

Property Description Data

Map ID #

166

Environmental Issues: Historic lumber yard, historic railroad, historic auto body shop

Site Name: Commercial Property

Site Address: 201–207 N 57th Ave N (historic); 5703, 5713–5719 Roosevelt St (current)

Current Use: Quality Collision, Duluth Lumber & Plywood Co, outdoor storage of building construction components (cinderblocks, trailers)

Photographs



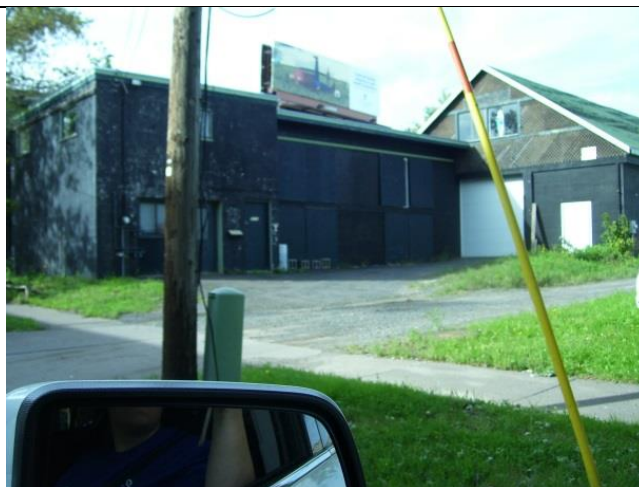
Looking west-southwest across the property



2012 aerial photograph from Bing Maps



Looking west across the property







Looking north across the property

Property Description Data

Map ID #

166



Historical Summary

Year	Use	Source (↑ North)
1892-1902	The eastern portion of the property is developed with a rectangular-shaped building occupied by the West Duluth Electric Company, and the northwest portion of the property is developed with northeast-southwest trending railroad tracks.	Fire insurance map, historic plat map  1892 fire insurance map
1930-1935	No listings were identified for the property	City directories
1939-1949	The southwest portion of the property is developed with a lumber shed and roofing material warehouse. The southeast portion of the property is developed with multiple residences and associated garages. Three unlabeled, square-shaped structures are present in the northern portion of the property within the railroad, and a garage is present in the northeastern portion of the property. No listings were identified for the property addresses. The property address was not identified on city directory listings.	Aerial photographs, city directories, fire insurance maps  1949 fire insurance map
1953-1963	Site land use remains the same, although the garage previously noted in the northeast portion of the site and the three unlabeled structures in the railroad are no longer present. The property address was not identified on city directory listings.	Aerial photographs, city directories, fire insurance map  1963 fire insurance map
1966-1981	Land use of the property appears relatively unchanged, although additional residences are present in the northeast portion of the property. The 1971 to 1981 city directories indicate that the property is occupied by the Duluth Lumber & Plywood Company, and the 1981 city directory indicates that the property is occupied by Duluth Window & Millwork.	Aerial photographs, city directories  1966 aerial photograph

Property Description Data

Map ID #

166

Year	Use	Source (↑ North)	
1986-1991	City directories indicate that the property is occupied by Stretar Masonry and Skanlon's Marketing & Manufacturing. Don's Auto Body is also listed on the 1991 directory.	City directories	
1992-2001	The railroad previously observed in the northwest portion of the property is no longer present; disturbed soil is present throughout the area. A square-shaped building corresponding to the current building is present in the southeast portion of the property. City directories do not indicate a change in occupancy.	Aerial photographs, city directories	 <p>1992 aerial photograph</p>
2005-present	The northern portion of the property appears to be used as an outdoor storage area. City directories indicate that the property is occupied by Quality Collision/Quality Towing and Stretar Masonry.	Aerial photographs, city directories	 <p>2010 aerial photograph</p>

Regulatory Review

This property was identified as Don's Auto Body on the SPILLS and RCRA-CESQG databases. Information supplied in the regulatory report indicates that the fire department noticed a release between 10–50 gallons of fluid from construction equipment in July 2012. The incident was closed on August 9, 2012. Additional information regarding the release was not available.

Regulatory information for the RCRA-CESQG listing (MND053426383) indicates that the listing is for spent non-halogenated solvents. A compliance evaluation inspection conducted in 2000 identified two violations for general generator and pre-transport requirements resulting in the issuance of a letter of warning. Corrective actions were not listed for the facility, and the facility was not listed on a database indicating the presence of a release.

Land-Based Classifications Standards

Dimensions	Code	Classifications
Activity	2000	Shopping, business, or trade activities
Function	2100	Retail sales or service
Structural Character	2200	Store or shop building
Site Development Character	4000	Developed site with buildings
Ownership	1000	No constraints, private ownership

Property Description Data

Map ID #

166

Property Attributes

Category	Comments
PID	010-4097-00230, 010-4480-05030, 010-4480-05120, 010-4480-05030 (two separate parcels with same number), 010-4480-05125, and 010-4097-00240 (two unidentified parcels)
Legal Description	Lot 06, Block 05, Spirit Valley Division; Lot 00, Block 00, West Duluth 2nd Division; Lots 00 and 011, Block 121, West Duluth 2nd Division; Lot 01, Block 06, Spirit Valley Division
Acres	1.60
Parking	Parking on property
Topography	Level
FEMA Flood Zone	Zone C, areas of minimal flooding
Census Tract	34
Proximity to Highway Access	Adjacent to Interstate 35
Existing Buildings	Two commercial buildings constructed by 1939 and one commercial building built by 1992
Previous Investigation	None