

YOUNG MEN'S CHRISTIAN ASSOCIATION OF DULUTH

THIRD AVENUE WEST AND SECOND STREET

EXECUTIVE OFFICERS

B. C. WADE, GENERAL SECRETARY
F. A. HATHAWAY, BUSINESS SECRETARY
C. OBLINGER, MEMBERSHIP SECRETARY
J. E. HAUTER, EXTENSION AND RELIGIOUS
S. W. HARRIS, EMPLOYMENT AND VOCATIONAL
A. L. TURNER, EDUCATIONAL SECRETARY
A. F. OLSON, PHYSICAL DIRECTOR
NORMAN D. MCLEOD, BOYS' SECRETARY

FOREIGN WORK

B. A. SHUMAN, BUENOS AIRES, ARGENTINE REPUBLIC



BOARD OF DIRECTORS

ALBERT BALDWIN	S. E. MATTER
ARTHUR P. BARNES	W. A. MCGONAGLE
E. L. BRADLEY	OSCAR MITCHELL
FRANK CRASSWELLER	W. S. MOORE
J. H. HEARDING	J. J. MOE
W. G. HEGARDT	H. F. SALYARDS
F. E. HOUSE	W. L. SMITHIES
C. F. HOW	J. D. STYKER
K. C. HOXIE	J. W. WALKER
I. K. LEWIS	B. N. WHEELER

DULUTH, MINN.,

August 11, 1915.

Mr. Oscar Mitchell,
Chairman Board of Trustees,
Pilgrim Congregational Church,
Duluth, Minnesota.

Dear Sir:

After careful consideration by parties interested the site of the present Congregational Church seems to be the most desirable location for the proposed Y.M.C.A. Boys' Department Memorial Building.

Therefore, as a result of informal conferences between individual members of the church and directors of the Association it was agreed that the following proposition would be considered an equitable one and would likely be accepted by the church.

At a meeting of the Executive Committee of the Association, The President was authorized to sign and present the following proposition to the Pilgrim Congregational Church for its consideration.

"FOR A VALUABLE CONSIDERATION, Receipt of which is hereby acknowledged, the Young Men's Christian Association of Duluth offers to purchase of the Pilgrim Congregational Church of Duluth for the sum of Thirty-Five Thousand Dollars (\$35,000) in cash, its church site consisting of the following described land in St. Louis County, State of Minnesota, to-wit:

Lots Two (2) and Four (4) East Second Street,
Duluth Proper First Division, according to the
recorded plat thereof.

The church may reserve title to the church building and all its contents and may remove contents and tear down the church building and remove all of the material thereof, or

O.M.#2.

The church may reserve title to church building and all its contents and may remove contents and tear down and remove all of the material thereof except that of foundation and other stone, brick or concrete walls below the ground level which shall remain and become the property of the purchaser.

In either case the church is to remove all material and clear up all debris within a reasonable time, ~~the~~ exact date to be agreed upon within ten days (10).

This offer may be accepted on or before September 10th, 1915, and the consideration will be paid after acceptance and delivery of deed is made conveying good title subject to the reservations hereinbefore specified.

It is understood and agreed that before the work of removal of the building is begun this Association will furnish a satisfactory personal guarantee for the prompt performance of the provisions of this proposal if same is accepted by the church."

YOUNG MEN'S CHRISTIAN ASSOCIATION
OF DULUTH,

By

M. L. Moorhead

Dated, Duluth, Minnesota,
August 11, 1915.

*except such material of any
it permits to remain and
become the property of the
purchaser*

W. S. MOORE, PRES.

F. E. HOUSE, VICE PRES.

CALVIN F. HOW, TREAS.

B. N. WHEELER, RECORDING SECRETARY

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I. K. LEWIS	B. N. WHEELER

DULUTH, MINN.,

August 13, 1915.

JOINT-MEETING *Thurs*
8 p.m.

Mr. Oscar Mitchell,
Alworth Building,
Duluth, Minn.

Dear Mr. Mitchell:

Mr. Moore will try to meet your convenience as to time of meeting with trustees. I may not be present but want to make a little further statement.

First- It never occurred to me until after the church meeting that anyone had any thought of the Association's bearing the expense of clearing away debris, hence my statement that I was trying to make the matter clear. I supposed you understood it all as we did. Mr. Moore and I, and Mr. Hegardt at other times, talked with Mr. Barnes. Our whole talk and understanding, and I think the same was true of Mr. Hegardt, was on the basis of the lot being left cleared. Mr. Barnes specifically asked if we thought the salvage would pay for the cost of removal. I feel certain he did not expect any part of the \$60,000 to be used for removal of building. Furthermore, it would complicate the letting of a contract if specifications could not state clearly the condition of the lot and probably final specifications could not be made until the lot was entirely cleared.

Second- As to the value of the lot. We are constantly having to explain why we pay so much for the site. It is very easy to make the explanation on account of Barnes' contribution but it would be impossible as being a reasonable price for the ground. For instance, Mr. Stryker thinks it is worth less than \$25,000. I think some real estate men would rate it a little higher but none of them as much as \$35,000. This is not material except that if the lot were not left cleared it seems to me the association management might be criticized. Perhaps I am over sensitive but I am most anxious to have everything so clear that mis understanding or criticisms cannot come.

O.M.#2/

Third- The only other point is that of the time when possession can be given of the site. Mr. Barnes' proposition, as stated to Mr. Moore and Mr. Hegardt was based absolutely on getting, I think he used the word, "immediate" possession in order that work could be pushed as fast as plans could be made. I think none of us would insist upon final date being fixed within ten days. Anderson & Gow and Lounsberry each estimated thirty days as time required for removal of building. It had been in my thought that we might set October 1st as the date for getting possession but I thought that within ten days the Building Committee could have selected an architect and at least have reached a conclusion as to ~~how much~~ material should be removed and fixed ~~a~~ a time for giving possession.

I am writing because this will take less of your time and you can read it at your convenience.

Yours truly,

B. C. W.
General Secretary.

Your message came after this was written. We are to meet at Thorp's at 8 o'clock. Our men have been notified. Thorp is calling Trustees, Matter Bldg Com and between them will decide on whether to invite any architects to appear.

B. C. W.

MINUTES OF MEETING BUILDING COMMITTEE PILGRIM CONGREGATIONAL
CHURCH, TUESDAY EVENING, AUG.17,1915.

Committee met at the parsonage at 8 o'clock p.m.

Present, Chairman S.E.Matter, Messrs. C.N.Thorp,
Alex Anderson, C. A. Duncan, A.W.Frick, W.N.Hart, W.G.Hegardt,
Mrs. W. A. McGonagle, Mrs.L.E Paddack,, Mrs. W. G. Hegardt,
Mr. F. G. German and B.C.Wade.

Mr. Matter as Chairman of the Committee stated that
this was a joint meeting of the Building Committee and Trustees
and suggested that it be organized by the election of a perman-
ent Chairman and secretary.

On motion Mr. S. E. Matter was elected Chairman.
On motion Mr. B. C. Wade was elected Secretary.

Mr. F.G.German who had been previously engaged as
architect for the new church was introduced and asked to
advise the committee what in his judgment was the best thing
to do with the old church and to make any suggestions that
occurred to him in reference to a new one.

Mr. German presented a statement showing possible
salvage from the old building and ways in which it could be
used as follows:

Refacing 9000 sq.ft. ^{stone} @ 20¢	\$1800
Setting " " " " 10	900
Extra cost careful taking down @ 5¢	250
	<u>2950</u>
Cost of 44 cords rubble stone @ 5.00	220
	<u>3170</u>
9000 sq. ft. brick @ 30¢	2700
	<u>470</u>
6000 sq. ft. for parish house @ 1.00	6000
Setting @ 10¢	600
	<u>6600</u>
6000 ft. brick set @ 30¢	1800
	<u>4800</u>
Add balance above	470
	<u>5270</u>

Tearing down -(rough x estimate)		1000
Salvage if used again -		
Slate	500	
Stone rubble	900	
Lumber etc.	750	
Iron, plbg. etc.	<u>150</u>	2300
Less Wrecking		<u>1000</u>
Total salvage-(not including organ, seats and other furnishings.)		<u>1300</u>

Mr. Frick moved that the architect prepare and submit sketches for a church and parish house to cost complete not to exceed 100,000.

This motion was duly seconded and carried unanimously.

On motion of Mr. Duncan a committee consisting of the chairman, Mr. German and Mr. Anderson was appointed to bring in a recommendation of what shall be done with the old church and equipment.

On motion adjourned to meet at the call of the chairman.

Blewack

Secretary.

appd.
9/13/15

MINUTES OF MEETING BUILDING COMMITTEE PILGRIM CONGREGATIONAL CHURCH.

Meeting was held Sunday, September 5th following a business meeting of the church at the close of the morning service.

Present: Messrs. Matter, Frick, Duncan, Hegardt, Anderson, Hart, Mitchell and Wade, ~~and~~ Mrs. McGonagle and Mrs. Hegardt.

Chairman reported that progress was being made on plans for the new church and that the committee doubtless would be called together to consider sketches on Tuesday evening. Also that the special committee on disposition of the old church recommends that it be advertised for sale and that failing to receive satisfactory bid the church be wrecked under the direction of Mr. Anderson.

On motion Mr. Mitchell the chairman was instructed to advertise for bids on the church and contents together or separately.

On motion Messrs. Matter, Hegardt and Duncan were appointed to see Mr. Barnes in reference to time of giving possession of church site.

On motion, adjourned.

R. D. Duncan
Secretary.

Appr.
9/13/15

MINUTES OF MEETING BUILDING COMMITTEE PILGRIM CONGREGATIONAL
CHURCH.

Meeting held at the parsonage September 13, 1915 at 8 p.m.

Present: Messrs. Matter, Hegardt, Anderson, Coleman, Duncan, Frick, Thorp, Hart, Wade and Mrs. Hegardt, also Architect F.G. German.

Minutes of meetings August 17 and Sept. 5 read and on motion approved.

The Chairman reported that no bids or inquiries for purchase of the church building or contents had been received and that he had been unable to secure proposals for wrecking same except on a percent basis.

On motion Mr. Frick, seconded by Mr. Duncan, Mr. Anderson was awarded the contract for wrecking the church building and moving such materials as are to be used in the new church on a basis of 10% of cost, Mr. Anderson to furnish all tools and implements.

On motion Mr. Duncan, seconded by Mr. Frick sub-committee consisting of the Chairman, Messrs. Hegardt and Hart was elected to direct the contractor in wrecking and to authorize the sale by him of such building materials or contents as cannot be used to advantage in the new building.

Mr. German presented preliminary sketches of a Colonial Church which were discussed and referred back to the Architect.

On motion adjourned to meet at call of Chairman.

Secretary.

MINUTES OF MEETING BUILDING COMMITTEE PILGRIM CONGREGATIONAL
CHURCH, DECEMBER 17, 1915.

