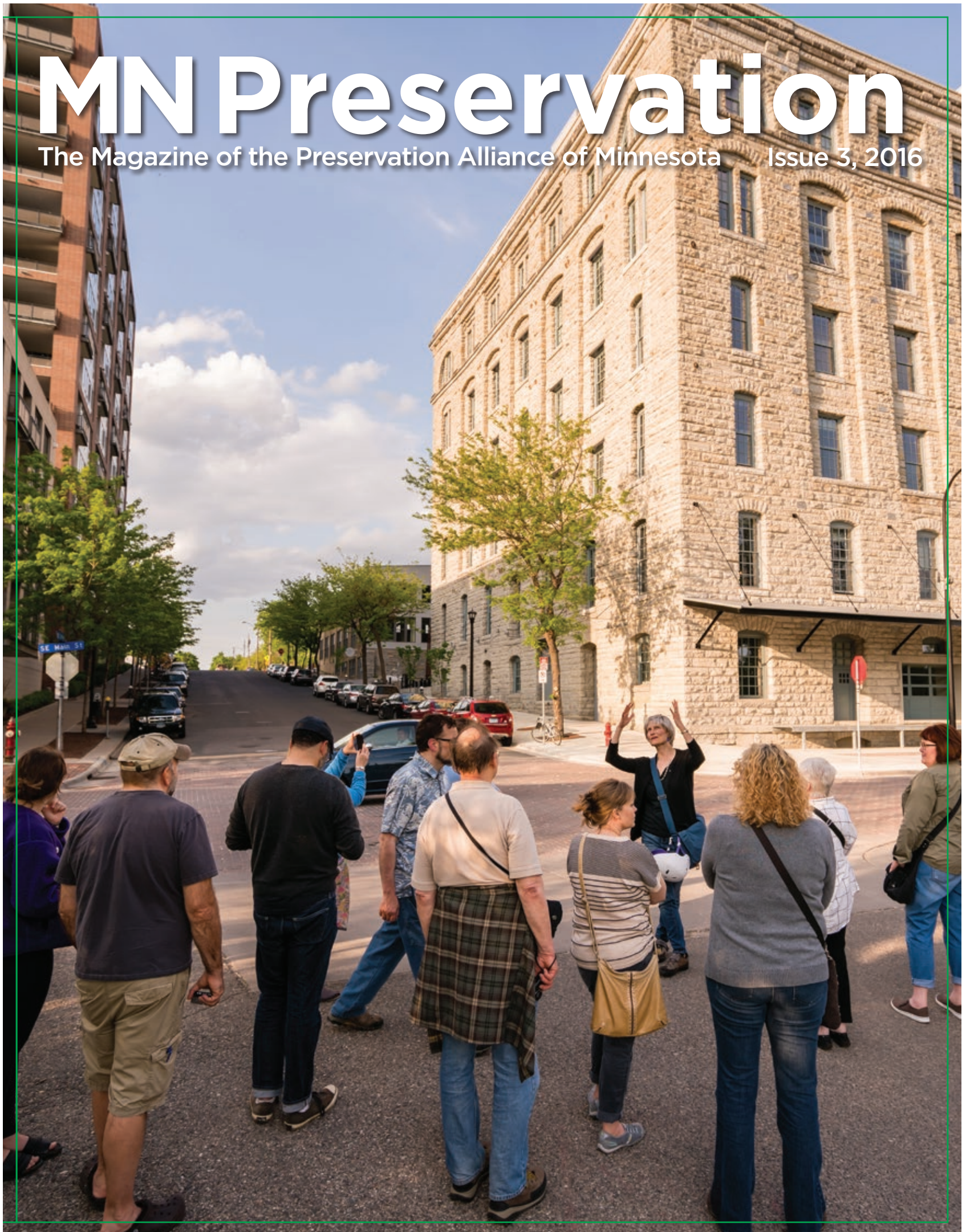


MN Preservation

The Magazine of the Preservation Alliance of Minnesota Issue 3, 2016





Published quarterly by the
Preservation Alliance of Minnesota
416 Landmark Center
75 W. Fifth Street
Saint Paul, MN 55102-9775
651.293.9047
Website: mnpreservation.org

Board of Directors
Vanessa Matiski, St. Paul, President
Aaron Martin, St. Paul, Treasurer
David Carisch, Maple Grove, Secretary

Tom Balcom, Minneapolis
Jane Bisel, Rochester
Jeff Callinan, Eden Prairie
Elliot James, Morris
Steve Knight, Minneapolis
Chris Sherman, Minneapolis
Phil Willkie, Minneapolis

Ex-Officio
Stephen Elliott*, Saint Paul
Andrea Kajer, St. Paul
Will Stark**, Minneapolis
Benjamin Vander Kooi**, Luverne

