

United States Department of the Interior
 National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions.

1. Name of Property

Historic name: Alice Nettell Tower

Other names/site number: _____

Name of related multiple property listing:
N/A

(Enter "N/A" if property is not part of a multiple property listing)

2. Location

Street & number: 550 North Third Avenue

City or town: Virginia State: MN County: St. Louis

Not For Publication: Vicinity:

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended,

I hereby certify that this ___ nomination ___ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60.

In my opinion, the property ___ meets ___ does not meet the National Register Criteria. I recommend that this property be considered significant at the following level(s) of significance:

national statewide local

Applicable National Register Criteria:

A B C D

_____ Signature of certifying official/Title:	_____ Date
_____ State or Federal agency/bureau or Tribal Government	

In my opinion, the property ___ meets ___ does not meet the National Register criteria.	
_____ Signature of commenting official:	_____ Date
_____ Title :	
State or Federal agency/bureau or Tribal Government	

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4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register
- determined eligible for the National Register
- determined not eligible for the National Register
- removed from the National Register
- other (explain:) _____

Signature of the Keeper

Date of Action

5. Classification

Ownership of Property

(Check as many boxes as apply.)

- Private:
- Public – Local
- Public – State
- Public – Federal

Category of Property

(Check only **one** box.)

- Building(s)
- District
- Site
- Structure
- Object

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Number of Resources within Property

(Do not include previously listed resources in the count)

Contributing	Noncontributing	
<u>1</u>	<u>1</u>	buildings
<u>0</u>	<u>0</u>	sites
<u>1</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>0</u>	<u>0</u>	Total

Number of contributing resources previously listed in the National Register 0

6. Function or Use

Historic Functions

(Enter categories from instructions.)

DOMESTIC/MULTIPLE DWELLING

Current Functions

(Enter categories from instructions.)

DOMESTIC/MULTIPLE DWELLING

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7. Description

Architectural Classification

(Enter categories from instructions.)

MODERN

Materials: (enter categories from instructions.)

Principal exterior materials of the property:

Foundation: CONCRETE
Walls: BRICK/CONCRETE
Roof: SYNTHETICS

Narrative Description

(Describe the historic and current physical appearance and condition of the property. Describe contributing and noncontributing resources if applicable. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, type, style, method of construction, setting, size, and significant features. Indicate whether the property has historic integrity.)

Summary Paragraph

Alice Nettell Tower is a fourteen-story, Modern style apartment building in Virginia, Minnesota. The building is divided into 24 structural bays giving it a round footprint and overlooks Bailey Lake to the west. The main entrance to the building is oriented northeast. Floors two through fourteen are supported by concrete piloti-like columns. The property comprises the one contributing building (Alice Nettell Tower) with a breezeway extending north, one contributing structure (a surface parking lot to the south), and one noncontributing outbuilding. Alice Nettell Tower has sufficient integrity to convey its historic significance during the property's period of significance, which is 1977, the year the building was constructed.

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Narrative Description

Exterior

Alice Nettell Tower has a brick and concrete facade. Concrete surrounds the window bays on floors 2-14, and bands of concrete are at the roofline and above the first-floor windows. The remainder of the facade is brick. The building has a flat roof with a hexagonal penthouse at the center. The first story of the building is recessed approximately one foot. Regularly spaced, piloti-like concrete columns divide the floor's facade into twenty-four structural bays and create the illusion of a Modern pedestal base. Like the floor above, it is also rounded with a brick exterior. An entrance portico projects from the building at the northeast section of the first floor, and a community room extends west from the first floor and overlooks a patio (photos 1 and 2).

The entrance portico is supported by brick pillars and has a flat roof with metal coping. Signage reading "Alice Nettell Tower" and two light fixtures are on the east face of the portico (photo 1). Within the portico, brick wingwalls extend several feet from the building facade and flank the main entrance, which is a metal-and-glass door with wide sidelights on either side. Northwest (counterclockwise) of the entrance is a three-light, full-height, fixed-sash window. The site outside the window is landscaped with stone and has a small, non-historic stone water feature.

Most of the twenty-four bays on the first floor hold historic two-light, sliding-sash windows. Non-historic sliding-sash windows are also present. Other bays hold doors or have no openings. A metal door is in the second bay south (clockwise) of the main entrance. A metal-and-glass door leading to the caretaker's unit is in the fourth bay south of the main entrance. In the ninth bay clockwise from the main entrance is a pair of metal doors and a metal-and-glass door. Two metal-and-glass doors are on the west wall of the community room and open onto the patio (photos 2 and 6, see figure 2). A solid metal door is one bay west (counterclockwise) of the breezeway on the rear of the building.

The second-through-fourteenth stories are organized into repeating vertical bays following this counterclockwise pattern: a window bay, then a brick bay with two through-wall air conditioning units at each floor, then a window bay, then a solid brick bay. The pattern repeats six times (photos 1-3). The window bays each hold two pairs of sliding-sash windows. The majority of the extant windows are historic, but some non-historic vinyl replacement units are present.

An enclosed breezeway runs from the northwest corner of the tower to the building to the north (Columbia Apartments, 600 North Third Avenue), outside the NRHP boundary. The breezeway has brick walls with bands of stucco at the roofline. The east and west facades each have two groups of four fixed-sash windows in a shared metal frame and a metal-and-glass door with a north sidelight at the north end of the corridor (photos 2 and 4). The breezeway was constructed in 1977 as part of Alice Nettell Tower to provide a convenient, sheltered walkway in Minnesota's cold climate to the adjacent Columbia Apartments (constructed in 1966). The breezeway is therefore included within the National Register boundary for this property.

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Alice Nettell Tower is on a separate legal parcel from the conjoined Columbia and Rouchleau Apartments to the north, and the two properties have different owners. The breezeway is the only connection between Alice Nettell Tower and the Columbia Apartments. There are no shared utilities, building systems, or essential functions between the two properties. Therefore, the properties are not functionally related. Alice Nettell Tower is locally significant under Criterion A in the area of Politics/Government as the largest and most prominent example of a senior high-rise tower constructed under the Minnesota Housing Finance Agency (MHFA) in Minnesota's Iron Range. The Columbia and Rouchleau Apartments were not constructed through the MHFA; both were constructed by the Virginia Housing and Redevelopment Authority (HRA) under different programs. The Columbia and Rouchleau Apartments are therefore not associated with the historic significance of Alice Nettell Tower.

Interior

Alice Nettell Tower has a reinforced-concrete structure that is largely concealed within partition walls. Freestanding structural concrete piers are in the first-floor community room and are clad in plaster.

All floors are organized around a historic central circulation core. Two elevators at the center of the building provide access to all floors. The elevator shafts are historic, but the cabs appear to be replacements. Historic concrete staircases are northeast and southwest of the elevators. The northeast stair runs between the first floor and the penthouse, and the southwest stair runs between the first and fourteenth floors. The stairwell walls are a mix of historic concrete, concrete block, and drywall, the ceilings and the treads are painted historic concrete. Metal handrails attach to the walls on both sides. An elevator lobby is between the elevators and the northeast staircase at each floor (photos 7 and 10). The lobbies have non-historic linoleum or LVT floors, and the partition walls are plaster with some non-historic wainscoting. The ceilings are historic textured plaster or suspended acoustic tiles.

The building's primary entry vestibule is at the northeast section of the first floor. The vestibule floors are non-historic tile. The walls are historic plaster, and the west vestibule wall has non-historic wood paneling. A solid metal door to the mail room is on the west wall and metal-and-glass doors are on the east and west walls. A mailroom is west of the vestibule. It has non-historic LVT floors, historic plaster walls, and historic suspended acoustic-tile ceilings. Historic mailboxes are on the east wall.

The first floor contains the building's office, caretaker's apartment, maintenance rooms, electrical room, a community room and kitchen, laundry room, common bathrooms, and a lobby (photos 5 and 6). The office has gypsum board walls with non-historic wood paneling, non-historic carpeted floors, and a historic suspended acoustic-tile ceiling. The caretaker's unit has the same finishes as the upper apartment units (see description below). The maintenance and electrical rooms have concrete floors, walls, and exposed concrete ceilings. A historic corridor runs between the mechanical and electrical rooms to a secondary building exit. The corridor has non-historic LVT floors, and the walls are non-historic drywall with resilient wainscoting and a wood chair rail. The community room and kitchen are on the west side of the first floor. The

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room has historic plaster walls. The floors are carpet and tile; the space historically had tile and carpet floors, although the current materials are likely replacements. The ceilings are historic suspended acoustic tiles (photo 6). The laundry room has historic concrete-block and plaster walls. It has non-historic tile floor and a historic suspended acoustic tile ceiling. The common bathrooms have non-historic linoleum tile floors with a ceramic-tile baseboard. The walls are historic concrete-block, and the ceiling is historic textured plaster. The lobby has non-historic LVT floors and historic suspended acoustic-tile ceilings (photo 5). The bathroom partition walls, the walls framing the breezeway corridor, and the perimeter wall between the corridor and entry vestibule are historic brick.

Floors two through fourteen follow the same general plan. Corridors surround the central circulation core. The corridors have replacement carpet floors and historic plaster partition walls (photos 8 and 9). On some floors, the historic carpet baseboards have been replaced with vinyl instead of carpet. The ceilings are historic textured plaster with non-historic surface-mounted fluorescent lights. Historic plaster partition walls enclose a trash room off the south wall of the elevator vestibule.

On the fourth, eighth, and twelfth floors, a common bathroom is north of the elevators. Each bathroom has a bathtub, tile floors that are likely historic, historic plaster walls, and a historic textured-plaster ceiling.

