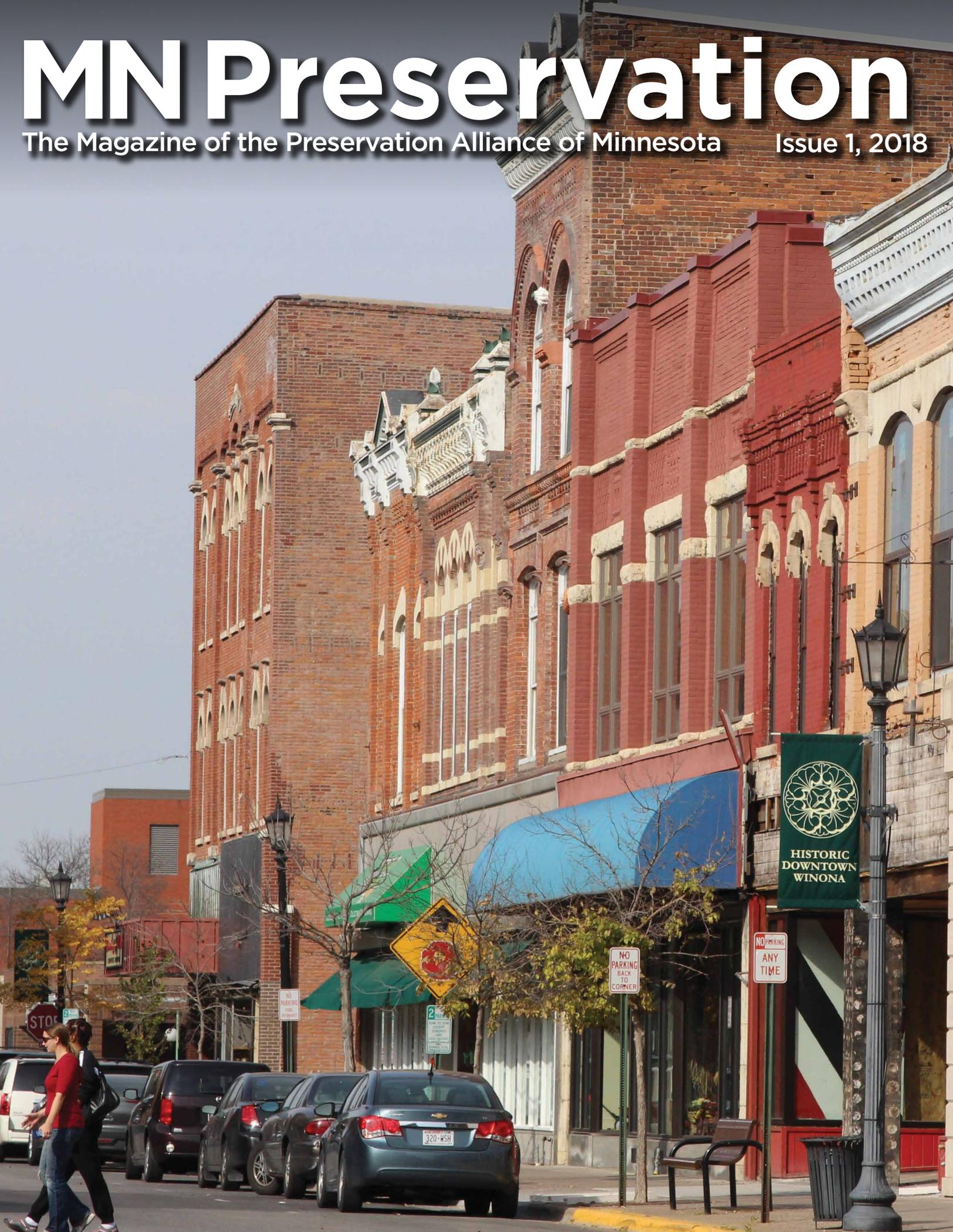


# MN Preservation

The Magazine of the Preservation Alliance of Minnesota

Issue 1, 2018





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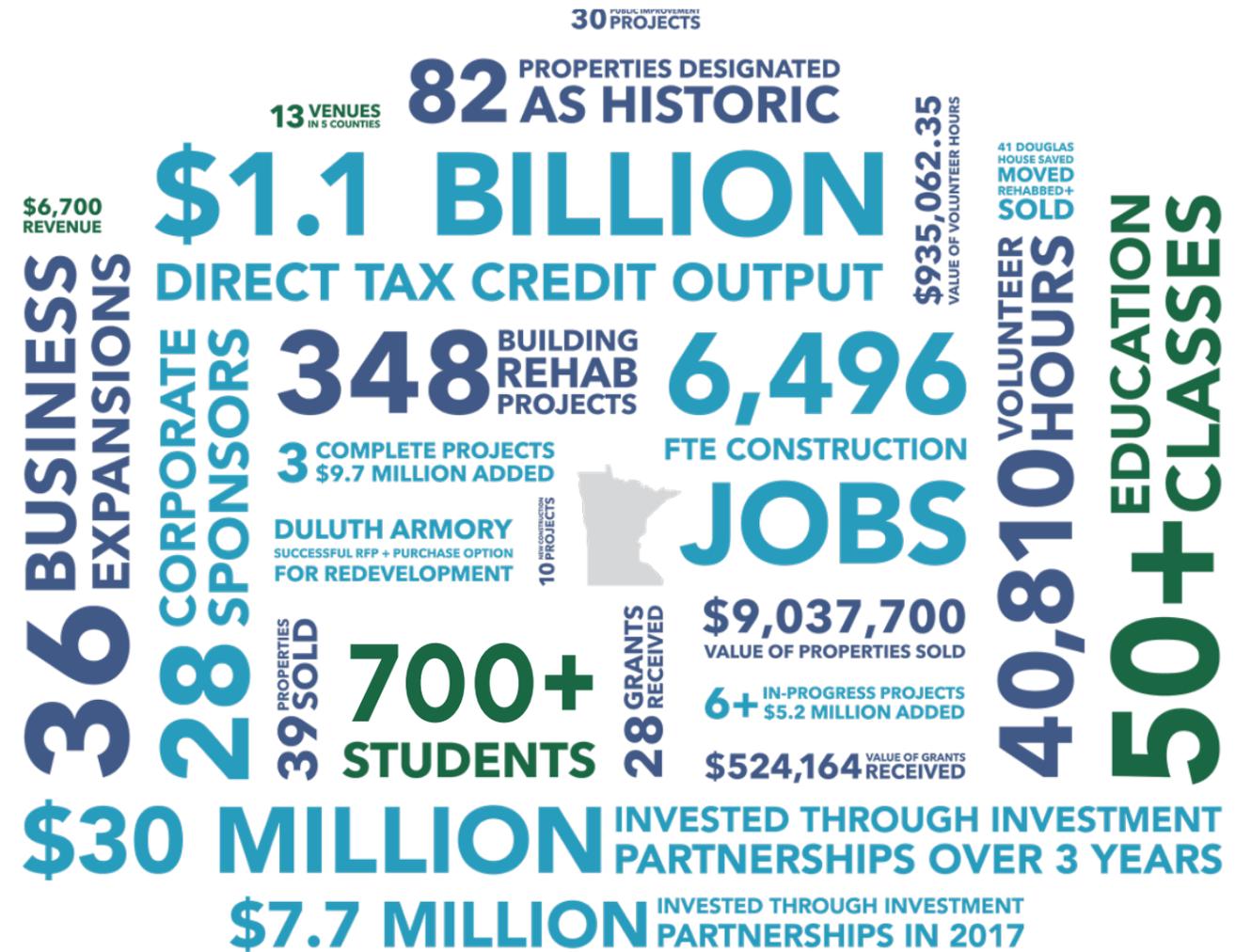
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Cover Photo: Beautiful Winona, one of PAM's Main Street Communities, by Visit Winona

# MAKE AN IMPACT



**Give today at [mnpreservation.org](http://mnpreservation.org) or use the enclosed envelope.**

## What is a classroom?

At PAM, a classroom is a brewery, a museum, skyway, park, local landmark, or just a regular old house. Preservation education happens all over the state, in all kinds of classrooms. Get in on the action this year.

Register for our fresh batch of classes, tours, and talks on our website: [mnpreservation.org/services/education](http://mnpreservation.org/services/education).

### Rotted Wood Repair

Rotted wood can be a headache for homeowners. In this class, wood window wizard Paul Schmidt will teach how to tell the difference between rotted and discolored wood and how to fix each issue. He'll demonstrate both major and minor repair techniques and show what tools and materials you need to tackle your wood rot on your own.

**Date of Class | 03/24/18**

*Charles A. Weyerhaeuser Memorial Museum, Little Falls*

### Signs of Spring: Glimpses of Twin Cities Ballparks

With the baseball season just around the corner, we'll look back at two ambitious projects for Twin Cities sports: the Athletic Parks of the 1880s. They were simple structures, by today's standards, but architects Gilbert & Taylor (St. Paul Athletic Park) and the Orff Brothers (Minneapolis Athletic Park) were involved in the projects. Using the oldest known photographs of Twin Cities ballparks, we will visit and explore these two sports spaces.

**Date of Talk | 03/28/18**

*University Club, St. Paul*

Thank you to Pete's Hardwood Floors for donating their time and expertise to our Wood Floor Basics workshops.



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## What's That Wood? Identifying Woods in the Home

Develop a discerning eye for wood varieties at our brand-new class. Learn about common woods in Minnesota homes based on period, house style, and purpose. This is a rich introduction for any homeowner, Realtor, or decorative finishes fanatic interested in learning how to tell maple from oak - or just wanting to impress friends at their next dinner party!

**Date of Class | 04/19/18**

*Landmark Center, St. Paul*

### Skyways of Minneapolis Mobile Photography Tour

Think the Skyways are just drab hallways used to avoid snowy sidewalks? Think again! Our mobile photography tour of downtown Minneapolis offers a new perspective of the city. Learn the social and historical contexts of downtown's architectural gems while picking up new phone photography tricks.

**Date of Tour | 04/28/18**

*Starting location TBD*

### Irvine Park Mobile Photography Tour

Some of St. Paul's oldest, architecturally varied, and photogenic homes are clustered in Irvine Park, a city historic district that's also on the National Register of Historic Places. Part photography lesson, part cultural exploration, this tour will be co-led by an architectural historian and professional photographer. Get your phones ready!