Staff
Doug Gasek
Executive Director
Candace Dow
Program Coordinator
Erin Hanafin Berg
Field Services Coordinator
Natalie Heneghan
Education Coordinator
Joel Holstad
Real Estate Intern
Anne M. Ketz
Real Estate Program Coordinator
Emily Northey
Vibrant Communities and
Education Director
Sarina Otaibi
Minnesota Main Street Program
Coordinator
Beth Rutledge
OHC Coordinator
Denise Sykora
Program Assistant
Emanuel Tekle
Community Engagement
Coordinator
Michael Tolan
Community Engagement
Coordinator
Todd Wright
Development Director

Magazine Production
Todd Wright (Editor)
Kaitlin Randolph (Designer)

*State Historic Preservation Officer
** Advisor to the National Trust for Historic Preservation

The Preservation Alliance of Minnesota is a private, nonprofit, 501(c)3 organization dedicated to preserving, protecting, and promoting Minnesota's historic resources. PAM is a Statewide Partner of the National Trust for Historic Preservation. Views expressed in The Minnesota Preservationist do not necessarily reflect the position of the organization or its board of directors.



Thank you to all who attended the Minneapolis & Saint Paul Home Tour, on April 30th and May 1st! We are thrilled that homes saw more than 17,000 visits on that beautiful, construction filled, weekend. PAM staff and volunteers were stationed at 41 Douglas, where the house that we moved last year sits today. Everyone who walked through was in awe of the work and care that was taken to preserve this house. We had blast seeing all of you who attended and want to thank all who volunteered. It was a fantastic weekend! Be sure to mark your calendars for next year's Home Tour, April 29th and 30th, especially since it will mark the 30th anniversary!

Production of this issue of **The Minnesota Preservationist** was made possible through a generous grant from the



CARL AND VERNA SCHMIDT FOUNDATION

Rochester, Minnesota

From Main Street to your door, the Preservation Alliance of Minnesota is working hard to empower communities to connect with and protect their historic places.



We believe preserving old buildings is a beautiful, economically sound, and sustainable way to improve our communities and make the most of our unique assets. Through our programs, PAM unites people, businesses, neighborhoods, and decision-makers to enhance communities by protecting and promoting old buildings and sites.

The staff at PAM spends countless hours advocating for preservation, helping people with advice and guidance, preparing and offering educational programming, and creating methods of community engagement to be sure all our voices are heard.

The Preservation Alliance of Minnesota is a nonprofit organization. We really do rely on donations to fulfill our mission.

Please help us continue to be there for communities across Minnesota by making a donation today.

Sustaining donors at a \$10+/month recurring donation (or one time donation of \$120 or more) receive unlimited FREE education program classes for one calendar year.

Visit MNPRESERVATION.ORG for easy secure processing or use the enclosed envelope to send in your contribution.



Best. Summer school. Ever.

Tried-and-true favorites like Handyperson Special and Irvine Park Walking Tour are back and better than ever. Brand new workshops – Refinishing Wood Floors and Healthy Paint for Healthy Living – round out the next few months of preservation education.

If you're a REALTOR® seeking CE, check out classes you won't find anywhere else. Get Old Home Certified, learn about homes of the 1920s, discover the truth about ice dams and so much more. (Not a real estate agent but still want to take one of these classes? Please do! Our curriculum is great for anyone who works with or enjoys older homes.)

To see our class schedule, learn more or to register, visit: www.mnpreservation.org/education or www.mnpreservation.org/services/old-home-certified-2/

Handyperson Special

Wednesdays, June 1st, July 6th,
August 3rd

Goodhue County Historical Society
1166 Oak St., Red Wing
AND

Wednesdays, June 8th, 15th, 22nd

The Natural Built Home Store
4020 Minnehaha Ave., Minneapolis
Instructor: Ray Lehman

This three-part series is a confidence boost for your inner handyperson. Learn how to tackle basic home repairs and save money while maintaining your old home.

Refinishing Wood Floors

Sunday, June 12th

Pete's Hardwood Floors
186 Fairview Ave., St. Paul
Instructor: Kadee Macey

"Sander Rental Goddess" and wood floor expert extraordinaire Kadee Macey of Pete's Hardwood Floors teaches this workshop on refinishing your home's hardwood flooring. Worn out, stained, or scratched, we've got you covered.

Old Home Certified

Wednesday & Thursday, June 15th-16th

Edina Realty
6800 France Ave. S., Edina
Various instructors

Two days of expert-taught classes deliver 12 CE credits and a designation to Minnesota real estate agents, along with essential info on regional architecture, why old is green, researching home histories and more. Open to any agent from any brokerage, this course is also great for loan officers, home inspectors, interior designers and others who work with vintage properties.

Hot Dam: Electrical and Ice Dam Issues

Monday, June 20th

Keller Williams Integrity Lakes, 1350 Lagoon Ave., #900, Minneapolis
Instructor: Reuben Saltzman

Learn about ice dam causes, prevention and removal in the clever class that also addresses electrical issues often found on inspection reports, including circuit breakers, knob & tube wiring, and GFI devices. 2 CE credits.