Each floor has twelve wedge-shaped, one-bedroom apartment units (photos 11-14). Many of the units retain their historic wood entrance doors. All units have a living and dining area, a bedroom, a bathroom, and a kitchen with a pantry. The apartments retain their historic layout. The walls and ceilings in the units are historic plaster. The living and dining areas have replacement carpet on the floor; this area historically had carpet. Historic slots for through-wall air conditioning units are in the exterior wall in the living room. The bedrooms have carpet floors and a historic built-in closet. The bathrooms have a mix of historic and non-historic fixtures. The floors are either historic linoleum tile, non-historic tile, or non-historic LVT. The kitchen floors are either historic linoleum tile, non-historic tile, or non-historic LVT. Some units retain historic wood cabinets. The kitchens have a historic, partially walled-off pantry against the unit demising wall. Some pantries have historic wood lattice transoms and/or wood cafe door.¹

The second floor follows the same layout as the upper floors except it has two, two-bedroom accessible units at the southeast section of the building. The units have two bedrooms, a kitchen, a walk-in pantry, a half-bath, and a full-room, walk-in shower. The shower room has historic or replacement ceramic tile floors and the rest of the finishes in the unit are consistent with other units.

Site

¹ The cafe doors and transoms were fixtures that residents could pay to have included in their unit and were not historically in every unit.

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A surface parking lot is south of the building. It is a contributing structure. It is paved in asphalt and has approximately sixty stalls (photo 3). A raised patio is on the west side of the building facing Bailey Lake has a wide V-shaped footprint. The patio has concrete retaining walls with a metal railing. A light post is at the west corner of the patio.

Several non-historic fences are on the site. A caretaker's unit is at the southeast side of the building, and a wood fence with a gabled arbor encircles the yard outside this unit. A tall wood fence surrounds exterior mechanical equipment at the southwest section of the building. This area was historically fenced off, but the existing fence is likely a replacement. A metal fence extends southwest from the enclosed mechanical area and separates trash receptacles from a non-historic seasonal outbuilding.

A non-historic maintenance shed is at the south end of the property on the surface parking lot. It is a noncontributing building. It has a cross-gable roof, and the walls are clad in vertical wood paneling. An overhead door is on the north wall, and a pedestrian door and window are on the east wall. The shed does not appear on original site plans for Alice Nettell Tower. A 1981 aerial photo shows a larger building at the south end of the parking lot. The current maintenance shed is first visible in a 1991 aerial photo.

A non-permanent, non-historic smoking shelter is west of the building. It does not appear in 2015 aerial photographs of the property but is present in 2022 aerial photographs. It has a low-pitch gable roof, and the walls are made of fencing slats covered with tarpaulins. There is a large opening on the east wall and a panel of plywood with a window on the east wall. The tarpaulins are secured to the board which appears to be detachable from the fencing slats. The shelter is insubstantial in size and scale, is not a permanent part of the property, and is therefore not counted as a resource.

Integrity

Alice Nettell Tower has strong historic integrity, and the property continues to function as affordable senior housing with the same unit count as originally designed. The building has not been moved and retains its integrity of location. The exterior retains high integrity of design, materials, and workmanship. The original concrete and brick facades are intact. On the first floor, several doors and windows have been replaced, but the openings appear unaltered. On the upper floors, the majority of the historic windows are intact; a few have been replaced with new sliding-sash units.

On the interior, the building retains a high degree of integrity in its design, materials, and workmanship. The first floor continues to function as community and maintenance space, and the community room, laundry room, office and the maintenance, utility, and storage spaces are in their original locations. Historic plaster walls and ceilings are extant throughout the first floor. The original carpet and tile floors have been replaced with new carpet and tile.

On the upper floors, the apartment units have strong historic integrity. The units retain their characteristic wedge-shaped layouts, and few interior walls have been altered. Historic plaster

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walls and ceilings are extant throughout the apartment floors. The tile floors in the kitchens and bathrooms have often been replaced with new tile or vinyl. The carpet floors in the unit bedrooms and living rooms has been replaced with new carpet. The central core of circulation is unchanged and continues to comprise two elevators and two stairwells.

Alice Nettell Tower has sufficient integrity to convey its historic significance during the property's period of significance, which is 1977, the year the building was constructed.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

- A. Owned by a religious institution or used for religious purposes
- B. Removed from its original location
- C. A birthplace or grave
- D. A cemetery
- E. A reconstructed building, object, or structure
- F. A commemorative property
- G. Less than 50 years old or achieving significance within the past 50 years

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Areas of Significance

(Enter categories from instructions.)

POLITICS/GOVERNMENT

Period of Significance

1977

Significant Dates

Significant Person

(Complete only if Criterion B is marked above.)

Cultural Affiliation

Architect/Builder

Hackner, Schrieder Roslansky and Associates

Madsen Development Corporation

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance, applicable criteria, justification for the period of significance, and any applicable criteria considerations.)

Alice Nettell Tower is locally significant under Criterion A in the area of Politics/Government as the largest and most prominent example of a senior high-rise tower constructed under the Minnesota Housing Finance Agency (MHFA) in Minnesota's Iron Range. During the 1960s and 1970s, the Iron Range was experiencing an intense housing crisis created by the booming taconite industry. Senior citizens, who could not afford to pay rapidly rising rents, were disproportionately impacted by the sudden lack of available housing. In 1971, State legislation created the MHFA with the purpose of funding affordable housing projects across Minnesota. Two years later, the federal government froze nearly all housing construction subsidies, which cancelled or suspended projects across the country. In response, the MFHA increased its bonding to \$500 million, allowing the agency to finance new, affordable housing projects to address Minnesota's intense housing shortage. Alice Nettell Tower received MHFA funding in 1975, as part of the agency's early financing awards. The fourteen-story tower constructed 155 affordable senior apartments, nearly tripling Virginia's available senior housing and demonstrating the property's significant association with this impactful government housing program.

Narrative Statement of Significance (Provide at least **one** paragraph for each area of significance.)

Narrative Statement of Significance

The Need for Senior Housing

Postwar industrial changes on Minnesota's Iron Range set in motion a chain of events that would lead to a sudden and dramatic housing shortage throughout the region by the 1970s, one that particularly affected the area's aging population. Heightened production on the Iron Range during World War II had depleted the region's natural ore reserves and, while postwar demand for iron remained high, the dwindling ore supply caused a slowing economy and fears of industrial collapse.²

Industrial production turned to taconite, a flinty stone with relatively low concentrations of iron ore. While its presence on the Iron Range had been discovered before other mineable ore reserves, it was passed over in favor of concentrated ores that could go directly to smelters. Researchers at University of Minnesota Mines Experiment Station had identified a method to concentrate the iron in taconite in the early twentieth-century and, over the following decades, to transform it into pellets that could be put into commercial furnaces. Minnesota's early taconite plants opened in the late 1950s, and their success popularized taconite mining, which was promoted as a way to "save" the depressed Iron Range. The Taconite Tax Amendment passed the Minnesota legislature in 1964, and decreased taxes on mining companies to encourage

² Alex Tieberg, "Mesabi Iron Range," MNopedia, <https://www.mnopedia.org/place/mesabi-iron-range>.

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investment in taconite plants. Mines across the Iron Range quickly shifted to taconite production.³

Workers flooded in, creating acute housing shortages across the Iron Range. The *Minneapolis Tribune* reported that 3,800 new workers were anticipated to move to the Iron Range for work, along with even more temporary workers and their families. This unexpected population surge made rents rise sharply. Development officials reported that as a result of the taconite industry expansion, “virtually every housing unit on the Iron Range” was filled.⁴

For existing residents, particularly seniors, this economic boom raised rents to unaffordable levels and left them with few housing options. The *Minneapolis Tribune* ran a 1976 article on housing prospects on the Iron Range and noted that: “Expansion of the taconite industry on Minnesota’s Iron Range, expected to brighten the economic conditions of most residents of the area, is having the opposite effect on some elderly and low-income citizens there.”⁵

In its coverage of the housing shortage the previous year, the *Minneapolis Tribune* also highlighted the burden the shortage placed on elderly Range residents. “When housing was plentiful and the Range was in a recession, they were paying low rents,” the article noted, “Now that the cost of utilities, taxes, and financing are up, rents are being raised substantially, sometimes even double and triple.”⁶ Elderly residents from Virginia and surrounding Range communities were faced with the prospect of trying to economize, returning to work, or leave their homes to live with adult children. Noel Knudson, a regional planner from Duluth, reported that “A number of elderly persons have had to move out to make way for construction workers and I don’t know where they’ve gone.”⁷

The housing shortages on the Iron Range continued through the early 1970s, even as population began to decline; Hibbing’s population dropped by over 9 percent from 1960, and Virginia’s population fell by 11 percent. The percentage of elderly residents, however, remained high, particularly in Virginia. In 1960, Virginia and Hibbing were the two largest cities on the Iron Range with 14,034 and 17,731 residents respectively. Virginia’s population skewed slightly older; the town was 13.3 percent seniors compared to Hibbing’s 11.1 percent seniors. Smaller towns, such as Chisholm and Eveleth, had higher proportions of seniors (13.4 percent and 15.1 percent respectively in 1960), but they had much lower total numbers of elderly people to house, and were also in close proximity to Hibbing or Virginia and could benefit from the larger towns’ housing markets and Housing and Redevelopment Authorities (HRAs).⁸ Providing affordable housing for seniors, therefore, became a pressing concern in Virginia during the 1970s.

³ Alex Tieberg, “Commercialization of Taconite,” MNopedia, <https://www.mnopedia.org/thing/commercialization-taconite>; “How Innovation Saved the Iron Range,” NNRI News, Natural Resources Research Institute at the University of Minnesota, <https://nrri.umn.edu/news/davis-taconite>.

⁴ Jack Coffman, “Rents Boom with Range, Squeeze Elderly,” *Minneapolis Tribune*, January 20, 1976.

⁵ Coffman, “Rents Boom with Range, Squeeze Elderly.”

⁶ Joe Rigert, “Range is Gold Mine in a Jobless Time,” *Minneapolis Tribune*, April 27, 1975.

