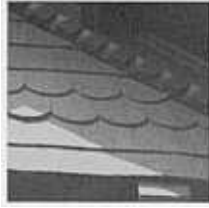
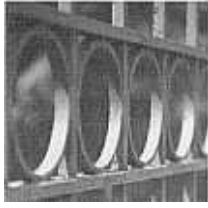


PRESERVATION JOURNAL OF SAINT PAUL

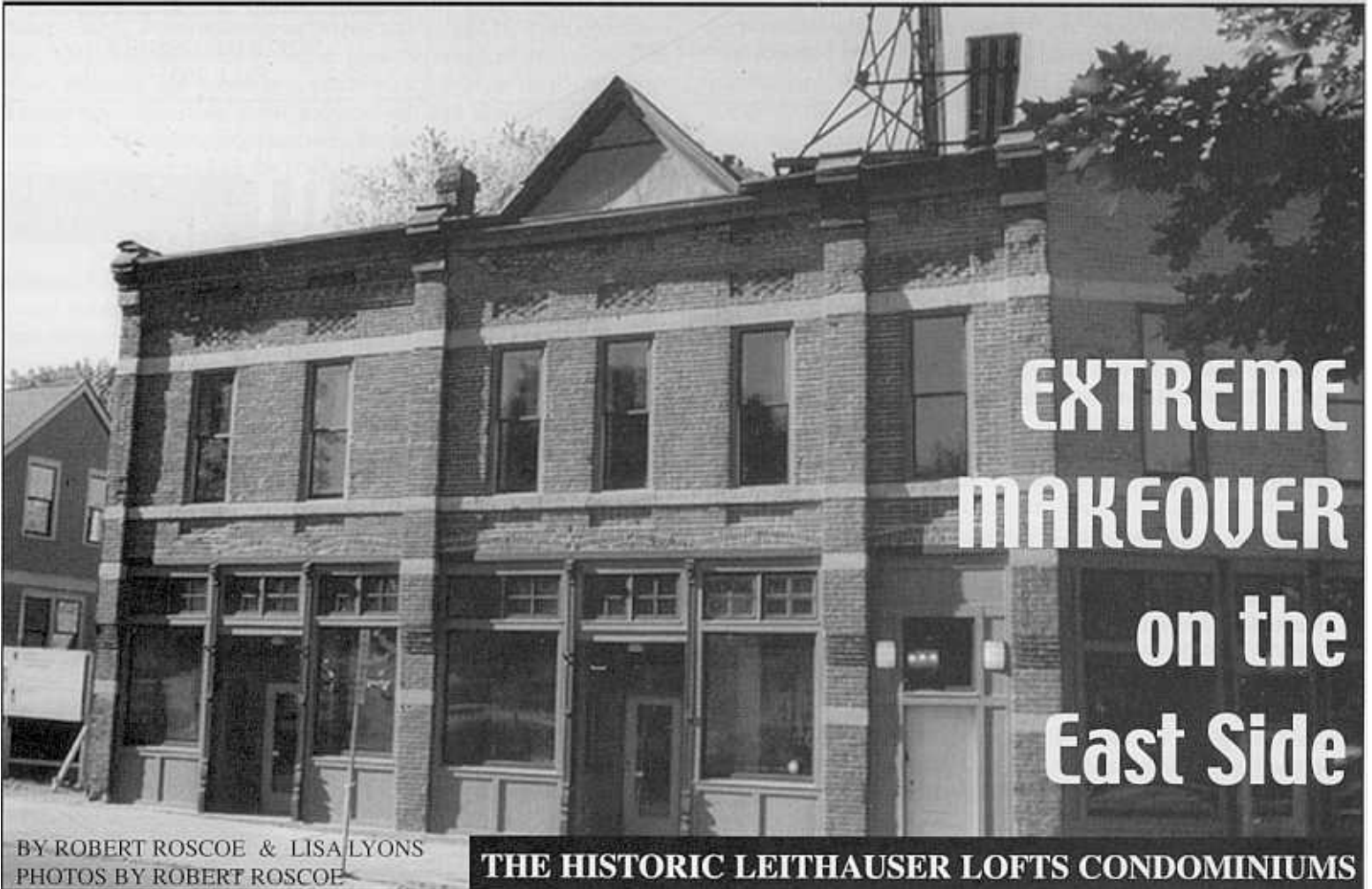
A PUBLICATION OF HISTORIC SAINT PAUL



CELEBRATE HERITAGE | RENEW NEIGHBORHOODS | STRENGTHEN COMMUNITY

FALL 2005

VOLUME 3, ISSUE 2



BY ROBERT ROSCOE & LISA LYONS
PHOTOS BY ROBERT ROSCOE

THE HISTORIC LEITHAUSER LOFTS CONDOMINIUMS

ONCE VACANT AND THREATENED by demolition, a 118-year-old brick storefront building on Saint Paul's East Side has been given new life. The Leithauser Building, at East Third Street and Maple, has been transformed, as its conversion into six loft-style condominium units has just been completed. The result is the complementary interaction between "old and new" that can't be replicated in brand new construction.

Here, newly designed, contemporary residential interiors and 19th century Italianate commercial architecture work together to create that special character that makes adaptive reuse so appealing.

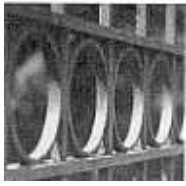
Also part of the project is a new, semi-recessed, 7-unit garage topped with two new cottages on the adjacent lot.

The story behind the building begins in 1887 with Mathew Leithauser and his two

brothers, immigrant bricklayers who arrived in Saint Paul from Germany. The neighborhood where they put down roots, now known as the Dayton's Bluff Historic District, was a rapidly growing immigrant community at the time. Here they constructed the two-story brick storefront structure to serve both commercial and residential uses; with two first floor commercial spaces, one

CONTINUED ON PAGE 6





Thanks to Bolger Printing for discounting the printing of this issue of *The Preservation Journal of Saint Paul*.

HISTORIC SAINT PAUL

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VOLUME 3, ISSUE 2
 FALL 2005

LETTER FROM THE PRESIDENT

DEAR FRIENDS,