Healthy Paint for Healthy Living

Saturday, June 25th

1118 Edmund Ave., St. Paul
Instructor: Ioana Stoian

It's okay to be picky about paint. In this hands-on workshop, learn about the aesthetic and healthy benefits of KEIM paint, a low-VOC paint used in many historic restoration projects. Instructor Ioana Stoian invites us into her 1917 St. Paul home to practice picking appropriate colors and applying paint.

Architecture of the 1920s

Tuesday, July 12th

Natural Built Home Store, 4020 Minnehaha Ave., Minneapolis

Instructor: Alyssa Auten

This exciting exploration of the residential housing boom that changed Minnesota looks at homes of the 1920s with an eye on history and culture as well as common building trends, styles and materials. 3 CE credits.

Inspector Insights

Wednesday, July 13th

Natural Built Home Store, 4020 Minnehaha Ave., Minneapolis

Instructor: Reuben Saltzman

Second-generation home inspector Reuben Saltzman presents a roof-to-cellar overview on what a home inspector may truly see when looking at an older property. 2.5 CE credits.

What's In Your Toolbox?

Wednesday, July 20th

Stone Saloon

445 Smith Ave., St. Paul

Instructor: Fred Livesay

A toolbox is a necessity in any home. Learn what tools you must have and why while gaining professional insights. Hosted in St. Paul's Stone Saloon, soon to be reincarnated as a historic taproom, this class is designed to save you time and money.

Irvine Park Walking Tour

Saturday, July 23rd

Irvine Park, St. Paul

Instructor: Kristin Anderson, Augsburg College

Learn about the families, history and architecture that defined Irvine Park, one of St. Paul's most storied enclaves. This extraordinary walking tour also brings you inside two of the park's historic gems: the Alexander Ramsey house and the Wright-Prendergast house.



The PAM Handyman and Rehab Lab education programs and Minnesota Main Street have been financed in part with funds by the State of Minnesota from the Arts and Cultural Heritage Fund through the Minnesota Historical Society.





KEIM Paints: A healthy choice for healthy living

by Ioana Stoian

Our homes are our nests. We spend a lot of time, energy, and money making them unique, safe, and beautiful. Our walls greet us first thing in the morning, send us off to work, and see us to bed at night—they are an integral part of our life and what we apply to them has a direct impact on our wellbeing.

As a classically trained European decorative painter, I am passionate about the paints we use in our homes. Working on a number of historic properties in France over the years, I became familiar with natural paints and renders. Unlike our own

homes, where we can repaint as often as we fancy, large historic projects require vast amounts of planning and take years to complete. It is therefore crucial to use the best, highest quality paints which will last as long as possible. This is how I was first introduced to KEIM paints—a mineral paint made in Germany that is sustainable, breathable, weather resistant, and colorfast.

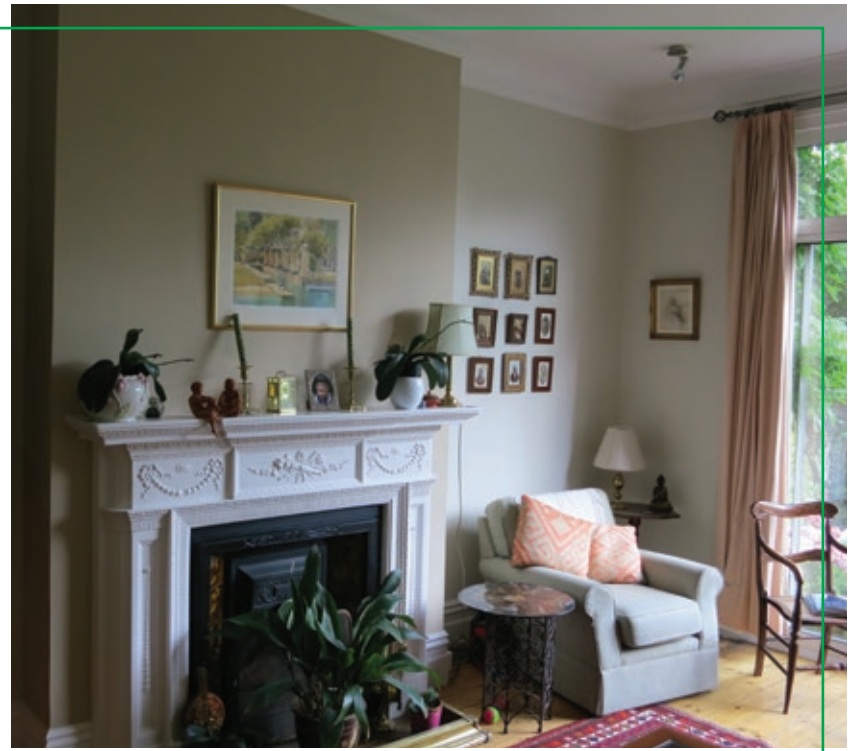
The main difference between KEIM paints and their acrylic counterparts is that they are made from natural silicate minerals. They chemically bond to the surface they are applied to instead of

simply laying on top of it. This means that they do not trap moisture, blister, peel, or fade. Mineral paints have no plastics so they do not burn or release toxins when they come into contact with heat; they are therefore common in hospitals, airports, schools, and of course buildings of historic significance.