The committee met at the parsonage, those present being, Messrs. Matter, Duncan, Frick, Hegardt, Anderson, Coleman, Mitchell, Thorpe and Wade and Mesdames, Hegardt and Paddock.

Plans and elevations for three proposed churches were presented and thoroughly canvassed after which Mr. Mitchell moved, Mr. Duncan seconding:

"That plans be further developed on lines of new floor arrangement for plan No. 1, and that exteriors be shown in both Gothic and Colonial."

On motion, adjourned.

Secretary.

MINUTES OF MEETING BUILDING COMMITTEE PILGRIM CONGRE-
GATIONAL CHURCH, JANUARY 8, 1916, 4:30 p.m.

Meeting was held in Mr. Duncan's office.

Present; Messrs. Matter, Duncan, Hegardt, Hart, Frick,
Anderson and Wade and Mrs. Hegardt. Also Architects
German and Jensen.

A new set of plans were presented and the cost which
had been carefully figured was estimated ^{at} not to exceed
\$90,000.

On motion, Mrs. Hegardt was appointed to gather suggestions
about the kitchen and dining room; Mr. Duncan to further
consider rearranging of coal room and driveway and
Mr. Thorpe to get suggestions on arrangement of Sunday School
Department.

On motion, adjourned.

B. A. A. A.
Secretary.

Duluth, Minn.

July-- 10th--1916

Building Committee of
Pilgrim Congregational Church,
Duluth, Minn.

Gentlemen:-

I hereby propose to furnish all materials and labor necessary for the erection and completion of your church building, in strict accordance with plans and specifications prepared by Messrs. German & Jensen for the sum of One Hundred and Four Thousand Five Hundred and Eighty Four (\$104,584.00) Dollars.

I hereby submit unit prices and alternates as follows:-

Rock excavation per cu.yd. in trenches	\$ 5.00 ✓
" " " " " not in trenches	\$ 2.75
Earth excavation per cu.yd. in trenches	\$.75
" " " " " not in trenches	\$.50
Rubble stone wall per 100 cu.ft. in place	\$18.00
Concrete footings and piers per cu.yd.	\$ 7.50
Common brickwork per thousand in place	\$18.00
Face " " " " "	\$38.00
For Alternate "A" (add) (deduct)	\$7,900.00
" " "B" (add) (deduct)	\$
" " "C" (add) (deduct)	\$ 700.00
" " "D" (add) (deduct)	\$ 350.00

Respectfully submitted,

Geo H. Lonsbury

MINUTES OF MEETING BUILDING COMMITTEE PILGRIM CONGREGATIONAL
CHURCH, JULY 18, 1916, 8 p.m.

Meeting was held at the residence of Mr.C.A.Duncan.

Present: Messrs. Matter, Duncan, Hegardt, Anderson, Hart,
Thorp, Frick, Mitchell and Wade and Mesdames Hegardt, Paddock
and McGonagle.

The Chairman stated that on July 10 bids were opened as
follows:

GENERAL CONTRACT

	Bid	"A"	"B"	"C"	"D"
				Oak Floor	
Anderson & Gow	\$120,256	12,500	2,500	1,055	200
J.F.Schleunes	128,000	9,050	4,560	537.50	675
Smith & Vokes	125,600	7,500		1,000	
Bowe-Burke	132,900	11,000	5,000	929	975
Lounsberry-	104,584	7,900		700	350
Jacobson Bros.	112,900	7,672	1,600	663	610
Otto Johnson	117,642	11,162	4,668		700

ELECTRIC WIRING

F.O.Peterson	\$2,000
Burgess	1,636
McCullon & Thayer	1,869
Northern Elec.Co.	1,827

PLUMBING

Stack Brothers	\$3,562
American Heating & Plumbing Co.	3,525
Black	3,344

The Chairman stated that for the past week members of the
committee, the architect and Mr.Lounsberry, the lowest bidder,
have been wrestling with the problem of making the building come
within the funds provided for the church and equipment. The
situation now appears to be as follows:

Leunberry's Original Bid
Less Voluntary cut by him

\$104,584.00
1,000.00
103,584.00

Credit Omission Flat	891.20		
" " 1 Concrete slab over flat	250.00		
" " " in tower	125.00		
" " Attic floor	140.00		
" " Old slate	350.00		
" " Certain interior stone	500.00		
" " Changes in steel	150.00		
" " alley walk & wall	552.00		
" " Four air duct & stair	875.00		
" " Stone tracery in windows	2000.00		
" (except west window)			
" Substitutue Menominee Brick	<u>800.00</u>	<u>6,633.20</u>	96,950.80
Heating & ventilating as planned (est)		8,000.00	
Omitting Flat	300.00		
" Fan & Coil	1400.00		
" 1 Boiler	<u>1000.00</u>	<u>2,700.00</u>	5,300.00
Plumbing & Gas Fitting		3,344.00	
Omitting Flat		<u>283.00</u>	3,061.00
Electric Wiring		1,636.00	
Less wiring in Flat		<u>100.00</u>	<u>1,536.00</u>
		<u>TOTAL</u>	\$ 106,847.80

Sundry items of cost.

Cost of lots	10,620.00	
Architect Fee	4,000.00	
Church Seats	1,000.00	
S.S. Furnishings	1,200.00	
Stained Glass	1,500.00	
Grading & Walks	800.00	
Kitchen Fixtures etc.	1,000.00	
Wrecking Church	1,686.00	
Lighting fixtures	1,000.00	
Superintendence	<u>780.00</u>	23,586.00
Cash and pledges		<u>130,433.80</u>
Overplus		<u>132,029.00</u>
Interest (estimated)		1,595.20
Available for extras		<u>1,000.00</u>
		\$2,595.20

After full and prolonged discussion during which all of the reductions and omissions in connection with the general contract, except that of substituting Menominee brick, were agreed upon, this one item being held up for further investigation, it was moved by Mr. Duncan, seconded by Mr. Frick that a contract be awarded Mr. George H. Lounsberry for the General Contract on the basis of figures submitted here tonight. This motion was unanimously carried.

It was further agreed that there would probably be an additional sum of perhaps \$5000.00 needed for extras which cannot at this time be anticipated.

Moved, seconded and carried that a sub committee be appointed to verify these figures and analyze the situation and report to the trustees and committee.

On motion the chairman was instructed to appoint two further committees as follows: Heating, Ventilating and Plumbing; Lighting; Glass and Decoration.

On motion adjourned.

Secretary.

Duluth, Minn.

July 22nd. 1916

Mr. Geo. H. Lounsberry,
410 Lonsdale Bldg.
Duluth, Minn.

Dear Sir:-

The following additions and deductions, Indiana Limestone
Work, on the Pilgrim Congregational Church:

South Elevation, plan sheet # 8, item # 1, omit guard wall coping,	\$70.00	80.00
Item # 2 Omit Foul air duct above cornice belt course,	106.50	
Add for base and coping,	44.60	160.00
X Item # 3 Omit stone jambs for ³ 11 windows and 1 door, ¹⁵ 15	60.00	
Twenty Third Street Elevation, sheet # 7, item # 4, Omit 2 plain belt course in gable, deduct,	22.50	
Item # 5 Add tracery for large window, add	497.50	482.00
Item # 6 Omit all plain band courses for interior, deduct	65.00	
Item # 7 Omit mouldings on 10 interior arches, leaving same material finished with splay deduct	106.75	
Item # 8 Omit all carving, deduct,	250.00	
Item # 9 Add or deduct per lineal foot for belt 4x12 @ 35¢		
Item # 10 Add for Eight Stone Windows: Tracery in		500.-

Respectfully submitted,

Shubert Cut Stone Co

744

Lounsberry will deduct \$375.00
cost of Stone →

Shubert Co 10425th

Duluth, Minn.

July 22nd. 1916

Mr. Geo. H. Lounsberry,

410 Lonsdale Bldg.

Duluth, Minn.

Dear Sir:-

The following additions and deductions, Indiana Limestone Work, on the Pilgrim Congregational Church:

- x South Elevation, plan sheet # 8, item # 1, omit guard wall coping, \$70.00
- x Item # 2 Omit Foul air duct above cornice belt course, 106.50
Add for base and coping, 44.60
- Item # 3 Omit stone jambs for 11 windows and 1 door, 60.00 ✓
- Twenty Third Street Elevation, sheet # 7, item # 4,
Omit 2 plain belt course in gable, deduct, 22.50 ✓
- x Item # 5 Add tracery for large window, add 497.50 ✓
- x Item # 6 Omit all plain band courses for interior, deduct 65.00
- Item # 7 Omit mouldings on 10 interior arches,
leaving same material finished with splay deduct 106.75
- x Item # 8 Omit all carving, deduct, 250.00
- Item # 9 Add or deduct per lineal foot for belt 4x12 @ 35¢
- x Item # 10 Add for Eight Lower windows Tracery 500.00

Respectfully submitted,

Wm. S. Cutler
Wm. S. Cutler, Bldg.

GERMAN & JENSSEN, ARCHITECTS,
410-411 EXCHANGE BUILDING
DULUTH, MINNESOTA.

September 28, 1916.

Trustees Pilgrim Congregational Church,
Duluth, Minnesota.

Gentlemen:

As you are aware stone tracery was omitted from certain windows and plain wooden mullions substituted, when contract was made with Mr. Lounsberry, at a saving of about \$1500.00.

While this stone tracery, in the nineteen windows, is, of course, not essential to the construction of the church, its omission is a very serious blemish architecturally and I feel sure will be a matter of great regret and disappointment to you all. The windows are large and conspicuous, some 9'0" wide and 10'0" high and as tracery is, perhaps, the most generally recognized single feature of Gothic architecture, its omission will be a subject of just criticism and I am sure that steps will be taken very shortly to remedy this defect, if not done now.

The cost later will probably be over \$3000.00 and will involve changing the glass as well as the other work. It will cost a little less than \$1500.00 if done at once and I understand that \$750.00 of this amount will be taken care of by one of your members, leaving \$750.00 to be provided.

The cost is extremely low for the work involved and I would urge that advantage be taken of it if there is any possible way of doing it. Mr. Lounsberry should know the final decision on the matter not later than Monday next to avoid delay.

Yours truly,

GERMAN & JENSSEN.

By

J. G. Grouen

GERMAN & JENSSEN, ARCHITECTS,
410-411 EXCHANGE BUILDING
DULUTH. . . MINNESOTA.

September 28, 1916.

Trustees Pilgrim Congregational Church,
Duluth, Minnesota.

Gentlemen:

In the matter of finished flooring
in the main auditorium:

In item #14 of Mr. Lounsberry's
contract he agrees to furnish and lay $1\frac{1}{2}$ " clear
fir flooring, in lieu of soft pine, without
additional cost. This is considerably better
and more costly to him than that specified and
Mr. Lounsberry made this proposition because he
had the material on hand.