**Date of Tour | 05/03/18**

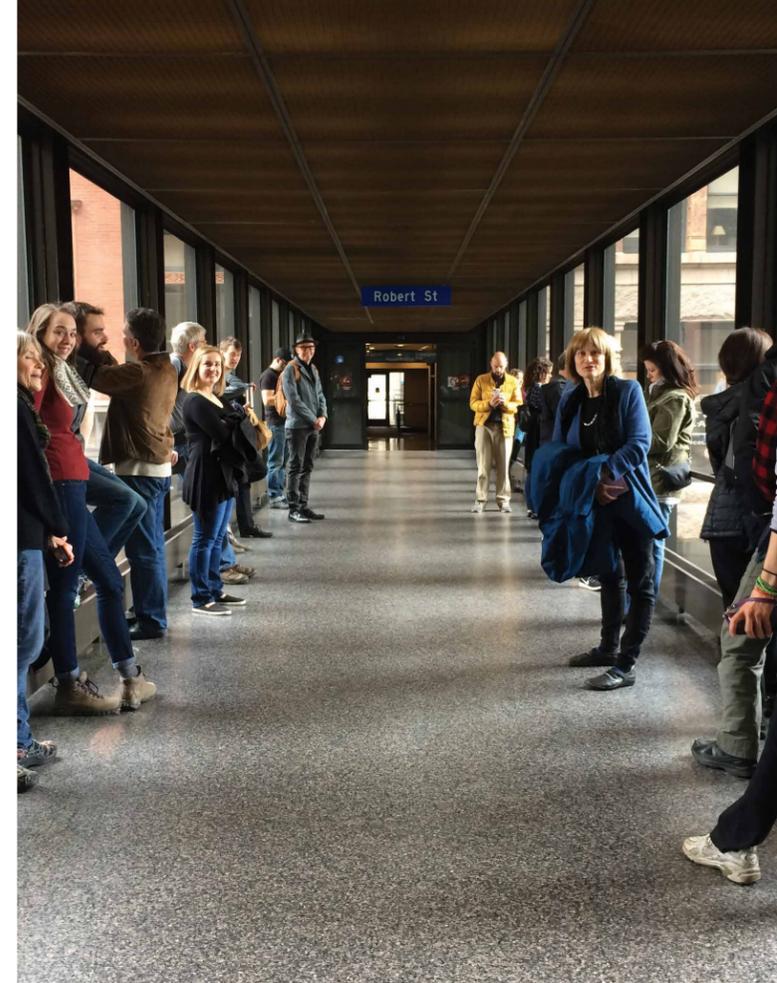
*Ramsey House, St. Paul*

### Architecture of the 1920s

Why were so many Minnesota homes built in the 1920s? We'll dig into that question and examine the variety of architecture created here during the "roaring twenties." Architectural features (think built-in buffets and three-season porches), construction trends, and societal context will help to explain this decade-long housing boom.

**Date of Class | 05/17/18**

*Hennepin History Museum, Minneapolis*





## Mapping and Preserving Cultural Assets

We're excited to announce the completion of the Cultural Asset Mapping project, supported by the McKnight Foundation, with a policy paper outlining our work and recommendations for identifying and preserving Minneapolis' cultural assets. The paper is online at the Preservation Alliance of Minnesota website.

Over the course of eighteen months, we spoke with roughly 700 community members across four Minneapolis neighborhoods—Whittier, Elliot Park, Logan Park, and Cedar-Riverside—to learn about the places that matter to them and why.

In partnership with the Center for Urban and Regional Affairs at the University of Minnesota, we then created a series of GIS maps which spatially illustrate the assets community members identified (these maps are also available on the PAM website). These assets range from historic

homes and industrial warehouses turned into artist studios, to restaurants and coffee shops that function as community gathering places, and intangible characteristics like grittiness and multiculturalism.

The information revealed through these asset maps informed PAM's new policy paper, Mapping and Preserving Minneapolis' Cultural Assets. In it, we detail our community engagement efforts, the value of cultural assets, threats facing them, and recommendations to preserve and promote them.

Cultural assets create community character and the unique sense of place that connects us to our neighborhoods. Culture defines our communities and shapes our daily interactions. We see ourselves reflected in cultural assets, whether they're railroads, local businesses, or a history of music. They're places to build connections and

social capital, and they establish the identity of our communities.

Increasingly, rising rents and property values threaten these assets and the people who support them. Because cultural assets are so varied—and the problems they face so particular—preservation efforts prove to be challenging. There can never be any silver bullet solution.

Existing land use and historic preservation strategies fall short of mitigating threats. Landmarking properties, altering zoning regulations, and creating area plans cannot, on their own, protect against rapid rent increases or evictions. The tools to protect cultural assets must be as equally varied as culture itself.

Our paper outlines what we feel to be the most effective way of preserving cultural assets: 1) deliberate, community-led initiatives to identify important assets and the problems they face, followed by the development of specific initiatives to preserve those assets, and 2) general policies that promote cultural preservation, such as encouraging building ownership by businesses, incentivizing the rehabilitation of non-designated old buildings, and others.

For a full discussion of the project and the recommendations, please check out the report available on the PAM website. We look forward to hearing your comments and feedback about our cultural preservation initiatives soon!



# PAM Policy Update – 2018 Legislative Session Underway

The Minnesota Legislature reconvened for the 2018 session on February 20, and PAM's Policy Director, Erin Hanafin Berg, was there on day one. PAM is planning to significantly ramp up its presence at the Capitol this year, as several public policy issues have the potential to impact the organization's mission and programs. While even-numbered years have shorter Legislative sessions (the 2018 session goes until May 21), that doesn't necessarily mean there is less work to be done – and especially not this year. It is as important as ever for preservationists to have a voice at the state capitol and to speak up about the policies and programs that affect the places that matter to them.