Structures painted with KEIM in the 19th century are still in excellent condition today. Since its development in 1878 by the Bavarian scientist Adolf Wilhelm Keim it has been at the forefront of historic restoration projects around the world, from Buckingham Palace to the White House and many buildings in between. But don't worry—KEIM paints are not only for Presidents and Queens, you can use them in your own home too!

I remember trying to convince my first client to use KEIM in their house when I started my own painting company in London. They were a bit skeptical about using something they had never heard of before. But they had faith in me and I was confident they'd have no regrets. Once I had finished renovating their room, they were overjoyed with the transformation. Not only do KEIM paints have practically no odor (meaning no headaches, allergies, and weeks of ventilation) but they bring a wonderful feeling to the room they are applied to.

Natural light reflects off the tiny grains of silicate (similar to fine sand paper) almost making the walls glisten. This is one of the remarkable



qualities of the paint as it produces gorgeous constantly changing colors throughout the day—I've had "I love this green!", "Great grey!", "Nice blue!" and "What color is this?" all as responses to the same wall. Funnily enough, everyone has something to say when they enter a room painted with mineral paints—it just makes people feel good.

As a company, KEIM is constantly developing new paints and products and has excellent customer service. I recently had the good fortune to meet with one of their representatives, Tom Tipps, at the American headquarters in Charlotte, North Carolina where I was introduced to a self-cleaning paint. KEIM Ecosil ME is a mineral paint enhanced with titanium dioxide photocatalytic crystals that break down air pollutants, bacteria, and grease that land on the surface of the paint. Everyday soiling from dirty hands to tobacco smoke is destroyed, making this paint an excellent choice for hospitals, restaurants, and even your kitchen. I'm applying it to my own kitchen and I can't wait to see it in action!

Being a mineral paint, KEIM works best applied to a porous substrate—concrete, brick, stone, or plaster as it can bond directly with it. However, with some preparation, it can also be used on a surface with existing acrylic paint. It is most commonly applied with a large natural bristle brush (similar to a wallpaper pasting brush) which leaves behind the hand of the painter – wonderful subtle movements that create even more texture for reflected light. A roller or even a spray gun can also be used.

Now, why wouldn't you want this paint in your home too?

If you would like further information about the KEIM mineral system, I would strongly recommend visiting their website at keim.com. I am also happy to answer your questions via email at ioana@ioanastoian.com.



Saturday, June 25:

Ioana is leading a workshop on picking and applying healthy paints in your home. Registration is open, save your spot!

mnpreservation.org/services/education

Preserving Jasper School



All interior photographs by April Van Rys.

Exterior photograph by Tim Middagh/Daily Globe of Worthington.

Jasper, Minnesota is a small town with a big heart, and big dreams. In November, residents and alumni of the Jasper High School were spurred into action when the historic high school building went on the auction block after the owner passed away.

The school was closed in 2001, following the district combining with a neighboring district. Jasper historical society member Geraldine Peterson and the Pipestone County Historical Society helped bring attention to the school's historic significance, and saved it from demolition, before it was purchased in 2001 by a private developer who had intended to rehab the building but was unable to complete his plans. The beautiful 1917 school building, constructed of Sioux Quartzite by craftsmen from the local Jasper quarry, is eligible for listing in the National Register of Historic Places. In 2007, PAM identified the Jasper School as one of the state's 10 Most Endangered Historic Places.

After finding out about the auction, concerned

alumni and local citizens, led by former resident Elicia Kortus, banded together to find a way to purchase the property by launching an intense fundraising campaign and contacting alumni for help. The building is in need of major renovation, but thanks to the diligent caretaking efforts provided by local contractor Terry Skyberg—who protected the building from vandalism and made small repairs needed—the structure itself is in rather good condition despite nearly ten years of neglect. To accomplish saving the school, seven community members formed a non-profit organization called “Reclaim Community” and secured 501(c)3 tax status through fiscal sponsorship by the Preservation Alliance of Minnesota. Reclaim Community intends to preserve the historic value of the building and renovate the school for a new purpose that will add economic growth and value to the local area. The school's National Register eligibility means grant funding is available to aid restoration and improvements.



The mission of Reclaim Community is to reclaim the school, build community relationships, and revitalize the local economy, using innovative strategies such as: volunteer labor, donated and reclaimed materials, as well as renewable energy and energy efficiency to keep expenses low. The longterm plan is to create a vibrant, multifunctional building that includes residential units, incubation spaces for local business startups, community-use spaces such as the gymnasium and auditorium for events and receptions, and an outdoor space for community gardens. By pursuing these overarching goals in creative ways, Reclaim Community will potentially be eligible for grant funding from the U.S. Department of Agriculture, the Minnesota Historical Society, the Bush Foundation, and other local development groups.