⁷ Coffman, “Rents Boom with Range, Squeeze Elderly.”

⁸ *General Population Characteristics, Minnesota, 1960 United States Census*, <https://www2.census.gov/library/publications/decennial/1960/population-volume-1/18543820v1p25ch3.pdf>.

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Early Approaches to Affordable Housing

Most of Virginia's affordable and subsidized-housing construction was in the hands of the local HRA. Formed in 1949, two years after Minnesota passed statewide legislation authorizing the creation of local housing authorities, the Virginia HRA was tasked with developing and operating affordable housing. Its initial focus, like many other public housing authorities at the time, was squarely fixed on family housing. The HRA's first project, Silver Lake Homes, opened in 1953. The project constructed 110 townhouse units in twenty-five buildings and was intended to serve low-income families.⁹

The construction of new housing for low-income residents was largely driven by federal policy and programs during this period, and the majority of affordable or subsidized housing units were built as public housing through federal housing programs. These programs also heavily influenced the types of residents for which new housing was developed. The House Act of 1956 opened public housing to single adults over the age of sixty-five. Senior housing quickly became one of the most common forms of housing developed by HRAs nationwide, largely because supporting low-income, elderly citizens had broad support compared to public assistance for working-aged people. By the middle of the 1960s, many HRAs across the nation were focused primarily on developing housing for older, white members of their community.¹⁰

The Virginia HRA leveraged federal funds to construct a senior high-rise building, the Columbia Apartments, in 1966. The 60-unit housing tower for low-income seniors was part of "a broad urban renewal project" to redevelop the former W. T. Bailey Lumber Company yards in northeast Virginia near Virginia Lake (now Bailey Lake). The new high-rise was designed by local architects Damberg and Damberg. The project was constructed and owned by the HRA and "wholly financed by federal funds."¹¹ The building's sixty units, however, were insufficient to address the region's housing need.

When other towns on the Iron Range constructed public housing, the projects were of similar scale to the Columbia Apartments and most were meant to address overall housing needs, rather than address the specific and pressing needs of seniors. Hibbing built the First Avenue Apartments (2329 First Avenue) in 1969, as the community's first senior public housing project. The building had sixty units. Hibbing's earlier Park Terrace Manor (201 East Eighteenth Street), which opened in 1963, held only twenty units and had no age requirements. Similarly, Chisholm opened the Sunny Slopes (429 Sixth Street Southwest) and Mapleview (519 Sixth Street Southwest) projects in 1965. Both were low-density townhouses or apartments with no age requirements.

The slow construction of affordable housing through municipal HRAs continually failed to address the nationwide housing shortage, and federal programs in the 1960s encouraged and subsidized the development of private housing for low-income families. This marked a

⁹ "About Your HRA," Virginia Housing and Redevelopment Authority, <https://www.vhra.org/about/>.

¹⁰ Tamora Halvorsen Ludt, Laurel Fritz, Lauren Anderson, "Minneapolis Housing and Redevelopment Authority Developed Mid-Century High-Rise Senior Housing," prepared by New History, City of Minneapolis, 22.

¹¹ "\$900,000 Home for Elderly Set in Virginia," *Duluth News Tribune*, July 23, 1966.

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significant shift toward private developers as the primary builders and owners of affordable housing, not HRAs. Section 236 of the 1968 Housing and Urban Development Act (HUD) included a program designed to incentivize the development of rental and cooperative housing for lower income families. HUD subsidized mortgages to create an effective 1-percent interest rate. The low down payments required by the program also allowed builders and sponsors “to begin projects with little cash in contrast to conventionally financed projects.”¹² Residents in subsidized buildings would pay either 25 percent of their income or a basic rent (the cost of operating, principal and a 1-percent interest rate) for the apartment, whichever was greater, though not to exceed the unit’s fair market rental (the required principal, interest, and operating costs for the unit).¹³ Section 236 incentivized both private and nonprofit development of low- and moderate-income housing units, and served sectors of the population who earned too little to afford market-rate housing but too much to qualify for government-owned public housing.¹⁴

On January 1, 1973, the Nixon Administration froze nearly all subsidies for federal housing construction. The moratorium suspended Section 236, as well as other programs that subsidized affordable housing construction. Nixon contended that public housing programs had made the U.S. government “the biggest slumlord in history,” and criticized public housing buildings, saying that “too many are monstrous, depressing places.”¹⁵ In Minnesota, the federal freeze cancelled or suspended affordable housing projects across the state. In assessing the situation, the Metropolitan Council anticipated that the stopped developments would create “an incredible housing crunch” for low- and moderate-income Minnesotans.¹⁶

Minnesota Housing Finance Agency

The Minnesota State Legislature formed the Minnesota Housing Finance Agency (MHFA) in 1971 to “increase the state’s role in housing,” in the face of a slowing economy, high unemployment, and “high inflationary pressures on a short housing supply.”¹⁷ In a 1974 MHFA report, Governor Wendell Anderson reflected that the agency’s goal from the start was to make sure that Minnesota met its responsibility to “assure decent, safe, sanitary housing for its citizens.”¹⁸ MHFA was formed at the height of federal housing subsidies, and the agency was authorized to award \$150 million in bonds to support housing projects across the state. At the time, HUD’s Section 236 program was the primary means of providing housing subsidies, and MHFA played a secondary role in the state’s housing development, providing subsidiary

¹² “Section 236 Rental Housing – An Evaluation with Lessons for the Future, Report to the Congress by the Comptroller General of the United States,” PAD-78-13, 6, <https://www.gao.gov/assets/pad-78-13.pdf>.

¹³ *Rental Housing for Lower Income Families (Section 236): A HUD Handbook* (United States Department of Housing and Urban Development, 1965), 1.

¹⁴ “Section 236 Rental Housing – An Evaluation with Lessons for the Future,” 1-2.

¹⁵ Kathryn Goetz and Rachel Peterson, “Postwar Public Housing in Minnesota,” prepared by Hess, Roise and Company for the Minnesota Department of Transportation Cultural Resources Unit, 49.

¹⁶ Betty Wilson, “Area Low-Price Housing Outlook Reported Bleak,” *Minneapolis Star*, January 4, 1974.

¹⁷ “Minnesota Housing Finance Agency Legislative Information,” March 1975, 1, Minnesota Housing Finance Agency Papers, Minnesota Historical Society.

¹⁸ *Minnesota Housing Finance Agency Annual Report 1974*, Minnesota Housing Finance Agency Papers, Minnesota Historical Society.

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programs to help Minnesotans afford and maintain “decent, safe, sanitary housing” even as the housing market tightened.

With the 1973 federal funding freeze on new construction, MHFA expanded its project funding to fill the need left by the federal government. In 1974, the agency’s authorizing legislation was amended to increase its bonding authority from \$150 million to \$500 million, greatly expanding the number of projects it could fund across the state. Previous MHFA action had been restricted to making loans to projects that were guaranteed by federal mortgage insurance. This was thought to make the sale of bonds more appealing since MHFA’s founding documents stipulated that the State would not pledge its credit on MHFA bonds. Early research, however, indicated that it was not a significant factor in investment, and the restriction was lifted in 1973, allowing the agency to fund a wider range of projects through several funding programs.¹⁹

The MHFA ran multiple programs, all with the aim of expanding access to decent housing across Minnesota. The agency provided loans to prospective first-time homebuyers, as well as home-improvement loans to existing homeowners looking to rehabilitate their houses. Both of these programs focused on expanding access to and improving existing single-family housing. The MHFA also operated multiple programs for apartment development. The agency provided short-term interim financing for apartment construction projects, as well as construction loans for in-progress projects. Arguably the most impactful was MHFA’s Permanent Financing program. This funding route placed the MHFA in the role of the mortgage lender and the agency funded the whole of the project’s construction costs. This allowed the MHFA to set the terms of its agreements, ensuring that apartment buildings could maintain affordable rents. As described in the MHFA’s 1977 annual report, “Again, the cost of development of new rental units has inflated rental rates necessary to pay debt service, operating costs and provide a reasonable rate of return for the investor, to a level unaffordable by all but the most affluent. . . . Assistance provided by the Agency in the form of lower interest rates, reduced taxes and federal subsidies provides the main hope for maintenance of a reasonable supply of rental housing in the state.”²⁰

In an analysis of the Minnesota housing landscape published in 1976, the MHFA estimated that, while statewide approximately 42 percent of heads of household requiring housing subsidy were elderly, in Region 3 (Lake, Saint Louis, Aitkin, Carlton, Cook, and Itasca Counties), the rate was nearly 60 percent. Senior housing was a major need, and one that would continue to grow. MHFA estimates suggested that the growth in the elderly population of Region 3 would be much higher than the statewide average until at least 1990.²¹ In May 1974, the Arrowhead Regional Development Commission (ARDC)—a planning and development organization serving northeast Minnesota—evaluated the senior housing needs of eight communities. The ARDC determined that four communities, Babbitt, Hoyt Lakes, Biwabik, and Gilbert, did not have a need for additional senior housing units. Auora and Ely were estimated to need fifty additional

¹⁹ “Minnesota Housing Finance Agency Legislative Information,” 1.

²⁰ *Minnesota Housing Finance Agency Annual Report 1977*, <https://hdl.handle.net/2027/umn.31951d01339733s>.

²¹ “Minnesota Housing Needs, Housing Resources, and Housing Resource Distribution Plans,” Minnesota Housing Finance Agency, October 1976, 11, Minnesota Housing Finance Agency Papers, Minnesota Historical Society.

