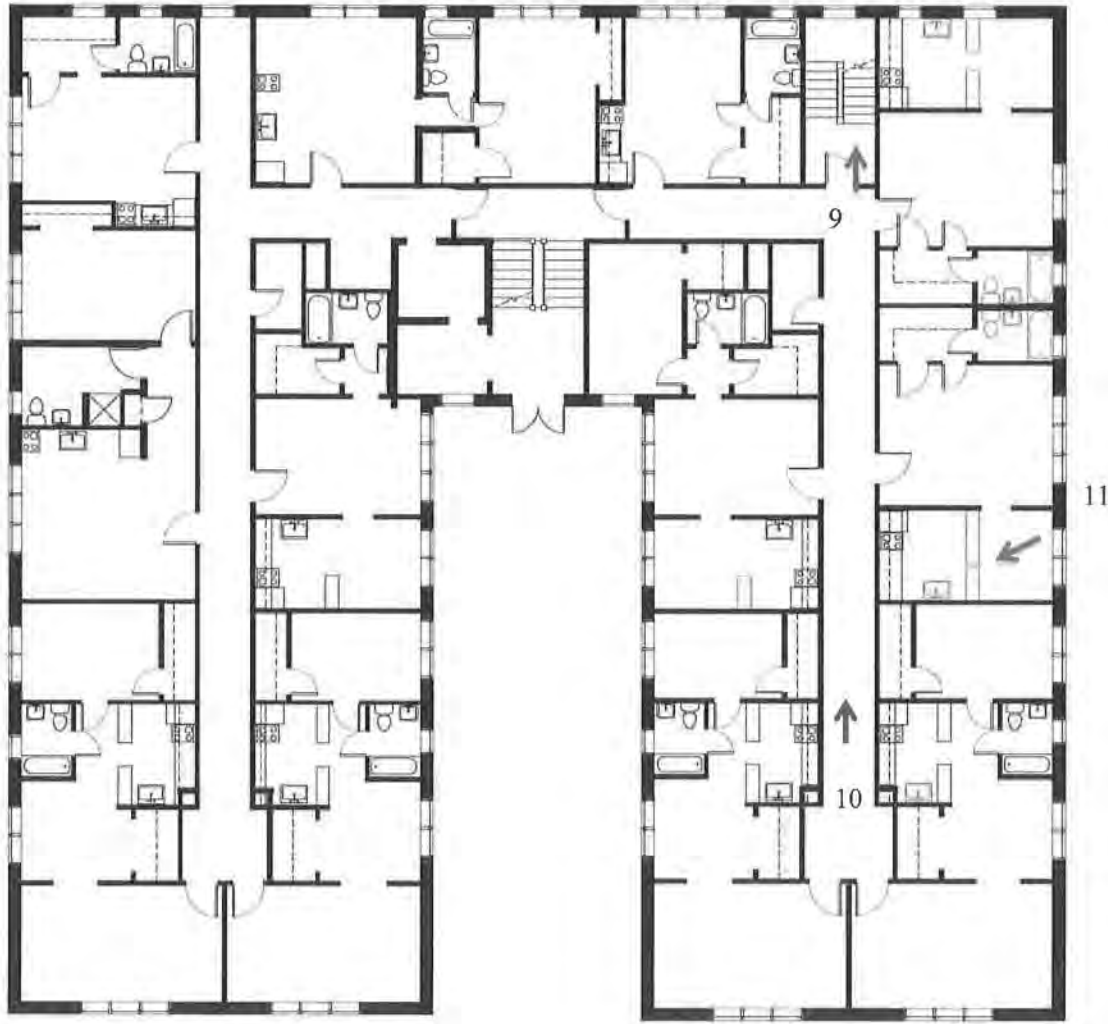
Figure 1

United States Department of the Interior  
National Park Service

National Register of Historic Places  
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LaSalle Apartments  
Second Floor

