

minneapolis • saint paul HOME TOUR

Real Homes. Real People. Real Ideas.



2018 GUIDE
Saturday, April 28
10 a.m.–5 p.m.
Sunday, April 29
1–5 p.m.



www.MSPHomeTour.com

minneapolis • saint paul HOME TOUR

Real Homes. Real People. Real Ideas.

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Acknowledgements

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www.AmundsonPhoto.com

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Vince Brown

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The Home Tour Guide is mailed to past tour visitors and available at the public libraries of Saint Paul, Hennepin County, Ramsey County, and other public locations.

A huge, collective "Thank You" to the Tour Sponsors listed on page 14, and the home presenters listed with individual homes. Their monetary, in-kind, and voluntary contributions make the Tour and its promotion possible.

And most of all, to the individual homeowners and the families, friends, and neighbors who support them in opening their homes. We thank you and salute you for your role in making these cities great places to live, work, learn and play.

Welcome:

Message from the Mayors of Minneapolis & Saint Paul

Welcome to the 31st Annual Minneapolis & Saint Paul Home Tour, April 28th & 29th. We are thrilled to have you explore the unique, vibrant neighborhoods of Minneapolis and Saint Paul that generations of residents have made their home.

Both of our communities know firsthand how important it is for everyone to have a place to call home. On this tour, you'll see examples of how Minneapolis and Saint Paul can continue to partner on providing safe, affordable housing to residents new and old. Whether this is a retrofitted historic home benefitting from energy efficient savings, or a new modern multi-family development filled with amenities, these places represent a place to rejuvenate with friends and family for the adventures ahead.

As we plan for the future, we envision Minneapolis and Saint Paul as a region where all residents don't just live – they thrive. We do this by investing in our people and neighborhoods: providing pathways to employment, building transit to better connect us to each other and to our unique neighborhoods, and ensuring our children all grow up feeling safe in their streets and supported in their schools.

The annual Minneapolis & Saint Paul Home Tour is the perfect opportunity to meet new neighbors as they welcome you into their homes and share their stories. We couldn't be more proud of the vibrant communities that make up what Minneapolis and Saint Paul are today, and we look forward to showcasing some of the many one-of-a-kind places our residents call home.

— Jacob Frey, Mayor of Minneapolis

— Melvin Carter, Mayor of Saint Paul



Jacob Frey



Melvin Carter

Coordinator Corner



Margo Ashmore

On this Minneapolis & Saint Paul Home Tour, you'll see home sizes ranging from a breathtaking new three-story home with elevator, indoor pool, and screened porches,

to an 1885 one-bedroom cottage for gardening and living on one level. New kitchens, clever ways to add bathrooms, and whole house renovations abound. Many feature solar power.

The foreclosure crisis that started a decade ago may have dropped from the headlines, but there's still work going on to renovate and bring back houses with checkered pasts; we feature some of them on the tour.

Two of our northernmost locations (617 Lowry Ave. N. in Minneapolis and 1492 East Shore Drive in Saint Paul) have incorporated rainwater management into their sites.

We've also assembled a list of churches, schools and other locations showing rainwater management practices that homeowners can use in their yards, driveways and outdoor rooms. You're invited to drive by, they're along or near a logical driving route between the tour homes.

Happy touring! And when you've completed your home projects, big or small, consider sharing your home on a future tour...

— Margo Ashmore, Coordinator

How to Find What You Want to See on the Home Tour

Homes are open Saturday, April 28, 10 a.m.–5 p.m. and Sunday, April 29, 1–5 p.m.

The icons below each home description can help you decide which homes to see based on your interests, such as kitchen or bath remodeling. Homes are generally grouped for ease of navigating and learning about neighborhoods.

What the icons mean:



Whole-house renovations



Space additions, including basement or attic finishing



Kitchen remodel



Bathroom remodel/addition



Historic preservation, adaptation



Green construction or solar features



Landscaping



New construction



Rainwater management example



Member of AIA Minnesota, the American Institute of Architects. List of AIA-architect-designed homes on page 3.



Minnesota Renewable Energy Society suggests you visit these homes to see and discuss solar power.



Accessibility

As most city homes are at least a few steps off the ground, only those wheelchair accessible will be rated. Homes on hills, or requiring many stairs to get in, will also be noted. Most multi-family homes have wheelchair accommodations, call ahead.

Tour Tips

When: Homes will be open Saturday, April 28, 10 a.m.–5 p.m. and Sunday, April 29, 1 p.m.–5 p.m.

Where: Choose to visit the homes and locations in any order. The Tour is FREE and self-guided.

How: Use this Guide or MSPHomeTour.com to decide which places to visit. Each location and nearby intersections are marked with Home Tour signs.

Weather: The Tour will be held on April 28–29 regardless of weather.

Shoes: Wear comfortable, easy-to-remove shoes and wear socks. Shoe covers are provided/suggested for special needs.

Home Tour Passports and Survey: At the first home you visit, you'll be issued a Home Tour Passport. Please show your passport at each home you visit. On the back of your passport is a consumer survey to fill out and turn in at the last house you visit.

Note: Your responses are not sold or shared.

Working with an **AIA Minnesota** architect has its benefits.

**Learn more about the architect-designed
difference at these events:**

Home of the Month presentation at American Swedish Institute | April 17
Architecture MN magazine panel discussion at Room & Board | May 10
2018 Homes by Architects Tour | September 15 & 16

Visit these 16

AIA Minnesota architect-designed projects on
the 2018 Minneapolis & St. Paul Home Tour

1, 5, 6, 7, 8, 11, 13, 18,
26, 31, 32, 33, 36, 39, 41, 44

Visit **www.aia-mn.org** for more details

Use our online, searchable directory to find an architect
that fits your needs.

Neighborhood and Community Relations

City of Minneapolis

NCR's guiding philosophy:

When residents are informed, connected to their community and feel represented in City government, they are empowered to influence decisions that impact their lives.

What we do:

NCR disseminates vital information to residents in Minneapolis's major languages through radio, community meetings, television, a snow emergency hotline and other methods.

NCR also funds neighborhood and community organizations that, in turn, organize residents around local issues such as housing, livability and public safety and, in some cases, provide grants and low-interest or interest-free loans to improve housing.

Building a better Minneapolis together!

Did you know that there are vacancies on 14 boards and commissions? Represent your neighbors and advise the City on the issues that matter to you!

Visit Minneapolismn.gov/boards/openings for an up-to-date list of open seats, including on the boards of:

- Public housing
- Workforce development
- The Neighborhood and Community Engagement Commission and many more!



105 5th Ave. S. - Suite 425, Minneapolis, MN 55401 - www.minneapolismn.gov/ncr - ncr@minneapolismn.gov - (612) 673-3737

Minneapolis Homes #1 to #26



**Open Saturday,
April 28
10 a.m.–5 p.m.**

**Sunday, April 29
1–5 p.m.**

Stevens Square – Loring Heights



1 337 E. 18th St.
Late 1890s Victorian

Seth Goodspeed

As I work in the arts, living in Minneapolis close to its varied and outstanding cultural amenities is important for my work and my social life. My home in the Stevens Square neighborhood, part of a three-story brownstone from the late-1890s, is in the perfect location. In 1979, the building was divided into condominiums; at that time, much of the original woodwork was removed and each unit's floor plan was altered. My designer and contractor reintroduced signature design elements to my space, and reconfigured flow and floor plan to provide my home with an historically accurate aesthetic and spaces for contemporary living.



Home is on top two floors

Seward



2 2422 35th Ave. S.
Built 1908

Joe Buck and Corinne Shindelar

Three years ago we began changes to our 1908 home to meet our future needs. In 1990 the previous owner constructed a two-story addition that was lacking in both design and detail to complement the Craftsman style of the house. We added a half bath to the first floor space and merged the kitchen and family room for a better flow and back yard connection. On the second floor we remodeled the bathroom and funky closet to a much more useful walk-in closet and comfortable master bath. All this work matched the original architecture. The back yard was also treated to a new garage/work shop, a cedar deck with a pergola and landscaping for a more inviting setting.