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units for seniors, and Eveleth would need forty. Virginia needed twice that; the ARDC recommended 100 new units of senior housing to meet the local need.²²

Alice Nettell Tower

Madsen Development was approved for MHFA funding in 1975, under the agency's Permanent Financing program. The project proposed to construct a new affordable senior-housing high-rise tower in Virginia with a financed mortgage of \$3,593,377. The project would add 155 new housing units, meeting the ARDC's projected senior housing need in Virginia and then exceeding it by 55 percent. All of the apartments in the new building would utilize Section 8 vouchers managed by the Virginia HRA. The project was the fifth-most expensive project approved in 1975 and was the largest outside of the Twin Cities metro area. The only other senior high-rise MHFA funded outside of the Twin Cities during this period was the Park View Terrace Apartments in Moorhead at 121 units. No other project in the state approved as many Section 8 units as Alice Nettell Tower, increasing the project's impact on providing "decent, safe housing" for low-income tenants.²³

Alice Nettell Tower stood apart from the other MHFA projects on the Iron Range by its size and density. Of the twenty-five projects that had been approved for permanent financing by 1975, five were in the Iron Range. In addition to Alice Nettell Tower, the Birchwood East project of 60 garden-style family units was also approved in Virginia. One project was approved in Eveleth, the Eveleth Elderly apartments, which had 50 senior housing units. Two projects were funded in Hibbing, and both were for family housing. The Southview Apartments had 144 garden-style units, and the Westgate Apartments had 100 garden-style units.²⁴ Alice Nettell Tower was by far the largest senior project on the Iron Range, reflecting the deep need in Virginia for this type of housing and the MFHA's ability to jumpstart impactful, high-density housing projects through its Permanent Financing program.

Under MFHA's Permanent Financing program, private developers constructed the affordable housing units. This reflected a greater nationwide shift away from HRA's as the primary builder and owner of affordable or subsidized housing. For Alice Nettell Tower, Madsen Development Corporation out of Madison, Wisconsin, led the project's development. Hackner, Schroeder Roslansky and Associates from La Crosse, Wisconsin, were the project architects. The firms had collaborated on multiple round high-rise senior housing towers throughout the Midwest (including the Twin Towers Apartment in Austin, Minnesota, and the Court Tower in Oshkosh, Wisconsin).²⁵

²² "Community Profiles of Eight East Iron Range Communities," 1977, <https://www.leg.mn.gov/docs/pre2003/other/cn037.pdf>.

²³ *Minnesota Housing Finance Agency Annual Report 1975*, 9, Minnesota Housing Finance Agency Papers, Minnesota Historical Society.

²⁴ *Minnesota Housing Finance Agency Annual Report 1975*, 9, Minnesota Housing Finance Agency Papers, Minnesota Historical Society.

²⁵ John Enright, "Grand Opening Planned for High Rise Here," *Austin Daily Herald*, December 7, 1923; "Court Tower Dedication, Open House Slated Today," *Appleton Post-Crescent*, October 21, 1973.

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Round towers were thought to be especially well suited to senior housing projects. Earlier senior-housing towers followed the H- T- and U-shaped footprints of typical multi-family developments, which created long double-loaded hallways of apartments. Elderly residents reported that they “[did] not like long dismal corridors” in their buildings.²⁶ In the late 1960s, architects on the East Coast began implementing circular towers for senior housing. Circular towers allowed for short corridors and meant that “elderly tenants would have companionship without feeling ‘surrounded, engulfed or lost in a crowd.’”²⁷ Round towers also condensed the building on its site and allowed for larger areas of landscaping compared to more sprawling building layouts.

Madsen Development coordinated with the Virginia HRA to manage the new tower’s Section 8 housing vouchers, which subsidized rents for tenants. The development team also decided to name the new building for Alice Nettell, assistant executive director of the Virginia HRA. Nettell had a degree in social work from the College of William and Mary, and worked for several years as a case worker for the St. Louis County Welfare Department.²⁸ She began working with the Virginia HRA in a temporary position in the 1950s, shortly after the authority was formed in 1949, and managed all aspects of managing and operating affordable housing in the city. In 1972, the *Duluth News Tribune* ran a profile on Nettell and summarized her responsibilities as “selection of tenants, computing rental costs which are based on tenants’ financial conditions, and preparing operations budgets for the authority.”²⁹

Alice Nettell Tower was dedicated on August 15, 1977. The property comprised the fourteen-story tower and surface parking lot with approximately sixty stalls. Minnesota Governor Rudy Perpich spoke at the ceremony and noted that, “this is one of the first towers in the state outside of the metro area and a good example of what can be done by a small community”³⁰ Perpich continued, “We [Minnesota] have been recognized for having a quality of life that is second to none. Minnesota is recognized nationally and possibly internationally because of the great work our pioneers have done. . . The dedication of this building is one way to say thank you to those people.”³¹

Alice Nettell Tower was fully leased before the building opened. The project received over 400 applications for its 155 units, highlighting the need for affordable senior-housing in Virginia at the time. Alice Nettell Tower provided over 2.5 times the number of previously existing affordable senior units in Virginia. The average age of tenants was seventy-one, and 79.5 percent of households were headed by women. Among the first residents, 41.1 percent of people fell into the “low” income category of Section 8 assistance, while 58.9 percent fell into the “very low” category.³²

²⁶ Isidor Richmond and Carney Goldberg, “Walnut Park Housing for the Elderly,” *New England Architect* (June 1970): 43.

²⁷ Richmond and Goldberg, “Walnut Park Housing for the Elderly,” *New England Architect*, 43-44.

²⁸ Wallace Morgan, “Jobs Come by Dozen,” *Duluth News Tribune*, February 27, 1972.

²⁹ Morgan, “Jobs Come by Dozen.”

³⁰ “Perpich Offers Help in Strike - If Asked,” *Mesabi Daily News*, August 16, 1977.

³¹ “Perpich Offers Help in Strike - If Asked.”

³² “A Study of MHFA—Section 8 Housing for the Elderly,” Minnesota Housing Finance Agency, December 1977.

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The new tower's impact was profoundly local. Among the first residents, 75 percent were from Virginia (116 of 155 units), and 98.7 percent came from Saint Louis County. In a 1977 study discussing the impacts of Section 8 housing, the MHFA reflected on this local occupant pool, noting that it was "inconclusive whether the short distances moved from a previous housing location to an Agency financed development indicates an unwillingness to relocate greater distances in order to occupy subsidized housing for the elderly or whether local needs are so great that they preempt the availability of this kind of housing to those from greater distances."³³ However, the sheer number of applicants for the available housing units certainly reflect the critical housing situation faced by elderly residents in Virginia, and the Iron Range more broadly. As Alice Nettell remarked at the tower's opening ceremony, the need for the "comfort and dignity" provided to residents by the tower bearing her name, was critical.³⁴

Evaluation

Alice Nettell Tower is eligible for the National Register as a large and prominent example of a senior housing project built on Minnesota's Iron Range by the MHFA in response to the moratorium on federal housing funding. Beginning in the 1960s, the Iron Range was experiencing a severe housing shortage that disproportionately impacted senior citizens. Virginia, one of the largest cities in the region, retained a high percentage of elderly residents and the local senior housing crisis was particularly acute. In response to the 1973 federal moratorium, MHFA expanded their programs to provide \$500 million in tax-exempt bonds to fund housing projects across the state, marking a significant expansion in the State's role in affordable housing production. Alice Nettell Tower received MHFA funding in 1975, as part of the agency's Permanent Financing program to provide critical housing in the absence of federal funds. The fourteen-story tower constructed 155 affordable senior apartments and tripled Virginia's available housing of this type. As the largest Iron Range project funded by the MHFA during this period, Alice Nettell Tower represents the agency's impact in responding to Minnesota's housing shortage of the 1970s.

Criteria Consideration G

The period of significance for Alice Nettell Tower is 1977, the year that construction was completed. Because the period of significance is within the last fifty years, the property must meet Criteria Consideration G for Exceptional Importance. The exceptional significance of Alice Nettell Tower is evident through comparison with other local senior housing projects on Minnesota's Iron Range. No other project achieved the same number of affordable units for seniors. Between 1949 and 1982, the Virginia HRA had developed a total of 146 total affordable units for seniors. The Alice Nettell Tower achieved 107 percent of that total in one project alone. A detailed discussion of comparison properties is below.

Comparison Properties

Virginia has three high-rise senior housing towers: the Columbia Apartments (1966, 600 North Third Avenue), the Rouchleau Apartments (1982, 602 North Third Avenue), and Alice Nettell Tower. Alice Nettell Tower is the largest of the three local senior towers; the Columbia

³³ "A Study of MHFA-Section 8 Housing for the Elderly," 13.

³⁴ "Perpich Offers Help in Strike - If Asked."

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Apartments holds 60 units and the Rouchleau holds 87 units. Alice Nettell Tower held more affordable senior housing units than both other projects combined, and was therefore more impactful in addressing the local postwar senior housing shortage. Additionally, both the Columbia and Rouchleau Apartments were built and owned by the Virginia HRA, and do not represent the history of the MHFA on the Iron Range.

Alice Nettell Tower was by far MFHA's largest project on the Iron Range during this period and represents the agency's effectiveness at producing large numbers of housing units to address the contemporary shortage. Birchwood East, a garden apartment block for families, was approved in 1976 and had sixty total units. Only thirty were designated as Section 8 apartments.³⁵ The Eveleth Elderly Apartments (now Hilltop Manor), was funded through MHFA and contained fifty units—only 32 percent of Alice Nettell Tower's units. Two MHFA-funded projects were constructed in Hibbing during this period, and both were open to residents of all ages. The Southview Apartments had 144 garden-style units, and the Westgate Apartments had 100 garden-style units.

As the largest MHFA-funded project in the region during this period, Alice Nettell Tower is the best representative of MHFA's goal to ensure "decent, safe sanitary housing" for all Minnesotans in the wake of the 1973 federal funding moratorium.