←  
North

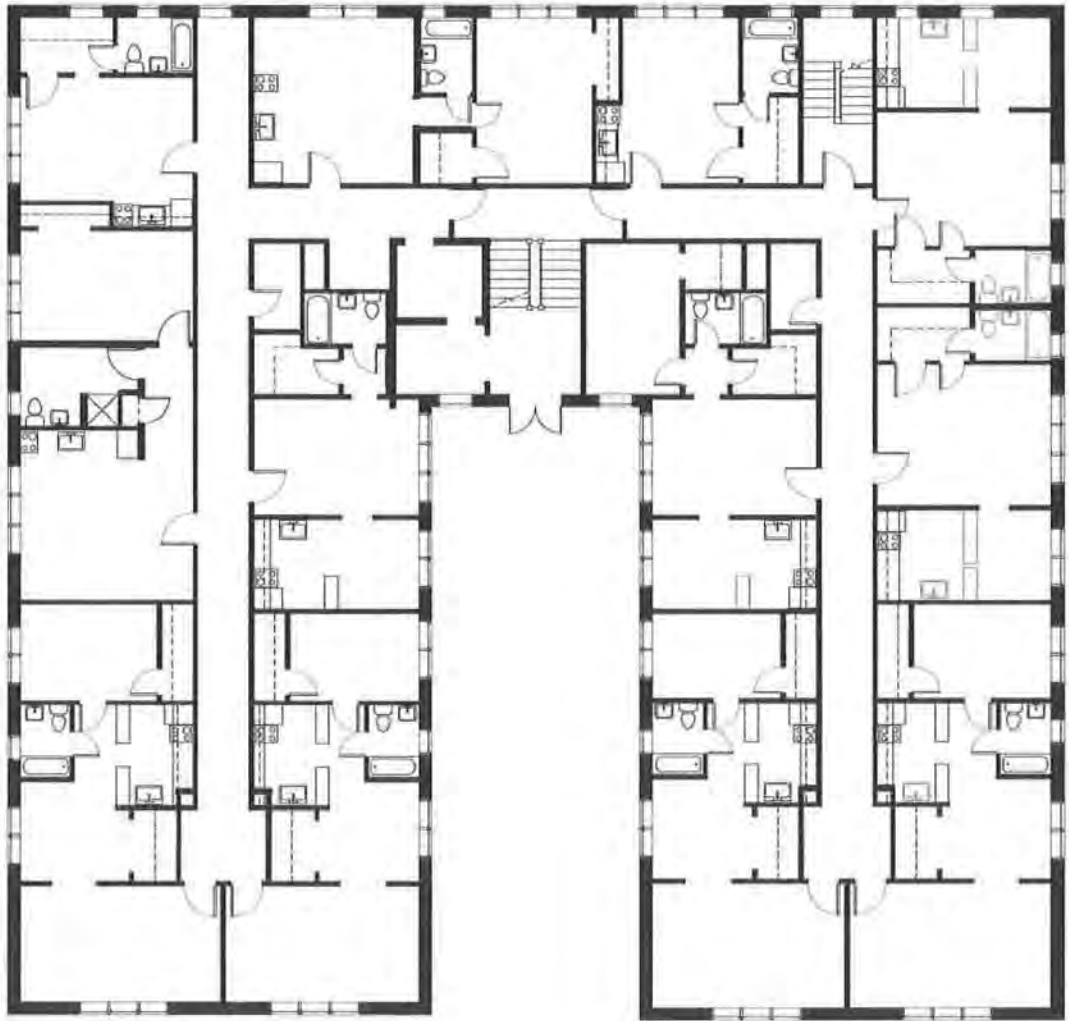
Figure 2

United States Department of the Interior  
National Park Service

National Register of Historic Places  
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LaSalle Apartments  
Third Floor