Presented by Buck Brothers Construction



Central



3 3416 Oakland Ave. S.
1915 Craftsman Four-Square

Melvin North and Philip Miller

This was the original parsonage for Park Avenue Methodist Church. When the church decided to expand, the house needed to be relocated. After seeing the beamed ceiling and built in hutch in the dining room, fireplace, and natural woodwork, we decided to rescue and restore this beautiful home, moving it a block from its original location. We had no idea what we were getting into.

As its newest stewards, our house project was more than just moving it—it needed some serious restoration, along with replacing water, electrical and heating systems. We tried preserving most of the architectural features, while making a few concessions to the current century and bringing the structure into code compliance. We restored all the original woodwork, but did remodel the kitchen and bathrooms, while upgrading all the mechanicals.



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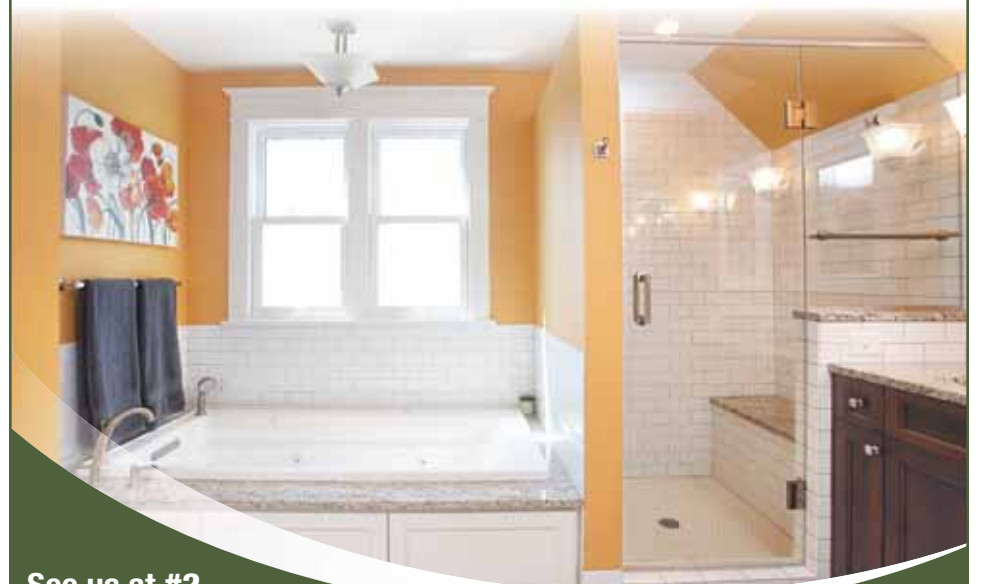
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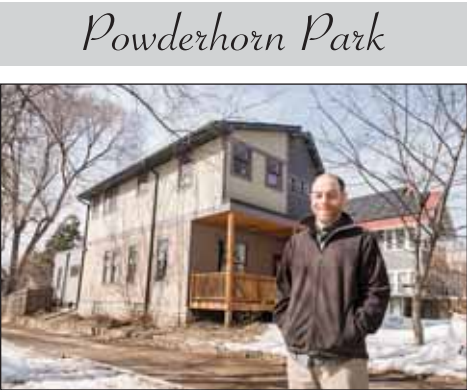


**We design and
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Kitchens, Baths, Additions, Restorations



**See us at #2
on the tour!**



43326 15th Ave. S.
Early 1900s

Ben Jacobson

We've always been charmed by this old house on the park, in a neighborhood we love, with its strong bones, modest stature, kitchen view, and clean, dry basement. My hope from the start was to update it for the next 100 years! We lived here first, letting ideas simmer. Our goals involved converting the one long second floor room into two bedrooms and a second bath with porch off the back, while retaining as much of the original house as possible. Structural repairs and code compliance drove us to add a full second story to the home that is charming and unique. The new staircase brings in tons of light and is much safer to navigate. The new millwork is birch, salvaged from the family farm. The transformation is wonderful - from dim, limited space to warm, sun-filled and functional. And the deck is awesome.

Presented by OA Design + Build and Applied Energy Innovations



53224 Harriet Ave.
Built 1904

Kelly and Bryce Pier and family

We welcome you back to our home — in the 10 years since our kitchen remodel, we've completed several projects. When time to update the second floor bath, our architect showed us a great opportunity to also turn the sleeping porch and a tiny office into a master suite. With two teens, the additional bathroom has proven a great investment! We also added high-velocity air conditioning, solar electric array, new steel shingle roof and skylights, taking out the chimney. These changes made it feasible to finally finish our attic into the ultimate teen hangout: a fiber optic star ceiling, home theater, board game table, giant bean bag chairs, hammock hanging hooks, reading nook, and a lot of soundproofing. Our home is a good example of how a house can evolve as your family's needs change.

Presented by All Energy Solar

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#6 | 3621 Abbott Avenue South | Minneapolis 55410

Linden Hills**6** 3621 Abbott Ave. S.
*Built 2017***Lynn and Tom Sojak**

A stone's throw from Bde Mka Ska, this home has all of the modern amenities, yet seamlessly blends into the community. Designed for family living, there are multiple spaces for the grand-kids and family to play or just relax. The heart is the open kitchen, dining and family room area all meant to flow together tying into the open air screened in porch. Central elevator, his and hers office areas, a second screened in porch off of the master bedroom suite, and a wonderful lower level family room and exercise area, endless pool and whirlpool. Whether you are young or old, this is the house to enjoy for a lifetime. Please join us as the grass begins to grow and the flowers bloom in Linden Hills!!!

Presented by Lake Country Builders

*Lynnhurst***7** 4619 Dupont Ave. S.
*Built 1910***Maryam Sarreshteh**

This 1910 Arts & Crafts home was untouched for a long time; we lovingly brought it into another century! Carefully planning all four levels we reworked all mechanical and electrical systems for current and future renovations. A fantastic gourmet kitchen was seamlessly introduced while restoring the rear porch into a new mudroom / prep area and adding a new powder room at the old coat closet. Wood floors were refinished and salvaged. A tiny upper bedroom and the only bathroom were redesigned to create an owners suite. A new full bath for the kids was added at an existing closet. New boiler piping is ultra efficient! I was my own general contractor and appreciated the professional expertise and connections of my architect.

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Spotlight:

Rain gardens

Landscaping may be the first thing you do while contemplating what to do inside. Or it's the last thing you do after the house is finished. What you do with your yard can affect the inside of your home as well as the outdoor habitat.

Organizations such as Metro Blooms and various watershed management districts offer classes and/or incentives for homeowners to plant native species in their yards and rain gardens. Rain barrels are often sold at reduced costs, or are relatively easy to make and install.

Seeing rainwater management in action can inspire a person to delve into it further.

This year, two locations on the Home Tour will show how they handle rain and snow melt: the Hawthorne Eco-Village Apartments at 617 Lowry Ave. N., Minneapolis, and Bill Zajicek and Romi Slowiak's home at 1492 East Shore Drive in Saint Paul overlooking Lake Phalen.

We've also put together a list of places along your home tour path that were assisted by their watershed management organizations in installing rain gardens, underground storage and filtration, and



Shown above: St. Mary's Greek Orthodox church's interior garden in summer; for the tour, focus on parking lot and grounds along 3450 Irving Ave. S. Shir Tikvah Temple (below) is at 1360 W. Minnehaha Parkway. (Photos courtesy MCWD and Shir Tikvah)



some pervious paving in parking lots (applicable to home driveways). These are churches, schools, and other location exteriors only — many have interpretive signage. A full list appears on pages 21 and 22 of this Guide.

