

Property Description Data

Map ID #

76

Environmental Issues: Minnesota Power and Light substation, historic automotive sales and service, welding company, transfer and fuel

Site Name: Multi-Use Property

Site Address: 6110–6130 Grand Ave (historic), 6110 Grand Ave (current)

Current Use: Duke's Auto, Limited Energy Twin Ports Training Center

Photographs



Looking south across the property



2012 aerial photograph from Bing Maps




Looking northeast across the property



Looking northeast along west boundary of property

Historical Summary

Year	Use	Source (↑ North)	
1892-1908	Two structures are depicted at the property. Keene Creek is present in the northernmost portion of the property. No structures are depicted at the property on the 1908 fire insurance map.	Fire insurance map	
			1892 fire insurance map

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Year	Use	Source (↑ North)
1924-1939	The southwest portion of the property appears developed with a square-shaped building. City directories indicate that the property is occupied by a Minnesota Power and Light substation.	<div>Historic plat map, city directories, aerial photographs</div> <div>1939 aerial photograph</div>
1948-1963	Land use of the property as a substation remains unchanged. Sanborn maps note the presence of four transformers to the east of the building. Fire insurance maps and city directories indicate that a welding shop (Twin Ports Welding Co) is present in the northern portion of the property.	<div>Fire insurance maps, aerial photographs, city directories</div> <div>1949 fire insurance map</div>
1966-1971	City directories and aerial photographs indicate that land use remains unchanged, although soil disturbance and outdoor storage is visible throughout the northern portion of the property on the 1966 aerial photograph.	<div>Aerial photographs, city directories</div> <div>1966 aerial photograph</div>
1972-1976	A square-shaped building corresponding to a current building is present in the northern portion of the property. Paved parking is visible to the south of the building. Land use in the southern portion of the property remains unchanged.	<div>Aerial photographs, city directories</div> <div>1972 aerial photograph</div>

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Year	Use	Source (↑ North)	
1980-1986	The southern portion of the property appears developed with a square-shaped building corresponding to a current building. City directories indicate that the property is occupied by Thompson's Auto Service West, Auto Glass Specialists, and the Minnesota Power and Light substation.	Aerial photographs, city directories	 <p>1980 aerial photograph</p>
1991-2001	Significant changes are not visible on aerial photographs. City directories indicate that the property is occupied by Auto Glass Specialists and Trucks of Duluth Storage.	Aerial photographs, city directories	 <p>1997 aerial photograph</p>
2005-2010	The property appears developed with existing features on aerial photographs. City directories indicate that the property is occupied by Auto Glass Specialists, Dukes Towing & Auto Sales, and Riverview Auto Sales.	Aerial photographs City directories	 <p>2010 aerial photograph</p>

Regulatory Review

The property was identified as Duke's Towing & Wrecking and Auto Glass Specialists on the SPILLS, RCRA-CESQG, and UST databases. According to the regulatory report, the SPILLS listing is in connection with a caller that was concerned about seeing contaminated and saturated soil in the yard behind the cars (no specific product was provided), and that the occupant was operating with an expired license. The incident (reported in March 2009) was closed in April 2009 after referring the facility to the hazardous waste program. According to available information, the hazardous waste ID is MN S000159897, and violations or enforcement actions were not listed for the facility.

One 500-gallon gasoline UST is listed as "removed" for the facility (no provided date). The property is not listed on a database indicating the presence of a release from the UST.

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Land-Based Classifications Standards

Dimensions	Code	Classifications
Activity	2000	Shopping, business, or trade activities
Function	2111	Car dealer
Structural Character	2200	Store or shop building
Site Development Character	6000	Developed site with buildings
Ownership	9100	Unclassifiable ownership or restriction on the use

Property Attributes

Category	Comments
PID	010-4540-01280, 010-4510-00380, 010-4540-01095, 010-4540-01285, 010-4540-01090
Legal Description	Lot 000, Blocks 000 and 008, West End Addition to Duluth; Lot 038, Block 111, West Duluth 5th Division.
Acres	1.08
Parking	Paved parking on property
Topography	Level
FEMA Flood Zone	Northeast portion of site in Zone B, areas subject to 100-year flooding; remaining portions of the site are in Zone C, areas of minimal flooding
Census Tract	34
Proximity to Highway Access	Adjacent to Grand Avenue, within Highway 23, within 0.08 mile of Interstate 35
Existing Buildings	Two commercial buildings built by 1972 and 1980
Previous Investigation	One UST removed (no date identified), no additional investigation completed. SPILLS listing referred to hazardous waste program in 2009.