

# Property Description Data

Map ID #

227

**Environmental Issues:** Historic railroad property, Former Berwind Fuel Co.

**Site Name:** Minnesota Power and Light

**Site Address:** No current address

**Current Use:** Mostly paved lot, currently vacant

## Photographs



Looking east across the property



2012 aerial photograph from Bing Maps

## Historical Summary\*

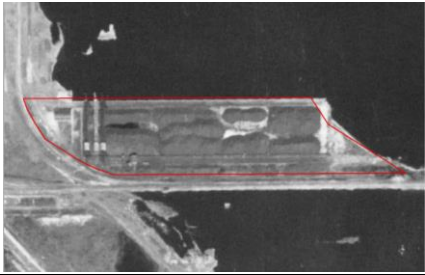
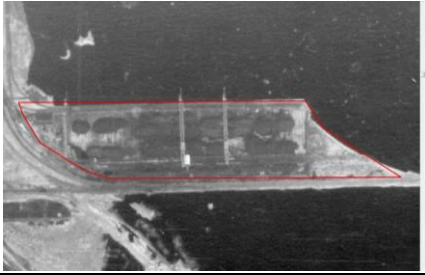
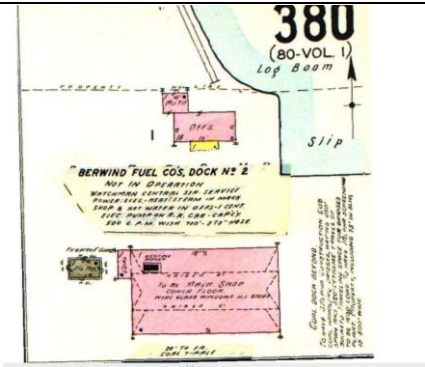

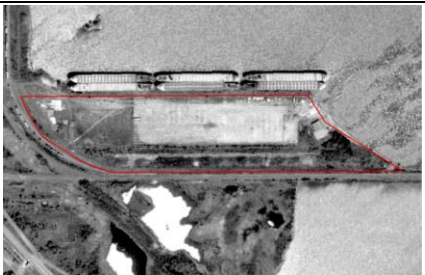
\*No city directory listings were identified for the property.

Year	Use	Source (↑ North)	
1902	No features are depicted at the property.	Historic plat map	<p>1902 historic plat map</p>
1924	The property is part of the Berwind Fuel Co. With the exception of multiple railroads at the property, no structures are depicted at the site.	Historic plat map	<p>1924 historic plat map</p>

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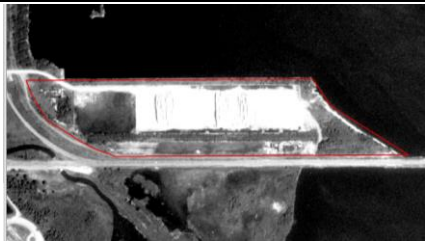

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Year	Use	Source (↑ North)	
1939	Multiple piles of material are present throughout the property, and a square-shaped structure is present in the western portion of the property.	Aerial photograph	
			1939 aerial photograph
1948-1953	With the exception of three cranes at the property, land use at the property appears relatively unchanged.	Aerial photographs	
			1948 aerial photograph
1963	The property is occupied by the Berwind Fuel Co Dock #2. Three buildings are depicted at the property: an office building with garage, a machine shop, and an oil house. The fire insurance map notes the presence of a coal dock to the east of the buildings.	Fire insurance map	
			1963 fire insurance map
1966-1972	Site land use appears relatively unchanged, although piles previously noted at the property are not present, and a concrete pad is visible in the central portion of the property.	Aerial photograph	
			1966 aerial photograph
1980	Site land use appears relatively unchanged.	Aerial photograph	
			1980 aerial photograph

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Year	Use	Source (↑ North)	
1992-1997	Land use at the property appears unchanged. However, a path is present in the northwest portion of the property, and the structures previously noted in the western portion of the property are no longer present, and outdoor storage areas are visible in the western and south-southeast portions of the property.	Aerial photographs	
			1997 aerial photoograph
2005-present	Land use appears unchanged, although ponding is apparent at the property on the 2005 aerial photograph.	Aerial photographs	
			2010 aerial photograph

## Regulatory Review

This property was not identified on the regulatory databases reviewed.

## Land-Based Classifications Standards

Dimensions	Code	Classifications
Activity	4330	Power generation, control, monitor, or distribution activities
Function	4310	Electric power
Structural Character	6000	Utility and other non-building structures
Site Development Character	4000	Developed site, no buildings or structures
Ownership	1000	No constraints, private ownership

## Property Attributes

Category	Comments
PID	010-0130-00060
Legal Description	Lot 00, Block 00, Rearrangement Auditors Plat West Duluth
Acres	26.88
Parking	Parking on property
Topography	Level
FEMA Flood Zone	Zone B, areas subject to 100 year flood
Census Tract	158
Proximity to highway access	Within 0.55 mile of Interstate 35
Existing Buildings	None presently
Previous Investigation	None