(Turn to page 15 for the next installment)



8 **5405 Dupont Ave. S.**
Built 1937

Kristy Barnes and Bryan Carter

We loved our 690 square foot one bedroom, one bathroom house and lived there for over 25 years. A desire for a guest room, a sewing room and a new kitchen finally got us to "pop the top" and add a new kitchen, three bedrooms and a master bath, now 1,770 square feet total. We worked closely with a gifted team of architect, builder and interior designer to blend in the new yet retain the light, airy feel of the original house. Some original room areas are seeking their new identities, but we're embracing the idea that it's good to live in a house for a while before making further changes.

Presented by **Acacia Architects, InUnison Design, and E.K. Johnson Construction**



9 **5545 Emerson Ave. S.**
Built 1929

Margot McKinney

I wanted to downsize and found this charming home that needed some updating and re-configuring. I started with kitchen, an upstairs bath, and a first floor laundry solution in an oddly configured bedroom/office. The kitchen is playful and fun. We opened it up to the dining room with a large eat-in counter, then brought in splashes of color including a red fan, cabinet door and drawer fronts in bold colors, a dropped light box.

The bath project upstairs created an exciting walk in shower, curved walls, cool tile, and smart storage. Along the way, we made some strategic changes that will make the next project, renovating the first-floor bath, much easier!

Presented by **OA Design + Build**



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Hale



10 5510 Edgewater Blvd.

Built 1933

Mirja and Sam Hanson

We purchased our Edgewater Boulevard home in 1982 with its spacious living room and picture window facing Lake Nokomis. Remodeling began right away to accommodate six children and maximize the view that drew us to the house. After transforming the attic into more bedrooms and a bath, finishing the basement and updating first floor bathrooms, we focused on an "open space" conversion on the main floor. Large archways replaced the walls and doorways between the small kitchen, and the living and dining rooms. In 2017, the design-build expertise of Metamorphosis crafted a beautiful kitchen that complements the oak floors and trim of the original home. Come enjoy the spring views and our refreshed kitchen space!

Presented by Metamorphosis Design Build



Home is on a hill, gradual steps up

Standish



11 4016 23rd Ave. S.

Built 1914

Susan Schultz

This charming 108-year-old house in the Standish Neighborhood had loads of character but needed some love when I purchased it in 2016. The goals for the project were to improve and update the kitchen, adding a modern Scandinavian feel while maintaining the historic character. Project scope included relocating the basement stair, omitting the side door, replacing all cabinetry, finishes, appliances, and flooring in the kitchen, upgrading plumbing and electrical infrastructure, refinishing all the flooring on the first floor, and repainting throughout. The kitchen was redesigned in its current location, better utilizing the space to create a more efficient layout, creating space to allow for a modern and functional island. I love color and artistic furnishings, and I'm enjoying the results!

Presented by Joy Martin Architecture PLLC



Standish



12 4045 23rd Ave. S.

Built 1926

In photo: Michael Dee, Karl Starr and Christopher Haug

We like to entertain. Having lived in our place for nearly 30 years, we've seen how guests use the space. Behind the scenes, our project included a full remodel of a leaky upstairs bath and relocating a kitchen door for better access and a more open feel. Our main goals for the project were to gain space, function and beauty. This was accomplished with a lighted display cabinet, a speaker shelf tucked above a doorway, a European style in-cabinet dish drainer and a custom table that gets chairs out of the path to our screen porch. We're delighted with the locally made tile mosaic brightening our backsplashes in 18 hues. Our contractor really understands homes of this vintage – she lives in one herself.

Presented by Griffith Design-Build



Longfellow - Howe



13 3456 33rd Ave. S.

Built 2017

Chris Iverson

My home goes by many names which include granny flat, mother-in-law unit, casita and carriage house. The official name is Accessory Dwelling Unit (ADU). This project was the combination of several factors which included my love of the Longfellow neighborhood, empty nester syndrome and a desire to build something. The change in city zoning laws opened the "regulation" doorway to make this new home, atop a new garage, in back of the duplex that I have owned for almost 20 years, possible. Scaling down from about 2,700 sq. ft. to 640 sq. ft. has had its challenges, but this has been a great way to get new construction in an urban setting scaled to current living needs. I've created my own "condo" in the city.

Presented by Christopher Strom Architects & Synergy Products



Home is on second level above garage



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Hiawatha



14 4236 Snelling Ave.
Built 1950, expanded 2018

Joanne Kuria

I have always dreamt of living in Minneapolis, there is so much to do!! Growing up in the suburbs and dreading the commute, I went on a relentless search for my first home. Finally, I purchased this diamond in the rough last year through the City of Minneapolis’s Rehab program.

This house needed lots of love. First, the main floor truss and framework were secured to handle an expanded upper level. Everything in the main level was redesigned to create a modern, open floor plan. An attic bedroom was opened up to 2 bedrooms and bath plus a master suite. I am so much in love with my new home, and cannot wait to settle into it.

Sponsored by City of Minneapolis Department of Community Planning and Economic Development



Hiawatha



15 4425 46th Ave. S.
Built 1923

Brian Levendowski & Carrie Kubusek

This renovation was a four-foot bump out and a moving of the built in buffet from between the kitchen and dining room to cantilevered on outside wall of the dining room. The finished product keeps to the Craftsman style of the original home but opens up the kitchen to the rest of the home. The designer used the original built-in bookcases in the home as well as the archway between the dining room and living room as inspirations for her kitchen design. We also exposed the chimney as a feature in the kitchen. Take a look at our “before” photos and you will be amazed.



Logan Park



16 1630 Adams St. NE
1906 Triplex (main floor)

Anthony Kaczor

Due to a life changing surgery, I found myself leaving my twice-on-Tour 3-story Victorian South Minneapolis home. Through happenstance I was able to return to my childhood home, a triplex in Nordeast. You’ll see my former TP Healy House influence in the grandeur of the remodel. I worked with local businesses to totally remodel the now luxurious (albeit still small) bath. Updated the kitchen by keeping some old and adding new cabinets, gorgeous countertops and tile floor. Reconfigured closet, sanded the hardwood floors and painted throughout.

I’m a big fan of community dinners and especially dancing at the outdoor festivals here! To borrow a slogan from Ideal Diner, I think Nordeast is “Where Regular People feel Special and Special People feel Regular.” I’m glad to help represent this community on the Tour!

Sponsored by Northeast Bank



Sheridan



17 1613 3rd St. NE
Built 2018

Jeremiah Albrecht, Gretchen Bierbaum and family

Having purchased a small starter home in Northeast in 2003, we quickly fell in love with the neighborhood, its amenities, and the community that feels like a small town. We did a full renovation, but as children were added to our family, we soon outgrew the 2-bedroom, 1-bath home. We found an affordable run-down property in Sheridan and hoped to build, then 2008 hit! After several attempts, we finally designed and built a modern home to perfectly suit the way we live, with lots of natural light, on a condensed footprint to maintain as much outdoor space as possible. Our new block is full of playmates for our kids and still close to our awesome Chinese immersion school.



Spotlight:

Minnehaha Mile

As you travel between the Home Tour houses in Standish, Hiawatha and Howe neighborhoods, notice the eclectic collection of stores offering antique, vintage, re-cycled, upcycled, sustainable and re-use products for home improvement, decor and just plain fun. The “Minnehaha Mile” stretches between 26th Street and 46th Street, east of Hiawatha Avenue.

Each has their own special vibe.

E’s Emporium, for example, sells mostly 1960s to early 1980s home decor delightfully displayed throughout a house, at 3911 Minnehaha Ave.

Better Futures Enterprises at 2620 Minnehaha Ave. and Habitat for Humanity’s ReStore at 2700 Minnehaha Ave. are favorites for finding home improvement items salvaged or donated.