He now tells me he was mistaken
about the width of the flooring, it being $2\frac{1}{4}$ "
face instead of $1\frac{1}{2}$ " as stated in the contract and
requests that he be allowed to use the $2\frac{1}{4}$ " face
material.

I would be as well pleased with the
 $2\frac{1}{4}$ " face flooring and, if you have no objection,
will so inform him.

Yours truly,

GERMAN & JENSSEN,

By

F. G. Grueau

MINUTES OF MEETING BUILDING COMMITTEE OF PILGRIM CONGREGATIONAL
CHURCH. AT THE UNITATIAN CHURCH

OCTOBER 5, 1916

Present: Messrs. Matter, Hegardt, Hart, Duncan,
Thorpe, Wade, Mrs. Hegardt and Mrs. Paddock.

Mr. Hart presented sketches and bids on windows
for the new church.

On motion it was recommended to the trustees that
the bid of Ford Brothers be accepted at \$1545.50 for all
art glass and storm glass for big window. The figures
presented were as follows:

Art glass	\$1409.50
Storm glass for big window	<u>136.00</u>
Total - - - - -	1545.50

If storm glass be added for remaining windows the
additional sum will be \$168.60.

On motion meeting adjourned.

MINUTES OF MEETING BUILDING COMMITTEE OF PILGRIM CONGREGATIONAL
CHURCH. NOVEMBER 11, ¹⁹¹⁶ 11 O'CLOCK A.M.

Present: Messrs Matter, Duncan, Hart, Frick, Mitchell
and Wade.

Meeting was held at the office of Architect German
and was for the purpose of receiving a recommendation
from the Committee on heating and ventilating.

On motion of Mr. Frick, seconded by Mr. Wade, the
Building Committee recommended that the trustees enter
into a contract with the Kelsey Company, of Syracuse,
New York for their system of heating and ventilating
the new church. The final plans and details to be
worked out by the architect, heating engineer and
committee. The price to be approximately \$6630.
and the contract to include a guarantee of heating to
all parts of the church and parish house to 70° temperature
in the severest Winter weather.

The recommendation was unanimously adopted.

On motion meeting adjourned.

November 11th, 1916.

Mr. E. D. Field,
City.

Dear Sir:

Mr. Lounsberry's contract for the building of the Church requires him to maintain insurance on the same during the progress of the work against loss or damage by fire. The policy is to cover all work incorporated in the building and all materials for the same in or about the premises and to be made payable to the parties as their interest may appear.

You have had general charge of the insurance matters for the Church and I will be glad if you will learn from Mr. Lounsberry the situation with reference to the insurance now in force and if you will keep yourself informed from time to time as the building progresses as to the amount of the insurance so carried, making sure that the policies are written in the proper form.

Yours very truly,

Chairman,
Board of Trustees.

OM-ASW

ART. III. The amount to be paid by the Owner for the work shall go on under the order required above provided the work amount shall be referred to arbitration, as provided in the contract. Should the Contractor shall provide sufficient, safe and proper work by the Architect or his authorized representatives; shall, with notice from the Architect to that effect, proceed to work by the Architect to that effect, whether worked or unworked shall by like written notice condemn

F. G. GERMAN, ARCHITECT,
410-411 EXCHANGE BUILDING
DULUTH. . . MINNESOTA.

Duluth, Minn.,

Dec. 23, 1916.

Mr. Oscar Mitchell.

Alworth Building.

City.

My dear Sir:

I enclose a letter to Mr. Lounsberry
for you endorsement.

Changing from steam radiators to hot
air heating has made it possible to make the changes
noted as the seats and wide stool were for the pur-
pose of covering radiators.

The change from birch to oak in front
hall and stairs is very desirable and I have strongly
advised it. These changes have been thoroughly
discussed by Mr. Matter, Mr. Duncan and Mr. Hegardt
and approved by them.

Yours truly,

F. G. German

F. C. GERMAN, ARCHITECT,
410-411 Exchange Building,
Duluth, Minnesota.

Pilgrim Congregational Church.

Duluth, Minn.,
Dec. 23, 1916.

Mr. Geo. H. Lounsberry,
322¹/₂ East Superior St.,
City.

Dear Sir:

You are hereby authorized and required to make the following changes in the above work upon the terms below stated.

Item No. 1 Omissions:

Omit window seats in Reception room, Philathea Class room, small class room adjoining and in Junior Class room and provide stools only. Omit wide stools and place narrow stools in windows of Kindergarten, Primary Class room and in seven small class rooms on second floor. Omit book case in smaller of North Chair room. For these omissions you allow a credit of \$140.00 to the owner.

Item No. 2 Additions:

Make door opening between Reception room and Philathea Class Room 8'0" wide using two 4'0" sliding doors. Make finish in Front Vestibule to Parrish House and in front hall on first, second and third floors, including stairs, oak instead of birch. For these additions you will be allowed the sum of \$140.00; the omissions and additions will therefore evenly offset each other.

The Pastor's Study will remain oak retaining beamed ceiling and the Sunday School Room will remain in birch as specified.

Yours truly,

F. C. GERMAN.

Approved:

Oscar Mitchell, Chairman Board of Trustees.

No. 9374

AMERICAN EXCHANGE NATIONAL BANK
OF DULUTH

CAPITAL, SURPLUS AND PROFITS \$2,500,000.

W. M. PEYTON, PRESIDENT
WILLIAM G. HEGARDT, VICE PRESIDENT
ISAAC S. MOORE, CASHIER
COLIN THOMSON, ASST. CASHIER
J. DANIEL MAHONEY, ASST. CASHIER

DULUTH, MINN.,

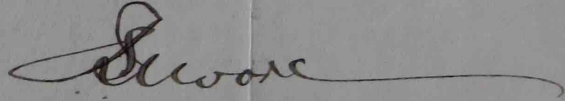
March 7th, 1917.

Mr. Oscar Mitchell,
Alworth Building,
Duluth, Minn.

Dear Sir:-

I enclose herewith architect's certificate account
of the Pilgrim Congregational Church, in favor of George H.
Lounsberry, for \$13,700.00. If it meets with your approval,
kindly o.k. it and return it to me.

Yours truly,



Dict. I.S.M.

Encl.

Approved 3-8-17
O. M.

Assignment of Mortgage

GEORGE H. LOUNSBERRY

-70-



MORGAN PARK—The Model City of Minnesota Steel Co.

GEO. H. LOUNSBERRY
CONTRACTOR AND BUILDER

OFFICE, 322½ EAST SUPERIOR STREET
Phones: Duluth, Melrose 1750—Zenith, Grand 1824

Residence, 2102 E. Third Street
Duluth Phone, Melrose 1357

Duluth, Minn.,

Oct. 5th. 1917

Mr. W. G. Hegardt,
Duluth, Minn.

Dear Sir:—

Enclosed please find Architect's Certificate
for an estimate of \$5,000.00 on the Pilgrim Congre-
gational Church Contract, kindly mail check on re-
ceipt of same.

Obliging yours truly,

Geo. H. Lounsberry

ART. III.
the amount to be paid by
the amount in said order. Should the
stated work shall go on under the order requested
the Contractor shall be referred to arbitration, the
the Contractor shall provide sufficient
notice from the Architect or his authorized repres
the Architect shall be condemned by him, whe
the Architect shall be by like

Lounsberry
Contract

January 31st, 1918.

Mr. George H. Lounsberry,
322½ East Superior Street,
Duluth, Minnesota.

Dear Sir:

In response to your request of January 9th I beg
to hand you herewith the two mortgages assigned by you
to the Pilgrim Congregational Church with reference to your
contract in connection with the new church building, together
with assignments back to you duly executed by the church.

Yours very truly,

Enc.

ASW

CONTRIBUTION VED BILDER
GEO. H. LOUNSBERRY

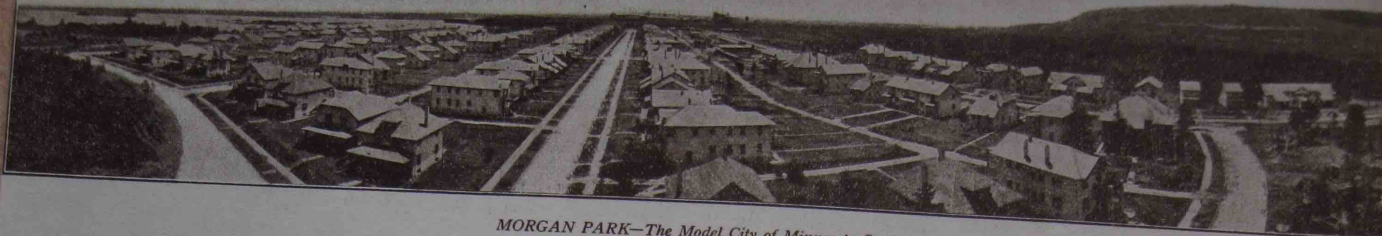
In Presence of:

PILGRIM CONGREGATIONAL CHURCH OF
DULUTH,

By _____
Chairman of its Board of Trustees.

Attest: _____
Secretary of its Board of Trustees.

My commission expires Aug. 14-1920



MORGAN PARK—The Model City of Minnesota Steel Co.

GEO. H. LOUNSBERRY
CONTRACTOR AND BUILDER

OFFICE, 322½ EAST SUPERIOR STREET
Phones: Duluth, Melrose 1750—Zenith, Grand 1824

Residence, 2102 E. Third Street
Duluth Phone, Melrose 1357

Duluth, Minn.,

Jan 9th. 1918

Mr. Oscar Mitchell,
Duluth, Minn.

Dear Sir:

Will you kindly return to me the mortgages
given you as security on the Pilgrim Congregational Church,
as this work has been completed for some time and all
conditions fulfilled, for which the security was given.

Obliging yours truly,

Geo. H. Lounsberry

(OVER)

KNOW ALL
CHURCH OF DULUTH
and existing in
party of the f
Dollar (\$1.00)
GEORGE H. LOUNSBERRY

KNOW ALL MEN BY THESE PRESENTS That PILGRIM CONGREGATIONAL CHURCH OF DULUTH, Minnesota, a religious corporation duly organized and existing under and by virtue of the laws of the State of Minnesota, party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, to it in hand paid by GEORGE H. LOUNSBERRY, of the County of St. Louis and State of Minnesota, party of the second part, has sold, assigned, transferred and set over, and by these presents does sell, assign, transfer and set over unto the said party of the second part, his heirs, executors, administrators and assigns any and all interest it now has in a certain mortgage, bearing date the 3rd day of February, A. D. 1916, made by Robert B. Boyle and Edith S. Boyle, his wife, Isabelle Robertson, widow, Wellman W. Burlingame and Beatrice A. Burlingame, his wife, as mortgagors, to George H. Lounsberry, as mortgagee, and recorded in the office of the Register of Deeds in and for the county of St. Louis and State of Minnesota, on the 2nd day of March, A. D. 1916, at 10:30 o'clock A. M., in Book 348 of Mortgages, on page 123 thereof, which said mortgage was assigned by the party of the second part to the party of the first part by an instrument in writing dated October 27th, A. D. 1916, and recorded in the office of the Register of Deeds in and for St. Louis county, Minnesota, on October 28th, 1916, at 10:30 o'clock A. M., in Book 305 of Mortgages on page 468 thereof, with all and singular the premises therein mentioned and described and the Note or obligation therein also mentioned and all moneys secured thereby; and said first party hereby appoints the second party hereto its attorney irrevocable, to collect, prosecute and discharge said mortgage, at his own cost, as fully as it might or could do.

