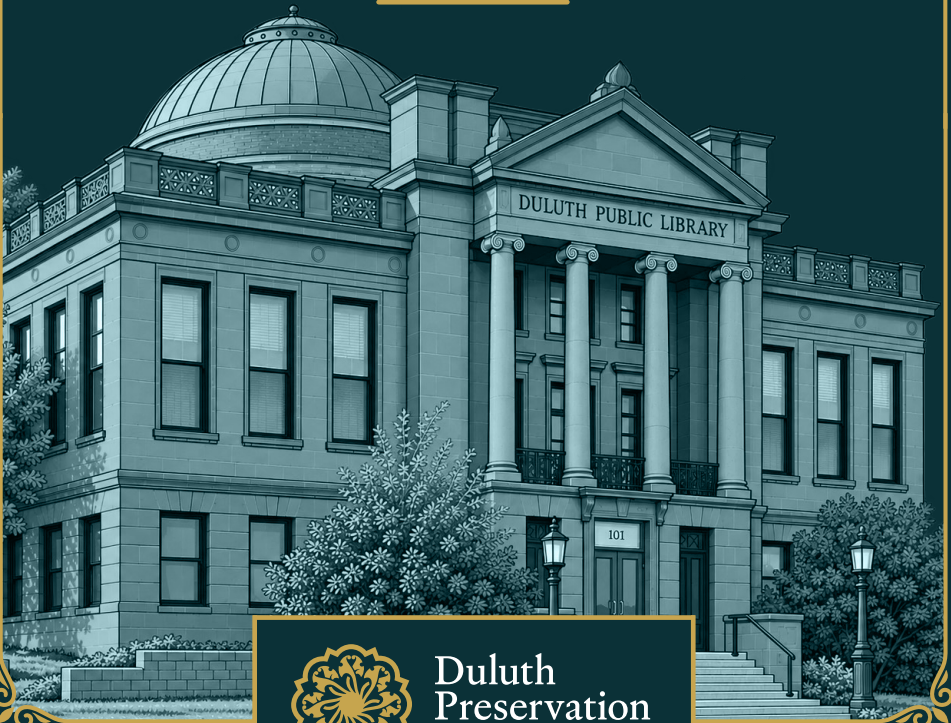




2026

HISTORIC PROPERTIES TOUR

Sunday, September 20
11am-4pm



Duluth
Preservation
Alliance



Duluth Preservation Alliance

Our Vision

Protect the past and inspire the future.

Our Mission

Being stewards of our historic places by advocating for the past. Offering education and sustainable solutions to the Duluth area community.

Our Values

Education + Stewardship
+ Vision + Community



Duluth
Preservation
Alliance

Welcome to our 2026 Historic Properties Tour!

Duluth is a city rich with architectural history.

That history will once again be on full display during this year's Historic Properties Tour. The Duluth Preservation Alliance (DPA) works to protect and preserve Duluth's architectural heritage and sponsors preservation events such as this tour to draw attention to our rich heritage and to acknowledge the preservation efforts made by the property owners.

This ticket is valid for one admission and must be presented to a DPA volunteer at the entrance to each of the six properties. If your ticket was purchased online, start with your chosen property, then you may tour the remaining properties in any order you wish.

Please remember that these are private homes and places and respect the guidelines the individual owners have set out for the tour.

Tour Requirements:

- Please remove your shoes unless otherwise instructed, or if doing so presents you with a safety challenge.
- Please do not smoke in or around the individual properties.
- Taking pictures inside the properties is not permitted unless granted by the property owner.
- The property owner has the right to deny admission to anyone for any reason.



1

Francis James & Maryann Gowan Dacey House, 1919

2531 East 6th Street

Architect: Peter Martin Olsen

Style: Georgian Revival

This 7,000 square foot home was completed in 1919 for Francis J. and Maryann Gowan Dacey who raised four children there. Francis J. Dacey had a notable career in mining and boilerworks and was president of the Duluth Chamber of Commerce in 1925. The Daceys chose Peter M. Olsen (1883-1977) to design their large house. Olsen had practiced architecture solo since 1910 and was responsible for “many of the older homes in the East End” according to his obituary. Distinctive elements of the house include a third floor trunk room and fur storage cedar closet, two guest rooms and a maid’s room on the third floor, all with en suite bathrooms, and nine fireplaces. While noting some changes to the original construction, the current owners say that “much of the home retains its original spaces and features, including the English silver wall sconces and the Edwardian pendant lights in the main hall and on the first landing.” They affectionately refer to it as “Folly Hall.” 🌻



