

DWC Historic Local Landmark Nomination

I. Name of Property

- A. Historic: The Alexander and Katherine Hartman House
- B. Common: The Duluth Woman's Club

II. Location

- A. 2400 East Superior Street
- B. Legal Description
Lots numbered 1,2,3, 4, 13, 14,15 and 16 in block numbered 19,
HARRISON'S DIVISION OF DULUTH, EXCEPT all that part of lots 13 and
14 lying Southerly of a line parallel to and 23 feet Southerly of the
Northerly line of said lots 13 and 14, and all that part of the Easterly 12
feet of lot 15 lying Southerly of a line parallel to and 23 feet Southerly
from the Northerly line of said lot 15.

III. Classification

- A. Type of Property: Single Family Residence
- B. Current Use: Private Social Club

IV. Current Owner

- A. Name: Duluth Woman's Club
- B. Address: 2400 East Superior Street
- C. Telephone: 218 724-3168

V. Property Status

- A. Intermittent Club Use
- B. Assesses Value: \$378,500 as of 2016
- C. Condition: Good

VI. Historical Background

- A. Year Built: 1910
- B. Architect: Frederick Perkins
- C. Original Site: Alexander and Katherine Hartman home
- D. Altered: Kitchen remodeling; handicap accessible bathroom created
- E. Architectural Style: English Tudor Revival

VII. Description of Property

Red brick Tudor home with drive-through covered entrance. Enclosed porch facing south over terrace and landscaped lawn.

VIII. Present Condition

Good condition, but will eventually need tuck-pointing

IX. Statement of Significance

The Alexander Hartman House was designed by one of the country's most prominent architects. Frederick Perkins was especially well known in Chicago and Boston. He was commissioned to design such notable buildings as Stonecliffe on Mackinac Island as well as the current Michigan Governor's Residence.

The original owner, Alexander Hartman, was the President of the Edison Electric Company, (see photo) the forerunner to Minnesota Power. He was a benefactor to many social and civic causes. Hartman oversaw the opening of the Thomson Dam and the use of hydro to generate electricity for the city of Duluth.

After Mr. Hartman died, his wife moved in 1932 and in 1936. Elisabeth Congdon and friends purchased the home to become the clubhouse for the Duluth Woman's Club.

The Duluth Woman's Club has owned and occupied the property continuously to the current date.

X. Findings on Designation Criteria

It is felt that the Duluth Woman's Club property meets all the requirements for designation except for point B.

Duluth Woman's Club Historic Designation Basis

- A. "It has character, interest or value as part of the development, heritage, or cultural characteristics of the City of Duluth"**

Finding: The Alexander and Katherine Hartman house was built in 1910 and designed by a prominent architect, Frederick Perkins. Alexander Hartman was the founder of Duluth Edison Electric, the forerunner of Minnesota Power, and oversaw the opening of the Thomson Dam.

- B. "Its location was a site of a significant historical event.**

Not applicable.

- C. "It is identified with a person or persons who significantly contributed to the cultural development of the City of Duluth."**

Finding: Since 1936, it has been the home of the Duluth Woman's Club, a central organization in the cultural life of Duluth.

- D. "It embodies a distinguishing characteristic of an architectural type."**

Finding: The Hartman house is an English Tudor Revival style. It was illustrated in the trade magazine, Architectural Record in 1916. As is the case with most well to do East end family homes, it includes separate spaces for servants.

- E. "It is identified as the work of an architect or master builder whose individual work has influenced the development of the city of Duluth."**

Finding: Frederick W. Perkins was a well-known architect who studied at MIT and the Ecole des Beaux Arts in Paris. In 1898 he was inducted into the American Institute of Architects. He also designed the "Sinclair Lewis" house, The Bagley residence, and the French Residence--all east end mansions.

- F. It embodies elements of architectural design, detail, materials, and craftsmanship which represent significant architectural innovation".**

Finding: Although it is not an innovation, the home did include a space for an organ and casement leaded glass windows in some areas.

- F. "Its unique location or singular physical characteristics represent an established and familiar visual feature of a neighborhood, community, or City as a whole".**

Finding: The Duluth Woman's Club has maintained the physical structure in a manner consistent with the historic residential district.

XI. Conclusions

- A. Points in Favor: The site meets five, and possibly six of the criteria needed for designation.
- B. Points in Opposition: None could be identified.

