

Property Description Data

Map ID #

80

Environmental Issues: Mattson Feed & Fuel, warehouses

Site Name: Outdoor Lot

Site Address: 30–32 S 63rd Ave W, 6228 Grand Ave (historic); 6220 Grand Ave (current)

Current Use: Outdoor vehicle storage with no signs of previous uses.

Photographs



Looking north across the property



2012 aerial photograph from Bing Maps





Historical Summary

Year	Use	Source (↑ North)	
1892-1902	The western portion of the property is developed with a dwelling and the eastern portion of the property is developed with an office.	Fire insurance map, historic plat map	<p>1892 fire insurance map</p>
1908-1924	The property appears developed with a feed warehouse.	Fire insurance map, historic plat map	<p>1908 fire insurance map</p>

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Year	Use	Source (↑ North)	
1930-1961	Land use appears relatively unchanged. City directories indicate that the property is occupied by Mattson Feed & Fuel Co.	Aerial photographs, city directories, fire insurance maps	 <p>1955 fire insurance map</p>
1963-1972	The property appears developed with a coal and scaffolding warehouse occupied by Elstad's Fuel & Service.	Aerial photographs, city directories, fire insurance maps	 <p>1963 fire insurance map</p>
1976-2005	The property appears to be vacant. City directory listings were not identified for the property.	Aerial Photographs, city directories	 <p>2005 aerial photograph</p>
2010-present	Outdoor storage is present at the property.	Aerial photographs, property reconnaissance	 <p>2010 aerial photograph</p>

Regulatory Review

This property was not identified on the regulatory databases reviewed.

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Land-Based Classifications Standards

Dimensions	Code	Classifications
Activity	5210	Vehicular parking
Function	9900	Unclassifiable function
Structural Character	5210	Surface parking, open
Site Development Character	4000	Developed site, no buildings or structures
Ownership	1000	No constraints, private ownership

Property Attributes

Category	Comments
PID	010-4540-01590
Legal Description	Lot 0000, Block 000, West End Addition to Duluth.
Acres	0.14
Parking	Parking on property
Topography	Level
FEMA Flood Zone	Zone C, areas of minimal flooding
Census Tract	34
Proximity to Highway Access	Adjacent to Grand Avenue, within 0.24 mile of Interstate 35
Existing Buildings	None presently
Previous Investigation	None