2 The Hemlock Exchange, Northwestern Bell Building, 1921

1804 East 1st Street

Architects: Edwin H. Hewitt and Edwin Brown

Style: Beaux Arts

Only a few decades after the telephone was invented in 1875, it had already been installed in over 20,000 homes and businesses around Duluth. The Duluth Telephone Company and The Zenith Telephone Company vied for prominence, but by 1921, Northwestern Telephone Exchange Company purchased and consolidated them to create Northwestern Bell Telephone Company. That same year, the Hemlock Exchange was constructed to help service the growing East End neighborhood. Beaux-Arts trained architect Edwin H. Hewitt partnered with Edwin Brown to design this building. The three-story Exchange is embellished with many terra cotta components such as floral horizontal banding, cast horizontal sills, egg and dart ribbons, crests, and bracketed soffit panels on the entire perimeter. Lower floors housed the mechanical equipment, while manual switching operators used the upper floors. By the late 1980s, the Exchange had outlived its utility and was sold to a private party. In 2015, Bluestone Construction purchased the building to redevelop it for multi-residential use while embracing its historical significance. 🍷



3

Pilgrim Congregational Church, 1917

2310 East 4th Street

Architects: Frederick G. German and Leif Jenssen

Style: English Gothic Revival

Pilgrim Congregational Church was formally established in 1871 and originally located downtown. But recognizing the city's eastward expansion, the congregation purchased land in 1915 at 23rd Avenue East and Fourth Street. Construction soon began for an impressive church designed by the celebrated architects Frederick G. German and Leif Jenssen. Originally from Canada, German came to Duluth in 1892 via New York and quickly established himself as a popular and talented architect. In 1917, he became partners with Leif Jenssen. Churches in the English Gothic style evoked a pre-industrial past with designs and details by artisans and craftspeople. Asymmetrical design, gabled roofs, crenellations, Gothic arches, and extensive decorative elements are hallmarks of this style. Pilgrim Congregational Church is an imposing red brick and limestone-trimmed building in an L-shape with a tall, square, battlement-topped bell tower between the wings. Gothic windows and tower buttresses add to its grandeur. Among its most prized features are a dozen stained glass windows, five made by Tiffany and Company. 🌻



4 Bernard & Ernestine Silberstein House, 1920

21 North 21st Avenue East “Highpoint”

Architects: Frederick G. German and Leif Jenssen

Style: Colonial Revival

Colonial Revival architecture mixed the symmetry, structure, and simple design of American Colonial homes with Victorian-era details. It proved to be a popular style for grand houses on the East End like Highpoint, with its commanding front entry, cartouche, and spacious rooms. By the time the renowned Duluth architect Frederick G. German designed Highpoint, he was one of the architects of choice for churches, municipal buildings, offices, and homes. Bernard Silberstein (1846-1922), the prominent merchant, politician, and philanthropist, commissioned German to secretly build Highpoint as a Golden Wedding anniversary gift to his wife, Ernestine (“Nettie”). The Silbersteins and their extended family are considered the city’s earliest Jewish residents. Highpoint’s current owners have painstakingly restored and updated it while respecting the original architecture. Most recently, they rewired the entire house. Visitors should note the large stairway mural (not an original feature) which copies the painting *The Carpet Merchant* by Jean-Léon Jérôme—a nod to Bernard Silberstein’s successful trade selling Oriental rugs. 🌀



5 Duluth Public Library (Carnegie Library), 1902

101 West 2nd Street

Architect: Adolph F. Rudolph

Style: Classic Revival

By 1900, Duluth had outgrown its first official public library. But help arrived in the person of Andrew Carnegie, the Scottish immigrant who became an American steel magnate and philanthropist. Beginning in 1881, he donated \$56 million to build 2,509 free public libraries worldwide—1,681 in the United States. When he funded the Duluth library in 1901 to the tune of \$65,000, the city chose local architect Adolph F. Rudolph to build it. Rudolph may have been inspired by the national City Beautiful movement, which emphasized classical or historical architecture, impressive civic buildings, and organized city planning. Accordingly, Rudolph designed a majestic Roman brick and sandstone building with a large pediment, Ionic columns, a white marble staircase, and a copper dome. Two Tiffany windows were installed there (since moved), created by Duluthian Ann Weston: the “Minnehaha Window” and the “Greysolon Window.” In 1978, the Carnegie Library was added to the National Register of Historic Places, but by then it no longer met the city’s library needs and was sold for private use. 🌻



6 Karppeles Manuscript Library Museum, 1912

902 East 1st Street

Architect: Frederick G. German

Style: Neo-Classical Revival

Built in 1912 as Duluth's First Church of Christ, Scientist (Christian Science), this distinctive Neo-Classical Revival building was designed by prominent Duluth architect Frederick G. German. Its formal, symmetrical façade features cream-colored brick and stone, monumental fluted pilasters, a broad cornice, and a sweeping flight of steps leading to the main entrance. Its unusual cruciform plan centers on a domed rotunda, while large windows, leaded glass, and patterned brickwork add architectural detail. Inside, the soaring ceiling and dome create a dramatic open space, and the church's original organ remains in the rotunda. In 1994, the building became home to the Karppeles Manuscript Library Museum, whose collection preserves more than one million historic manuscripts and documents. Fittingly, another piece of the building's own history was uncovered in 2024: a copper time capsule placed in its cornerstone by the original congregation in 1912, remarkably preserved after more than a century. 🌻