For the past two years your generosity has raised the general operating funds critical to achieving Historic Saint Paul's goals of preserving the city's rich heritage and supporting diverse neighborhoods. Here are some of the great strides we have made, thanks to your continued support:

- ❖ Established a growing network of businesses and organizations—public sector, not-for-profit, and for-profit—who understand and value the shared interests of historic preservation and development/redevelopment.
- ❖ Participated in the Preservation Development Initiative (PDI), a partnership with the National Trust for Historic Preservation, which has given us direction and resources to pursue our neighborhood conservation and economic development goals. Through this effort we have been involved in promoting the preservation of key structures, heritage tourism efforts, and advocacy for a state historic tax credit.
- ❖ Expanded our education and outreach efforts to include Preservation Talks – a brown bag discussion series that attracted 200 plus participants over the past year.
- ❖ Currently publishing a series of heritage guides to four Saint Paul neighborhood commercial corridors: Payne Avenue, Rice Street, Selby Avenue, and District del Sol.

- ❖ Worked with a coalition of partners on an interpretive plan for the Bruce Vento Nature Sanctuary.
- ❖ Continue to provide technical assistance and financial incentives through the Restore Saint Paul loan program, which has used \$147,000 in public funds to leverage nearly \$600,000 of private investments in homes in the Dayton's Bluff, Railroad Island, and Payne-Phalen neighborhoods.
- ❖ Secured \$45,000 to seed a commercial façade improvement incentive fund.
- ❖ Currently have \$500,000 in proposals that have been recommended for funding to support and expand our residential and commercial bricks and mortar activity.
- ❖ And many other exciting efforts!