Glass Endeavors at 2716 E. 31st St. offers stained and fused glass, classes and repairs.

Some of the stores are sole, independent operators and some are collections of vendors. Some have clothing, vinyl records, books, or games — and there are great places to eat nearby. Hours vary, watch for signs and find a link to a Google map and individual stores starting at facebook.com/MinnehahaMile.

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Hawthorne



18 617 Lowry Ave. N.
2017 Apartment Building

Various tenants’ units will be open

Hawthorne EcoVillage Apartments is a 75-unit project at Lyndale and Lowry Avenue developed by Project for Pride in Living. It is affordable to households at 50% of area median income. This project includes a 71-unit apartment building and four townhome units. It has underground parking, a community room, a bicycle storage room, and an exercise room. This property features community greenspace with a playground outside and a plaza area with an arbor, grills, and seating. Sustainable features include a green roof, an underground rainwater tank with a water reuse system, two raingardens, and permeable pavers, together which create an integrated stormwater management system.

Sponsored by City of Minneapolis Department of Community Planning and Economic Development



Folwell



19 3405 Humboldt Ave. N.
Built 1911

David Brown and Alejandra Ishikawa de Brown

After living in Japan for 9 years, we came to settle in the Folwell neighborhood. Shortly after that we found this signature home on the hill. The home was in such distress, we had to get a rehab loan to buy it. Prior to moving in we added the arches on the main level, remodeled the kitchen, baths, and much more. In 2011 we enjoyed being a part of the Minneapolis & St. Paul Home Tour. Then a month later a tornado hit. We lost a parade of trees surrounding our home, 20 plus windows were blown out, one stone chimney crumbled and the south dormer flipped upside down. It was a rehab all over again. Come see the improvements we have made post tornado!

Sponsored by Northeast Bank, ad p. 9



Home is on a hill

Jordan



20 2819 Knox Ave. N.
Built 2017

Adade Amenounve, TC Habitat for Humanity Homeowner Development Coordinator

This newly built home from Twin Cities Habitat for Humanity has 3 bedrooms, 1.5 bathrooms, and a 2-car detached garage. The kitchen, dining room, and living room are on the first floor along with one bedroom and a half bathroom. Two bedrooms and a full bathroom on the second floor. The utility and laundry rooms are in the unfinished basement which can be easily finished in the future. There are laminate wood floors throughout with vinyl in the bathroom and carpet on the stairs. On the front of the home is a lovely covered porch. Habitat builds, renovates and sells homes to homebuyers at 30-80% AMI (Area Median Income) www.buywithhabitat.org for more information.

Sponsored by City of Minneapolis Department of Community Planning and Economic Development



Old Highland



21 1527 Fremont Ave. N.
Built 1902

Visitation Monastery, Sister Karen Mohan

In 1989, the Visitation Sisters purchased this home from a family who always made room at their table for others, and we have continued to use the house in the spirit of community. With a few modifications by a master craftsman, the front parlor has become our chapel. The woodwork in the 1902-built home exemplifies what is found in most homes of the era in the neighborhood, and the floors have been freshly refinished. Furnishings and art reflect scenes of significance in our religious history as well as the diverse talent in our neighborhood and sphere. We are excited to be hosting the tour, which will include the basement library where our history resides.

Presented by Old Highland Neighborhood Association



Old Highland



22 1722 Fremont Ave. N.
Built 1909

Jill and Aaron Asfoor

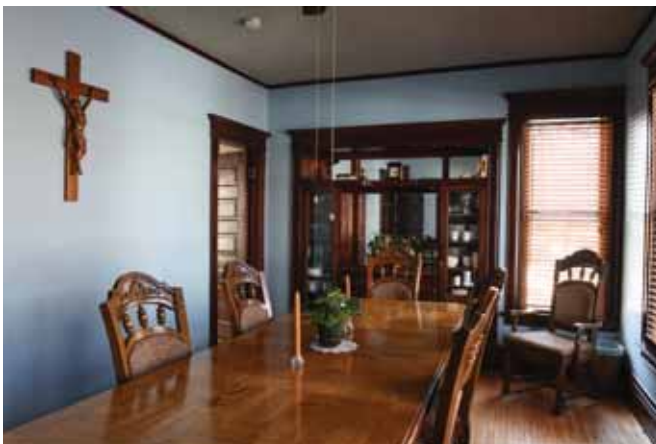
Welcome to the Joseph F. Barbary House in the Old Highland neighborhood of Minneapolis. The house was built in 1909 for Mr. Barbary. Old Highland is known as a small town in a big city—we certainly feel the small town community in our neighborhood. We love the old home details and stained glass windows. Our home provides modern day needs with old home character and charm. The home has been renovated from top to bottom in the last 13 years. One of our favorite features is the fireplace in the main room—we added the fireplace and wood floors on the main level two years ago. We feel fortunate to live in a beautiful community of people and homes.

Presented by Old Highland Neighborhood Association



Neighborhood Spotlight:

Old Highland Neighborhood's Visitation Monastery



When the Visitation Sisters began a new monastery in north Minneapolis 28 years ago, they never dreamed that their home would become known to many in the neighborhood as the "Windsock" house. Their hope was to live their life of prayer and community as neighbors among neighbors.

The Old Highland neighborhood has that unique capacity to cultivate neighborliness, one reason that makes the near north such a special area. The neighborhood is also enriched by its diversity in backgrounds, cultures, religious expressions and incomes. The Sisters hope that their peaceful presence can support such inclusivity.

Their Visitation Order of Catholic



Sisters, founded in France over 400 years ago, purchased the property at 1527 Fremont Ave. N. in 1989. Five months later, the necessary renovations were completed and the four founding Sisters moved into the 1902 residence which has become a hospitable, prayerful presence on the north side.

A monastery differs from a convent in that religious women in convents move from one place to another on a somewhat regular basis, depending on the ministry they do. People in monasteries remain there for life — these Visitation Sisters are here to stay. Their ministry is right here at the monastery.

From those early years, neighbors from all backgrounds began to stop by

and meet or visit with the Sisters, often joining them for their prayer, but it was the children of the neighborhood who inspired "Windsock" time.

They saw the Sisters working in the yard or on the front porch, and they were curious to know these ladies. The Sisters enjoyed welcoming the young people and decided that it

would be best for eager children to have a visiting/play time that would be just for them. When a neighbor recommended that the Sisters have a sign to indicate their availability, a well-used Christmas windsock given to the Sisters became that sign.

Those children who came to the door many years ago and were welcomed for play time, arts and crafts, reading and healthy treats have now grown up. Many have moved away, but they still come back and bring their children for special occasions.

Relationships have grown and the style of Windsock time has evolved to include helping their whole family as well

as others in need who also find their way to the Sisters' home.

The Sisters do not hang their wide variety of colorful windsocks outside the front porch or on the peace pole in their back yard as often as they once did, but they continue to be in solidarity with and strive to advocate for struggling people. Thousands of people have found the welcoming monastic home of the Visitation Sisters to be a unique and peaceful presence in the Old Highland neighborhood.

—Sister Karen Mohan

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23 1622 James Ave. N.
Built 1926
Aimee Cardwell
I am only the third owner of this stately home that faces North Commons Park, looking forward to the tour in hopes of getting some restoration/remodeling advice and to find out more about the home's history. The Jim and Dorothy Casserly family owned it for most of its life. The living room is more of a ballroom, with two chandeliers, and a lovely sunroom at the end. The kitchen is long but narrow, I'm thinking about how to make it more functional. Some say it's good to live in a house and see how one really uses the space before making changes. Meanwhile I'm choosing paint and wallpaper for the gorgeous dining room, and learning all I can about restoration.