XII. Attachments

A. Bibliography:

Beck, Bill. Northern Lights, an illustrated History of Minnesota p18

Duluth Preservation Alliance. Historic Duluth's East End Walking Tour, 2010

Dennis Lamkin. "Duluth Woman's Club" Northern Sounds of the DSSO. Summer, 2016

Intensive Survey of Duluth's East End Neighborhood. Larson Fisher Associates. p 47-48

- B. Location Map-see enclosed

C. Photos of subject property and owner's plant-see enclosed

Early Days in Duluth. Hartman Electric Plant photo 1893

EAST END HOUSES BY NATIONALLY & REGIONALLY IMPORTANT ARCHITECTS

Frederick W. Perkins (1866 -1926)

Frederick Wainright Perkins was a well-known Chicago and Boston architect during the late 19th century and early 20th century who had many important commissions throughout the Midwest. He was born in Burlington, Wisconsin and, after being educated in his native state, studied architecture at the Massachusetts Institute of Technology in the 1880s.¹⁰⁹ Perkins continued his academic training at the Ecole des Beaux Arts in Paris— fountainhead of the Classical movement in Europe and America.¹¹⁰ By 1898 he was inducted into the American Institute of Architects and became active in the organization, serving as Chairman of its Chapters Committee in 1917.¹¹¹ Well before he worked in Duluth, Perkins had realized important commissions in Michigan and Wisconsin.¹¹² One of these was Stonecliffe on Macinack Island. The Inn at Stonecliffe was originally a private home built by self-made millionaire Michael Cudahy who handpicked renowned architect Frederick Perkins to fulfill his visions of a stunning West Bluff mansion. Perkins also designed the Governor's Mansion on the island. In 1904, construction was completed on Stonecliffe and it became the largest private home on Mackinac Island...¹¹³



"Stonecliffe," the Michael Cudahy House on Macinack Island, 1904.

Like most architects of this period, Perkins worked in a variety of architectural styles. In Duluth alone, he employed the English Tudor, Spanish Colonial, and Beaux Arts Classical styles. The first of his commissions in the city was the Alex and Katherine Hartman Residence at 2400 East Superior Street, built in 1910. (In 1934 the house was purchased by the Duluth Woman's Club.) The project was illustrated in the trade magazine, *Architectural Record*, in 1916.¹¹⁴ The provision of separate spaces for

¹⁰⁹ Henry F. Withey, A.I.A., Elsie Rathburn Withy. *Biographical Dictionary of American Architects (Deceased)* (Los Angeles: 1970) p. 469.

¹¹⁰ *ibid.* & *Duluth Legacy*, p. 128.

¹¹¹ *Journal of the American Institute of Architects*, vol. 16, pp. 356, 1928 (obituary); American Art Annual catalog, 1917, listed in the architecture societies section, under American Institute of Architects.

¹¹² Appendix F lists 16 articles about his work in professional architect magazines between 1893 and 1919.

¹¹³ <http://www.theinnatstonecliffe.com/history.html>.

¹¹⁴ *Architectural Record*, vol. 40, pp. 568, Dec 1916 "House of A.W. Hartman, Esq., Duluth, Minn."

servants in the floor plan (porch, stairway, and pantry in this first floor plan) is typical of most of the houses found in the East End. Indeed, census data confirms that most of the well-to-do families had one or more servants living in the household.

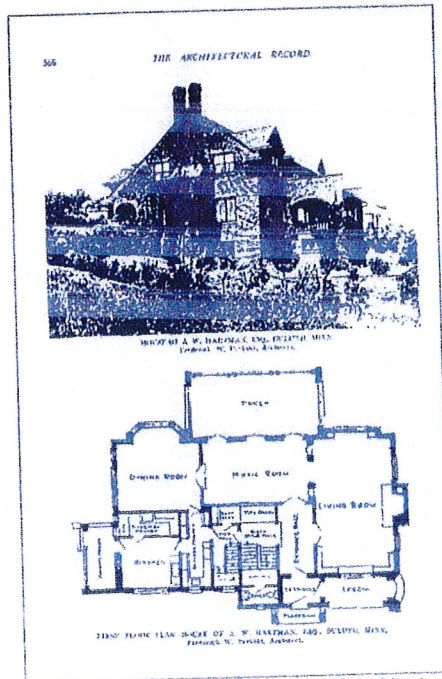
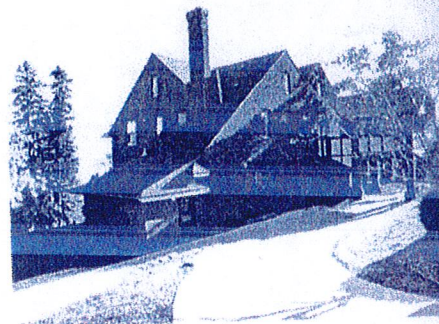


Illustration of Hartman House in 1916 Architectural Record.



Above & below: The Hartman House/Duluth Woman's Club at 2400 East Superior Street.