The Jasper School holds many memories for thousands of students throughout the past century. Hundreds of alumni spoke loud and clear about their wishes for the school by donating towards the initial purchase and preservation efforts. A pancake feed and silent auction raised over \$6,000 in a single day. A fundraising mailing resulted in donations large and small that poured into the PAM office from alumni and friends from across the country. A stated goal to raise the purchase price of \$25,000 by February 10 resulted in nearly \$40,000 of contributions over a sixty-day period—enough to purchase the building and tackle immediate stabilization needs.

Reclaim Community will close on the purchase of the Jasper school in May 2016 and start cleanup and preservation efforts shortly thereafter. Follow their journey in preserving this piece of history as they continue fundraising, pursue nomination to the National

Register, secure a reuse study, and develop specific rehabilitation goals and business plans for the future.

Reclaim Community is online at reclaimcommunity.org or find them on Facebook.

Reclaim Community founder and president Elicia Kortus contributed to this article.





Main Street Profile: Owatonna



An interview with Melanie Sunnarborg, MainStreet Owatonna and Marketing Director at the Owatonna Area Chamber of Commerce and Tourism. MainStreet Owatonna is one of seven Designated Main Street programs in Minnesota working to revitalize their downtown.

Why should people visit Owatonna?

People should visit Owatonna because our charm will draw you in. You can stroll our historic downtown and catch a concert or movie in Central Park—we are the perfect getaway!

What does MainStreet Owatonna have coming up this year? What's happening to Downtown Owatonna that's different from years past that's exciting (or just different)?

MainStreet Owatonna has many exciting projects occurring in this year including the completion of our marking and wayfinding project which will help us to brand our downtown and make it easy for people to find us. On the development front, we have had great support from the City of Owatonna as they intervened in a blighted property and worked to replace

the roof before Winter took a toll. We also have a 36-unit apartment complex going up with underground parking.

What are you most excited about?

I am most excited about branding our downtown and working to help people find our beautiful central business district.

What is your vision for Downtown Owatonna? For MainStreet Owatonna?

Our vision for downtown Owatonna and our MainStreet program is to build upon our inherent assets—rich architecture, personal service and sense of place to ensure that our downtown remains an important and prosperous part of our community.

How do you work with people who want to fix up their own building or are thinking of rehabbing properties in your MainStreet District?

More often than not, my role in rehabbing or repairing a structure is to connect them with resources. I assist in getting them either the information or to those who have the right information whether that be locally or at the state level. Sometimes my job requires me to be the check-in both for the building/business owner and with the vendors or contractors.

How do they come to you?

I usually go to them. I will

stop into a place to see how things are going or grab a bite to eat and someone will say “I’ve got a question for you about (x)” or “can you tell me who I should talk to about (y).”

Could you tell me about a success story?

In addition to listing a significant portion of the downtown on the National Register of Historic Places last year, we have seen an influx in small start-ups open up and existing businesses within the community relocate into the downtown.

How does this affect people with businesses in other parts of town?

Owatonna continues to see growth in business development throughout the community and a prosperous downtown is beneficial in attracting new businesses and enhancing our workforce recruitment and retention.

How does this affect people in live in and around Owatonna?

A diverse cross-section of businesses within our downtown means people who live in and around Owatonna are able to utilize the many businesses within a smaller geographical area ultimately getting more accomplished in less time. For example, drop off the dry cleaning, check out a book at the public library, drop off the tax information to the account service, buy a new pair of shoes and grab lunch-- without moving your car.

What do you love most about your job?

I often think about the many individuals who built the buildings within our downtown and the independent business people who took a chance on opening or continuing to run a small business. I personally enjoy preserving and working to make our downtown a place for people to enjoy. I believe that when we invest the time, energy and resources in the places we care about most, such as our downtown, we feel a sense of accomplishment in shared success. Most of the buildings within our downtown date from the late 1870’s to the late 1950’s. If it weren’t for other “preservationists” before us, we may have not been able to pass by or utilize these buildings as we have today.

What does your average day look like? Do you go to lots of meetings?

No two days are the same. There are quite a few meetings with stakeholder groups and committees. I also try to do a lot of relationship building with business and building owners. Knowing their concerns first-hand allows me to tailor our goals around their needs.

When ideas for an event or project come up, is it through you or do people come to you?

Both—we have some great ideas generated from the community that we work to implement and we also have great volunteers who help us to achieve an event or project.

As a Main Street America(TM) Coordinating Program, Minnesota Main Street is part of a powerful, grassroots network consisting of 45 Coordinating Programs and over 1600 neighborhoods and communities across the country committed to creating high-quality places and to building stronger communities through preservation-based economic development.

The Minnesota Main Street Program has been financed in part with funds provided by the State of Minnesota from the Arts and Cultural Heritage Fund through the Minnesota Historical Society.