Duluth Preservation Alliance

Thank you to the 2026 Tour Committee:

Paul Blower
Laura Burgstahler
Sandy Burgstahler
Sheryl Homan
Mike Poupore
Blake Romenesko
Zabelle Stodola
Shawn Ulrick
Maeve Ulrick

*Property research & copy
by Zabelle Stodola and
Blake Romenesko.*

Duluth Preservation Alliance Officers:

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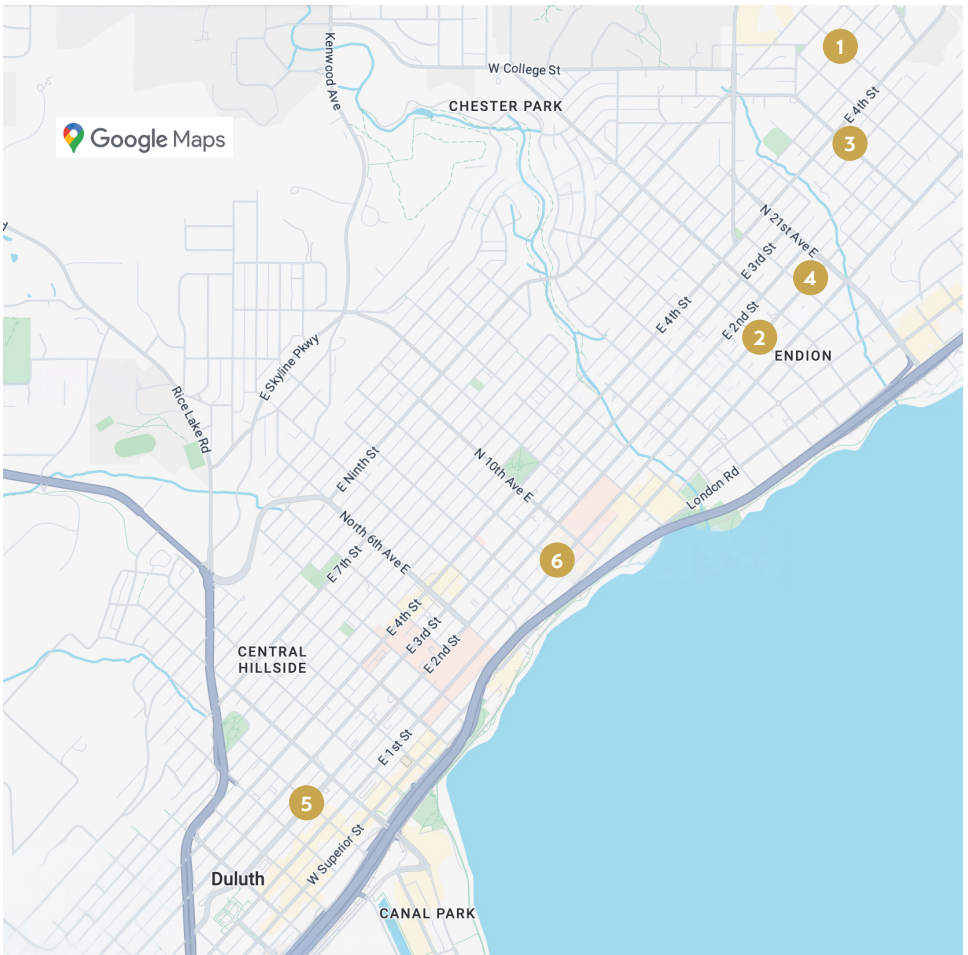
Robert Berg
Sandy Burgstahler
Sheryl Homan
Mark Poirier
Mike Poupore



Help us preserve, protect, and celebrate
Duluth's architectural heritage for
generations to come. ***Donate today!***

DPA Address: P.O. Box 161438, Duluth, MN 55816





You may tour the properties in any order:

1. Francis James & Maryann Gowan Dacey House • 2531 East 6th Street
2. The Hemlock Exchange, Northwestern Bell Building • 1804 East 1st Street
3. Pilgrim Congregational Church • 2310 East 4th Street
Note: This location opens for tours at noon.
4. Bernard & Ernestine Silberstein House • 21 North 21st Avenue East
5. Duluth Public Library (Carnegie Library) • 101 West 2nd Street
6. Karpeles Manuscript Library Museum • 902 East 1st Street



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