

# MN Preservation

The Magazine of the Preservation Alliance of Minnesota

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416 Landmark Center  
75 W. Fifth Street  
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651.293.9047  
Website: [mnpreservation.org](http://mnpreservation.org)

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Rochester, Minnesota

Cover Photo: Korean martial arts and sword dancing presentation by North Star Haidong Gumdo at Bridge Square in downtown Northfield at the public announcement as our 9th Minnesota Main Street Community during Northfield Downtown Development Corporation's (NDDC) First Friday Art Night event. Photo taken by Todd Wright.

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# What is a Classroom?

At PAM, a classroom is a brewery, a museum, skyway local landmark, or just an ordinary 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).

## Old Home Certified Designation Course

This two-day course is team-taught and covers a range of topics, from area architectural styles to finding old home resources to the origins of Twin Cities' housing and neighborhoods. From social influences on development to marketing and more, you'll get a 360-degree understanding of our local built environment. Enrich and leverage your knowledge of old homes and dig deep to discover why they matter to your clients, your business, and your community. This course is worth 12 CE credits to licensed Minnesota Realtors® but is open to all.

**Date of Class | 6/20/18 – 6/21/18**

*RE/MAX Results, Edina*

## Rehab Lab: Repairing Old Windows

In this one-of-a-kind workshop, historic window specialist Greg Rosenow leads you through the repair and restoration of old wood windows at a 1921 home in the Como neighborhood of Minneapolis. You'll learn the anatomy of a window, how to remove and assess sashes, and various preservation and weatherization methods. Our workshop is hands-on! You'll get plenty of practice repairing the home's windows. Tasks include paint stripping, glazing, weatherstripping, and reinstalling the sash. An absolute don't-miss for anyone who cares for old houses and buildings.

**Date of Class | 7/21/18**

*Como, Minneapolis*

## Inspector Insights

Area home inspector Reuben Saltzman delivers a roof-to-cellar overview of the elements that comprise a house, and addresses common issues those elements may present to an inspector and a homeowner. From chimneys, roofs and porches, down to electrical, plumbing and foundation, this unique class offers a new understanding of vintage homes and their parts. This class is worth 2.5 CE credits to licensed Minnesota Realtors® but is open to all.

**Date of Class | 8/8/18**

*Castle Building & Remodeling, Minneapolis*

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



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# Preservation at the State Capitol

Governor Dayton signed the Capital Investment bill that was passed in the waning hours of the 2018 Legislative session, which means that millions of dollars will be available for significant historic preservation projects across the state! Funded projects include:

- \$15 million for Historic Fort Snelling
- \$24 million for historic Pillsbury Hall on the University of Minnesota (East Bank) campus
- \$4 million for renovation projects at the Historic Glensheen Estate in Duluth
- \$4 million for projects at the Lake Vermillion-Soudan Underground Mine State Park, including repair and reconstruction of the mine shaft (a National Historic Landmark site)
- \$1 million for rehabilitation design at the Stone Arch Bridge in Minneapolis
- \$3.5 million for redevelopment of the former State Hospital complex in Fergus Falls, with the stipulation that the funding cannot be used for demolition of the central tower or the U-shaped "Kirkbride" building
- \$616,000 for projects at the Goodhue County Historical Society Museum in Red Wing
- \$1.4 million for renovation projects at the Hennepin Center for the Arts (historic Masonic Temple)
- \$100,000 for interior renovation work at the Litchfield Opera House
- \$6 million for the adaptive reuse of the former high school building in Perham
- \$1 million for the Minnesota Humanities Center building
- \$2.5 million for the Minnesota Museum of American Art in the historic Pioneer-Endicott building in St. Paul

Please take some time to thank the Governor and the people who represent you at the Legislature for supporting these projects!

## State Historic Tax Credit Retains Status Quo – For Now

The governor vetoed the tax bill that would have aligned our state historic tax credit with the new rules of the Federal rehabilitation tax credit, which requires the credit to be claimed over a five-year period. This means that the state credit remains a one-time, refundable credit for the time being. As the state credit is due to sunset on June 30, 2021, we will be working hard during the 2019 Legislative session to make sure this valuable credit is extended and made even more accessible for historic rehabilitation projects throughout Minnesota.