George's Ballroom – New Ulm, MN

Cara Knauf, New Ulm Main Street Coordinator

I'm lucky to be old enough to have attended dances and other events at George's Ballroom before it closed in 1991. I remember the entryway had thick patterned carpeting and the walls were hand-painted with couples dancing various types of ballroom dances. The "Waltz" was always my favorite. The exterior bricks were created locally by American Artstone, Inc., and the George's, Bar and Ballroom signs in the picture above glowed in bright pink neon. The interior was meticulously decorated in Art Deco style with airbrushed pastel floral and scrollwork pictures painted on the walls. George's Ballroom in New Ulm, Minnesota was built by George Neuwirth, and opened on October 15, 1947. The 30,000 sq. ft. building housed a ballroom, restaurant, bar, an eight-lane bowling alley, and had an apartment upstairs to provide living quarters for the building manager. Such famous entertainers as Lawrence Welk, The Andrews Sisters and Glenn Miller performed in the Ballroom, and regional favorites including Whoopee John and the Six Fat Dutchmen played there regularly. Throughout its reign, it was a premier venue for big bands and polka music.

George's Ballroom is listed on the National Register of Historic Places and is included in New Ulm's Heritage Preservation Commission's Commercial Center Historic District. The complex was acquired by Brown County in a tax foreclosure case, and the building was later sold at auction for \$1,000.00. The new owner made plans to renovate and re-open the historical complex, and the Ballroom was re-opened for special events, but ceased operations in 1991. In 2003, the Minnesota Historical Society funded a study and a preservation architect team was hired to restore the building to its former glory. Due to a disagreement between the building owner and the City, no action was taken

after the study's completion and no renovations were done. Five years ago, ownership almost reverted back to the County again due to delinquent taxes, but the owner paid them at the last minute.

Since 1991, this once-beautiful building has stood unused. At best, minimal maintenance has been performed. There have been no steps toward renovation, restoration or preservation. The exterior brick is solid and remains in good condition. However, the roof has leaked for years so the interior must be deplorable. The current owner will not allow anyone in the building, and I'm unsure of the last time an inspection was completed by the City.

The owner has shared with me that he no longer wants the building, has no plans for it, and will not put any money into it. It is once again up for foreclosure due to \$25,000 in delinquent taxes, with the deadline for payment on May 31, 2016. If ownership reverts to Brown County, the County's plan is to demolish the building and put in a parking lot. How sad to lose this once-grand lady to a sheet of asphalt that isn't needed.

Having lived in the Twin Cities for 30 years before moving back to New Ulm last year, I was saddened to see the current condition of George's Ballroom, and surprised that no action has been taken on it. I hear a lot of grumbling about how bad it looks,





that it's an eyesore and "something should be done". My feeling is that if no one does anything to change it, they're accepting it as is. When I joined the New Ulm Area Chamber of Commerce in March, 2015 as their Retail Services Specialist, one of the first items I put on my To-Do list was to do something about George's. Inspired by my position as Minnesota Main Street Director for New Ulm, I've reached out to Doug Gasek and Anne Ketz from the Preservation Alliance of Minnesota and Catherine Sandlund from the Minnesota Historical Society for help. Acting in a liaison capacity, I'm currently working on coordinating a meeting between the current owner and PAM, to see if there are options available, such as real estate programs Purchase Option tool, to save George's. I don't know what the future holds for the Ballroom. It may not be salvageable, or it may be restored to a grand gem. My goal is the grand gem, and all I can do is try my best to make it happen.





E. 4th St., Dayton's Bluff

rehabilitated three vacant houses to provide affordable housing. The approach is preservation based and cost conscious, with careful attention to reclaiming and highlighting the houses' architectural character, resulting in a model for reviving vacant, worn-out buildings thoughtfully, creating housing that is attractive, marketable, and affordable, while avoiding large subsidies.

Recipients of the Saint Paul preservation award for Preserve Frogtown were partners FNA, HSP, Twin Cities Community Land Bank, Frogtown Creative Thinkers, Bill Sands, and F. R. Bigelow Foundation.

For more information, see historicsaintpaul.org/preservefrogtown.

Dayton's Bluff

East of downtown is the Dayton's Bluff neighborhood, part of which is a city-designated heritage preservation district. The housing stock is more varied than Frogtown's, with a mix of grand houses, workers cottages, and multi-family, but it too suffers from disinvestment and was hit hard by the recession. One block in the district was particularly troubled, with excessive crime, livability issues, and absentee landlords. Eventually, nine of 17 houses on this block of East Fourth Street became vacant as a result of the foreclosure crisis. The solution, in this case, was extensive, concentrated reinvestment by the City of Saint Paul: it bought the vacant houses and, so far, has completely rehabilitated seven of them.

Neighborhood Preservation at Work in Saint Paul

by Aaron Rubenstein, HSP Program Coordinator

Historic Saint Paul is a small non-profit working to preserve and promote the cultural heritage, character, and vitality of Saint Paul neighborhoods. Clearly this is a long-view mission – but along the way it's both exciting and rewarding to see the positive impact of our work one building, one block at a time. We were proud to be recognized in May with Saint Paul heritage preservation awards for two initiatives in which we were both early leaders and close implementation partners: Preserve Frogtown and the Fourth Street Preservation Project. Both illustrate the power of heritage preservation to catalyze neighborhood renewal and the importance of building strong partnerships in that work.