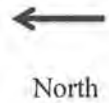


Figure 3

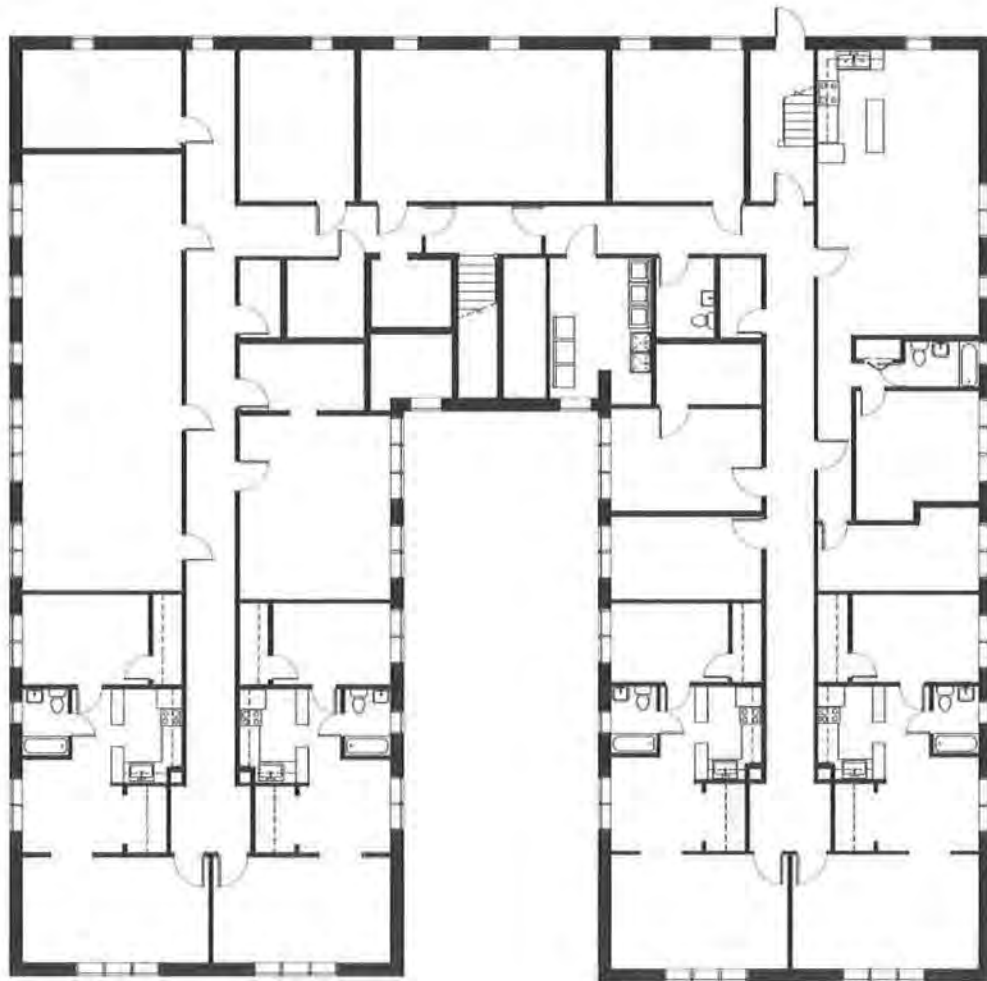


United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

LaSalle Apartments
Name of Property
St. Louis County, Minnesota
County and State
Name of multiple listing (if applicable)

Section number Additional Information Page 5



IVY MANOR - BASEMENT FLOOR PLAN

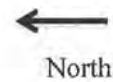


Figure 4

United States Department of the Interior  
National Park Service

National Register of Historic Places  
Continuation Sheet

LaSalle Apartments
Name of Property
St. Louis County, Minnesota
County and State
Name of multiple listing (if applicable)