One of the primary topics of legislative debate this session will be taxes. As we reported in the last issue of MN Preservation, the Federal program that offers tax incentives for historic building rehabilitation was in jeopardy as the US House of Representatives and Senate proposed sweeping changes to our nation's tax code. Thanks to the work of thousands of advocates, the Federal Historic Tax Credits made it back into the final bill, which was signed into law by President Trump on Dec. 22, 2017. The new tax law, which impacts the income taxes paid by both individuals and businesses, includes different deductions, credits, and exemptions, and this is where members of the Minnesota Legislature have their work cut out for them. Minnesota uses Federal tax returns as the starting point for determining taxable state income, so the two systems are closely tied. An extensive "tax conformity" bill will be needed to make sure that our state's tax laws remain fair for Minnesotans and reflect our state's values and spending priorities.

This brings us back to the Federal and State Rehabilitation Tax Credits. Minnesota's credit, passed in 2010, is also tied to the Federal law – and since last year's tax reform added a requirement that the Federal rehab tax credit must be claimed over a period of five years, this discrepancy will need to be addressed in Minnesota's tax code. We have heard from developers and investors that the value of the rehab tax credit is diminished if it must be spread out over five tax returns, so our aim is to retain Minnesota's credit as it is now – as a single, refundable credit. Also, since the state rehab tax credit is due to sunset in 2021, we will seek to add certainty to the rehab development marketplace

by extending the sunset date, or even eliminating it altogether.

Other issues on PAM's public policy agenda include passage of a robust bonding bill that includes ample funds for maintenance and rehabilitation of state-owned historic buildings and sites. The Legislature passed a large bonding bill in 2017, but had failed to pass one in 2016; the design and construction cycle for state-funded projects is still feeling the effects of that disruption. Among the bonding proposals that PAM supports in 2018 are:

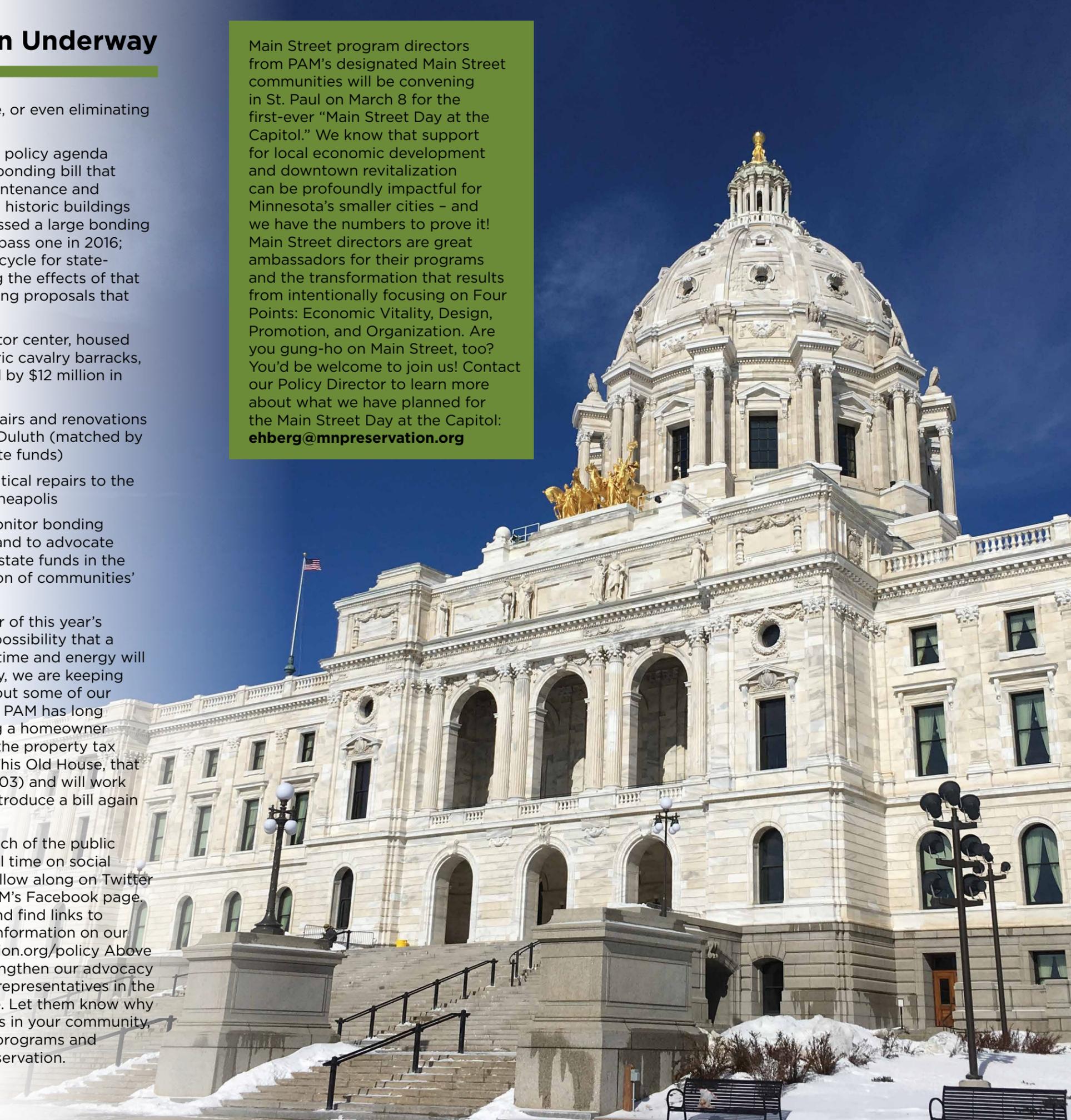
- \$30 million for a new visitor center, housed within rehabilitated historic cavalry barracks, at Fort Snelling (matched by \$12 million in private funds)
- \$4 million for needed repairs and renovations at Glensheen Mansion in Duluth (matched by an equal amount of private funds)
- Approx. \$13 million for critical repairs to the Stone Arch Bridge in Minneapolis

PAM staff will continue to monitor bonding bills as they are introduced, and to advocate for local projects that invest state funds in the rehabilitation and preservation of communities' irreplaceable historic assets.