We invite you to take part in this great tradition of strengthening the urban fabric of Saint Paul. By investing in this cause, we can continue providing the resources that support and preserve the diverse communities that we, as a city, have inherited.

Thank you for considering this important opportunity to support Historic Saint Paul. Our continued success depends on it!

Tracey Baker
Board President

Historic Saint Paul would like to gratefully acknowledge the contributions of board members whose terms have been completed in the last year ... and to introduce three new board members.

While serving on the St. Paul City Council, **Bobbi Megard** saw the need for a private city-wide preservation organization to step in and find solutions for challenging properties whose needs went beyond existing public programs. Megard was instrumental in securing city funding to get the organization off the ground. Many politicians would at that point pat themselves on the back and move onto other things. When she completed her service as City Council member, Megard graciously agreed to join the board of Historic Saint Paul, bringing her talents and extensive experience in fundraising, community organizing, local government, and non-profit management to the fledgling organization. We are particularly appreciative of her service as chair of the HSP development committee.

Historian **Mary Wingerd** was also a Historic Saint Paul pioneer as our executive director from 1998 to 2001. Mary guided the board through our strategic planning process and fundraising in the foundation and corporate communities. After her service as executive director, Wingerd graciously agreed to join the board of directors.



Long-time board member **Thora Cartlidge** brought her perspective as a landscape architect to Historic Saint Paul, enriching our discussion of historic properties and preservation. Cartlidge served for several years on the board recruitment committee.

Historic Saint Paul would also like to acknowledge the service of **William (Bill) Mahlum**, who first expressed his interest and support of our organization as a donor before accepting his role as board member.

Now Historic Saint Paul is pleased to welcome three new board members who joined us earlier this year. Each new addition brings with them reputable and invaluable skills.



Carol Swenson is a consultant with the Center for Policy, Planning, and Performance and former senior research fellow at and interim director of the University of Minnesota's Design Center for American Urban Landscape—recently renamed the Metropolitan Design Center.

Swenson began working in the field of historic preservation during her tenure as administrator of the Otter Tail County Historical Society from 1977 to 1984. During that time, she was a member and chairperson of the Fergus Falls HPC and joined the Preservation Alliance of

Minnesota board of directors. After leaving Fergus Falls, she served as coordinator of the Governor's Residence Council from 1984 to 1986 and was president of the Preservation Alliance from 1987 to 1989. When she was at the U of M Design Center from 1989 to 2003, she participated in a variety of projects ranging from the Minneapolis Armory Reuse Study to research on urban design and the use of cultural and historical contexts and resources in neighborhood planning and regional growth management. Author and co-author of several publications on urban design and historic preservation, Swenson brings to the HSP board background in historic preservation at the local and statewide levels and expertise in nonprofit and research project management, grant writing, and urban design at all scales of development.



We are also pleased to welcome to our board **Phillip Waugh**, who holds a Masters degree in Historic Preservation from the University of Oregon and is a Historic Preservationist and Project Manager for Collaborative Design Group. He has served as the preservation specialist at the St. Paul Heritage Preservation Commission, intern for the Minneapolis Heritage Preservation Commission, and preservation carpenter for the University of Oregon.

Phil is on the Advisory Board for the Midwest Preservation Institute for which he is currently teaching a course on preserving historic homes. In his Masters program, he concentrated on building construction and technology history. "I am very excited and proud to be a part of Historic Saint Paul's important work in the community," says Waugh.



Jerome Hoffman comes to us as former Vice President of Saint Paul Companies, Inc., currently known as St. Paul Travelers. His educational background includes a degree from the University of Minnesota in Journalism and Political Science. While working in the insurance industry for 42 years, Hoffman served on numerous boards and councils for non-profit organizations, including the Great American History Theatre, Habitat for Humanity, Transfiguration

Catholic Church of Oakdale and the City of Maplewood's Open Space Committee. He also currently serves on the board of Goodwill/Easter Seals of Minnesota. Hoffman brings to the board experience and expertise in the areas of business administration including organization, performance management, strategic planning, negotiating, marketing and public speaking.