Presented by Old Highland Neighborhood Association



24 1008 Morgan Ave. N.
1920 fourplex converted to duplex
Andre Duke
From Blight to City Highlight: We have successfully recycled a building that had been vacant for more than three years, in partnership with CPED's Minneapolis Homes program. This duplex has six bedrooms up and six bedrooms down, meeting market demand to accommodate large and extended families. There are two full ceramic baths in each level, in-unit laundry, new kitchens and separate living rooms and dining rooms. There is off street parking. The exterior and grounds are inviting. What do you get when you combine community, city council and 450 pieces of sheet rock, 64 windows, 2,000 sq.ft. of insulation, 75 gallons of paint, and 11 months of work? Not just a building, but a home.

Sponsored by City of Minneapolis Department of Community Planning and Economic Development



25 217 Penn Ave. S.
1915 Craftsman
Mike Killeen
As a busy professional, I chose a home in a neighborhood with small-town charm, access to some of the best urban and natural features, and a five-minute commute to downtown Minneapolis. My story-and-a-half features beautiful original woodwork along with eclectic modern furnishings and a new kitchen open to the original dining room. Livable square footage more than doubled by creating a spacious, restful master suite in the unfinished upper level, and a theatre and home office in the lower level. Other modern upgrades include in-floor heating, forced air cooling system and "smart home" technology with lighting, thermostats, security, house-wide audio system and electronic devices controlled remotely by phone or computer. I've found a hands-on general contractor who delivers high quality, design-savvy remodeling services in an accessible package.

Presented by Grey Duck Construction, ad p. 10



26 2019 Laurel Ave. W.
1925 one-story
Bryan Anderson and Scott Horsfall
Our kitchen renovation was driven by a desire to create a space for semi-formal dining within the existing confines of our small eat-in kitchen. We removed an imposing central island and expanded a dropped soffit to create a well-proportioned space in which to center a table. Around the perimeter, small, flexible appliances enable full cooking potential, and modular cabinets provide elegant and highly functional features in minimal space. Our cabinets and panels, provided and installed by Puustelli USA, feature ebony stained base cabinets, whitewashed upper cabinets, and large-format ceramic counters and backsplash to withstand culinary abuse. The combination of DIY and professional services made our vision for cooking and gathering a reality!

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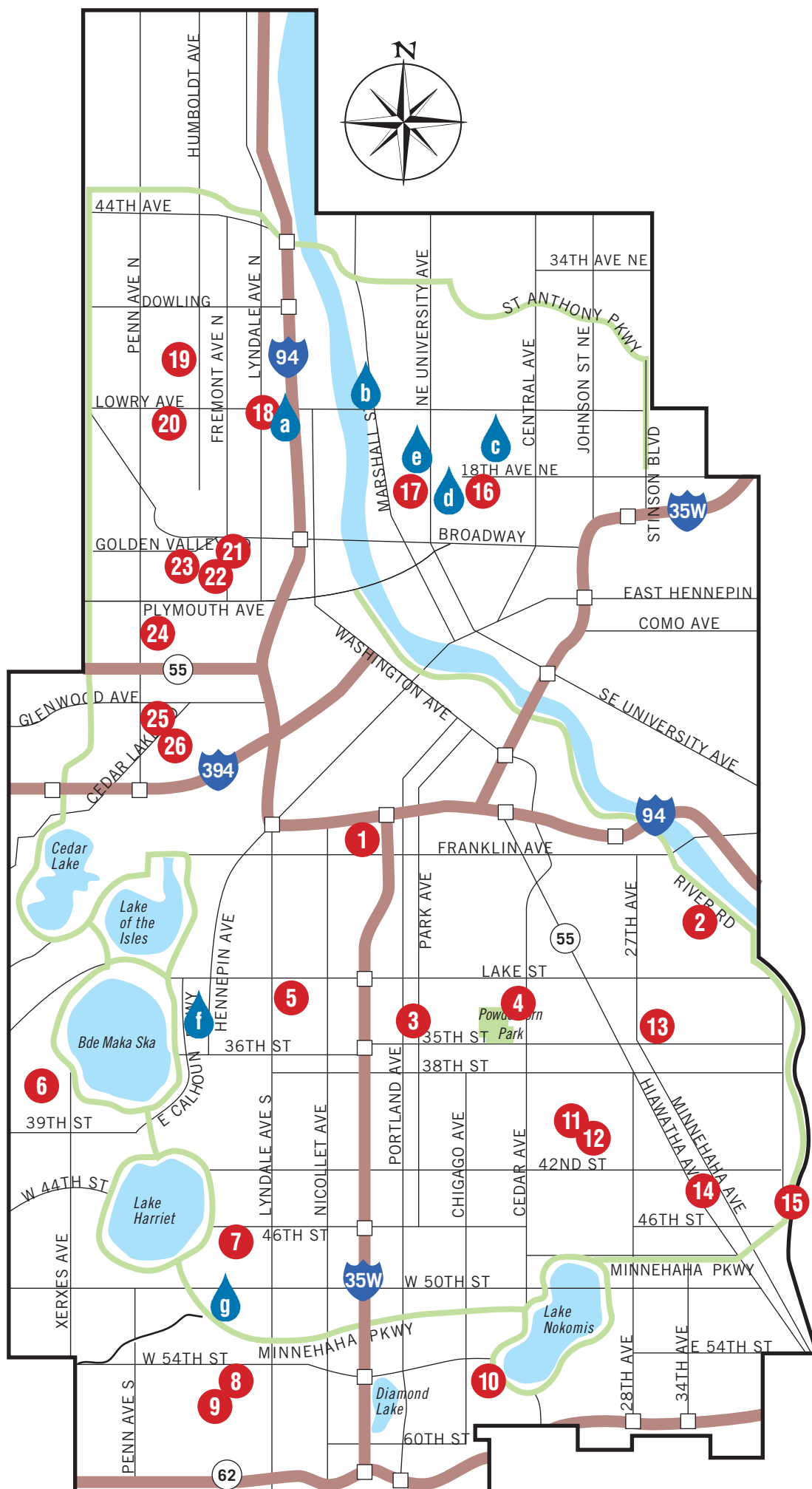
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- 1 337 E. 18th St. 55404**
4 blocks north of MIA, 3 blocks east of 3rd Ave.
 - 2 2422 35th Ave. S. 55406**
West of West River Pkwy, turn at either 35th Ave. or East 25th St.
 - 3 3416 Oakland Ave. S. 55407**
North of the 35th and 36th Street one-ways, between Park and Portland
 - 4 3326 15th Ave. S. 55407**
1 block west of Bloomington Ave., north of 35th St., at corner of Powderhorn Park
 - 5 3224 Harriet Ave. 55408**
2 blocks east of Lyndale Ave., north of 33rd
 - 6 3621 Abbott Ave. S. 55410**
36th St. west from West Calhoun Pkwy, curve onto Abbott
 - 7 4619 Dupont Ave. S. 55419**
South of the King's Highway split near Dupont and 46th
 - 8 5405 Dupont Ave. S. 55419**
4 blocks west of Lyndale, south of W. 54th St.
 - 9 5545 Emerson Ave. S. 55419**
South and west of #8
 - 10 5510 Edgewater Blvd. 55417**
7 blocks east of Chicago Ave. on E. 55th St. to Edgewater, or take West Lake Nokomis Parkway to 54th, west to Edgewater. Running race may affect parking Saturday til noon
 - 11 4016 23rd Ave. S. 55407**
South of E. 38th St., west of Hiawatha Ave.
 - 12 4045 23rd Ave. S. 55407**
South of E. 38th St., west of Hiawatha Ave.
 - 13 3456 33rd Ave. S. 55406**
5 blocks east of Minnehaha Ave. on E. 35th St.
 - 14 4236 Snelling Ave. 55406**
Between Hiawatha & Minnehaha aves south of E. 42nd St.
 - 15 4425 46th Ave. S. 55406**
E. 44th St. West of West River Pkwy, south on 46th Ave.
 - 16 1630 Adams St. NE 55413**
1 block east of Washington St. NE, corner of 17th Ave. NE
 - 17 1613 3rd St. NE 55413**
1 block west of University Ave. NE & 16th Ave. NE
 - 18 617 Lowry Ave. N. 55411**
At Lyndale – approach from the west to park in front
 - 19 3405 Humboldt Ave. N. 55412**
2 blocks north of Lowry on Humboldt
 - 20 2819 Knox Ave. N. 55411**
North from 26th Ave. on Knox, or 5 blocks east from Penn on 29th Ave.
 - 21 1722 Fremont Ave. N. 55411**
Fremont is one-way south from Broadway, 1+ block to home
 - 22 1527 Fremont Ave. N. 55411**
South of #23 at 16th Ave. N.
 - 23 1622 James Ave. N. 55411**
3 blocks west of Fremont, James is one-way northbound
 - 24 1008 Morgan Ave. N. 55411**
Morgan is one-way going south
 - 25 217 Penn Ave. S. 55405**
Between Cedar Lake Rd. S. and Hawthorne on east side of Penn
 - 26 2019 Laurel Ave. W. 55405**
From Penn, take Cedar Lake Rd. east, Laurel is the first gradual right
- Note: Houses #27 and #28 are no longer available to tour.