Given the shortened calendar of this year's Legislative session, and the possibility that a disproportionate amount of time and energy will be focused on tax conformity, we are keeping a wait-and-see approach about some of our other public policy priorities. PAM has long been interested in reinstating a homeowner rehabilitation incentive (like the property tax abatement program, called This Old House, that was in place from 1993 to 2003) and will work with Legislative leaders to introduce a bill again this year.

These days, it seems that much of the public policy debate happens in real time on social media, so we invite you to follow along on Twitter (@PresAllianceMN) or on PAM's Facebook page. You can also read updates and find links to legislation and more policy information on our webpage: [www.mnpreservation.org/policy](http://www.mnpreservation.org/policy) Above all, we invite you to help strengthen our advocacy network by contacting your representatives in the Minnesota House and Senate. Let them know why you care about the old places in your community, and ask for their support of programs and incentives that prioritize preservation.

Main Street program directors from PAM's designated Main Street communities will be convening in St. Paul on March 8 for the first-ever "Main Street Day at the Capitol." We know that support for local economic development and downtown revitalization can be profoundly impactful for Minnesota's smaller cities – and we have the numbers to prove it! Main Street directors are great ambassadors for their programs and the transformation that results from intentionally focusing on Four Points: Economic Vitality, Design, Promotion, and Organization. Are you gung-ho on Main Street, too? You'd be welcome to join us! Contact our Policy Director to learn more about what we have planned for the Main Street Day at the Capitol: [ehberg@mnpreservation.org](mailto:ehberg@mnpreservation.org)



# What does “green” really mean? Sustainability in older homes

By: Alissa D.Luepke Pier, AIA

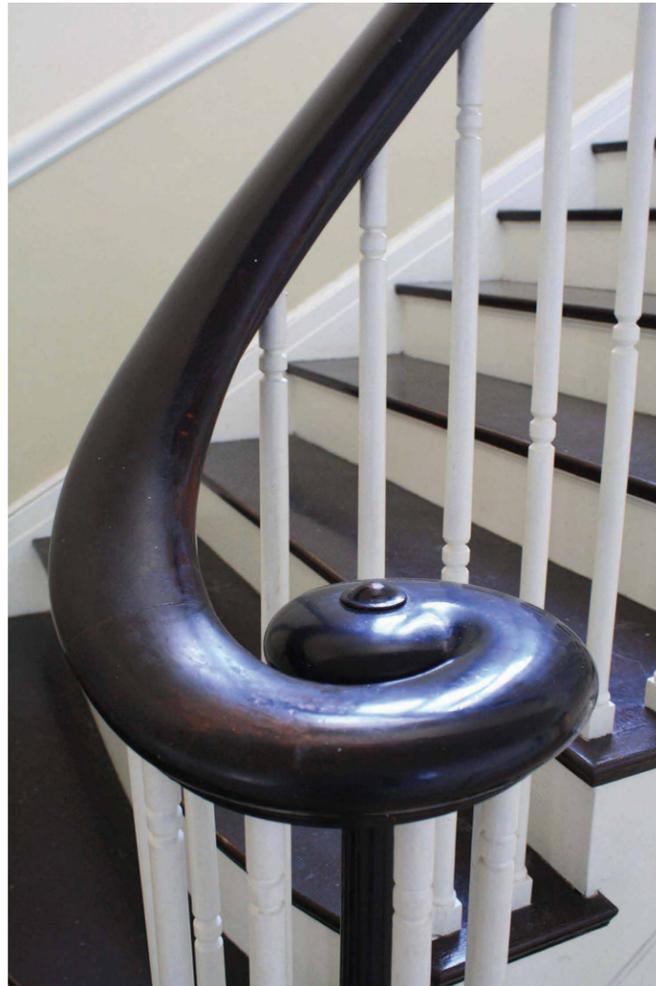
Sometimes I find myself wondering about the people who built my house. I look at my bannister and wonder how long it took someone to mill it. Were they annoyed by the bend in the railing? Did they silently curse the architect who drew it to be that way? When the carpenter installed the medicine cabinet, did they wipe smudges off the mirrored front before they stepped back to examine a job well done? What did they see in their reflection? Was this their last job before hanging up their tool belt or were they young apprentices? Did they have names like Mike or Henry? Giuseppe or Wilbert? By some rare chance, was there a woman working on the job site? We know there was likely one living in the house as a maid in the early years. Did she have problems with her knees in her latter years, from all the stairs she had to climb to get to her room at night?

I wonder about all this, yet there is zero chance that anyone built my house would still be alive today to tell me about it. If a baby had been born on the front lawn during the ground-breaking, it would be over 97 years old. Even if a young kid was helping at the site, that child would have to be in the Guinness Book of World Records for them to tell me anything about the people built my house.

So, I am left to wonder. And now you are wondering, “What on earth does this have to do with old houses being green!?” In short: EVERYTHING.

We are living in a society that is on the cusp of fully embracing “being green.” In the haste to “become eco-friendly,” however, I fear many overlook what being sustainable really means, and why it even matters.