Section number Additional Information Page 6

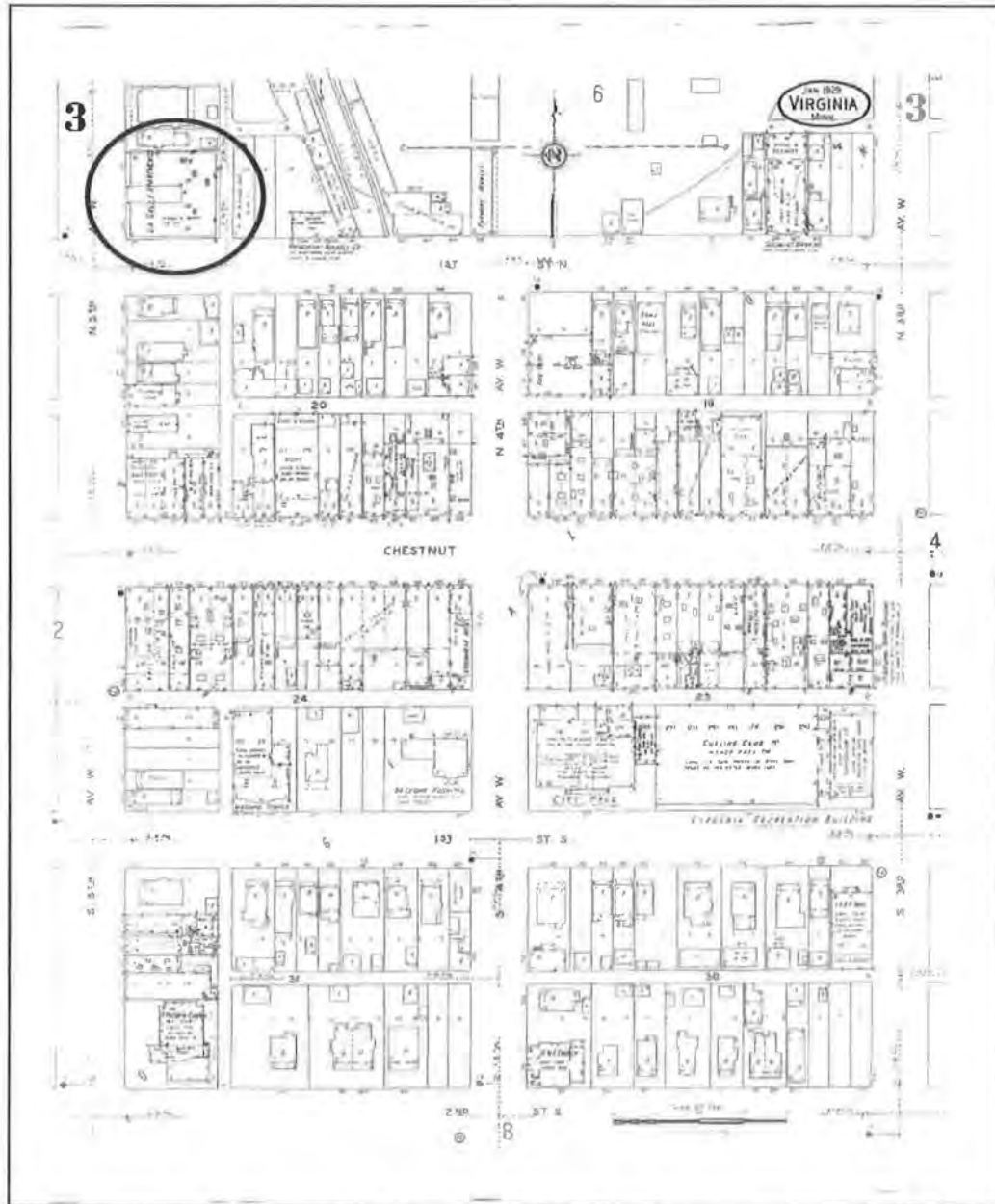


Figure 5. Sanborn Insurance Map Co., Virginia, Minnesota, January 1929, Sheet 3.

**United States Department of the Interior**  
**National Park Service**

**National Register of Historic Places**  
**Continuation Sheet**

LaSalle Apartments
Name of Property
St. Louis County, Minnesota
County and State
Name of multiple listing (if applicable)

Section number Additional Information Page 7



**Figure 6. LaSalle Apartments, ca. 1930. (Virginia Area Historical Society Heritage Museum)**



**VY**  
MANOR  
Fireplaces/1 Bedroom Apts  
Efficiencies  
761-5451

5th Ave N  
1st St N

NO PARKING



**IVY**  
M·A·N·O·R  
Fireplaces | Bedroom Apts  
Efficiencies  
741-5451

NO PARKING



IVY  
MANOR

Mark  
Dayton



IVY  
MANOR



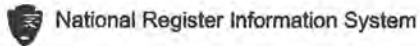
NO PARKING





2 HOUR  
PARKING  
8:00 AM  
TO  
6:00 PM

NO PARKING  
ALL DAY



## Evaluation/Return Sheet For Single/Multi Nomination

1 of 1

UNITED STATES DEPARTMENT OF THE INTERIOR  
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES  
EVALUATION/RETURN SHEET

Requested Action: Nomination

Property Name: LaSalle Apartments

Multiple Name: \_\_\_\_\_

State & County: MINNESOTA, St. Louis

Date Received: 10/12/2017    Date of Pending List: 11/14/2017    Date of 16th Day: 11/29/2017    Date of 45th Day: 11/27/2017    Date of Weekly List: \_\_\_\_\_

Reference number: SG100001845

Nominator: State

Reason For Review:

X Accept     Return     Reject    11/27/2017 Date

Abstract/Summary  
Comments:

Recommendation/  
Criteria    The nomination is under A, with a comment that C is possible. In this case the integrity of the building as a relatively rare example of a "garden court" apartment house for a small city in Minnesota suggests that C could have pursued without a great deal of extra work.

Reviewer Roger Reed    Discipline Historian

Telephone (202)354-2278    Date 11/27/17

DOCUMENTATION:    see attached comments : No    see attached SLR : No

If a nomination is returned to the nomination authority, the nomination is no longer under consideration by the National Park Service.

<< Back

Minnesota Historical Society  
State Historic Preservation Office  
345 Kellogg Blvd West, St. Paul, Minnesota 55102  
651-259-3451



**TO:** Paul Loether, Keeper  
National Register of Historic Places

**FROM:** Denis Gardner

**DATE:** October 6, 2017

**NAME OF PROPERTY:** LaSalle Apartments

**COUNTY AND STATE:** St. Louis County, Minnesota

**SUBJECT:** National Register:  
 Nomination  
 Multiple Property Documentation Form  
 Request for determination of eligibility  
 Request for removal (Reference No.     )  
 Nomination resubmission  
 Boundary increase/decrease (Reference No.     )  
 Additional documentation (Reference No.     )

**DOCUMENTATION:**

- Original National Register of Historic Places Registration Form
- Multiple Property Documentation Form
- Continuation Sheets
- Removal Documentation
- Photographs
- CD w/ image files
- USGS Map
- Sketch map(s)
- Correspondence
  - Owner Objection
    - The enclosed owner objections
    - Do  Do not  constitute a majority of property owners

**STAFF COMMENTS:**