When compared to similar properties throughout the Iron Range, Alice Nettell Tower is the best representative of the impact of the Minnesota Housing Finance Agency. The property represents the deep need in Virginia for affordable senior housing during this period and the MFHA's ability to jumpstart impactful, high-density housing projects through its Permanent Financing program. It therefore meets Criteria Consideration G, as exceptionally important.

Relationship to Adjacent Properties

Alice Nettell Tower was constructed with an enclosed breezeway that connected the building to the adjacent Columbia Apartments. The Columbia Apartments opened in 1966 and was constructed by the Virginia HRA. Each building has separate infrastructure and they do not share essential services or amenities. The enclosed breezeway was constructed as a convenience to provide a sheltered walkway in Minnesota's cold climate. Alice Nettell Tower has the typical amenities and ancillary spaces expected of a 1970s senior high-rise: a community room, office, caretaker's unit, and laundry room. Alice Nettell Tower did not rely on the Columbia Apartments for any essential tenant services. Therefore, the two properties are not functionally related.

Alice Nettell Tower is locally significant under Criterion A in the area of Politics/Government as the largest and most prominent example of a senior high-rise tower constructed under the Minnesota Housing Finance Agency (MHFA) in Minnesota's Iron Range. The adjacent apartment buildings were not constructed through the MHFA; both were constructed by the Virginia Housing and Redevelopment Authority (HRA) under different programs. The Columbia and Rouchleau Apartments are therefore not associated with the historic significance of Alice Nettell Tower.

³⁵ *Minnesota Housing Finance Agency Annual Report 1976*, 11, Minnesota Housing Finance Agency Papers, Minnesota Historical Society.

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Conclusion

Alice Nettell Tower is eligible for the National Register under Criterion A in the area of Politics/Government. It meets Criteria Consideration G: Properties That Have Achieved Significance Within The Last Fifty Years. The property's period of significance is 1977, the year construction was completed. The large surface parking lot south of Alice Nettell Tower was constructed in tandem with the apartment building and is a contributing resource.

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Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
 previously listed in the National Register
 previously determined eligible by the National Register
 designated a National Historic Landmark
 recorded by Historic American Buildings Survey # _____
 recorded by Historic American Engineering Record # _____
 recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
 Other State agency
 Federal agency
 Local government
 University
 Other
Name of repository: Minnesota Historical Society

Historic Resources Survey Number (if assigned): SL-VGC-01471

10. Geographical Data

Acreege of Property 1.5

Alice Nettell Tower
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Use either the UTM system or latitude/longitude coordinates

Latitude/Longitude Coordinates

Datum if other than WGS84: _____
(enter coordinates to 6 decimal places)

- | | |
|--------------|------------|
| 1. Latitude: | Longitude: |
| 2. Latitude: | Longitude: |
| 3. Latitude: | Longitude: |
| 4. Latitude: | Longitude: |

**Or
UTM References**

Datum (indicated on USGS map):

NAD 1927 or NAD 1983

- | | | |
|-------------|-----------------|-------------------|
| 1. Zone: 15 | Easting: 534979 | Northing: 5263890 |
| 2. Zone: | Easting: | Northing: |
| 3. Zone: | Easting: | Northing: |
| 4. Zone: | Easting : | Northing: |

Verbal Boundary Description (Describe the boundaries of the property.)

The boundary of the property corresponds to the legal parcel: Lots 1 through 8 of Block 75; south 15 feet of Lots 9 through 14 of Block 70; the vacated portion of alley adjacent to and between Lots 1 through 6 and Lots 7 and 8 of Block 75; and the vacated portion of Fifth Street North adjacent to and between Block 75 and 70.

Boundary Justification (Explain why the boundaries were selected.)

This boundary encompasses the city lots on which Alice Nettell Tower and the surface parking lot were constructed.

Alice Nettell Tower
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11. Form Prepared By

name/title: Rachel Peterson and Phyllis Brower
organization: Hess, Roise and Company
street & number: 100 First Street North
city or town: Minneapolis state: MN zip code: 55401
e-mail Rachel@hessroise.com, Brower@hessroise.com
telephone: 612-338-1987
date: 10/6/2025

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** or equivalent (7.5 or 15 minute series) indicating the property's location.
- **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Additional items:** (Check with the SHPO, TPO, or FPO for any additional items.)

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Photographs

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels (minimum), 3000x2000 preferred, at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map. Each photograph must be numbered and that number must correspond to the photograph number on the photo log. For simplicity, the name of the photographer, photo date, etc. may be listed once on the photograph log and doesn't need to be labeled on every photograph.

Photo Log

Name of Property:	Alice Nettell Tower
City or Vicinity:	Virginia
County:	Saint Louis
State:	Minnesota
Name of Photographer:	Rachel Peterson/Phyllis Brower
Date of Photograph:	April 2025

Photograph 1 of 14.

MN_SaintLouisCounty_AliceNettellTower_001, exterior, looking west

Photograph 2 of 14.

MN_SaintLouisCounty_AliceNettellTower_002, exterior, looking southeast

Photograph 3 of 14.

MN_SaintLouisCounty_AliceNettellTower_003, exterior, looking northeast

Photograph 4 of 14.

MN_SaintLouisCounty_AliceNettellTower_004, first floor, breezeway, looking north

Photograph 5 of 14.

MN_SaintLouisCounty_AliceNettellTower_005, first floor, lobby, looking southeast

Photograph 6 of 14.

MN_SaintLouisCounty_AliceNettellTower_006, first floor, community room, looking west

Photograph 7 of 14.

MN_SaintLouisCounty_AliceNettellTower_007, second floor, elevator lobby, looking northwest

Photograph 8 of 14.

MN_SaintLouisCounty_AliceNettellTower_008, fourth floor, hallway, looking east

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Photograph 9 of 14.

MN_SaintLouisCounty_AliceNettellTower_009, sixth floor, hallway, looking east

Photograph 10 of 14.

MN_SaintLouisCounty_AliceNettellTower_010, eighth floor, hallway and elevator lobby, looking southeast

Photograph 11 of 14.

MN_SaintLouisCounty_AliceNettellTower_011, sixth floor, unit 611, kitchen, looking north

Photograph 12 of 14.

MN_SaintLouisCounty_AliceNettellTower_012, second floor, unit 207, living room, looking west

Photograph 13 of 14.

MN_SaintLouisCounty_AliceNettellTower_014, fourteenth floor, unit 1407, living room, looking southeast

Photograph 14 of 14.

MN_SaintLouisCounty_AliceNettellTower_013, second floor, unit 207, bedroom, looking east

Paperwork Reduction Act Statement: This information is being collected for nominations to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.). We may not conduct or sponsor and you are not required to respond to a collection of information unless it displays a currently valid OMB control number.

Estimated Burden Statement: Public reporting burden for each response using this form is estimated to be between the Tier 1 and Tier 4 levels with the estimate of the time for each tier as follows:

- Tier 1 – 60-100 hours
- Tier 2 – 120 hours
- Tier 3 – 230 hours
- Tier 4 – 280 hours

The above estimates include time for reviewing instructions, gathering and maintaining data, and preparing and transmitting nominations. Send comments regarding these estimates or any other aspect of the requirement(s) to the Service Information Collection Clearance Officer, National Park Service, 1201 Oakridge Drive Fort Collins, CO 80525.

United States Department of the Interior
National Park Service

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Continuation Sheet

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Alice Nettell Tower|
550 Third Street North
Virginia, Minnesota 55792
UTM Coordinates: Zone 15, 534979, 526389



Property Location Map

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Property Map with Alice Nettell Tower outlined in orange

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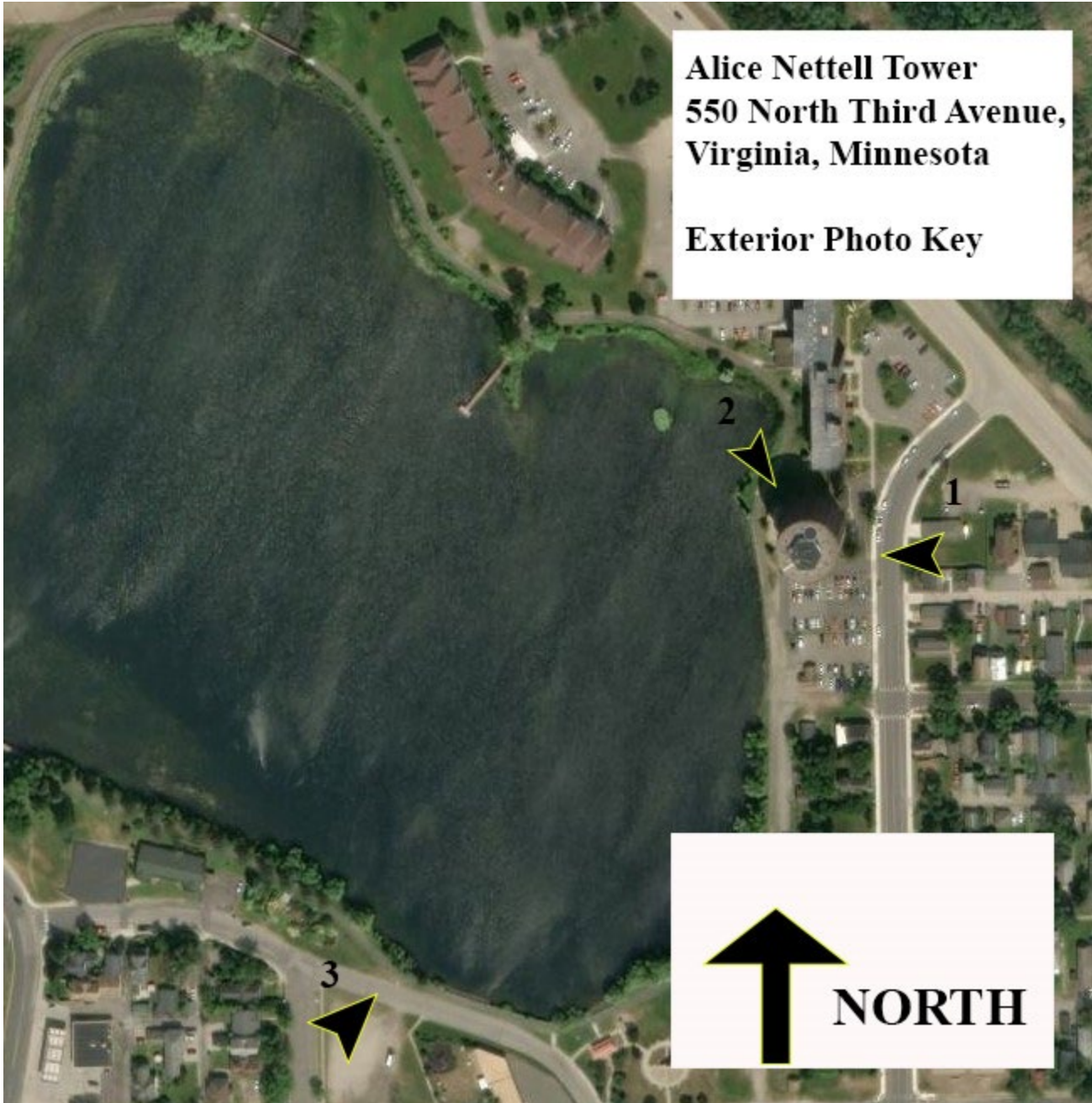