WHAT does it mean to “be sustainable?” On a basic level, it means not to deplete resources faster than they can be replenished. But we need to consider both the life-cycle costs of that “something.” A 2X4, for example. Is a 2X4 sustainable? You might think the answer is dependent upon whether we can grow new trees for lumber at a faster rate than we use them. But sustainability also involves the resources used to produce the lumber.



So, what is the real cost of a 2X4? Less than \$3, some would say. In reality, the cost of a 2X4 depends on the water and nutrients it took to grow the tree it was milled from and the impact it had on the land it was grown on. It includes the energy to haul it from the forest to the mill, from the mill to the warehouse, and from the warehouse to the job site. Consider the wear and tear on the roads and rails it took along that route, the materials that go into repairing or replacing those roads and rails, and the non-renewable materials used to do so. Not to mention the landfill or incinerator that the excess parts of the process went to, as well as the cost of that land and the impacts on our air and water.

There is a lot of embodied energy that goes into making a simple stick of wood. So, when



we look at houses, particularly old houses, one cannot judge sustainability solely on the cost of heating and cooling compared to a new house. One must look at the embodied energy of every component piece of that house. Each stick of lumber represents decades of embodied energy. And the replacement of an old house with a new “sustainable” house is a misnomer. When an old house is torn down, all of its embodied energy is lost, creating a larger loss of energy and money as we deal with the newly created waste. Does the complete abandonment of all that energy sound remotely sustainable to you? It sure doesn't to me.

Certainly, we can update our old houses to make them more energy efficient. But to consider old homes to be somehow less “green” than their new counterparts is simply incorrect.

So, onto the important stuff: WHY does being green matter? It matters because the preservation of history is a gift to the future. It matters because of the as-of-yet-nameless, faceless people, ninety-seven years from now - people who might someday walk down these same halls, wondering about the lives of the people who polished the woodwork, who carefully patched a wall, who tuck-pointed a

chimney. They might wonder at what that person was like, what motivated them to tile a kitchen just so or re-glaze a window with such care. These people will be amazed not at the energy that went into creating each 2X4, but rather by the time and energy behind all of the lives that came together to create, maintain, and preserve it for them.

After all, sustainability is about more than just an energy bill. It is making sure we don't deplete future generations of the history, beauty, and wonder that we all take for granted, as it is a resource full of embodied energy that cannot to be replenished once it is gone.

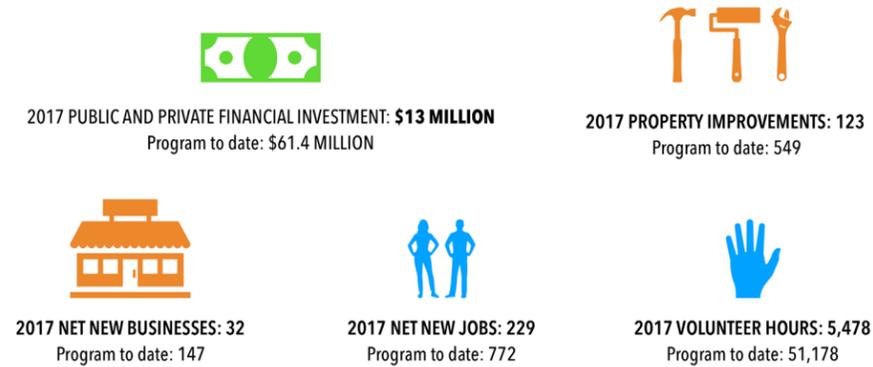
*Alissa D.Luepke Pier, AIA is a national award-winning architect based in Minneapolis, MN. She champions authentic engagement and creative problem solving with an eye toward long-term solutions, which corresponds nicely with her passion for preservation and revitalization.*

*Alissa teaches a class for the Preservation Alliance called “Why Old is Green,” all about sustainability in the context of materials, design, community, and quality of life.*

# 2017 Main Street Reinvestment Numbers Released

Every year, the Minnesota Main Street program collects reinvestment numbers from each local Main Street community. In 2017, for every \$1 spent to run a local Main Street program in Minnesota, \$23.77 was reinvested back in to the community. From 2010 to 2017, local Minnesota Main Street communities recorded \$61.4 million in public and private financial reinvestment, 147 net new businesses, 772 net new jobs, and 549 property improvements.

In 2017, for every \$1 spent to run a local Main Street program, **\$23.77 was reinvested back in to the community.**



## Mankato

The 2018 Basic Main Street Workshop will be hosted by newly designated Main Street program, City Center Partnership, in Mankato and North Mankato on June 7 and 8, 2018. This workshop will provide attendees with the tools and resources they need to revitalize their downtown district.