Preserve Frogtown

Frogtown is a diverse, vibrant, working class neighborhood, just northwest of downtown, hit hard by the Great Recession and housing crisis. Many houses became vacant – and too often the answer was a bulldozer. In 2013, Frogtown Neighborhood Association (FNA) and Historic Saint Paul (HSP) formed a partnership, Preserve Frogtown – an innovative collaboration among preservation and community organizations to promote cultural heritage preservation as a vital, creative community building and development strategy.

In the past three years, Preserve Frogtown completely

The Fourth Street Preservation Project began in 2008 with a place-based community planning process coordinated by Historic Saint Paul. Two rehabilitation phases were completed in 2013 and 2015, at a cost of just over \$2 million for the seven houses (two of which are double houses). Planning for rehabilitation of the one remaining vacant house is currently underway. The project demonstrates preservation of what was historically working class housing; the homes were sold to owner-occupants with an average income of 103 percent of the metro area median income.

It also demonstrates the transformative impact heritage preservation can have in a community. The 4th Street properties were in serious disrepair and blighting. In the immediate neighborhood, one-fourth of properties were vacant or in foreclosure. By investing in these properties, the city was able to take run-down eyesores that were bringing the neighborhood down and create assets that stabilize values and improve the perception of the whole community.

The Saint Paul preservation award for the Fourth Street project went to 15 public, private, and non-profit partners including city, state and federal governments, contractors, architects, and, for community planning leadership, Historic Saint Paul.

Dayton's Bluff: The Next Round

Ironically, while the Fourth Street project was being completed, the City of Saint Paul in 2014 and 2015 sought approval to demolish seven other vacant properties it owns in the Dayton's Bluff historic district. Among them are four houses, constructed between 1879 and 1884 (including one categorized as pivotal to the character of the district), and two commercial buildings built in 1885 and 1886 (including one categorized as pivotal).

Previous redevelopment proposals for the buildings came with too-high price tags. Community concern and opposition to the planned demolitions resulted in the city issuing a final request for proposals, with a subsidy cap, for six of the properties. Proposals for the four houses had a May deadline and those for the two commercial/mixed-use buildings are due in June.



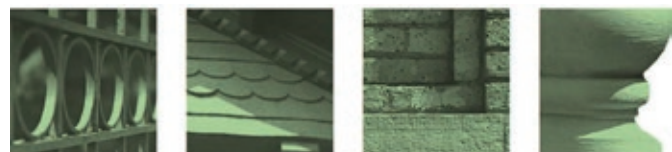
Historic Saint Paul developed proposals for rehabilitation of four of the six buildings. Whether the chosen developers are HSP or other developers or individuals, we look forward to the implementation of creative ways to recycle these structures, without excessive cost, so that the renewal of, and reinvestment in, this historic neighborhood continues and is encouraged and supported.

Commitment to Collaboration

We could not achieve our mission without vital community partnerships, including work on several ongoing initiatives:

- * Commercial façade improvements: planning, designing, financing, and executing projects that enhance the historic character of Saint Paul's commercial corridors.
- * Revival of the Victoria Theater: turning this long-vacant, 1915 silent movie theater on University Avenue into a community owned and managed arts center.
- * Historic surveys and context studies: including surveys of the Macalester Park and Historic Hill neighborhoods and an African American cultural context study.

For more information, please visit historicsaintpaul.org and like us on Facebook.



HISTORIC SAINT PAUL

celebrate cultural heritage | renew neighborhoods | strengthen community



The Policoff House PAM's Newest Easement Property



Take a look at PAM's newest easement property, the Policoff House. Built from 1962 to 1965, the Policoff House is also PAM's first preservation and conservation easement placed on a mid-century modern building. Located on approximately 2.5 wooded, lakefront acres, the house embodies the model of melding buildings with their environment. Designed by Donovan Wagner in 1959, the house features 3 bedrooms, 2 bathrooms, an open format living space, and large connecting banks of single-light windows looking out to large patios on two sides of the house, including a unique mid-century fountain on one side. The easement is aimed at preventing extreme alterations and/or demolition of the house in the future when the first and only owners eventually sell the property. While an easement can be restrictive, future owners are allowed to construct additions on the house and accessory structures such as a garage, provided they reflect the design features of the original structure and are sensitive to the characteristics outlined in the easement agreement. As the holder of the preservation and conservation easement, PAM will provide design review and approval for any major additions or alterations to the property for all future owners.

Questions about PAM's Easement Program? Contact Real Estate Coordinator Anne Ketz for details.

Project Updates

313 Building Tenant Update: Foxhole Brewhouse

In August of 2015, the historic 313 building in downtown Willmar, MN, had its first tenant, Foxhole Brewhouse, open its doors. Brewhouse owners Ryan and Liv Fuchs have been creating a community and serving quality beer to Willmar's downtown visitors, residents, and workers. "We have been really busy, and right at our capacity as expected for the first year. We are going to start distributing our beer to some of the local bars, possibly out to St. Cloud and that direction," said Ryan, who is now working full-time at the brewery. "The spot we are located has been great." But Ryan is eager for the additional tenants of the historic 313 building to open their doors, which should be happening later this year for a couple of them.