IN TESTIMONY WHEREOF, The party of the first part has caused these presents to be executed by its proper officers, thereunto duly authorized, this 18th day of January, A. D. 1918.

In Presence of:

PILGRIM CONGREGATIONAL CHURCH OF
DULUTH,

By _____
Chairman of its Board of Trustees.

Attest: _____
Secretary of its Board of Trustees.

My commission expires _____

STATE OF MINNESOTA,)
 : SS
County of St. Louis.)

On this _____ day of January, A. D. 1918, before me
appeared OSCAR MITCHELL and _____, to me
personally known, who, being each by me duly sworn, did say
that he is, respectively, the Chairman of the Board of Trustees
and the Secretary of the Board of Trustees, of PILGRIM CONGREGATIONAL
CHURCH OF DULUTH, Minnesota; that said corporation has no corporate
seal, and that said instrument was executed in behalf of said
corporation by authority of its Board of Trustees; and said OSCAR
MITCHELL and _____ acknowledged said instrument to be
the free act and deed of said corporation.

Notary Public, St. Louis Co., Minn.

My commission expires _____

Notary Public, St. Louis Co., Minn.

My commission expires Aug. 14-1922

KNOW ALL MEN BY THESE PRESENTS That PILGRIM CONGREGATIONAL CHURCH OF DULUTH, Minnesota, a religious corporation duly organized and existing under and by virtue of the laws of the State of Minnesota, party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, to it in hand paid by GEORGE H. LOUNSBERRY, of the County of St. Louis and State of Minnesota, party of the second part, has sold, assigned, transferred and set over, and by these presents does sell, assign, transfer and set over unto the said party of the second part, his heirs, executors, administrators and assigns any and all interest it now has in a certain Mortgage, bearing date the 3rd day of February, A. D. 1916, made by Robert B. Boyle and Edith S. Boyle, his wife, Isabelle Robertson, widow, Wellman W. Burlingame and Beatrice A. Burlingame, his wife, as mortgagors, to George H. Lounsberry, as mortgagee, and recorded in the office of the Register of Deeds in and for the County of St. Louis and State of Minnesota, on the 2nd day of March, A. D. 1916, at 10:30 o'clock A. M., in Book 350 of Mortgages, on page 114 thereof, which said mortgage was assigned by the party of the second part to the party of the first part by an instrument in writing dated October 27th, A. D. 1916, and recorded in the office of the Register of Deeds in and for the County of St. Louis and State of Minnesota, on the 28th day of October, A. D. 1916, at 10:30 o'clock A. M., in Book 305 of Mortgages on page 467 thereof, with all and singular the premises therein mentioned and described and the Note or obligation therein also mentioned, and all monies secured thereby; and said first party hereby appoints the second party hereto its attorney irrevocable, to collect, prosecute and discharge said mortgage, at his own cost, as fully as it might or could do.

IN TESTIMONY THEREOF, The party of the first part has caused these presents to be executed by its proper officers, thereunto duly authorized, this 18th day of January, A. D. 1918.

In Presence of:

PILGRIM CONGREGATIONAL CHURCH OF
DULUTH,

By _____
Chairman of its Board of Trustees.

Attest: _____
Secretary of its Board of Trustees.

Notary Public, St. Louis Co., Minn.
My commission expires Aug. 14-1922

STATE OF MINNESOTA,)
County of St. Louis.) SS

On this _____ day of January, A. D. 1918, before me appeared OSCAR MITCHELL and _____, to me personally known, who, being each by me duly sworn, did say that he is, respectively, the Chairman of the Board of Trustees and the Secretary of the Board of Trustees, of PILGRIM CONGREGATIONAL CHURCH OF DULUTH, Minnesota; that said corporation has no corporate seal, and that said instrument was executed in behalf of said corporation by authority of its Board of Trustees; and said Oscar Mitchell and _____ acknowledged said instrument to be the free act and deed of said corporation.

Notary Public, St. Louis Co., Minn.

My commission expires _____

Notary Public, St. Louis Co., Minn.
My commission expires Aug. 14, 1920

All Men By These Presents, That George H. Lounsberry.

of the first part, in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable considerations, to him in hand paid by Pilgrim Congregational Church, a Corporation, party of the second part, has sold, assigned, transferred and set over, and by these presents do sell, assign, transfer and set over unto the said party of the second part, its heirs, executors, administrators and assigns, a certain Mortgage, bearing date the 3rd day of February, A. D. 1916 made by Robert B. Boyle and Edith S. Boyle, his wife; Isabelle Robertson, widow; Wellman W. Burlingame and Beatrice A. Burlingame, his wife;

and recorded in the office of the Register of Deeds in and for the County of St. Louis and State of Minnesota, on the 2nd day of March, A. D. 1916, at 10:30 o'clock A.M., in Book 350 of Mortgages, on page 114,

with all and singular the premises therein mentioned and described, and the Note or obligation therein also mentioned, and all moneys secured thereby; and he hereby appoints the party of the second part, his Attorney irrevocable, to collect, prosecute and discharge said Mortgage, at its own cost, as fully as he might or could do. And he covenants with the said party of the second part, that there is owing on the said Note and Mortgage the sum of Seventy-five Hundred Dollars (\$7500.00).

and that he has good right and lawful authority to sell and assign the same in manner aforesaid.

In Testimony Whereof, I have hereunto set my hand and seal this 27th day of October, A. D. 1916.

Signed, Sealed and Delivered in Presence of

John W. McKinney
W. Whiting

George H. Lounsberry [SEAL]
[SEAL]
[SEAL]
[SEAL]

State of MINNESOTA.
County of St. Louis. ss.

On this 27th day of October, A. D. 1916, before me, a Notary Public, within and for said County, personally appeared George H. Lounsberry,

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

John W. McKinney
Notary Public, St. Louis Co., Minn.
My commission expires Aug. 14-1920

Robertson, widow; Wellman W. Burlingame made by Robert B. Boyle and Edith S. a certain Mortgage, bearing date the 3rd day of the second part, its over unto the said party, sold, assigned, transferred and set over, and by Pilgrim Congregational Church, a Corp and valuable considerations, of the first part, in consideration of the sum

George H. LOUNSBERRY.

-TO-

PILGRIM CONGREGATIONAL
CHURCH, a Corporation.

Office of Register of Deeds

County of *St. Louis* Minn.

I hereby certify that the within Instru-
ment was filed in this office for record on
the *28th* day of *Oct.*
A. D. 191*6*, at *10³⁰* o'clock *A.* M.,

and was duly recorded in Book *305*
of *Mtgs* on page *467*
Chas Calligan
Register of Deeds

By *L. J. [Signature]* Deputy

No. 86 1M 9-15

COMFARED
READING. *6*

N. B. v. M.

Pilgrim Congregational Church, a Corporation,

Document of Mortgage

-01-

Mortgage

Duluth Paper and Stationery Co. Legal Blank Publishers Duluth, Minn.

All Men By These Presents, That George H. Lounsberry,

of the first part, in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable considerations, to him in hand paid by Pilgrim Congregational Church, a Corporation, party of the second part, has sold, assigned, transferred and set over, and by these presents does sell, assign, transfer and set over unto the said party of the second part, its heirs, executors, administrators and assigns, a certain Mortgage, bearing date the 3rd day of February, A. D. 1916 made by Robert B. Boyle and Edith S. Boyle, his wife; Isabelle Robertson, widow; Wellman W. Burlingame and Beatrice A. Burlingame, his wife;

and recorded in the office of the Register of Deeds in and for the County of St. Louis and State of Minnesota, on the 2nd day of March, A. D. 1916, at 10:30 o'clock A. M., in Book 348 of Mortgages, on page 123,

with all and singular the premises therein mentioned and described, and the Note or obligation therein also mentioned, and all moneys secured thereby; and he hereby appoints the party of the second part, his Attorney irrevocable, to collect, prosecute and discharge said Mortgage, at its own cost, as fully as he might or could do. And he covenants with the said party of the second part, that there is owing on the said Note and Mortgage the sum of Twenty-five Hundred Dollars (\$2500.00),

and that he has good right and lawful authority to sell and assign the same in manner aforesaid.

In Testimony Whereof, I have hereunto set my hand and seal this 27th day of October, A. D. 1916.

Signed, Sealed and Delivered in Presence of

George H. Lounsberry

[SEAL]

[SEAL]

[SEAL]

[SEAL]

State of MINNESOTA

County of St. Louis.

ss.

On this 27th day of October, A. D. 1916, before me, a

Notary Public,

within and for said County, personally appeared

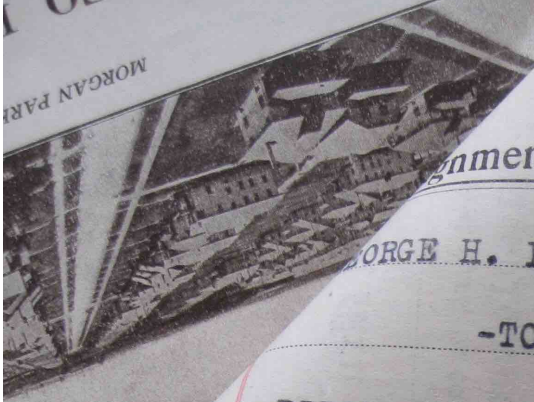
George H. Lounsberry.

to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

Notary Public, St. Louis Co., Minn.

My commission expires: Aug. 1st - 1922

922% EAST SUPERIOR STREET
Telephone 1750-Zeuth, Grand 1824
CON
GEO.
MORGAN PARK



Assignment of Mortgage

GEORGE H. LOUNSBERRY.

-TO-

PILGRIM CONGREGATIONAL
CHURCH, a Corporation.

Office of Register of Deeds

County of Morris Minn.