## New Ulm

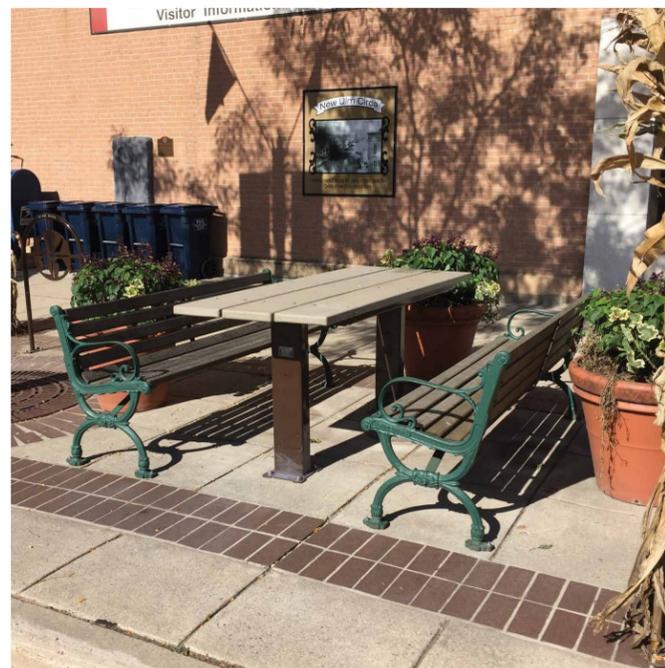
Our Downtown Action Team has noted the shift in retail shopping from big box stores back to small businesses, and that today's customers want a meaningful shopping experience. New Ulm is fortunate to have a number of unique specialty shops in our downtown - a perfect fit for the current shopping trend. We surveyed our downtown businesses, asking what they see as opportunities, challenges, and what changes they feel could improve our downtown. The top comment was to have more places for people to linger - have a cup of coffee, hang out with friends, and work on their devices.

Our Team has taken on this project, determining the need for seating space throughout our downtown district. Currently, we have benches intermittently spaced along the blocks, all facing the street. Our idea was to have two benches facing each other with a table in-between, creating a welcoming, useable seating space, and the City Council approved our project.

We tested the project last summer, installing

two sets on opposite corners at our busiest downtown intersection. The arrangement takes up the same amount of space as the previous bench placement. This summer, we're continuing our project by adding more tables and benches throughout downtown, so every opposite corner will have a set. We hope to have all of them installed by this Fall in time for our annual Oktoberfest celebration.

Great comments have been received from residents and businesses, and the tables are being used often!



## Owatonna

The Owatonna MainStreet program is the first designated program in Minnesota to go through the process of identifying a downtown transformation strategy. A transformation strategy articulates a focused, deliberate path to revitalizing or strengthening a downtown or commercial district's economy. The process was facilitated by Matt Wagner, Vice President of Revitalization Programs, National Main Street Center, with a visit to Owatonna to meet with downtown stakeholders. Owatonna MainStreet will begin implementing the identified transformation strategy through its downtown revitalization work this year.



## Red Wing

Downtown and all around town, Shiver River Day in Red Wing was the place to be. There were events hosted by many community organizations, ranging from a treasure hunt in the snow to a euchre tournament inside, providing something for everyone. Pictured here are local celebrity mascots and the Red Wing Royalty, who demonstrated the art of snow smooching by racing each other in Central Park.



## Winona

Minnesota Main Street, Main Street Iowa, and Wisconsin Main Street will present the 2018 Upper Mississippi Main Street Conference on October 23 - 25, 2018 in Winona, MN, a Nationally Accredited Main Street Community.

The Upper Mississippi Main Street Conference will gather professionals and volunteers involved in downtown and historic commercial district revitalization from the upper Midwest. General sessions and concurrent breakout sessions will occur throughout the two-day conference, as well as informational tours and networking opportunities. If you have a high-quality presentation that would be appropriate for downtown/Main Street district professionals and volunteers, we urge you to consider submitting a session proposal. **Proposals are due online by April 13, 2018.**





## 2018 Glensheen Bonding Bill

What are these critical or urgent repairs you hear of? Why are they needed?

Governor Mark Dayton released his new public works bonding proposal January 18th, 2018, which includes \$542 million allocated for the University of Minnesota and Minnesota State College campuses. Included within this higher education request is \$4 million to fund urgent repairs to Glensheen to include a \$4 million match of non-state funding.

So what are the repairs?

Site structures, terraces, garden walls: \$2.9 MI Project Cost (2018 construction)

The house includes a lakeside three-tiered terrace, which is integral to the stability of the entire structure. Masonry walls and stairs support the terrace; however, the foundations for these walls were constructed with shallow footings. Consequently, the walls have settled and the masonry has deteriorated close to the point of failure. Excavation, waterproofing and reconstruction of these walls are required to save the house.

Manor House boiler and steam/ condensate system replacement: \$1.6 MI Project Cost (2018 construction)

The low-pressure system that heats the house relies on a single boiler with its original 1909 steam supply and return distribution networks. The intent is to place two new boilers within the exterior structure of the existing boilers to maintain the historic look of the mechanical room. An additional boiler feed system of natural gas pipe and water lines will need to be installed.

Lake Pier Restoration: \$4.3 MI Project Cost (2018 construction)

The original pier protected the boathouse from wave and ice impact. The pier was constructed in 1906-1908 and has had limited repairs to its end segment in 1997. Over time, waves and ice destroyed a significant portion of the pier. New marine construction would remove the deteriorated pieces from

the lake, build a concrete-reinforced base on the lake's bottom and include an anchor wall system of 18" concrete to deflect lake conditions from further damaging the pier or the boathouse.

There are over \$30 million in total repairs needed; listed above are the most critical ones. Other repairs not on the list include the deteriorated London Road wrought iron and brick column fence line, Boathouse, Carriage House interior and exterior repairs, Mansion interior and exterior repairs, museum-quality HVAC, etc.

Why does Glensheen deserve this?