## On Opposition in Community Preservation Projects

By Rob Skalecki

In preservation projects throughout Minnesota, opposition can determine if preservation projects succeed or fail. Opposition comes in many forms – from government to a single community member, and much of the opposition’s reasoning against preservation projects are rooted in very valid concerns. It is this paradox: preservation promises change in the social fabric of a community. Whether good or bad, a rehabbed and reused historic structure changes the life around the structure, and there is real anxiety about this change.

Because of this, opposition is almost always political and overcoming the barriers to any political process becomes a political campaign. Some city or local government members might fear the “preservation perspective” in city planning. Jessica Potter from the Blue Earth County Historical Society explained how this sentiment had been a hurdle when Mankato proposed their Heritage Preservation Commission in 2008. Originally, there wasn’t the foresight to acknowledge what preservation planning could bring to the city center. A decade later, however, the historic downtown core is becoming more vibrant. The ripple effects are being seen city-wide. Community members wonder, as Potter put it, “I really like what they did to that building, I wonder what they can do to my house.”

Fear of preservation connects to a fear of others coming in an imposing rules and restrictions. This is a valid concern. It’s only natural to think that having a home, building or district be recognized as historic might automatically put restrictions on what building owners can do to their sites. In many situations, this unease is unfounded and solely based on misunderstandings with preservation designations. Local governments, further, are rightfully concerned about the cost of these project and how funding, through grants or tax credits, should or shouldn’t be allocated.

This problem continues with banks. One of the challenges with smaller scale preservation projects

is working with banks. As Tanner Ott of Alley A Realty articulated, “banks are wary to lend money to smaller preservation projects.” Though, he stressed that it helps to have support of community and regional banks if possible. The success of Alley A Realty’s community development preservation work in Ely relies on their strong partnership to regional banks which continues a mutual trust between the preservation contingent and certain financial sects in the community.

In many cases, cities and financial institutions just don’t see the financial advantage in saving a historic structure; at the same time, it costs money to demolish these buildings and rebuild. The argument against demolition because of cost can be an effective arguing tool. Time and time again, Minnesota preservation projects have been able to halt or delay demolition processes by reminding the community of the base financial toll of demolition and debris clearance.

This had been one of the arguments used for Wunderlich’s work on Mankato’s old stone home. The city pushed for demolition because it was a structurally unstable hazard. Wunderlich saw value in the rebuilding the structure and added that people need to understand, “It costs money to tear it down – tax money”. Jan Lasar’s work on the Bowlus Fire Hall also fell under this scenario. As he argued, “It’s not free to raise the building. [Demolition] takes away the witness of history – the building bears witness. “

It’s important that preservations listen to the opposition and work with community wants for the project. Some communities want a historic home restored to its original Victorian appearance to serve as a museum. Some communities prefer to see the structure used by a business. Assessing what community members want and working preservation projects into those needs it what separates preservation champions from simple rehabbers.



## Maytag Makeover

Architectural critic Linda Mack explores the transition of the sleepy warehouse into a vibrant North Loop building.

What makes a successful warehouse renovation? Attention to architectural detail and a financing package that utilized the Preservation Alliance of Minnesota’s state historic tax credit program.

That was the formula for the recent \$13 million renovation of the 1916 Maytag Building in Minneapolis’ super-hot North Loop. Saturday Properties’ Brent Rogers bought the four-story brick building at 515 Washington Avenue North from longtime owners Gardner Hardware in 2016 and hired Alex Haecker of AWH Architects to oversee the core-and-shell renovation and the historic preservation aspects of the project. Using both federal and state historic tax credits meant detailed oversight by the State Historic Preservation Office. The Minneapolis Heritage Preservation Commission also weighed in, since the building is in the Minneapolis Warehouse Historic District.

Indeed, the 40,000 square-foot building is a classic example of early 20<sup>th</sup> century concrete construction: It was designed to hold 200 pounds/per square foot and had the largest freight elevator in the Upper Midwest, according to Haecker. Though original features like the “Maytag” sign over the door, the sidelights and the glass block windows were covered, the

structure was sound and the Chaska brick walls intact.