SAINT PAUL HOMEOWNERS FIND THEIR OLD HOUSE AGAIN

TEXT AND PHOTO BY ROBERT ROSCOE



UNCOVERING -- a growing trend by homeowners to remove added layers of cement-asbestos or asphalt sheet siding -- is happening more frequently in older Saint Paul neighborhoods, such as this example on Bates Avenue in Dayton's Bluff. In this photo, workers of ASSA Construction do minor surface prep to this early 1900s era house's original lap siding after 1950's era cement asbestos shingles removal. Not only is the original siding back in view, but trim details hidden for a half a century once again give subtle grace to the house's original architecture.

Historic Saint Paul (HSP) provided technical consultation to the homeowners for this work as part of a total loan assistance for front porch reconstruction and façade restoration. This is the third "siding uncovering" project by HSP in their Restore Saint Paul Loan Program with a fourth is now beginning in the same east side neighborhood.

The Restore Saint Paul program is still offering zero percent or low interest loans, grants and low or no-cost architectural, preservation and design services for commercial and residential preservation and rehab projects in selected areas of Saint Paul. Contact us to find out if we are working in your area and to see if your project is eligible. Ask for the Program Coordinator, Lisa Lyons at 651-222-3049, or email lyons@historicsaintpaul.org.

THE RE-USE PILE

WELCOME TO A NEW FEATURE where we will be "recycling" really interesting writings or thoughts that we happen to come across and feel are worthy of sharing.

Thanks to Bob Roscoe of Design for Preservation for getting us started.

The August 17, 2005 on-line edition of the magazine *Residential Architect* offered a feature titled "The Next Big Thing," which offered observations of various experts in architecture and construction on what the future may bring to home design. Many of their remarks should make those of us who are city dwellers who love older homes and neighborhoods feel optimistic about our choices and values. The following are encapsulated from their comments:

WE'RE ON THE VERGE of a pendulum swing similar to that from the Victorian era to the Craftsman era, when people began to reject the showiness of bigger and bigger homes for smaller homes that are more tailored to how we really live.

-Alison Arief, Editor-in-Chief, *Dwell*

MASSIVE MIGRATION into the city will continue. A lot of boomers and matures are trying to capture a little of their cool with loft living and being in more diverse, multi-generational environments.

-Vicki Abrahamson, Executive Vice President and Co-founder, Iconoculture

THE BIGGEST THING is going to be remodeling houses with almost no additions.

-Sarah Susanka, architect and author of *The Not So Big House* series, including the forthcoming *Remodeling the Not So Big House*.

PEOPLE ARE INTRIGUED by the idea of older houses and like the idea of transforming them. There will be more loft-living in homes, and opening up spaces and adding light by taking down walls.

-Donna Warner, Editor-in-chief, *Metropolitan Home*

How Can Saint Paul Benefit from Cultural Heritage Tourism?

(...AND WHAT IS CULTURAL HERITAGE TOURISM, ANWAY?)

BY LISA LYONS

Terms such as "culture" "heritage" and "tourism" are all loaded with baggage of various meanings depending on who you talk to . Cultural heritage is not just about the history of "high" culture-the opera, ballet or orchestra in the city-nor does it exclude those things. And because it is "tourism", does that mean we need to over-commercialize destination points with branding that fits neatly on a "souvenir shot glass" ?

National Trust for Historic Preservation defines Cultural Heritage Tourism as *traveling to experience the places, artifacts and activities that authentically represent the stories and people of the past and present. It includes cultural, historic and natural resources.*

In 2002, a community preservation assessment conducted by the National Trust analyzed current and potential strategies for preservation-based development in Saint Paul. Among other items, recommendations were made to develop and implement a heritage tourism plan to attract and serve heritage travelers in Saint Paul.