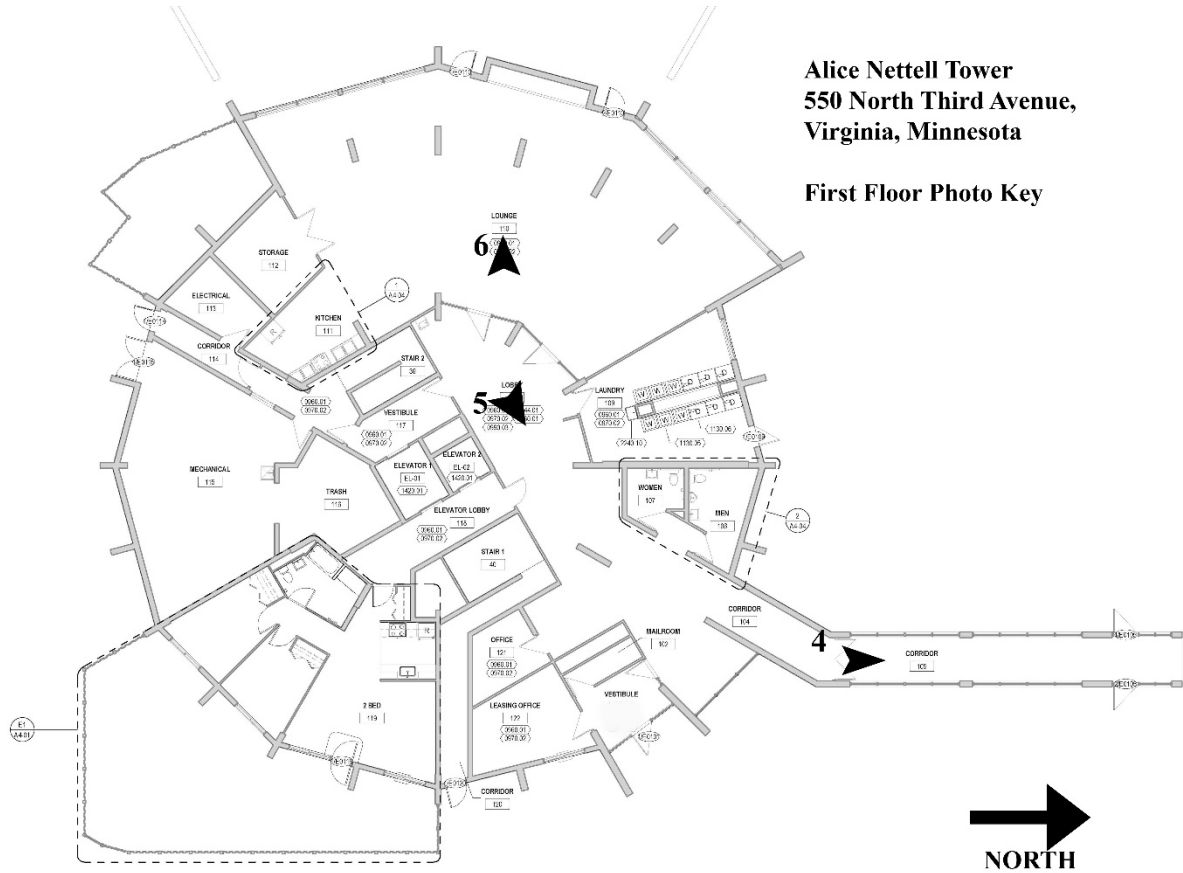
Figure 1: Exterior Photo Key

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Alice Nettell Tower
550 North Third Avenue,
Virginia, Minnesota

First Floor Photo Key

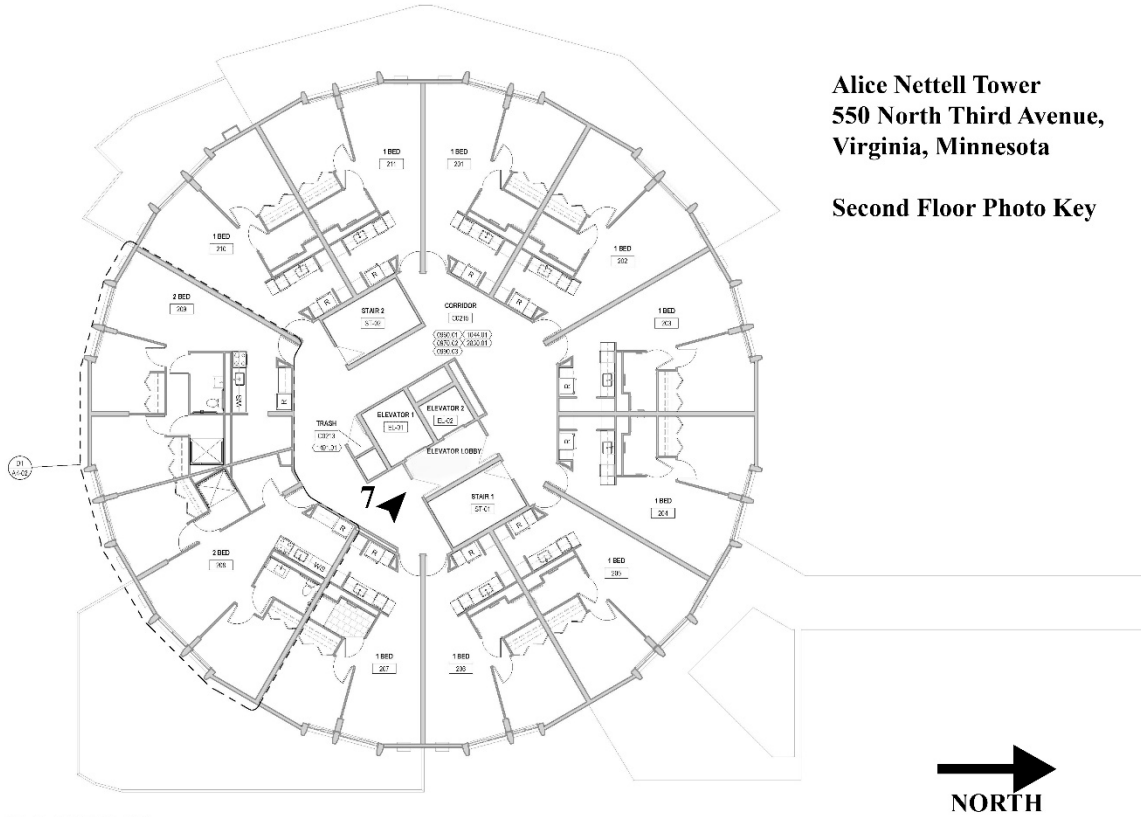
Figure 2: First Floor Photo Key

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Alice Nettell Tower
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Second Floor Photo Key

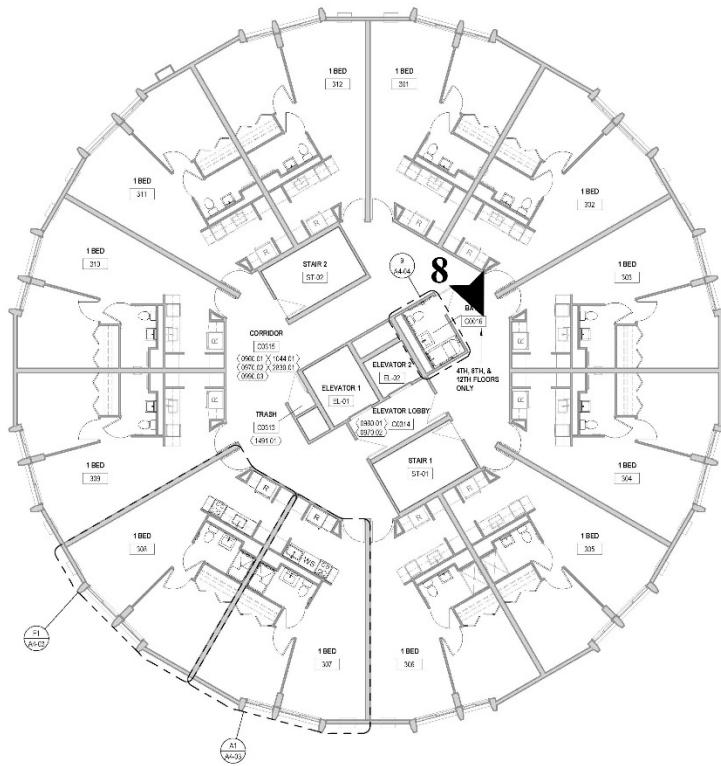
Figure 3: Second Floor Photo Key

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Alice Nettell Tower
550 North Third Avenue
Virginia, Minnesota