The renovation restored all the original double-hung windows on the front of the building and about 70 percent of the original steel windows on the rest of the building. Where they were missing, new ones meticulously detailed to replicate the original were installed. Equal effort was made to match the original glazed brick on the façade. It took a year to get the right replacement made for the 10 missing bricks.

The street-facing space on the first floor now houses Nolo’s, a popular restaurant whose design by the Cuningham Group and Studio BV makes good use of the brick shell. The upper three floors are occupied by three firms owned by ad and branding agency the Clear Night Group. “The three floors allowed them to each have their own visual identity,” Haecker said.

A ramp and secondary entrance on the south side of the building provide access to the office space; a new stair tower needed for egress is clad in stucco and “touches the original building lightly,” said Haecker. Another plus: a rooftop deck offers the informal gathering space that creative firms seek.



# Minnesota Main Street Program

## Northfield and Wabasha Join the Main Street Network as Designated Communities

We are excited to announce that we have not one but two communities joining the Minnesota Main Street Network, Northfield and Wabasha! Northfield and Wabasha join the ranks of Faribault, Red Wing, Mankato, New Ulm, Owatonna, Shakopee, Willmar and Winona by becoming the ninth and tenth designated Main Street Communities in the state.

Wabasha (pop. 2,521) is our first small city to be designated as a Main Street community.



## Shakopee

The Shakopee Main Street program developed a video series that highlights the small businesses downtown that make downtown Shakopee special.



## Faribault

The 3rd annual Faribault Flannel Formal put the fun in fundraiser! Over 300 people attended the fundraiser benefiting Faribault Mainstreet! Guests enjoyed music by the Rochester Caledonian Pipe Band and the West Addison Blues- Blues Brothers Tribute Band. Each attendee received a collectible glass, one free F-Town beer, tours of the soon to be open 10,000 Drops Craft Distillery, and samples of their products. Plus, there was hotdish and a build your own trail mix bar. The hotdish contest was filled with an array of delicious recipes and the judges selected Jay Jimenez as the winner. Additionally, there were lumberjack games and a bonfire outside!



Fergus Falls

Litchfield

Willmar

Granite Falls

Luverne

Sleepy Eye

New Ulm

Mankato

Montgomery

Hastings

Red Wing

Northfield

Wabasha

Winona

Kasson

## Owatonna

Our Downtown Action Team has noted the shift Wells Fargo beautifully restored the first of Sullivan's seven "Jewel Box" designs after months of interior restoration following exterior tuck pointing the last summer. The bank is known for the terra cotta tile and decorative detail by George Elmslie, arched stained glass windows and murals of the agricultural countryside. The bank draws tourists from around the world. The bank has been called the most beautiful bank in the world. It is now open for tours. A new national tour is being set up to bring architects to the Sullivan Jewels.







## Preservation Profile: The Stanton House of Dayton's Bluff

Gibson and CJ Stanton bought their home in July 2013, but they don't really consider themselves the owners. The couple prefers to think of themselves as the stewards of their 1909 house in St. Paul's Dayton's Bluff neighborhood, and they are committed to taking good care of it until the next stewards come along.

Over the last five years, Gibson and CJ have poured countless hours into rehabbing and restoring their home. They have discovered stories about the house and its former occupants and they have fallen in love with its quirks. The woodwork on the first floor has never been painted, and the variety of wood grain creates a warm, authentic atmosphere. They're keeping original door knockers and hardware original to the house, or lovingly added by former occupants (the Stantons are only the third family to live in the house.)