The recommendation " sparked a constructive discussion about how to work together across organizations to promote Saint Paul's rich and unique cultural heritage resources." states Carol Carey, Executive Director of Historic Saint Paul. Out of this came formation of the Saint Paul Heritage Tourism Task force, led by Minnesota Landmarks and the Saint Paul Convention and Visitors Bureau, with participation coming from numerous stakeholders.

One outcome of these gatherings was an exciting joint marketing campaign which included the production of the Saint Paul Cultural Heritage Pass. The pass highlights the city's cultural traditions and historic sites, in a high quality graphic presentation in a portable, accordion-style format.

Historic Saint Paul then adopted the same format the Lower Phalen Creek Project for a *Lowertown to the East Side* guide, timed for release with the opening of the Bruce Vento Nature Sanctuary in May 2005. Content still featured historic sites and amenities, but became more of an interpretation piece providing historic background.

This format became the prototype for what would become the "Tour Saint Paul" series of guides to the city's culturally rich and ethnically diverse city neighborhoods. The goal was to reach a growing group of in and out of state travelers interested in history and authentic experiences, along with local "urban trekkers and cyclists seeking the same.

These neighborhood guides are focusing on traditional urban commercial corridors where revitalization programs, or main-street -type initiatives are in place – Payne Avenue, District Del Sol and the West Side, Rice Street, and Selby – and will be released on a quarterly basis through June 2006

The Payne Avenue guide made its debut at the Payne-Arcade Harvest Festival in September, featuring the history of this early mainstreet, early entrepreneurs and the first wave of European immigration in the 1800s .

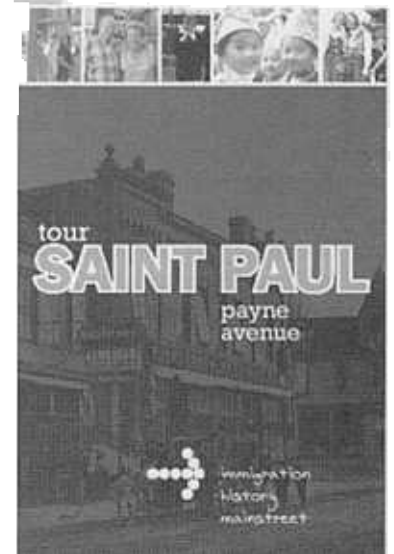
Unique amenities become stopping points for visitors, such as long-standing restaurants and antique shops. Impact of events in history on neighborhood development

can also be contemplated by learning about what is no longer there and observing what has changed and why. Ponder that as you stroll through today's Swede Hollow Park and think about what used to be there!

The National Trust claims that "while cultural heritage tourism programs are all unique, successful and sustainable programs embody these five principles. "

1. Collaboration
2. Finding the fit between the community and tourism
3. Making sites and programs come alive
4. Focusing on authenticity and quality
5. Preserving and protecting resources

As our heritage tourism activities here in Saint Paul are in their infancy and as Historic Saint Paul continues putting this series together, we are understanding just how important those principles are.



- Tour Saint Paul: Payne Avenue -
Research and writing by Garneth Peterson, additional writing by Lisa Lyons, Graphics by Cassie Peterson.
Funding provided by Saint Paul Cultural STAR Program, Minnesota Humanities Commission, Ideal Printers, Inc. many individual contributions.



Leithauser CONTINUED FROM PAGE 1

a meat market and the other a grocery store, and apartments above. The Leithauser Building's unique and slightly-irregular five-sided shape, its original reddish brick walls lined with stone bands at its upper story, and its elaborated corbelled brick parapet gave the building a distinct presence at the corner of East Third Street and Maple Street overlooking downtown Saint Paul.

The decline of this working class neighborhood in the latter part of the 20th century had a deleterious effect on the Leithauser building, as did several unwise exterior and interior remodelings, aggravated even further by commercial occupants who carried on unsavory activities. By 2001 the building was vacant, following an unsuccessful rehabilitation attempt that left it in worse condition, and was slated for demolition by the neighborhood and the city of Saint Paul. At this time, Historic Saint Paul stepped in to help advocate for preservation, search for and find a rehab-experienced contractor-developer who saw the threatened building as an opportunity.