I hereby certify that the within Instru-

ment was filed in this office for record on

the 28th day of Oct

A. D. 1916, at 10³⁰ o'clock AM, M.,

and was duly recorded in Book 305

of Mtpt on page 468

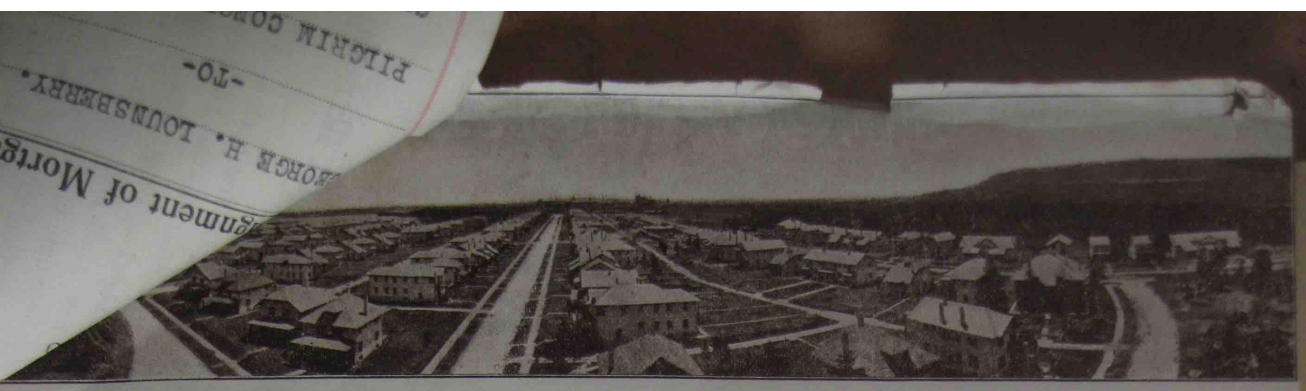
Cha Calligan
Register of Deeds

By J. Pierce Deputy

No. 86 1M 9-15

COMPARED
READING. 6

W B v m



MORGAN PARK—The Model City of Minnesota Steel Co.

GEO. H. LOUNSBERRY

CONTRACTOR AND BUILDER

OFFICE, 322½ EAST SUPERIOR STREET
Phones: Duluth, Melrose 1750—Zenith, Grand 1824

Residence, 2102 E. Third Street
Duluth Phone, Melrose 1357

Duluth, Minn.,

Oct. 5th. 1917

Mr. W. G. Hegardt,

Duluth, Minn.

Dear Sir:-

Enclosed please find Architect's Certificate for an estimate of \$5,000.00 on the Pilgrim Congregational Church Contract, kindly mail check on receipt of same.

Obliging yours truly,

Geo. H. Lounsberry

and that all charges for the use of the same, and for the services of said Architect, are to be paid by the said Owner

ART. III. No alterations shall be made in the work except upon written order of the Architect the amount to be paid by the Owner or allowed by the Contractor by virtue of such alterations to be stated in said order. Should the Owner and Contractor not agree as to amount to be paid or allowed, the work shall go on under the order required above, and in case of failure to agree, the determination

No. 9374

AMERICAN EXCHANGE NATIONAL BANK
OF DULUTH

CAPITAL, SURPLUS AND PROFITS \$2,500,000.

MILTON M. PEYTON, PRESIDENT
WILLIAM G. HEGARDT, VICE PRESIDENT
ISAAC S. MOORE, CASHIER
COLIN THOMSON, ASST. CASHIER
J. DANIEL MAHONEY, ASST. CASHIER

DULUTH, MINN.,

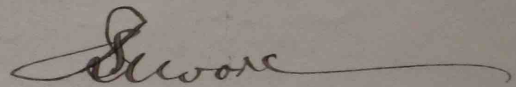
March 7th, 1917.

Mr. Oscar Mitchell,
Alworth Building,
Duluth, Minn.

Dear Sir:-

I enclose herewith architect's certificate account
of the Pilgrim Congregational Church, in favor of George H.
Lounsberry, for \$13,700.00. If it meets with your approval,
kindly o.k. it and return it to me.

Yours truly,



Dict. I.S.M.

Encl.

Approved 3-8-17
O. M.

and that all charges for the use of the same, and for the services of said Architect, are to be paid by
the said Owner

ART. III. No alterations shall be made in the work except upon written order of the Architect
by virtue of such alterations to be

F. C. GERMAN, ARCHITECT,
410-411 Exchange Building,
Duluth, Minnesota.

Pilgrim Congregational Church.

Duluth, Minn.,
Dec. 23, 1916.
Dec. 23, 1916.

Mr. Geo. H. Lonnberry,
322½ East Superior St.,
City.

Dear sir:

You are hereby authorized and required to make the following changes in the above work upon the terms below stated.

Item No. 1 Omissions:

Omit window seats in Reception room, Philathea Class room, small class room adjoining and in Junior Class room and provide stools only. Omit wide stools and place narrow stools in windows of Kindergarten, Primary Class room and in seven small class rooms on second floor. Omit book case in smaller of North Chair room. For these omissions you allow a credit of \$140.00 to the owner.

Item No. 2 Additions:

Make door opening between Reception room and Philathea Class Room 8'0" wide using two 4'0" sliding doors. Make finish in Front Vestibule to Parrish House and in front hall on first, second and third floors, including stairs, oak instead of birch. For these additions you will be allowed the sum of \$140.00; the omissions and additions will therefore evenly offset each other.

The Pastor's Study will remain oak retaining beamed ceiling and the Sunday School Room will remain in birch as specified.

Yours truly,

F. C. GERMAN.

Approved:

Oscar Mitchell, Chairman Board of Trustees.

and that all charges for the use of the same, and for the services of said Architect, are to be paid by the said Owner.

ART. III. No alterations shall be made in the work except upon written order of the Architect the amount to be paid by the Owner or allowed by the Contractor by virtue of such alterations to be stated in said order. Should the Owner and Contractor not agree as to amount to be paid or allowed, the work shall go on under the order required above, and in case of failure to agree, the determination shall be made by the Architect as provided for in Art. XII of this contract.

F. G. GERMAN, ARCHITECT,
410-411 EXCHANGE BUILDING
DULUTH, . . . MINNESOTA.

Duluth, Minn.,

Dec. 23, 1916.

Mr. Oscar Mitchell.

Alworth Building.

City.

My dear Sir:

I enclose a letter to Mr. Lounsberry
for you endorsement.

Changing from steam radiators to hot
air heating has made it possible to make the changes
noted as the seats and wide stool were for the pur-
pose of covering radiators.

The change from birch to oak in front
hall and stairs is very desirable and I have strongly
advised it. These changes have been thoroughly
discussed by Mr. Matter, Mr. Duncan and Mr. Hegardt
and approved by them.

Yours truly,

F. G. German

and that all charges for the use of the same, and for the services of said Architect, are to be paid by
the said Owner

ART. III. No alterations shall be made in the work except upon written order of the Architect
the amount to be paid by the Owner or allowed by the Contractor by virtue of such alterations to be
stated in said order. Should the Owner and Contractor not agree as to amount to be paid or allowed,
in case of failure to agree, the determination

PELHAM CHURCH BUILDING.

Aug. 3rd, 1916.

LIABILITIES

Contract Price November 11th, 1916. \$ 3,000.00
Savings (\$5,733.30 minus \$600.00). 4,133.30
\$ 8,133.30

Est. Heating \$ 8,000.00
Mr. E. D. Field, flat \$300.00
Savings on Boiler 1000.00
Sav. City. Fan
and Coil 1400.00 2,700.00 8,300.00

Dear Sir:

Bid Plumbing \$ 3,344.00
Gent Mr. Lounsberry's contract for the building of the
Church requires him to maintain insurance on the same during
the progress of the work against loss or damage by fire. The
policy is to cover all work incorporated in the building and
all materials for the same in or about the premises and to be
made payable to the parties as their interest may appear.
You have had general charge of the insurance matters for
the Church and I will be glad if you will learn from Mr.
Lounsberry the situation with reference to the insurance now in
force and if you will keep yourself informed from time to time
as the building progresses as to the amount of the insurance
so carried, making sure that the policies are written in the
proper form.

Yours very truly,

It will be noted from the foregoing that, based on the present
contract, the suggested saving and certain anticipated prices, without
allowance for extras and with no provision for estimating, the
net OM-ASW expenditure of \$331,758.70.

It will be noted that the items of heating, church seats,
S.S. furniture, stained glass, grading and walks, kitchen sink

and that all charges for the use of the same, and for the services of said Architect, are to be paid by
the said Owner. shall be made in the work except upon written order of the Architect
by virtue of such alterations to be

PILGRIM CHURCH BUILDING.

Aug. 3rd, 1916.

LIABILITIES

Contract Price	\$	103,209.00
Savings (\$5,733.30 minus \$800.00) . . .		4,933.30
	\$	<u>98,275.70</u>

<u>Est. Heating</u>	\$	8,000.00	
Less - Omit flat	\$300.00		
Saving on Boiler	1000.00		
Saving on Fan			
and Coil	<u>1400.00</u>	<u>2,700.00</u>	5,300.00

<u>Bid Plumbing</u>	\$	3,344.00	
Omit flat		<u>283.00</u>	3,061.00

<u>Bid Wiring</u>	\$	1,636.00	
Omit flat		<u>100.00</u>	1,536.00

<u>Sundry</u>			
Cost of Lots	\$10,620.00		
Architects Fees	4,000.00		
Est. Church Seats	1,000.00		
" S.S. Furnishings	1,200.00		
" Stained Glass	1,500.00		
" Grading and Walks	800.00		
" Kitchen Fixtures	1,000.00		
" Wrecking Church	1,686.00		
" Lighting Fixtures	1,000.00		
" Superintendence	<u>780.00</u>	<u>23,586.00</u>	
			<u>\$131,758.70</u>

Extras ?

ASSETS

Pledges	\$132,039.00	
Slate	350.00	
Stone	<u>500.00</u>	132,889.00
Less possible loss in collection.		<u>1,130.30</u>
		<u>\$131,758.70</u>

It will be noted from the foregoing that, based on the present contract, the suggested saving and certain estimated prices, with no allowance for extras and with no provision for decorating, there will be a total expenditure of \$131,758.70.

It will be noted that the items of heating, church seats, S.S. furnishings, stained glass, grading and walks, kitchen fixtures,

and that all charges for the use of the same, and for the services of said Architect, are to be paid by

lighting fixtures and superintendence are all estimated. It will be necessary in the letting of further contracts, unless additional money is provided, to hold the total down to \$23,586.00.

There are pledges, including the so-called "stock" issued, amounting to \$132,039.00. It is estimated that there will be a salvage on the slate of \$350.00 and on stone of \$500.00. If this saving should be realized and pledges collected in full there would be total assets amounting to \$132,889.00 or \$1,130.30 more than the estimated expenditures, with no allowance for extras.

There will be some loss in collections, the exact amount of which cannot be told. There would be some earning of interest and it will be the first contract of its kind if there is not a substantial bill for extras.

The problem still ahead of us then us to hold down the price of future contracts and all extras, make the collections as close as possible, get all of the salvage we can on slate and stone, realize as much interest as we can and thus avoid a deficit.

THE
UNIFORM CONTRACT.

FORM 19642-B.