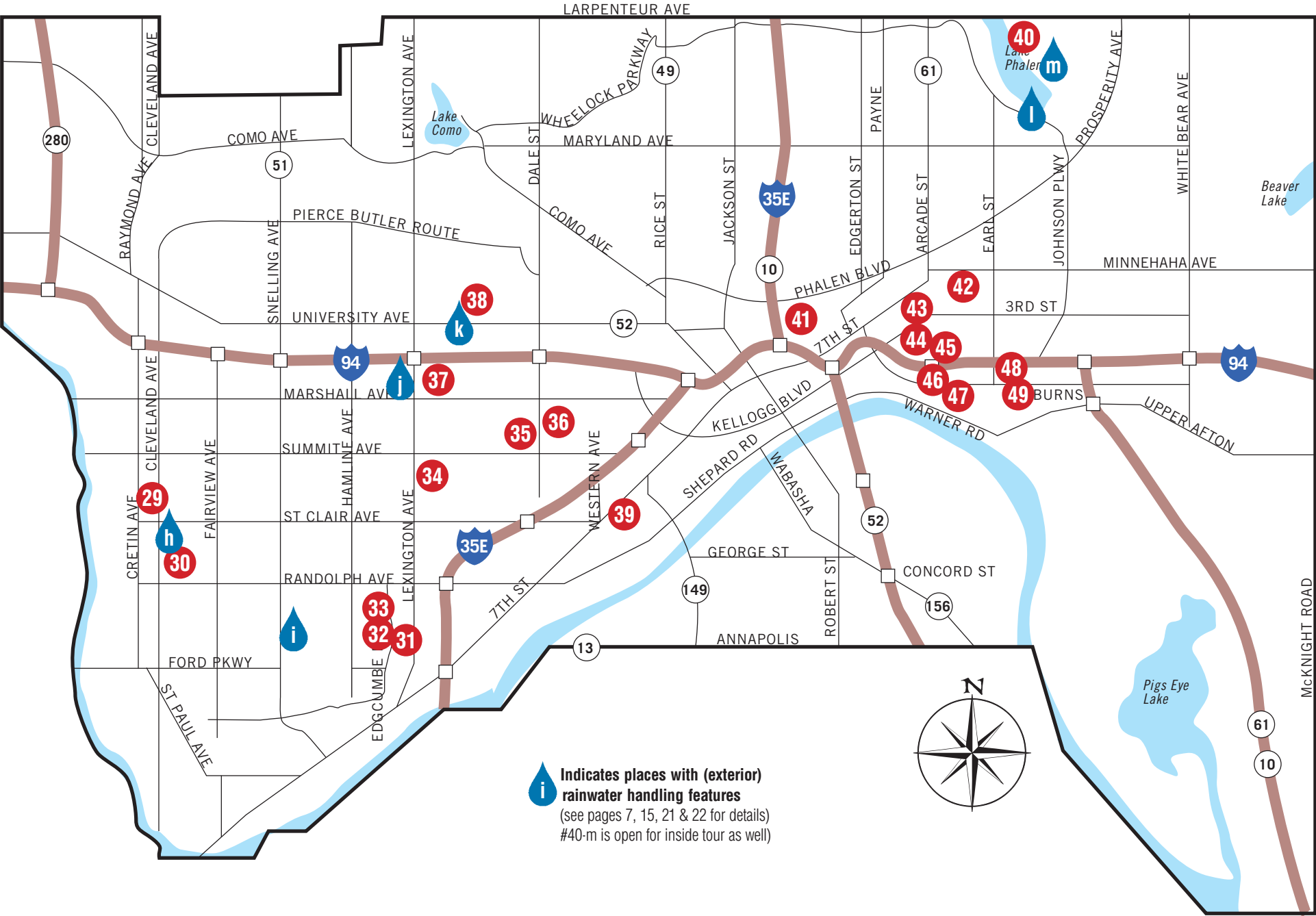
 **Indicates places with (exterior) rainwater handling features**
(See pages 7, 15, 21 & 22 for details. #18-a is open for inside tour as well)



Each home and nearby intersections are marked with Home Tour signs.

Open Saturday, April 28, 10 a.m.–5 p.m.
and Sunday, April 29, 1–5 p.m.

SAINT PAUL HOMES



i Indicates places with (exterior) rainwater handling features (see pages 7, 15, 21 & 22 for details) #40-m is open for inside tour as well)

- 29

2092 Princeton Ave. 55105
Between Cleveland and Cretin 2 blocks north of St. Clair
- 30

1960 W. James Ave. 55105
Between Cleveland and Prior, 1 block north of Randolph
- 31

634 Montcalm Pl. 55116
Between Scheffer and Watson, east of Edgumbe
- 32

1399 Edgumbe Rd. 55116
4 blocks south of Randolph, at Hartford
- 33

1391 Edgumbe Rd. 55116
4 blocks south of Randolph, at Hartford
- 34

1017 Lincoln Ave. 55105
East of Lexington (use Goodrich, Lincoln is one way westbound for one block) north on Oxford or Chatsworth
- 35

639 Portland Ave. 55104
Just west of Dale St. N.
- 36

95 Mackubin St. 55102
2 blocks east of Dale, between Ashland and Holly
- 37

979 Iglehart Ave. 55104
2 blocks east of Lexington Pkwy, 1 block north of Marshall Ave. (at Chatsworth)
- 38

826 Charles Ave. 55104
2 blocks north of University Avenue, between Victoria and Avon
- 39

74 Garfield St. S. 55102
West of West Seventh St., use Goodrich. Between Sturgis and Harrison.
- 40

1492 East Shore Dr. 55106
Between Arlington and Hoyt - watch for 1484/1490 East Shore Drive. House entrance is at the very end of the private driveway serving several homes. (Watch for Home Tour signs)
- 41

701 N. Rivoli St. 55130
Take Minnehaha west from Payne Ave., or take Lafayette Road out of Downtown to DeSoto, north to Minnehaha, west to Rivoli.
- 42

995 Beech St. 55106
1 block south of Minnehaha Ave. E. at N. Cypress St.
- 43

737 5th St. E. 55106
Between Bates and Maple, 2 blocks southeast of E. 7th St.
- 44

689 Conway St. 55106
Between Maria and Bates, 1 block southeast of E. Third St.
- 45

216 Bates Ave. N. 55106
Corner of Bates and Wilson
- 46

170 Maria Ave. 55106
At corner of Cherry Street (near Pacific St.)
- 47

179 E. Urban Pl. 55106
On the Maria Avenue Triangle (Maria, McLean, Bates, Urban)
- 48

1115 E. McLean Ave. 55106
1 block east of Earl St.
- 49

1125 Burns Ave. 55106
1 block east of Earl St. near Frank

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Saint Paul Homes #29 to #49



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Macalester Groveland



29 2092 Princeton Ave.
Built 1922

Rick Linsk and Nancy Crotti

A previous owner expanded the kitchen of this 1922 Macalester-Groveland home into an L-shape. Despite the extra space, the layout was lacking. The fridge was poorly placed next to a wall, the workspace was miniscule, the wall oven tiny and the coat closet too shallow for a standard hanger.