### Glensheen | Statistics

- 141,000 visitors in 2017
- 3 million visitors since it opened in 1979
- Most visited House Museum in the Midwest
- One of the most visited historic sites in Minnesota overall
- Most architectural historians rate it the #1 Historic Home in Minnesota.
- Glensheen is more popular now than at any time in its history (even during the height of the murder and its connected state media coverage in the early 1980s.)
- Famous Minnesota Architect—Clarence Johnston
- Famous Minnesota Interior Designers—William A. French and John S. Bradstreet
- One of the most popular National Landscape Designers—New York's Charles Leavitt. His assistants became two of Minnesota's most famous landscape designers—Anthony Morrell and Arthur Nichols

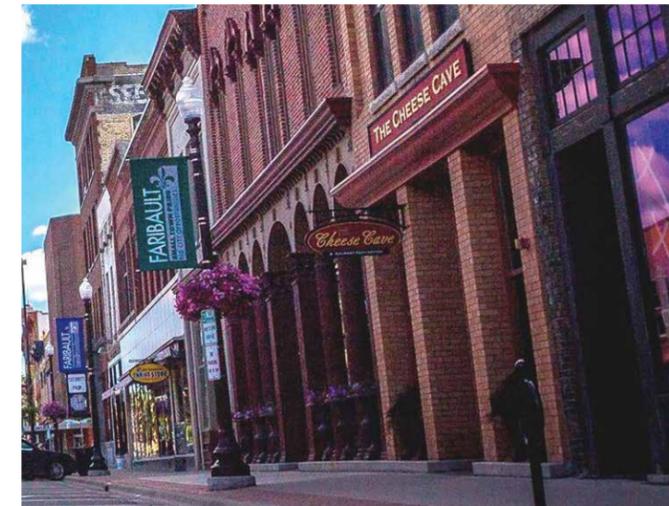
Chester Congdon's legacy—the original owner of Glensheen

One of the big players in the early development of the Mesabi Iron Range and US Steel's formation

It was Chester Congdon who envisioned and begun development of the North Shore Drive or as he called it the "Lake Superior International Highway".



# Faces and Places



## Preservation Alliance of Minnesota Launches Artists on Main Street

The Preservation Alliance of Minnesota (PAM) in partnership with Springboard for the Arts and with support from the Bush Foundation, is excited to launch Artists on Main Street this spring. As members of the Minnesota Main Street Program; Faribault, Mankato, and Winona join PAM in this pilot initiative to explore how the arts help address the challenges affecting Main Street communities today. Modeling rural community development at the intersection of arts, culture, downtown revitalization and historic preservation, "PAM is excited to explore new ways of approaching the challenges that communities face when revitalizing their downtowns," said Sarina Otaibi, Minnesota Main Street Coordinator. "Artists on Main Street will create bright spots of arts-based community development and downtown revitalization in Greater Minnesota."

***"The Bush Foundation is very excited to be able to support Artist on Main Street through PAM's Main Street Program. We see this as a great opportunity to support artists as leaders in their communities and to show how art and culture can be an important part of efforts led by local Main Street programs, Cities, Economic Development Authorities, and Chambers of Commerce throughout the region."***

- Erik Takeshita, Portfolio Director for Community Creativity at the Foundation.

Each community receives support on planning and implementing creative placemaking projects through training, one-on-one technical assistance, and cohort support to integrate arts-based problem solving. Artists on Main Street communities receive \$15,000 in project funding for artist-led solutions to a local challenge identified by the community. Training and resources will be provided in partnership with Springboard for the Arts to artists who live, work and have a personal investment in the community to make positive physical, economic and social impacts. Local Main Street programs and their partners are receiving up to \$5,000 for costs associated with the management and implementation of artist-led projects.

***"Artists are the perfect leaders to help communities bridge their past with their future," said Michele Anderson, Rural Program Director at Springboard for the Arts. "We're thrilled to expand on our rural creative community development programs through this exciting new partnership, and look forward to working closely with each community and their local artists over the next year."***



## The Last Word A Note from Executive Director Doug Gasek

The year is off to a fast-paced start with work at the Capitol in full swing. After a hard-fought win in Washington DC to keep the rehabilitation tax credits in place, our attention has now shifted back to Minnesota and Erin is hard at work. With this year's agenda filled with tax conformity, the Preservation Alliance is dedicated to keep the state credit strong. Our plan is to remove the sunset for the tax credits, make sure that the refund is still available in the first year that the building is placed in service, and that the credit can be easily transferred. Paying particular attention to these three items will ensure that Minnesota retains the competitive edge in our region for continued reinvestment in existing buildings and communities.

During this coming year, we are really focused on demonstrating all the places throughout Minnesota where PAM is involved in economic development, education, arts, preservation leadership, and engagement. We are extremely focused in making sure our programs go to different regions of the state. Did you know that PAM owns a building in Willmar and has an office in Granite Falls? We also have board members located in Rochester, Morris, and Aitkin. Sarina has Main Street growing with connections to communities in 20 counties in the state. Natalie is striving to be in a minimum of ten counties with our education programming. We are everywhere so make sure to take a class or see a PAM staff person when we are in your corner of the state.

Lastly, I want to welcome a few new people to the Preservation Alliance. Sylvia Allen from Aitkin and Nick Place from Saint Louis Park joined PAM's Board of Directors earlier this year. Their passion for preservation is so evident in their work and personal life. I'm excited to see where they take us. Also, we had a new person join the PAM staff.

Benjamin MacInnes joined our team as PAM's Office Coordinator. Stop by the office and Benjamin will be there to greet you. Ben has already proven himself to be an asset. I am so thrilled to have this new energy in the organization to help us achieve our mission.

Preservation is growing in every corner of the state and at the Capitol. Thank you to all our donors that make this growing energy possible. Our donation energy around Preservation Month (May) will be starting soon, so get an early start by using the enclosed envelope and sending in your Preservation Month contribution in March! Let's celebrate preservation all spring long!

Doug Gasek, Executive Director



# MN Preservation

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