Michlitsch Builders, Inc. of Plymouth, Minnesota, seized the opportunity and took on the project as developer and general contractor. Construction work by Michlitsch attended to the sensitive requirements of his-

toric preservation guidelines on the storefront building. A daunting task was recovery of the original brick on the exterior walls, which had experienced numerous and erroneous repair by improper tuck pointing and parging with concrete – all covered repeatedly though the years with thick layers of paint. Leon Michlitsch, co-owner of Michlitsch Builders, discovered the paint, intended protect the brick from water penetration, actually worsened the situation by preventing interior-originated moisture from escaping, eventually causing spalling and surface deterioration. The Michlitsch crew took on the laborious job of hand-chipping the paint and parging down to the brick, then covering the masonry with a penetrating breathable sealer.

Architect Karen Gjerstad and preservation consultant Robert Roscoe, of Design for Preservation, created interior loft unit plans that took advantage of original materials, such as the wood plank floors, and the existing high ceilings. Generous storefront windows restored to original configurations have become distinctive features for front-facing units. The interior of the new cottage units feature expansive walls and vaulted ceilings within an exterior architectural expression that acknowledges nearby traditional houses.

Preservation planner for the Saint Paul

The original brick had experienced numerous and erroneous repairs by improper tuck pointing and parging with concrete

Heritage Preservation Commission, Amy Spong, commented about this project, "This adaptive reuse project had even the most devoted preservationists secretly questioning whether this structure could be rebuilt and rehabilitated to appropriate historic standards. The developer, designer and architect accomplished that and more by adding small cottages atop new garages--making the whole project viable and a standout in the neighborhood."

Leithauser Lofts Condominiums is targeting buyers seeking historic ambience in a working class neighborhood that is enlarging its economic base and social diversity. Two of the eight units are being sold to buyers meeting affordable income guidelines.

OPENING SUNDAY OCTOBER 16
TRACES Center for History and Culture
Landmark Center. Admission to the museum is on a donation basis. (651) 292-8700 www.traces.org

This one-of-a-kind museum documents encounters between Midwesterners and German/Austrians from 1933-1948. **Grand Opening October 16** is free and open to the public. Speakers will include a former German-American internee, former American and German POWs, Anne Frank's Iowa pen pal, refugees from the Holocaust and liberators of Nazi concentration camps, as well as officials from the St. Paul Mayor's office. The museum will open to the public for the first time and related films also will be shown.

THURSDAY, OCTOBER 20
Historic Saint Paul Annual Celebration 2005
Saint Paul Union Depot, 5:30 pm-8 pm. \$50 per person donation at the door, includes appetizers, beer, wine and soda

Enjoy a presentation by **John Diers** on the history of Union Depot, the railroads in Saint Paul and his new book to be published by the Ramsey County Historical Society

Press entitled **The Saint Paul Union Depot: Gateway to the Northwest.** (see below) There will be no better guide than John for a tour of the Concourse which will be open for the event that evening.

NOVEMBER 1, 2005 THROUGH APRIL 1, 2006
"A Journey of Service": Guild of Catholic Women Centennial History Exhibit at Landmark Center

The 100 Year History of the Guild will be displayed at the Ramsey County Historical Society exhibit gallery in the north lobby of Landmark Center. Charity Ball dresses from years past, pictures, banners, the famous "High Tea set" and many more familiar items from the rich history of this dedicated service organization.

NOVEMBER 15-18, 2005
"PASS IT ON": AIA Minnesota 2005 Convention & Exposition
Minneapolis Convention Center

The theme of this year's convention focuses on sustainable and environmentally-friendly solutions to building challenges and the difference current design professionals can make for generations to come. There will be sessions of interest to the emerging profes-

sional, the seasoned architect and the public alike. The exhibit hall at the convention includes over 200 exhibitors' booths full of interesting products and services. Free and open to the public, visitors to the hall can learn about a multitude of building materials as well as architecture-related organizations and AIA Minnesota committees' activities.