Without expanding the kitchen, Otogawa-Anschel quintupled the workspace and dramatically upped the storage with a peninsula and pantry, and no upper cabinets. To keep costs down, O-A used granite remnants and butcher block for the counters. Subcontractor NEST Woodworking designed and built custom cherry cabinets, including a new radiator cover. Instead of adding windows, O-A installed a solar tube. We also added an interior wall to create a mudroom with a pocket door.

Presented by OA Design + Build



Macalester Groveland



30 1960 W. James Ave.
1925 Craftsman Bungalow

Craig and Barbara Skone

When we lost a huge tree, the time was right to go solar. I was happy to get in touch with a vendor that was good on follow through. They helped connect the dots, including the source of financing, when not every institution understands the payback statistics. We sell energy to the grid when we're making more than we use, yet to comply with the rebate requirements for installation, the system was sized for our typical use. Our home is well maintained, we love and participate in our neighborhood and have been concerned about the tear-down trend. Come see what average homeowners can do to reduce energy costs and carbon footprints. If the weather is conducive, we'll all be outside!

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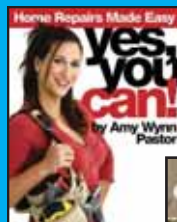
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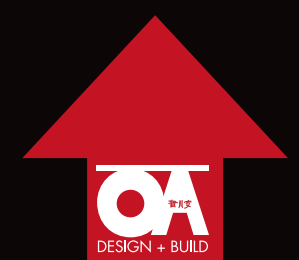
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Rainwater Spotlight:

Curb Cut Gardens & Light Rail

Curb cut rain gardens differ from typical private rain gardens. They are designed to capture polluted street runoff before it flows into storm drains, eventually reaching the Mississippi River. When a homeowner was unable to get contractors interested in doing this type of project, Capitol Region Watershed District (CRWD) collaborated with residents, Hamline Midway Coalition, and the City of Saint Paul to garner neighborhood-wide interest in curb cut rain gardens, and bid the project for the group. Five were installed in 2015 and ten in 2017.

"There was no damage to the curbs, since curb removal was performed along existing curb joints. There was also minimal damage to the asphalt. With only a single pour of concrete to create one piece, these cuts are easy to construct. By being one solid structure, as opposed to a combination of parts, these curb cuts ensure durability and strength," according to an article on the crwd.org website.

Tree trenches: Near the Victoria Light Rail Station, between homes #37 and #38 on the tour, you will see part of the five miles of tree trench with over 1,000 trees, constructed by the Metropolitan Council. See the map graphic



This curb cut rain garden is similar to the one visible in front of 1984 Jefferson Ave., between homes #29 and #30 on the tour.

(Photo courtesy of CRWD)

on page 22 for other features along the Green Line between the western edge of Saint Paul and the Capitol/Rice Street. It's estimated that the overall project reduces stormwater runoff by more than 50% and removes 80 pounds of phosphorus and 40,000 pounds of sediment annually. Interpretive signage describes the purpose and function of the clean water projects. The signage has been translated into Hmong and Spanish.

(For more on rainwater see pages 7, 21 & 22)

Highland Park



31 634 Montcalm Place
1948 Rambler

Anita Terry and Kevin Harding

Excessive circulation spaces separated the kitchen from the rest of our home and the main entry foyer was less-than-welcoming. Once our architect proposed removing the hallways altogether, the kitchen became the family hub and culinary dream we had always wished for. By removing a stair wall, building a decorative stair railing, and relocating the entry closet, our entry became a happy place. The original kitchen was non-descript and disconnected from the beautiful view out to the river bluffs. We now have positive flow and view from the street side to the back of the house, with materials that are timeless and subtle, blending with the rest of the character of the home. The entire remodeled floor plan has transformed how we use and enjoy our home as a family.

Presented by Kell Architects and Hagstrom Builder



Highland Park



32 1399 Edgumbe Road
1954 Mid-Century Modern

The Eversoll Family

Our kitchen is the hub of our home for cooking, gathering, homework and play. The dated 80s remodel to our midcentury home left it cut off from the rest of the house and clashed with the architecture of the rest of the home. Our goal was to open the kitchen to the rest of the gathering spaces, compliment the mid-century architectural features of the house and create a mudroom area near the family entrance. We happen to be a family of tall stature and, through the design process, we discovered some customized features to help us utilize the cooking areas most effectively. Now our kitchen is the epicenter for all our entertaining and family activities, and blends with our mid-century aesthetic in a warm and inviting layout.

Presented by Kell Architects and Braden Construction



with
McMonigal Architects



with
Kell Architects

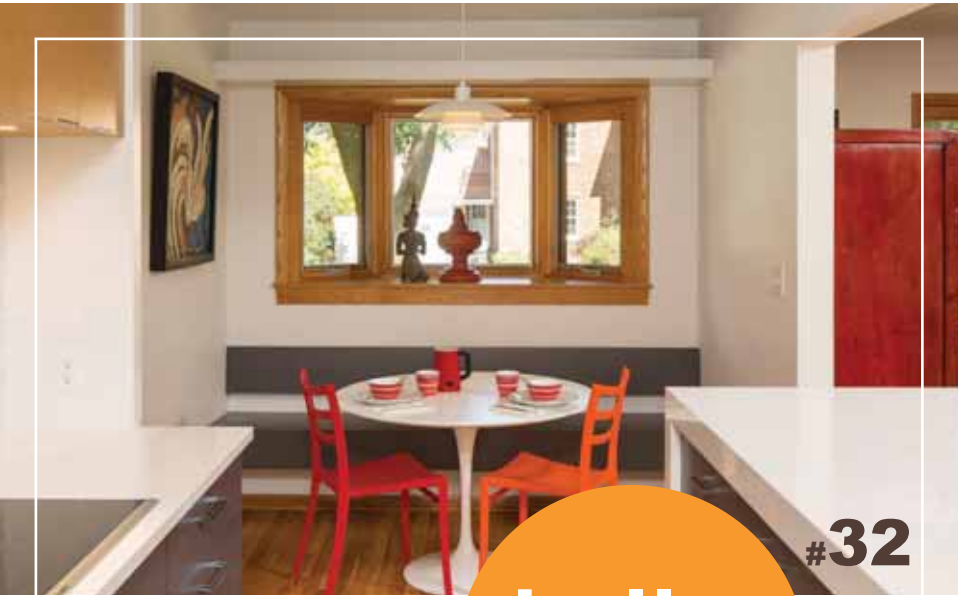
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33 1391 Edgumbe Road
1941 Classic Eclectic

Cino Adelson and Family

My 1941 kitchen was dated and dysfunctional with a cramped eating area, awkward back entry, and a mundane palette. Now, the vibrant russet color energizes the space while custom cabinetry, millwork, and tile harmonize with the original house. Generous storage and counters make prep, eating and gathering a joy. McMonigal Architects looked beyond the kitchen to improve connections and light to the adjacent dining, hall, and office. Additional closets and cabinets help organize the back entry. Clever solutions integrate the existing window locations to save expensive exterior brick changes. Even the cat bowl locations were considered to avoid spills and are recessed below a built-in china cabinet.