Fourth Floor Photo Key



LEVEL 05-14 FLOOR PLAN

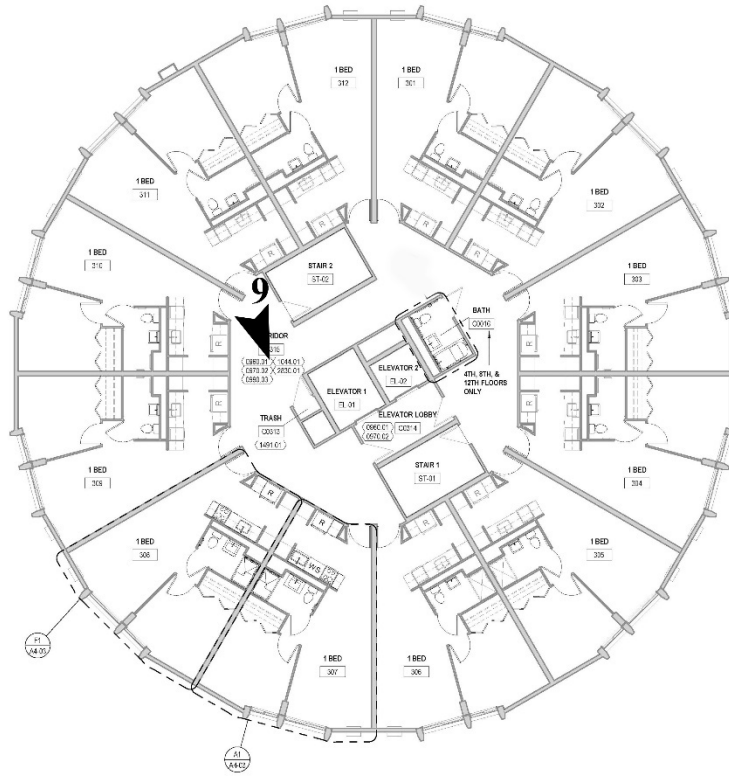
Figure 4: Fourth Floor Photo Key

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Alice Nettell Tower
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Virginia, Minnesota

Sixth Floor Photo Key



LEVEL 03-14 FLOOR PLAN

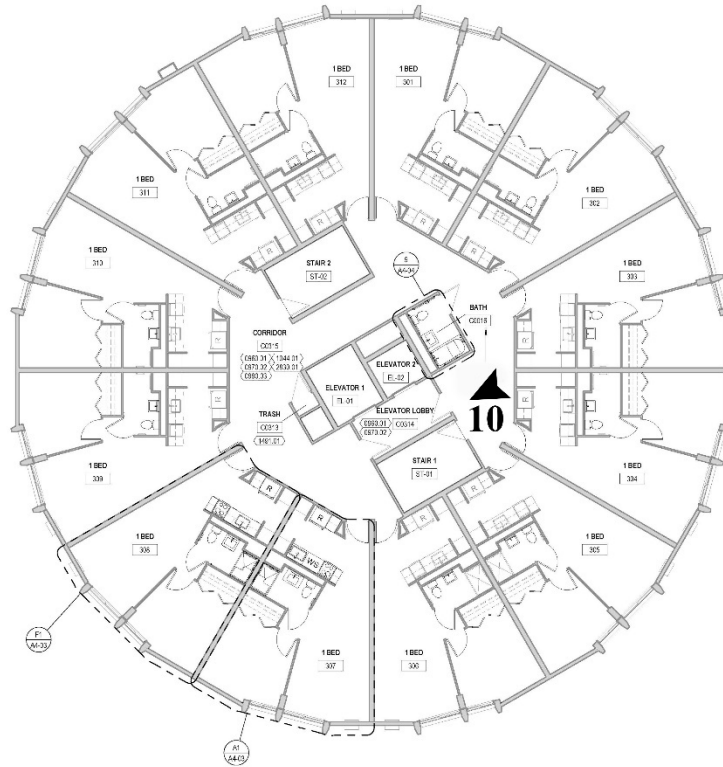
Figure 5: Sixth Floor Photo Key

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Alice Nettell Tower
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Virginia, Minnesota

Eighth Floor Photo Key



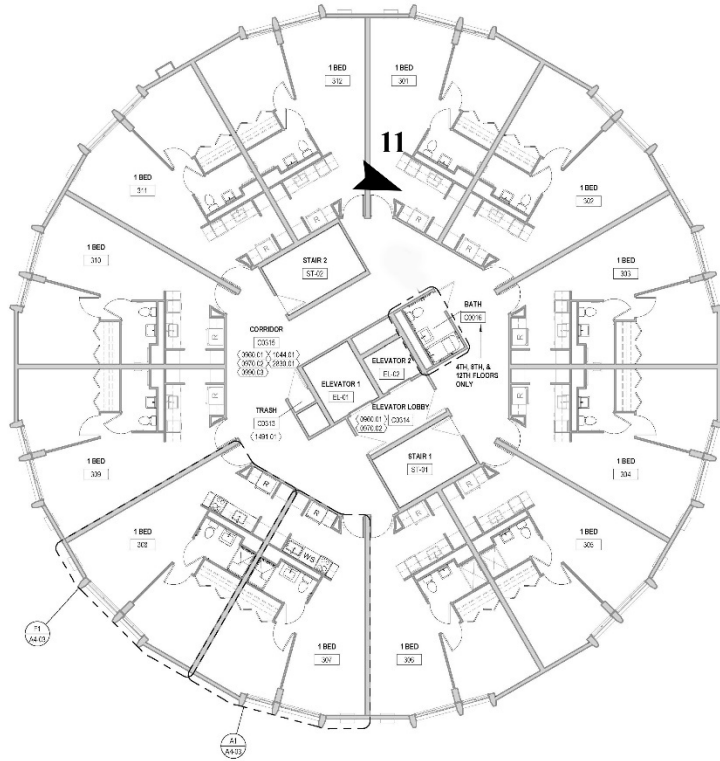
Figure 6: Eighth Floor Photo Key

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Alice Nettell Tower
550 North Third Avenue,
Virginia, Minnesota

Sixth Floor Photo Key



LEVEL 05-14 FLOOR PLAN

Figure 7: Sixth Floor Photo Key

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Continuation Sheet**

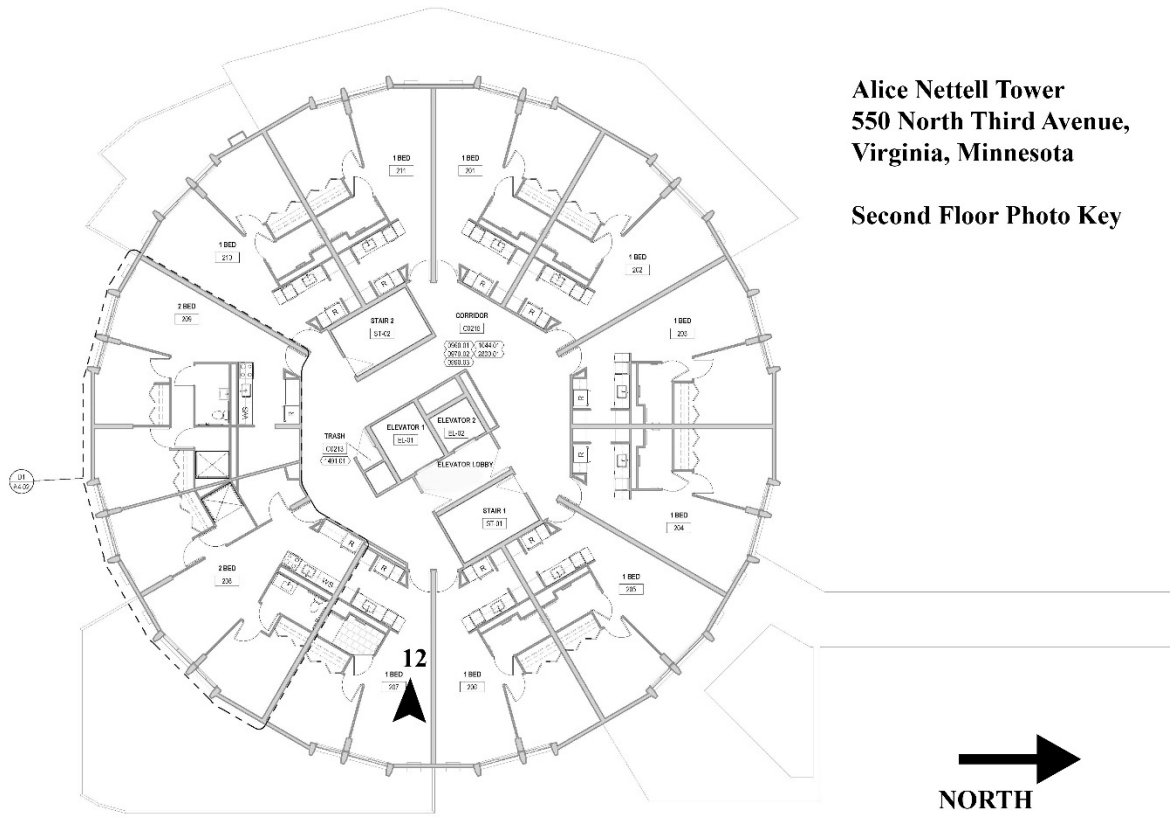
Alice Nettell Tower

Name of Property
St. Louis County, Minnesota

County and State

Name of multiple listing (if applicable)

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**Alice Nettell Tower
550 North Third Avenue,
Virginia, Minnesota
Second Floor Photo Key**