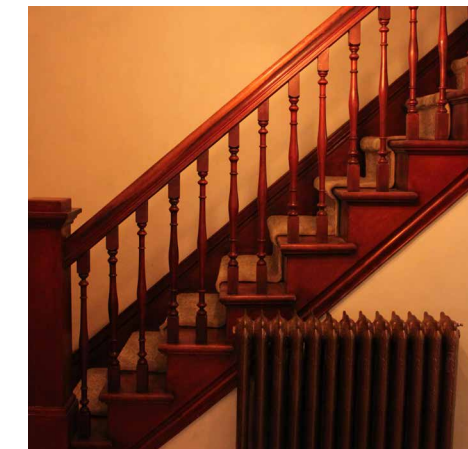
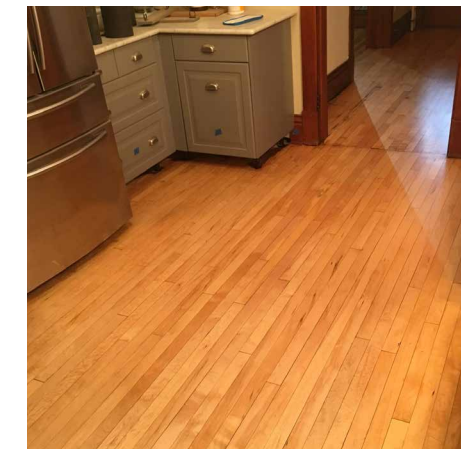
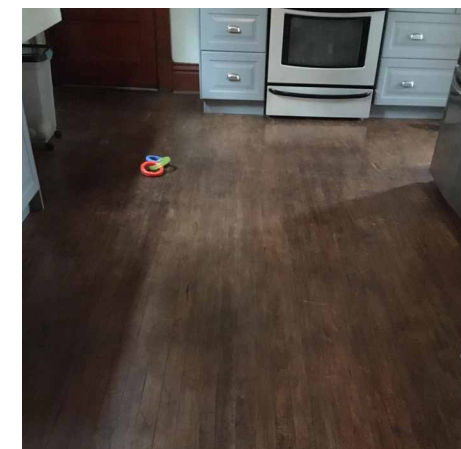
By investing in their home, Gibson and CJ know they are contributing to its history and ensuring it is lived in and loved for another century.

### *Learn, then do*

Early projects included a kitchen renovation and overhaul of the house's electrical and plumbing systems. Their most recent house hurdle was refinishing the wood floors in the living room, dining room, entryway, and kitchen.

After taking PAM's Wood Floor Basics workshop in February 2017, the Stantons felt ready to tackle the project themselves that summer. Before diving in, they came back to PAM and generously offered to open up their home as a "Rehab Lab" for our next Wood Floor Basics class. The Stantons saw the value in preservation education, and they knew that hosting a class in their old house would help create a richer learning experience for other homeowners.

On an evening last August, we held our floors class in their living room and dining room, giving students a firsthand view of what it really takes to refinish floors. The group walked through the entire process with a wood floor contractor and sanding coach. They could correlate their own homes to the Stantons' and answer questions like, What do I do about radiators? How do I navigate that weirdly angled wall? Where do I put all my furniture? How much time is this really going to take?



One of the most valuable lessons learned at any Preservation Alliance class is whether you want to take on the project yourself or hire a pro. If the former, go you! Send us pictures! If the latter, now you know what to look for in a contractor. Either way, classes are an important way to make rehab projects less daunting and more doable.

After turning their house into a classroom for a night, Gibson and CJ dove right into sanding. Those who have done it before know it's no walk in the park.

"You're exhausted, you hurt; it's hard!" Gibson recalls. But with a detailed plan, commitment to their checklist, and help from friends and family (someone needs to bring the beer!), they put the final coat of finish on exactly one week after the class.

Gibson says, "You can't buy the amount of pride you feel when you're finished." They felt a tremendous confidence boost after the project was over and their furniture was back in place. Realizing that with time and patience, they could take on a huge project - and do it correctly - was an exciting step.

So, what tips do they have for homeowners considering a big rehab project? Gibson and CJ learned that no amount of passion can teach you how to restore or rehab your home properly. Talk to experts. Learn what questions to ask them. Have a plan. Know that there's no instant gratification, but the sweat equity you put in pays off.

### *Neighborhood love*

During their house hunt, the Stantons were looking to buy a bit closer to downtown St. Paul. Instead, they settled in Dayton's Bluff. The neighborhood affordable options and the opportunity to invest in an area actively being revitalized with a community-wide passion for preserving. Through the late 20th century, Dayton's Bluff saw decades of disinvestment, increasing numbers of vacant homes, and crime. In recent years, fueled by both private investment and rehabilitation of homes by the City of St. Paul, the area is becoming more vibrant, safe, and popular for first-time homebuyers.

Gibson and CJ knew when they purchased their house that they were giving up the ability to walk to trendy bars and shops, but they were seizing a unique opportunity to be part of the forward momentum of a neighborhood with a rich history.