The second of Perkins's known Duluth commissions was a residence for John and Julia Williams at 2601 East Second Street, built 1913. Williams was evidently a highly successful attorney as the substantial English Style edifice has 30 rooms, six bathrooms, eight fireplaces and a regulation bowling alley in the basement. Edward Webber, owner of Webber Hospital in West Duluth, was the next owner and when he died his widow sold it to author Sinclair Lewis in the mid-1940s, making it one of the most famous houses in Duluth, let alone the East End. Lewis began occupancy in May of 1944. Less than two years later, in January of 1946, he sold the house to Jay & Althea Markle, (Markle was president of the Bank of Commerce). The house was bought by the Dominican nuns in 1951, who occupied it until 1994.¹¹⁵

¹¹⁵ Richard Kingeman, Sinclair Lewis: Rebel from Main Street (New York: Random House, 2002); Duluth Legacy, 128.

Duluth East End Intensive Historic Resource Survey

| Architect / (Bld) | House # | Street Name | Original/ Early Owner | Owner's occupation | Assessor Year Bld | Researched Year Bld | Document- ation | Cost | Intact? | Form/Style | Notes |
|---------------------------------------|---------|---------------|--------------------------|---|-------------------|---------------------|-----------------------------|-----------|---------|--------------------------|---|
| Perkins | 2601 | E 2nd St | John & Julia Williams | attorney | 1913 | 1913 | Dul 1984 Survey | | Intact | English Rev./ Gothic | Simclair Lewis lived in this house between 1944 & 1946 |
| Perkins | 2400 | E Superior St | Alex & Katherine Hartman | president, Duluth Edison Electric Co | 1909 | 1910 | Dul 1984 Survey / Bldg Insp | \$ 16,000 | Intact | English Rev./ Tudor | 1930 became Duluth Women's Club |
| Puck | 2502 | E 2nd St | Richard & Nava Griggs | president, Northern National Bank; Univ. of MN Regent | 1906 | | | | Intact | Eclectic | 1922 Remodeling by Holstead & Sullivan |
| Puck, Bldr: Appleby Brothers | 2121 | E 3rd St | Edwin & Ellen Peake | manager, loan company | 1908 | | | \$ 6,000 | Intact | Amer 4 Sq | |
| Puck, Bldr: Feistad | 2120 | E 3rd St | Harry Hurdon | agent, Northern Navigation Co. | | 1915 | Bldg Inspection | | Intact | Colonial Revival | no wife found |
| Puck, Bldr: Lounsberry | 2112 | E 3rd St | Edmond & Suzette Ingalls | attorney | | 1908 | Sanborn | \$ 5,500 | Intact | Craftsman | |
| Raddcliffe & Hill, Bldr: Otto Johnson | 2031 | E 1st St | Hjalmar & Lily Ahl | Secretary/ Treasurer, Bridgeman Russell store | 1903 | | | \$ 6,300 | Intact | Amer 4 Sq/ Colonial Rev. | |
| Raddcliffe/Price | 2032 | E Superior St | George & Irene Fay | engineer & geologist for Oliver Mining Co | 1909 | 1910 | | \$ 12,000 | Intact | Prairie | |
| Raddcliffe/Willoughby | 2126-28 | E Superior St | Marcus & Jane Cullum | Mayor of Duluth, in State Legislature, dentist | 1896 | 1896 | City Dir | \$ 3,100 | Altered | Queen Anne | 1908 renovation |
| Raeder, Coffin & Crocker | 2110 | E Superior St | Horace Williston | | 1891 | | | \$ 3,500 | Altered | Queen Anne | city directories have him living at hotel and Kitchi Gammi Club rather than at this address |
| Raeder/Coffin/Crocker | 2104 | E Superior St | Alfred & Jane McCordic | attorney | 1891 | 1891 | | \$ 6,500 | Intact | Shingle | 1909 addition Bray & Mystrom, 1923 stucco treatment |
| Scott Graf Lumber Co. plan | 214 | N 23rd Ave E | Donald & Jane Halverson | salesman, Graybar Electric | 1957 | | | \$ 7,000 | Intact | Ranch | |
| Sheficik (1989 addition) | 2601 | E Superior St | Patrick Murphy | | 1968 | | | | Intact | Contemporary | |
| Smith & Vokes | 2526 | E 2nd St | Dana & Elizabeth Rood | physician | 1909 | | | \$ 15,000 | Intact | Classical Rev. | |
| Smith & Vokes | 2625 | E 2nd St | James & Josephine Hunter | realtor | 1927 | | | \$ 15,000 | Intact | Tudor Revival | |
| Smith & Vokes | 228 | N 25th Ave E | Sein & Mary Hudson | occupation unknown | 1915 | | | \$ 7,500 | Intact | Colonial Revival | |
| Spear | 2320 | E 1st St | George & Eleanor Swift | mining, sec. & treasurer, Oliver Mining Co. | 1907 | 1894 | City Dir | \$ 6,000 | Intact | Queen Anne | house moved back 30 feet in 1910 & addition made to left side; 1910 Census: both parents born PA, 2 daughters born WI |