FORM OF CONTRACT
ADOPTED AND RECOMMENDED FOR GENERAL USE
BY THE
AMERICAN INSTITUTE OF ARCHITECTS
AND THE
NATIONAL ASSOCIATION OF BUILDERS.

Copyrighted 1905 by the American Institute of
Architects, Washington, D.C. E. G. Soltmann,
N. Y., Licensee for Exclusive Publication.

REVISED 1907

This Agreement, made the twenty-fourth day of
July in the year one thousand nine hundred and sixteen by and between
George H. Lounsberry of Duluth, Minnesota,

_____ party of the first part (hereinafter designated the Contractor), and
Pilgrim Congregational Church of Duluth, Minnesota,

_____ party of the second part (hereinafter designated the Owner),

Witnesseth that the Contractor, in consideration of the agreements herein made by the Owner, agree with the said Owner as follows:

ARTICLE I. The Contractor shall and will provide all the materials and perform all the work for the
erection and completion of a brick and stone church building
to be erected on lots 6, 7, 8, 9, 10 Longview Addition to Duluth,
Minnesota,

_____ as shown on the drawings and described in the specifications prepared by
F. G. German,
Architect, which drawings and specifications are identified by the signatures of the parties hereto, and become hereby a part of this contract.

ART. II. It is understood and agreed by and between the parties hereto that the work included in this contract is to be done under the direction of the said Architect, and that his decision as to the true construction and meaning of the drawings and specifications shall be final. It is also understood and agreed by and between the parties hereto that such additional drawings and explanations as may be necessary to detail and illustrate the work to be done are to be furnished by said Architect, and they agree to conform to and abide by the same so far as they may be consistent with the purpose and intent of the original drawings and specifications referred to in Art. I.

It is further understood and agreed by the parties hereto that any and all drawings and specifications prepared for the purposes of this contract by the said Architect are and remain his property, and that all charges for the use of the same, and for the services of said Architect, are to be paid by the said Owner.

ART. III. No alterations shall be made in the work except upon written order of the Architect the amount to be paid by the Owner or allowed by the Contractor by virtue of such alterations to be stated in said order. Should the Owner and Contractor not agree as to amount to be paid or allowed, the work shall go on under the order required above, and in case of failure to agree, the determination of said amount shall be referred to arbitration, as provided for in Art. XII of this contract.

ART. IV. The Contractor shall provide sufficient, safe and proper facilities at all times for the inspection of the work by the Architect or his authorized representatives; shall, within twenty-four hours after receiving written notice from the Architect to that effect, proceed to remove from the grounds or buildings all materials condemned by him, whether worked or unworked, and to take down all portions of the work which the Architect shall by like written notice condemn as unsound or

*Witnessed by the Chairman
of the Board of Trustees of the owner;
Rev. G. H. L.*

improper, or as in any way failing to conform to the drawings and specifications, and shall make good all work damaged or destroyed thereby.

ART. V. Should the Contractor at any time refuse or neglect to supply a sufficiency of properly skilled workmen, or of materials of the proper quality, or fail in any respect to prosecute the work with promptness and diligence, or fail in the performance of any of the agreements herein contained, such refusal, neglect or failure being certified by the Architect, the Owner shall be at liberty, after three days written notice to the Contractor, to provide any such labor or materials, and to deduct the cost thereof from any money then due or thereafter to become due to the Contractor under this contract; and if the Architect shall certify that such refusal, neglect or failure is sufficient ground for such action, the Owner shall also be at liberty to terminate the employment of the Contractor for the said work and to enter upon the premises and take possession, for the purpose of completing the work included under this contract, of all materials, tools and appliances thereon, and to employ any other person or persons to finish the work, and to provide the materials therefor; and in case of such discontinuance of the employment of the Contractor he shall not be entitled to receive any further payment under this contract until the said work shall be wholly finished, at which time, if the unpaid balance of the amount to be paid under this contract shall exceed the expense incurred by the Owner in finishing the work, such excess shall be paid by the Owner to the Contractor; but if such expense shall exceed such unpaid balance, the Contractor shall pay the difference to the Owner. The expense incurred by the Owner as herein provided, either for furnishing materials or for finishing the work, and any damage incurred through such default, shall be audited and certified by the Architect, whose certificate thereof shall be conclusive upon the parties.

ART. VI. The Contractor shall complete the several portions, and the whole of the work comprehended in this Agreement by and at the time or times hereinafter stated, to wit:

All work herein included shall be wholly completed on or before the first day of February, 1917.

ART. VII. Should the Contractor be delayed in the prosecution or completion of the work by the act, neglect or default of the Owner, of the Architect, or of any other contractor employed by the Owner upon the work, or by any damage caused by fire or other casualty for which the Contractor is not responsible, or by combined action of workmen in no wise caused by or resulting from default or collusion on the part of the Contractor, then the time herein fixed for the completion of the work shall be extended for a period equivalent to the time lost by reason of any or all the causes aforesaid, which extended period shall be determined and fixed by the Architect; but no such allowance shall be made unless a claim therefor is presented in writing to the Architect within forty-eight hours of the occurrence of such delay.

ART. VIII. The Owner agree to provide all labor and materials essential to the conduct of this work not included in this contract in such manner as not to delay its progress, and in the event of failure so to do, thereby causing loss to the Contractor, agree that will reimburse the Contractor for such loss; and the Contractor agree that if shall delay the progress of the work so as to cause loss for which the Owner shall become liable, then shall reimburse the Owner for such loss. Should the Owner and Contractor fail to agree as to the amount of loss comprehended in this Article, the determination of the amount shall be referred to arbitration as provided in Art. XII of this contract.

ART. IX. It is hereby mutually agreed between the parties hereto that the sum to be paid by the Owner to the Contractor for said work and materials shall be one hundred three thousand two hundred nine dollars (\$103,209.00). For more or less work, as the case may be, the following unit prices shall govern: Rock excavation in trenches per cubic yard \$5.00; rock excavation not in trenches per cubic yard \$2.75; earth excavation in trenches per cubic yard 75¢; earth excavation not in trenches per cubic yard 50¢; rubble stone per 100 cubic feet in place \$18.00; concrete footings and piers per cubic yard \$7.50; common brickwork per thousand in place \$18.00; face brickwork per thousand in place \$38.00; subject to additions and deductions as hereinbefore provided, and that such sum shall be paid by the Owner to the Contractor, in current funds, and only upon certificates of the Architect, as follows:

It is hereby mutually agreed between the parties hereto that the sum to be paid by the Contractor for said work and materials shall be one hundred three thousand and nine dollars (\$103,209.00). For more or less work, as may be, the following unit prices shall govern: Rock excavation in trenches per cubic yard \$5.00; rock excavation not in trenches per cubic yard \$2.75; earth excavation in trenches per cubic yard \$7.50; earth excavation not in trenches per cubic yard 50¢; rubble per 100 cubic feet in place \$18.00; concrete footings and piers per thousand in place \$38.00; brickwork per thousand in place \$18.00; such additions and deductions as hereinbefore provided, and that such sum shall be paid by the Owner to the Contractor, in current funds, and only upon certificates of the Architect, as follows:

MEMORANDUM OF CONTRACT.

Original proposal of July 10, 1916
Less voluntary deduction
Contract price

\$104,584.00
1,375.00
\$103,209.00

It is hereby understood and provided that the owner may, if it so elect within a reasonable time so as not to cause loss to the contractor, make the following substitutions or omissions, or any of the same, and in case of such election, the respective amounts mentioned after each item shall be allowed to the owner as a credit or added to the contract price, as the case may be:

CREDITS.

1. Deduct for mortgage in lieu of bond . . . \$ 400.00
2. Flat in basement omitted except windows and door in outside wall and door to storeroom . . . 891.20 ✓
3. Omit concrete slab over flat and substitute wood construction . . . 250.00 ✓
4. Concrete slab in upper part tower omitted and wooden construction substituted . . . 125.00 ✓
5. Credit on iron as agreed . . . 150.00 ✓
6. Omit guard wall, coping and walk along alley retain concrete slab over coal and ash room, install iron rail on slab and steps to same . . . 542.00 ✓
7. Foul air exit gable rearranged as per revised sketch, rear attic stair omitted and ladies' toilet moved to space occupied by stair to attic . . . 776.10
8. All stone tracery omitted and plain wood mullions substituted . . . 2,482.00
9. Stone jambs of 3 windows and 1 door in basement, alley elevation, omitted . . . 15.00
10. Omit 2 plain stone bands in W. gable . . . 22.50
11. If Menominee sand mld. brick is used . . . 800.00 ✓
12. Omit rough attic floor . . . 140.00 ✓
13. Omit conc. slab in organ chambers and substitute wood construction . . . 137.00
14. The contractor agrees to furnish and lay 1½" clear fir floor in lieu of soft pine flooring specified in main auditorium and to stain and varnish same without additional cost. . . \$6,730.80
5,920.80
15. In case the owner desires to substitute stone for certain common brick basement walls and to furnish the stone for same, the contractor agrees to credit the owner at the rate of \$7.00 per 100 cu. ft., wall measure, for stone so furnished.

ADDITIONS.

1. Stone tracery in large west window . . . \$497.50
 2. Stone tracery in 8 tower windows . . . 500.00
- 997.50
\$5,733.30
4,933.30

On or about the first day of each month as the work progresses and in amounts equal to 85% of the value of labor and material actually used in the work under this contract at the time of issuing said certificate.

The final payment shall be made within sixty days after the completion of the work included in this contract, and all payments shall be due when certificates for the same are issued.

If at any time there shall be evidence of any lien or claim for which, if established, the Owner of the said premises might become liable, and which is chargeable to the Contractor, the Owner shall have the right to retain out of any payment then due or thereafter to become due an amount sufficient to completely indemnify the Contractor against such lien or claim. Should there prove to be any such claim after all payments are made, the Contractor shall refund to the Owner all moneys that the latter may be compelled to pay in discharging any lien on said premises made obligatory in consequence of the Contractor default.

ART. X. It is further mutually agreed between the parties hereto that no certificate given or payment made under this contract, except the final certificate or final payment, shall be conclusive evidence of the performance of this contract, either wholly or in part, and that no payment shall be construed to be an acceptance of defective work or improper materials.

ART. XI. The Contractor shall during the progress of the work maintain insurance on the same against loss or damage by fire, the policies to cover all work incorporated in the building, and all materials for the same in or about the premises, and to be made payable to the parties hereto, as their interest may appear.

ART. XII. In case the Owner and Contractor fail to agree in relation to matters of payment, allowance or loss referred to in Arts. III or VIII of this contract, or should either of them dissent from the decision of the Architect referred to in Art. VII of this contract, which dissent shall have been filed in writing with the Architect within ten days of the announcement of such decision, then the matter shall be referred to a Board of Arbitration to consist of one person selected by the Owner, and one person selected by the Contractor, these two to select a third. The decision of any two of this Board shall be final and binding on both parties hereto. Each party hereto shall pay one-half of the expense of such reference.

lf

The said parties for themselves, their heirs, successors, executors, administrators and assigns, do hereby agree to the full performance of the covenants herein contained.