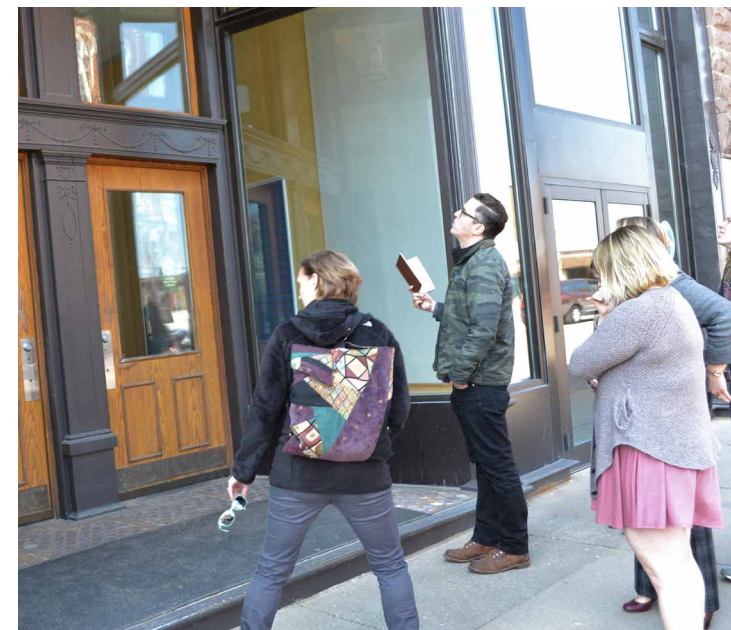
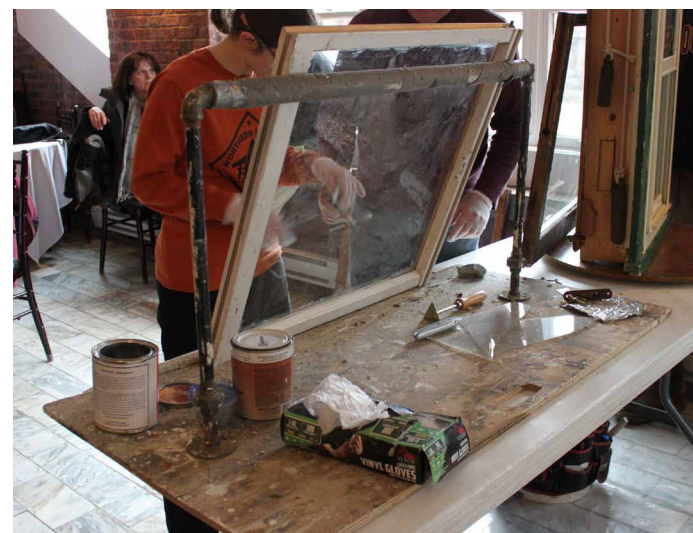
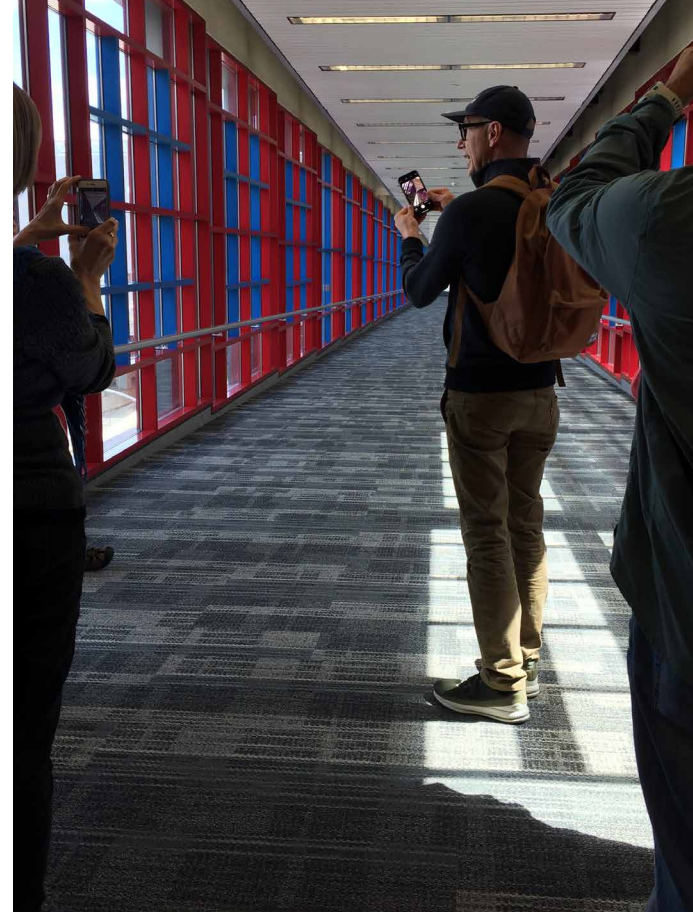
By taking time to educate themselves, doing rehab projects the right way, turning their home into a Rehab Lab, and inspiring preservation activity in their neighborhood, Gibson & CJ are demonstrating exactly what it means to be a steward of an old house. We can't wait to see what they tackle next.