Western U Plaza – St. Paul, MN PAM Investment Partnership



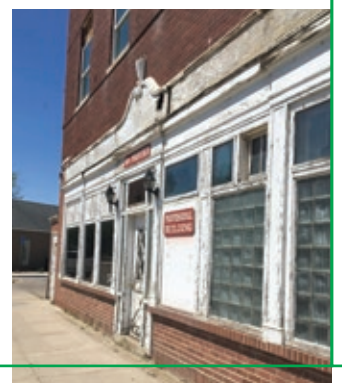
The former MN Milk Company and Old Home Creamery building located at Western and University Ave in St. Paul received the finishing touches on its rehabilitation in April with new windows on the exterior front facade. Now known as Western U Plaza, the building now provides housing for low-income and long-term homeless individuals and families. PAM's involvement as an investment partner in the state historic tax credits helped fill a financing gap to complete the project. PAM staff are currently working on the public benefit project associated with all PAM investment partnerships, which will feature a video production highlighting this project, the community that made it happen and the importance of the tax credits in the success.

Boutwell House – Stillwater, MN PAM Easement prospect

PAM will be working with the Washington County Historical Society over the next coming months to begin drafting an easement agreement to protect the Boutwell House in Stillwater from future demolition. The Washington County Historical Society acquired the property in the spring of 2015 after it was stopped from demolition in January. While partially demolished during this process, the Washington County Historical Society has been working to access funding and draw plans to fully rehab the 19th century house. They applied for an easement through PAM last summer and PAM staff are now ready to start drafting the agreements and document the necessary character defining features to be protected under the easement.



Faces and Places



The Last Word

A Note from Executive Director Doug Gasek

Engagement is a term that we use around the office quite a bit since it is at the core of all our activities, programs, and projects. Engagement around preservation is what makes the Preservation Alliance of Minnesota unique and sets us apart from other preservation organizations. During our mission shift and after, PAM found that robust engagement is the best way to understand the needs of the public and the make sure that the public directs the outcomes of planning, rather than keeping that power in the hands of a few influential community members. PAM continues to grow in engagement activities through ArtPlace America, Asset Mapping, Southeast Minnesota Partnerships, and Main Street just to name a few of our highly engaged current activities.

I am tremendously proud of the engagement work that we facilitate at the Preservation Alliance with the minimal resources that we have at our disposal. On the other hand, I've had the opportunity to attend some engagement activities for projects that have much more robust resources and came away underwhelmed with the plans for public engagement. Often, it feels that these projects just want people in the room so they hit specific numbers as they attempt to persuade people to attend with their platters of cookies, a bit of hummus, and, if they are going all out, little sandwich nibbles. It seems some feel our "voice" can be bought for a bit of food and bottled water.

Once the people are in the room, it feels like more of a dissemination of information rather than a meaningful dialogue where everyone is invested and everyone is an owner of the outcomes. Just another public meeting, with people talking at the community members, leaving some time at the end for questions, but never leaving time for input. What a great way to spend an evening away from your loved ones and being tallied as a vote of approval for whatever outcomes are selected by the parties who hired the experts. Oh how I love being engaged in a patronizing way.

It is extremely important to value the time and energy that people are willing to give. It is time that engagement professionals go out into the public and see what community members think about projects, activities, and efforts. This can mean going to grocery stores, places of business, schools, and city parks. Getting to know people in the process. Don't ask me a bunch of questions from behind a clipboard, but play a cribbage game with me while asking some questions or how about bean bag toss. Engagement is about getting to know people and putting their feelings and perspectives at the center of the project. People are more than data input points. True engagement needs to find ways to help people feel valued and their ideas respected.

That is where the Preservation Alliance of Minnesota excels. We've been engaging people in coffee shops, in businesses, with partner organizations, and at schools. We engage people while crafting or singing or shopping. Engagement is our specialty and connecting people to historic places is where we have the greatest possible impact.

When your community or organization is considering a new project, make sure to contact us at the Preservation Alliance of Minnesota. You can be assured that your engagement approach has people at the center where feelings, expertise, and time are respected. PAM's goal is to ensure that as many citizens as possible feel ownership in the project outcomes. PAM can be your engagement expert.



Doug Gasek, Executive Director



MNPreservation

Published by the
Preservation Alliance of Minnesota
416 Landmark Center
75 W. Fifth St.
Saint Paul, MN 55102

Phone: 651.293.9047
mnpreservation.org

Return Service Requested

Nonprofit
Organization
U.S. Postage
PAID
Twin Cities, MN
Permit No. 672

Thank you to our 2016 Organizational Sponsors!



2016 Preservation Alliance Benefit Gala & Minnesota Preservation Awards

Save the Date!

October 6th, 2016

We're back in Minneapolis!

Great food
Live music
Live auction

Preservation
punch

And a fabulous
After Party!

Honoring Ginny Sweatt with the Executive Director's Award
and George Sherman with the President's Award

Sponsored by