ONGOING
Minnesota History Center
\$4-\$8, free for children under 6 and MHS members. (651) 296-6126

"Homeplace Minnesota" Exhibit
 This film presentation uses voices, images and artifacts to address a range of emotions about Minnesota as a home, Tuesday, 10 a.m. to 8 p.m.; Wednesday through Friday, 10 a.m. to 3 p.m.; Saturday, 10 a.m. to 5 p.m.; and Sunday, noon to 5 p.m. (651) 296-6126

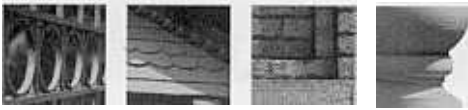
"Tales of the Territory" Exhibit
 Focuses on Minnesota's earliest years, exploring the state's roots as an organized political entity. Covering 4,000 square feet and including about 150 artifacts, this exhibit offers personal glimpses into life at the tumultuous time in the state's history.

Share Your Memories of the Saint Paul Union Depot



The Ramsey County Historical Society is seeking personal memories, stories and photos from people concerning the St. Paul Union Depot. They are publishing a book on the history of the Depot, and want to include the personal stories of people who worked there, traveled through it, or were in some way affected by it.

If you have a story or a memory to share, please visit www.rchs.com for more information. You can also visit the Boiler Room coffee shop in the Union Depot where you will receive a complimentary cup of coffee as you fill in the form and reminisce with Ann Meyer, owner of the shop.



HISTORIC SAINT PAUL
318 LANDMARK CENTER
75 WEST FIFTH STREET
SAINT PAUL, MN 55102

PRESERVATION TALKS **series begins October 12** see back page for details

HISTORIC SAINT PAUL presents

PRESERVATION TALKS A BROWN BAG DISCUSSION SERIES

Second Wednesday of each month, noon, at the Landmark Center, Room 317. **FREE!**

Last year's Brown Bag Lunch series was a huge success! It offered a great opportunity for architects, preservationists, developers, students, planners, and community organizers to gather and discuss hot topics and to network with others interested in preservation issues. The 2005 series is about to begin and we'll have more talks from leaders in a variety of fields to present on current issues in historic preservation. These discussions will highlight not only the importance of protecting historic structures, but building awareness around protecting all the cultural and natural resources that enrich our communities. We hope to see you there . . . *and by all means pack a lunch!*

October 12 | The Saint Paul Historic Preservation Commission: What They Do and Why

Amy Spong Preservation Specialist for City of Saint Paul, helps to "demystify" HPC processes. Learn about the role HPC plays in maintaining resources and how recent historic context studies are helping to inform the Commission's work. Hear about the historic designation process of individual properties and districts, including the newest University-Raymond district.

November 9 | Preserving the Palace Theatre

David Jennings, Palace Theatre historian, will discuss the building's rich history and potential plans for its restoration. Tours of the building will be conducted after the session. Please call in advance to reserve a spot, (651) 222-3049.

December 14 | Preserving Saint Paul's Cultural Heritage

We'll hear from a variety of individuals about what is being done locally to preserve cultural heritage. Members of the Saint Paul Cultural Heritage Tourism Task Force will also be on hand to talk about current initiatives underway

January 11 | Necessary Conflicts? Preserving History and Nature

John Anfinson of the National Park Service, Mississippi National River and Recreation Area will speak about connections between historic preservation and the environment, including the activities and planning that is being done for interpretation along the Mississippi, the Bruce Vento Nature Sanctuary and other projects.

February 8 | Bring Out the Best in your Vintage Home

with Joseph G. Metzler of SALA Architects. Using case study as an example, he presents an introduction to restoring exterior character in a vintage home. He'll discuss learning about and loving your house through recognizing it's style and being true to it's unique characteristics, how one might look for clues and do some research to help create what's missing.