Join us at the Stantons' house this fall for a Rehab Lab all about restoring old doors! Stripping and refinishing, fixing hardware, and un-sticking stuck pocket doors, this is a catch-all class for any door-related issue! Date TBA



# Faces and Places







## Over 90 Artists and Creatives Participate in Artists on Main Street

Over 90 artists and creatives participated in Creative Placemaking Workshops led by Springboard for the Arts in Winona, Mankato, and Faribault in late April. Each workshop was full of inspiration and pride in place as participants explored how they can make a positive impact on their communities through creative placemaking.

In late May, a total of 40 artists proposals were submitted for artists-led solutions to a local challenge identified by each Main Street program. Selected projects will be announced soon, and we cannot wait to see the impact each project will have on its community and downtown district! Thank you to the following local Main Street programs for hosting successful workshops: Faribault Main Street, Winona Main Street, and City Center Partnership.

Artists on Main Street is a new initiative of the Preservation Alliance of Minnesota (PAM) in partnership with Springboard for the Arts and with support from the Bush Foundation.



## The Last Word

### A Note from Executive Director Doug Gasek

Summer is here, and PAM is traveling the state delivering our preservation message. Our rural programming is extremely active, with the roll out of Artists on Main in Winona, Mankato, and Owatonna underway. PAM interacted with 60 local artists in these three communities, and we can't wait to see the innovative artwork that will be integrated into those towns. PAM also this month designated two new Main Street communities, Northfield and Wabasha, with Wabasha the first small town Main Street community to join us.

Aitkin is set to be the first community to host our engagement activities that create the Downtown Assessment, our latest tool in our arsenal for rural communities. Olivia has been actively seeking ways to incorporate Main Street in their efforts while highlighting the historic Yellowstone Trail. I can't wait to see where those efforts go.

Our education programming has been traveling the state, teaching everything from advocacy to wood window repair to 1920s architecture. I hope that you've been able to attend one of our wonderful classes in Virginia, Duluth, Mankato, Little Falls, or Rochester. Be on the lookout for our classes: we're more places than ever before!

While we've been traveling, we had the chance to promote the upcoming Minnesota Preservation Awards. **Nominations are now open**, so make sure the nominate your favorite project in your community that has been completed in the last five years. We love to hear the personal stories of the rehab project or the narratives about communities coming together to save places or interesting discoveries or one of a kind challenges that people have with their rehabs. I'm always thrilled to see the amazing preservation happening in every corner of Minnesota.

Our chance to honor these projects at the Preservation Alliance Benefit Gala will to be on **October 11<sup>th</sup> this year**. In addition to our eight project awards, we will be honoring Senator David Senjem from Rochester with the President's Award for this leadership with the Minnesota Rehabilitation Tax Credit over the last decade. This year's Executive Director's award will be presented to Anders Christensen for his advocacy around the house of T.P. Healy and his dedication to train the next generation of tradespeople. I hope that you will join us October 11<sup>th</sup> at the Saint Paul Athletic Club to honor these two outstanding individuals and the wonderful projects yet to be awarded.



Make sure to see PAM as we travel this state this summer, fall, and winter.

Doug Gasek, Executive Director

PAM is made possible thanks to the support of patrons like you. Please consider making a donation today!

[mnpreservation.org](http://mnpreservation.org)



# MNPreservation

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and Anders Christensen with the Executive Director's Award