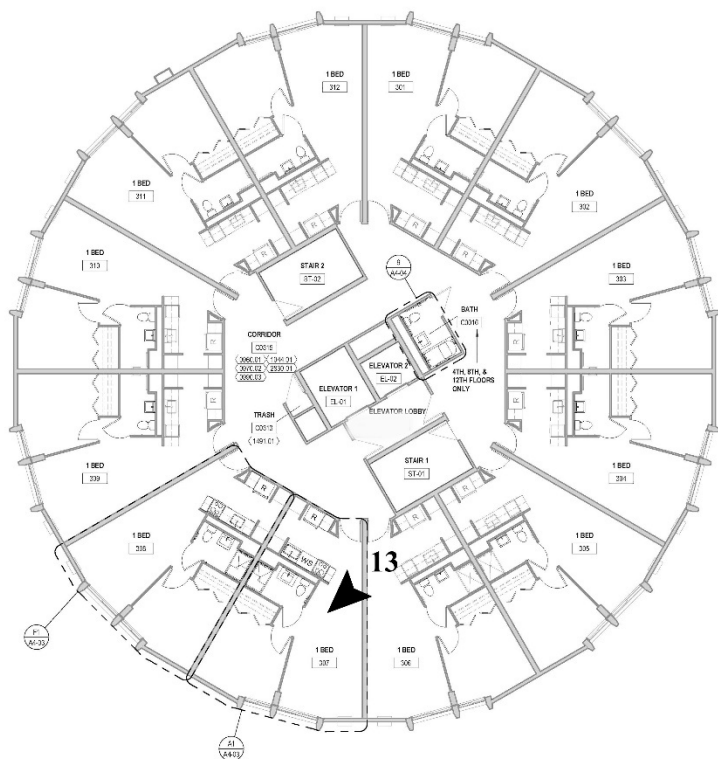
Figure 8: Second Floor Photo Key

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Alice Nettell Tower
Name of Property
St. Louis County, Minnesota
County and State
Name of multiple listing (if applicable)

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Alice Nettell Tower
550 North Third Avenue,
Virginia, Minnesota

Fourteenth Floor Photo Key



Figure 9: Fourteenth Floor Photo Key

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Alice Nettell Tower
Name of Property
St. Louis County, Minnesota
County and State
Name of multiple listing (if applicable)

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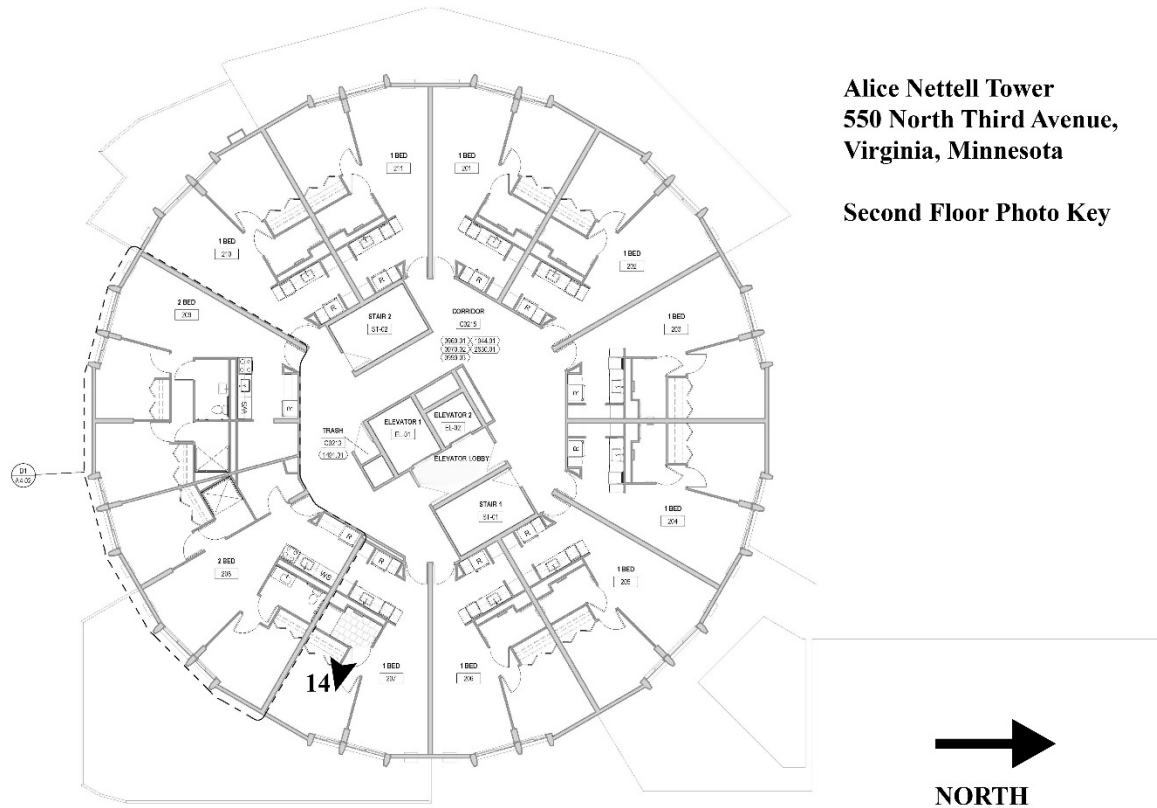


Figure 10: Second Floor Photo Key

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Alice Nettell Tower

Name of Property
St. Louis County, Minnesota

County and State

Name of multiple listing (if applicable)

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Alice Nettell Tower, Virginia, Minnesota.

Figure 11: Alice Nettell Tower under construction (1976 MHFA Report)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Alice Nettell Tower

Name of Property
St. Louis County, Minnesota

County and State

Name of multiple listing (if applicable)

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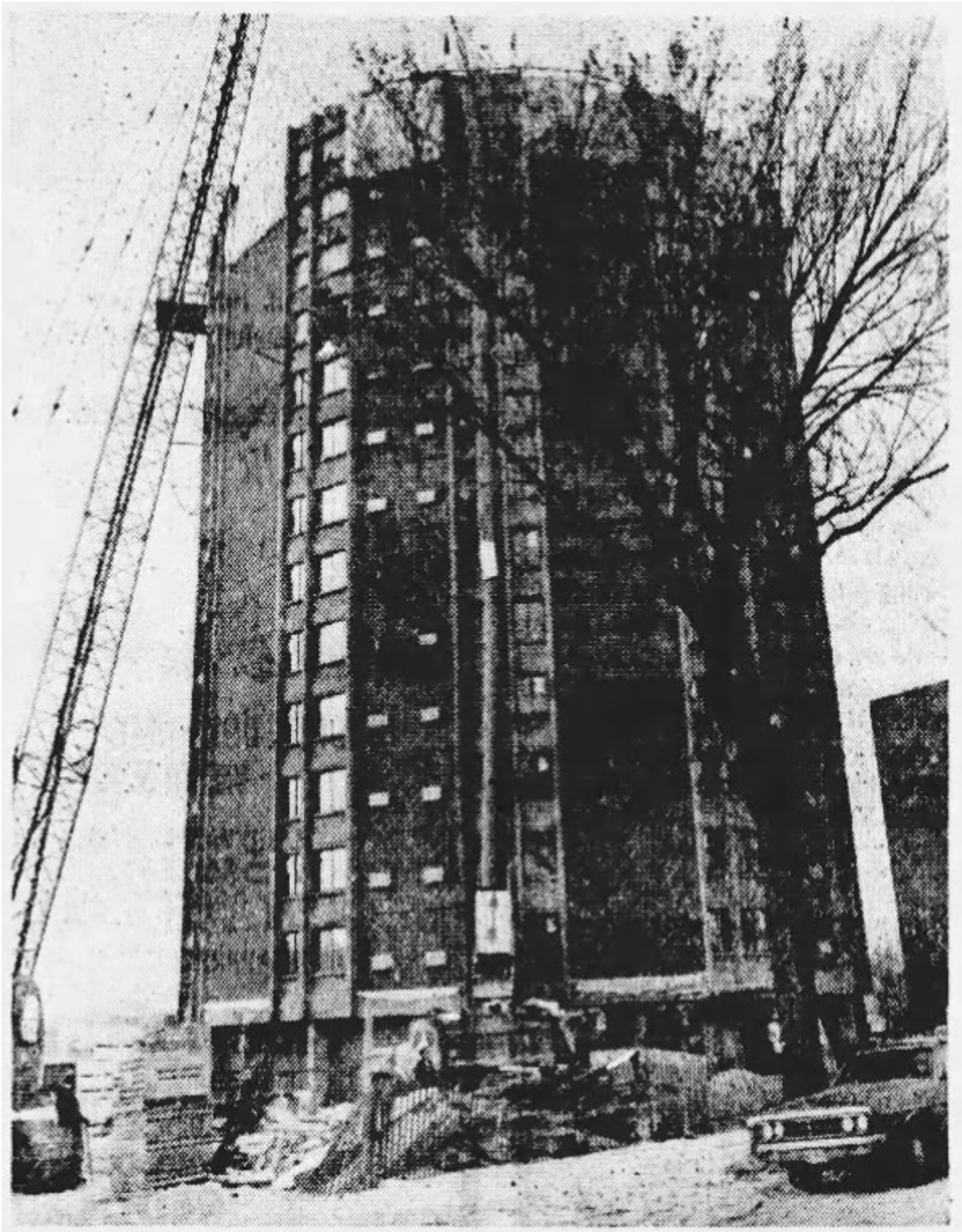


Figure 12: Alice Nettell Tower under construction (Duluth News Tribune, January 16, 1977)

United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Alice Nettell Tower

Name of Property
St. Louis County, Minnesota

County and State

Name of multiple listing (if applicable)

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Figure 13: Postcard showing Alice Nettell Tower (right) with Columbia and Rouchleau Apartments (left), ca. 1985