In Witness Whereof, the parties to these presents have hereunto set their hands and seals, the day and year first above written.

In Presence of

Geo. H. Loring
Pilgrim Congregational Church
of Duluth,
by Oscar Mitchell
Chairman Board of Trustees

THE
UNIFORM CONTRACT

FORM OF CONTRACT
ADOPTED AND RECOMMENDED FOR GENERAL USE BY THE
AMERICAN INSTITUTE OF ARCHITECTS
AND THE
NATIONAL ASSOCIATION OF BUILDERS.
REVISED 1905 AND 1907.

AGREEMENT
BETWEEN

George H. Lounsberry, Contractor,
AND
Pilgrim Congregational Church, Owner,
FOR
Church Building.

July 24, 1916.

ARCHITECT
F. G. GERMAN.

AMOUNT OF CONTRACT

\$ 103,209.00

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BY THE AMERICAN INSTITUTE OF ARCHITECTS, WASHINGTON, D. C.
REVISED 1907

LICENSEE FOR EXCLUSIVE PUBLICATION
E. G. SOLTSMANN,
Soltsmann "TEE-SQUARE" Building,
134-140 W. 29TH ST., NEW YORK, N. Y.

(Form 19642-S.)

THIS AGREEMENT, Made this 27th day of October, 1916, by and between PILGRIM CONGREGATIONAL CHURCH, a Corporation, party of the first part, and GEORGE H. LOUNSBERRY, party of the second part;

WITNESSETH:

Whereas, said George H. Lounsberry has heretofore contracted to erect and construct a Church building for the party of the second part and, under the terms of said contract, is obligated to furnish the party of the first part with a surety bond in the sum of Ten Thousand Dollars (\$10,000.00) to insure the faithful performance of said contract; and

Whereas, said George H. Lounsberry has offered and agreed to assign two certain Real Estate Mortgages hereinafter described to the said party of the first part, to be held by it in lieu of a bond to secure the performance of said contract, and said first party has agreed to accept the same;

NOW THEREFORE, In Consideration of the covenants herein contained the parties agree as follows:

Said George H. Lounsberry agrees to and has assigned to the party of the first part that certain mortgage, given to secure the payment of Seventy-five Hundred Dollars (\$7500.00), bearing date the 3rd day of February, 1916, made and executed by Robert B. Boyle and Edith S. Boyle, his wife; Isabelle Robertson, widow; Wellman W. Burlingame and Beatrice A. Burlingame, his wife, to the said George H. Lounsberry; which mortgage was duly recorded in the office of the Register of Deeds in and for St. Louis County, State of Minnesota, on the 2nd day of March, 1916, at 10:30 o'clock A. M., in Book 350 of Mortgages, on page 114; and that certain mortgage, given to secure the payment of Twenty-five Hundred Dollars (\$2500.00), bearing date the 3rd day of February, 1916, made and executed by Robert B. Boyle and Edith S. Boyle, his wife; Isabelle

Robertson, widow; Wellman W. Burlingame and Beatrice A. Burlingame, his wife; to the said George H. Lounsberry; which mortgage was duly recorded in the office of the Register of Deeds in and for St. Louis County, State of Minnesota, on the 2nd day of March, 1916, at 10:30 o'clock A. M., in Book 348 of Mortgages on page 123, by written Assignments, bearing even date herewith, together with all notes and evidences of indebtedness secured thereby.

It is Agreed that the said party of the first part shall hold the said mortgages and the notes secured thereby, as security for the faithful performance of his contract, dated July 24, 1916, for the erection and completion of a church building for the party of the first part, at Duluth, Minnesota.

The party of the first part further Agrees that in the event any payments of interest are made to it upon either of the said mortgages, during the life of said contract, and while said Lounsberry is not in default in the performance of said contract, said interest payments shall be paid over to the said Lounsberry by the party of the first part. If, however, at the time said interest payments are made, the said party of the second part shall be, or it is claimed that he is, in default, then the party of the first part is authorized and empowered to retain all the interest payments so made and apply the same to the discharge of any claims the party of the first part may have against said second party by reason of such default.

The party of the first part agrees that if the party of the second part shall complete the said building in accordance with the terms of said contract and shall comply with all the terms and conditions thereof, and it shall appear that there are no liens nor claims for material or labor against said building arising out of the said contract, then and in that case the said party of the first part will execute good and sufficient Assignments of said mortgages back to the party of the second part and deliver

to the said party of the second part notes and evidences of indebtedness in connection therewith.

It is further Agreed that if said party of the second part shall fail to perform the terms and conditions of the said contract, and shall default therein, said first party shall continue to hold the said mortgages, and is hereby empowered and authorized to sell, assign and dispose of said mortgages in such manner as it may see fit, and use the proceeds therefrom for the payment and satisfaction of all claims and liens which there may be against said building, and the completion of the building under said contract, and to pay the surplus remaining thereafter, if any there be, to the said party of the second part.

IN TESTIMONY WHEREOF, The party of the first part has caused these presents to be executed by its proper officers, and the party of the second part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered
in Presence of:

John J. Lincoln
W. B. King

PILGRIM CONGREGATIONAL CHURCH.

By Oscar Mitchell
Chairman of Board of Trustees

Attest: _____

George H. Lumsberry

(Original)

A G R E E M E N T.

Between

PILGRIM CONGREGATIONAL CHURCH.

and

GEORGE H. LOUNSBERRY.

Whereas, said George H. Lounsberry has heretofore contracted to erect and construct a Church building for the party of the second part and, under the terms of said contract, is obligated to furnish the party of the first part with a surety bond in the

THIS AGREEMENT, Made this _____ day of October, 1916, by and between PILGRIM CONGREGATIONAL CHURCH, a Corporation, party of the first part, and GEORGE H. LOUNSBERRY, party of the second part;

WITNESSETH:

Whereas, said George H. Lounsberry has heretofore contracted to erect and construct a Church building for the party of the second part and, under the terms of said contract, is obligated to furnish the party of the first part with a surety bond in the sum of Ten Thousand Dollars (\$10,000.00) to insure the faithful performance of said contract; and

Whereas, said George H. Lounsberry has offered and agreed to assign two certain Real Estate Mortgages hereinafter described to the said party of the first part, to be held by it in lieu of a bond to secure the performance of said contract, and said first party has agreed to accept the same;

NOW THEREFORE, In Consideration of the covenants herein contained the parties agree as follows:

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Robertson, widow; Wellman W. Burlingame and Beatrice A. Burlingame, his wife; to the said George H. Lounsberry; which mortgage was duly recorded in the office of the Register of Deeds in and for St. Louis County, State of Minnesota, on the 2nd day of March, 1916, at 10:30 o'clock A. M., in Book 348 of Mortgages on page 123, by written Assignments, bearing even date herewith, together with all notes and evidences of indebtedness secured thereby.

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The party of the first part agrees that if the party of the second part shall complete the said building in accordance with the terms of said contract and shall comply with all the terms and conditions thereof, and it shall appear that there are no liens nor claims for material or labor against said building arising out of the said contract, then and in that case the said party of the first part will execute good and sufficient Assignments of said mortgages back to the party of the second part and deliver

to the said party of the second part notes and evidences of indebtedness in connection therewith.

It is further Agreed that if said party of the second part shall fail to perform the terms and conditions of the said contract, and shall default therein, said first party shall continue to hold the said mortgages, and is hereby empowered and authorized to sell, assign and dispose of said mortgages in such manner as it may see fit, and use the proceeds therefrom for the payment and satisfaction of all claims and liens which there may be against said building, and the completion of the building under said contract, and to pay the surplus remaining thereafter, if any there be, to the said party of the second part.

IN TESTIMONY WHEREOF, The party of the first part has caused these presents to be executed by its proper officers, and the party of the second part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered
in Presence of:

PILGRIM CONGREGATIONAL CHURCH.

By _____

Attest: _____

George

• HOBAN PARK - The Model City of Minnesota (1911)

ROCK EXCAVATION NOT INCLUDED IN
ESTIMATES UNLESS SPECIFIED IN BID

GEO. H. LOUNSBERRY

CONTRACTOR AND BUILDER

OFFICE, 409-415 LONSDALE BUILDING
Duluth, Duluth, Minnesota (1750-Zenith, Grand 1921)

October 25, 1916.

Residence, 200 E. Third Street
Duluth, Duluth, Minnesota 1917

Duluth, Minn. Oct. 2nd. 1916

Mr. F. G. German, Architect,

Mr. F. G. German, Minn.

Exchange Building,

Dear Sir:-

Duluth, Minnesota.

Enclosed please find two mortgages of Linen

Dear Sir:

Exchange, amounting to \$10,000.00 which I agreed to

Mr. Lonsberry has never called to complete

the assignments of his mortgages to the Pilgrim Congre-

gational Church. It will save delay in getting his
estimates if this is taken care of now.

#244148

#244147

Yours truly,

Yours truly,

G. H. Lonsberry

JAS/MN

request 375.00
cost of Stou. →



MORGAN PARK—The Model City of Minnesota Steel Co.

ROCK EXCAVATION NOT INCLUDED IN
ESTIMATES UNLESS SPECIFIED IN BID

GEO. H. LOUNSBERRY
CONTRACTOR AND BUILDER

OFFICE, 409-410 LONSDALE BUILDING
Phones: Duluth, Melrose 1750—Zenith, Grand 1824

Residence, 2102 E. Third Street
Duluth Phone, Melrose 1357

Duluth, Minn. Oct. 2nd. 1916

Mr. F. G. German, Architect,
Duluth, Minn.

Dear Sir:—

Enclosed please find two mortgages of Linen
Exchange, amounting to ~~\$1000~~ \$10,000.00 which I agreed to
give as security in lieu of a bond on the Pilgrim Con-
gregational Church.

Kindly acknowledge receipt of same.

#244146
#244147

Yours truly,

Geo. H. Lounsberry

Church

GERMAN & JENSSEN, ARCHITECTS,
410-411 EXCHANGE BUILDING
DULUTH, MINNESOTA.

September 23, 1916.

Trustees Pilgrim Congregational Church,
Duluth, Minnesota.

Gentlemen:

As you are aware stone tracery was omitted from certain windows and plain wooden mullions substituted, when contract was made with Mr. Lounsberry, at a saving of about \$1500.00.

While this stone tracery, in the nineteen windows, is, of course, not essential to the construction of the church, its omission is a very serious blemish architecturally and I feel sure will be a matter of great regret and disappointment to you all. The windows are large and conspicuous, some 9'0" wide and 10'0" high and as tracery is, perhaps, the most generally recognized single feature of Gothic architecture, its omission will be a subject of just criticism and I am sure that steps will be taken very shortly to remedy this defect, if not done now.

The cost later will probably be over \$3000.00 and will involve changing the glass as well as the other work. It will cost a little less than \$1500.00 if done at once and I understand that \$750.00 of this amount will be taken care of by one of your members, leaving \$750.00 to be provided.

The cost is extremely low for the work involved and I would urge that advantage be taken of it if there is any possible way of doing it. Mr. Lounsberry should know the final decision on the matter not later than Monday next to avoid delay.

Yours truly,

GERMAN & JENSSEN.

By

F. G. Grounau

*Lounsberry will deduct \$375.00
cost of stone →*

Minneapolis 104284

Church Contract

GERMAN & JENSSEN, ARCHITECTS,
410-411 EXCHANGE BUILDING
DULUTH, MINNESOTA.

September 28, 1916.

Trustees Pilgrim Congregational Church,
Duluth, Minnesota.

Gentlemen:

In the matter of finished flooring
in the main auditorium:

In item #14 of Mr. Lounsberry's
contract he agrees to furnish and lay $1\frac{1}{2}$ " clear
fir flooring, in lieu of soft pine, without
additional cost. This is considerably better
and more costly to him than that specified and
Mr. Lounsberry made this proposition because he
had the material on hand.

He now tells me he was mistaken
about the width of the flooring, it being $2\frac{1}{4}$ "
face instead of $1\frac{1}{2}$ " as stated in the contract and
requests that he be allowed to use the $2\frac{1}{4}$ " face
material.

I would be as well pleased with the
 $2\frac{1}{4}$ " face flooring and, if you have no objection,
will so inform him.

Yours truly,

GERMAN & JENSSEN

By *J. G. Gruean*

*Lounsberry will deduct \$375.00
from cost of floor →*

Sheet No 1.

Memorandum of Contract

Original proposal 104,584.00
 Less voluntary deduction 1,000.00
~~deduction on cut stone 575.00~~ 1,375.00
 Contract price..... 103,209.00

It is hereby understood and provided that the owner may, if it so elect within a reasonable time so as not to cause loss to the contractor, make the following substitutions or omissions, or any of the same, and in case of such election, the respective amounts mentioned after each item shall be allowed to the owner as a credit or added to the contract price, as the case may be:

--CREDITS--

1.	Deduct if mortgage in lieu of bond	400.00	✓
2.	Flat in basement omitted except windows & door in outside wall & door to store room	891.20	✓
3.	Omit concrete slab over Flat and substitute wooden construction.....	250.00	✓
4.	Concrete slab in upper part tower omitted and wooden construction substituted	125.00	✓
5.	Credit on iron as agreed	150.00	✓
6.	Omit guard wall, coping & walk along Alley retain concrete slab over coal & ash room, install iron rail on slab & steps to same	542.00	✓
7.	Foul air exit gable rearranged as per revised sketch, rear attic stair omitted & ladies toilet moved to space occupied by stair to attic.....	776.10	✓
8.	All stone tracery omitted and plain wood mullions substituted	2,482.00	✓
9.	All stone carving omitted	250.00	✓
10.	Stone jambs of 3 windows & 1 door in basement, Alley elevation omitted	15.00	✓
11.	Omit 2 plain stone bands in W. gable	22.50	✓
12.	Omit plain stone bands of interior	65.00	✓
13.	Omit mouldings on 10 interior stone arches leaving stone finished with a splay	106.75	✓
14.	If Menominee sand mld. brick is used	800.00	✓
15.	Omit rough attic floor.....	140.00	✓
16.	" Cons. slab in of an Chamber & substitute wood construction	137.00	✓
ADDITIONS			
1.	Stone tracery in large West window	497.50	
2.	" " " 8 Tower windows	500.00	
Net deduction		6,018.05	
Contract price....		103,209.00	
		6,018.05	
		97,190.95	
		997.50	
		5,783.30	
		103,209.00	
		5,783.30	
		97,425.70	

16. Cons. slab in of an Chamber

omitted wood construction substitute 137.00

14 The Contractor agrees to furnish and lay 1 1/2" Clear Pine ~~varnish~~ ~~hard~~ pine floor in lieu of soft pine flooring specified in main Addendum to stain & varnish same without additional cost to the owner.

15. (over)

Contractor will deduct 375.00
 amount of Stone →

Smith Co 104584.00

F. G. GERMAN, ARCHITECT,
410-411 EXCHANGE BUILDING
DULUTH. . . MINNESOTA.

15. The owner desires to substitute steel for
certain concrete block basement walls and to furnish
the steel for same the Contractor agrees to cover
the owner at the rate of \$7.00 per 100 sq. ft.,
water measuring, for steel so furnished.

Duluth, Minn.

July 28nd. 1916

Mr. Geo. H. Lounsberry,
410 Lonsdale Bldg.

Duluth, Minn.

Dear Sir:-

The following additions and deductions, Indiana Limestone
Work, on the Pilgrim Congregational Church:

South Elevation, plan sheet # 8, item # 1, omit guard wall coping,	\$70.00	80.00
Item # 2 Omit Foul air duct above cornice belt course,	106.50	
Add for base and coping,	44.60	160.00
Item # 3 Omit stone jambs for 11 windows and 1 door, 15 th	60.00	
Twenty Third Street Elevation, sheet # 7, item # 4, Omit 2 plain belt course in gable, deduct,	22.50	
Item # 5 Add tracery for large window, add	497.50	482.00
Item # 6 Omit all plain band courses for interior, deduct	65.00	
Item # 7 Omit mouldings on 10 interior arches, leaving same material finished with splay deduct	106.75	
Item # 8 Omit all carving, deduct,	250.00	
Item # 9 Add or deduct per lineal foot for belt 4x12 @ 35¢		
Item # 10 Add for Eight Stone Window Tracery		500.-

Respectfully submitted,

Struble, Oak, Stone Co.

1916

Lounsberry will deduct \$375.00
amount of Stone →

Struble Co 1042540

Duluth, Minn.

July 22nd. 1916

Mr. Geo. H. Lounsberry,
410 Lonsdale Bldg.
Duluth, Minn.

Dear Sir:-

The following additions and deductions, Indiana Limestone
Work, on the Pilgrim Congregational Church:

x	South Elevation, plan sheet # 8, item # 1, omit guard wall coping,	\$70.00
x	Item # 2 Omit Foul air duct above cornice belt course, Add for base and coping,	106.50
-	Item # 3 Omit stone jambs for 11 windows and 1 door,	44.60
		60.00 ✓
	Twenty Third Street Elevation, sheet # 7, item # 4, Omit 2 plain belt course in gable, deduct,	22.50 ✓
x	Item # 5 Add tracery for large window, add	497.50 /
x	Item # 6 Omit all plain band courses for interior, deduct	65.00
-	Item # 7 Omit mouldings on 10 interior arches, leaving same material finished with splay deduct	106.75
x	Item # 8 Omit all carving, deduct,	250.00
	Item # 9 Add or deduct per lineal foot for belt 4x12 @ 35¢	
x	Item # 10 Add for eight lower windows Tracery	500.00

Respectfully submitted,

Wm. S. Cutler
Wm. S. Cutler

Items of Contract

Original bid

Less voluntary cut
Deduct on acct. of Cut Stone
Credits

1000.00

375.00 1375.00

Contract price 103209.00

- 1 Deduct if mortgage is accepted in lieu of Security Co's Bond 140.00
- 2 Flat in basement omitted except door & window in outside wall & door to Store Room. 0.89120.00
- 3 Concrete Slab over Flat omitted & wood construction substituted 0.250.00
- 4 Reinforced Slab in upper part of Lower omitted & wood substituted 0.125.00
- 5 Br. on Iron as agreed 0.150.00
- 6 Br. for omission of Guard wall, Coping & walk along Alley; Concrete slab of Coal & Ash rooms retained, an iron pipe railing put on same and steps up to same installed 1542.00
- 7 Foul air exit gable, So. elevation rearranged as per revised sketch, new attic stair omitted, Ladies Toilet provided in space occupied by same 776.10
- 8 All stone window tracery omitted & plain wood mullions substituted 2482.00
- 9 All stone Carving omitted 250.00
- 10 Omit stone jambs of 3 window & door East, Alley, elevation 15.00
- 11 Omit two plain stone bands in Gable of 2nd St. Elevation 22.50
- 12 Omit plain stone bands of interior 65.00
- 13 Br. if Menominee sand used, brick is used 800.00
- 14 For omitting, moulding and 10 interior stone arches & carriage material finished with spray 106.75
- 15 Rough Stone floor omitted 140.00
- 1 Stone Tracing Large W. Window 497.50
- 2 " " in 8 Lower Windows 500.00
- 16 Concrete Slab under of aw Chamber omitted & wood substituted 137.00

It is hereby understood and provided that the owner may, if it so elect, within a reasonable time, for the above substitutions or omissions, or any of the same, and in case of such election, the respective amounts mentioned after each item shall be allowed to the owner as credit or added to the Contract price as the case may be.

60180.5
97190.95

137.00
97053.95

After full and prolonged discussion during which all of the reductions and omissions in connection with the general contract, except that of substituting Menominee brick, were agreed upon, this one item being held up for further investigation, it was moved by Mr. Duncan, seconded by Mr. Frick that this committee recommend to the Trustees that a contract be awarded Mr. George H. Lounsberry for the General Contract on the basis of figures submitted here tonight. This motion was unanimously carried.

It was further agreed that there would probably be an additional sum of perhaps \$3000 to \$5000 needed for extras which cannot at this time be anticipated.

Moved, seconded and carried that a sub committee be appointed to verify these figures and analyze the situation and report to the trustees and committee.

On motion the chairman was instructed to appoint two further committees as follows: Heating, Ventilating and Plumbing; Liting, Glass and Decoration.

On motion adjourned.

Secretary.

Duluth, Minn.

July-- 10th--1916

Building Committee of
Pilgrim Congregational Church,
Duluth, Minn.

Gentlemen:-

I hereby propose to furnish all materials and labor necessary for the erection and completion of your church building, in strict accordance with plans and specifications prepared by Messrs. German & Jensen for the sum of One Hundred and Four Thousand Five Hundred and Eighty Four (\$104,584.00) Dollars.

I hereby submit unit prices and alternates as follows:-

Rock excavation per cu.yd. in trenches	\$ 5.00 ✓
" " " " " not in trenches	\$ 2.75 ✓
Earth excavation per cu.yd. in trenches	\$.75 ✓
" " " " " not in trenches	\$.50 ✓
Rubble stone wall per 100 cu.ft. in place	\$18.00
Concrete footings and piers per cu.yd.	\$ 7.50
Common brickwork per thousand in place	\$18.00
Face " " " " "	\$38.00
For Alternate "A" (add) (deduct)	\$7,900.00
" " "B" (add) (deduct)	\$
" " "C" (add) (deduct)	\$ 700.00
" " "D" (add) (deduct)	\$ 350.00

Respectfully submitted,

Geo. H. Loring