Presented by McMonigal Architects and Braden Construction, ad p. 16



34 1017 Lincoln Ave.
Built 1904

Rachel & Brooks Borchers

This century old, two-story colonial has beautiful Victorian details. Stunning woodwork and leaded stained glass with rich wood built-ins throughout the den and dining room. The original postage-stamp sized kitchen and rotting back porch needed to be more functional for today's family lifestyle. We now have a modernized open concept kitchen that ties into the original architecture of the 1904 home. It features handmade tiles, beautifully stained rift sawn oak custom cabinetry with a built-in coffee bar. The new mudroom addition is packed with floor to ceiling storage and allows easier access from the back yard. We even added a powder room on the main level, updated the upstairs hall bath, and finished off the nursery just in time for the new baby!

Presented by Vujovich Design Build



35 639 Portland Ave.
Built 1884

Keith and Shawn Leetz

This home was built in 1884, and was turned into a duplex sometime after World War II. All the original doorways have been reopened and we are turning it back into the single family home it yearns to be. Visiting this "work-in-progress," you will see how we added a main floor powder room, and how we combined two closets to make a second floor guest bathroom. You will also be able to witness behind the scenes of the second phase of our renovation: the kitchen, laundry and master suite. Most importantly, you will see how we built a temporary kitchen and laundry to help us get through the arduous days ahead. We are happy to share our methods and best practices with everyone!




36 95 N. Mackubin St.
1883 Victorian

Harvey Sherman

With the European Commission's goal of 80% reduction in carbon footprint in mind, we now should be retrofitting existing homes to a net zero energy standard and beyond. Mr. Sherman, a national leader in the movement toward smaller, more efficient yet stunningly designed homes, was a principal author of the Minnesota Greenstar's checklist for energy efficient, green home remodeling. 95 Mackubin's 2010 retrofit proved 50 percent more energy efficient than standard new homes and 80 percent more efficient than the average resale. We gave a century old home another century of life. A beautiful new front porch welcomes you to this groundbreaking renovation. Learn how to move forward with 'net zero' remodeling!

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Please join us at 95 Mackubin for a discussion of energy efficient, green remodeling at 1:00 pm Sunday, April 29.

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Summit University



37 979 Iglehart Ave.
Built 1923

NeighborWorks Home Partners

A long-vacant home filled with the treasures of a previous owner (including live munitions!) was cleared out to reveal a gem of a 1923 bungalow, with Craftsman-style woodwork and a wealth of windows that flood the home with natural light. The 1,700 square foot home now boasts a beautiful blend of historic qualities and an open floor plan that is conducive to single-level living, with a main floor bedroom, full bath, and laundry. Highlights include a south facing porch, 3 bedrooms, 2 new baths, and a new cherry kitchen with stainless appliances. Energy-efficiency improvements include new windows, insulation, and new Energy Star appliances, boiler and water heater. This NeighborWorks Home Partners home is for sale upon completion to qualifying owner-occupant households.

Sponsored by the City of Saint Paul
Planning and Economic Development



Frogtown, Thomas-Dale



38 826 Charles Ave.
Built 1911

NeighborWorks Home Partners

Once a problem vacant property occupied by squatters and plagued by nuisance crimes and neglect, this 2-story 1911 home needed serious attention. It has been beautifully renovated to preserve historic qualities while updating for modern living 2.5 blocks from the Green Line. The first floor showcases a natural wood stairway and balustrade, leaded glass, new kitchen, ¾ bath, and mudroom, with 3 bedrooms and new full bath upstairs. The 1440 square foot home features refinished hardwood flooring, a spacious front porch, full unfinished basement, and 2-car garage. It has been updated for energy efficiency with new windows, insulation, and Energy Star appliances, furnace, water heater and light fixtures. This NeighborWorks Home Partners home is for sale upon completion to qualifying owner-occupant households.

Sponsored by the City of Saint Paul
Planning and Economic Development



W 7th – Little Bohemia



39 74 S. Garfield St.
Built 1880

Marit & Tom Brock & Family

We fell in love with our house the first time we visited, over the years it's become like a member of our family. We love the neighborhood and all that it has to offer, but the needs of a modern family are different than when our house was built in 1880; we needed to make a change. With the help of an architect, we found that a modest addition and interior reconfiguration added the modern conveniences our family wanted; an additional shower, home office space and more functional laundry and closet space. We've created special new spaces, like a welcoming family room and a private deck off the master bedroom, while respecting the age and history of our house and neighborhood. We will also have information on two projects underway in the neighborhood: Renewal of 412 Goodrich and 69 Garfield.

Presented by Roberts' Residential Remodeling



Payne Phalen



40 1492 East Shore Dr.
Built 1922

Bill Zajicek & Romi Slowiak

The structure at 1492 East Shore Dr. was built in 1922 as the Weequah Canoe Club. It would be the second house on the east side of the Lake Phalen, built in an undeveloped farm pasture. It would be used as social club/dance/event center until 1940. In 1944 it was converted to a residence. There are still a number of unique features to the house that hark back to its original pedigree as a social club. Most obvious is the 60 foot screened veranda facing Lake Phalen. From the veranda, it's not hard to imagine the canoes against the shore of Lake Phalen before East Shore Drive existed. We'd also like to share the landscape we've created with water retention in mind.

Sponsored by Applied Energy Innovations



The St. Paul Art Collective presents

Saint Paul Art Crawl

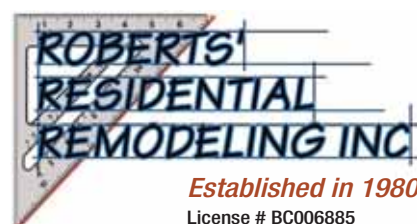


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Payne Phalen



41 701 N. Rivoli St.
Built 2018

Dayton's Bluff Neighborhood Housing Services

701 Rivoli is a two story single family home with 3 bedrooms and 1.5 baths and a 2-car attached garage boasting 1,550 square feet. There is plenty of opportunity to add more space in the basement with look out daylight windows and is stubbed in for a third bath. There is also a generous room that can be finished above the garage. Spectacular cityscape views from the living room, main floor deck and private master bedroom deck. Overall site plan includes: fruit orchards, solar garden, walking trails, and community supported agriculture. Phase 2 coming June of 2018 with additional phases planned.

Presented by Dayton's Bluff Neighborhood Housing Services and ABC Realty



Dayton's Bluff



42 995 Beech St.
Built 1905

Mike Magnifico, Reeve Riley and family

Prior to our purchase of this home, it had fallen into disarray. Investors renovated starting January 2017, and we purchased from them. The finished product is one that marries both early 20th Century craftsmanship and modern-day amenities.

The house has had walls removed to create a more open floor plan while refinishing the original hardwood floors throughout. The basement has been remodeled to provide a cozier feel through the installation of walls and carpet, while the massive unfinished attic leaves several possibilities for future renovations.

The house is now home to a young family who enjoy living on the Eastside and appreciate the close proximity to the history this great neighborhood provides as well as all the fun that Lowertown holds.



Dayton's Bluff



43 737 5th St. E.
1883 Queen Anne Twin Home

Lou Huckbody

I purchased this 1883 Queen Anne style twin house three years ago after an extensive interior remodel/renovation by its owner was left uncompleted. Although much of the house was in disrepair most of its original millwork and tiled fireplace was found intact. I did most of the work myself (while living in it), hiring skilled help when needed. This house shows how paint color and design elements as well as furnishings serve to balance its masculine lines and heavy dark stained millwork, while enhancing its grandeur and elegance. Highlights include the restored main staircase (found without its upper railing & balusters), the kitchen where new island, flooring and butcher block countertops create a more functional and pleasing layout, and the third floor/attic, where light filled space provides the perfect retreat.



Dayton's Bluff



44 689 Conway St.
1888 Queen Anne

Aaron Rubenstein, Historic Saint Paul

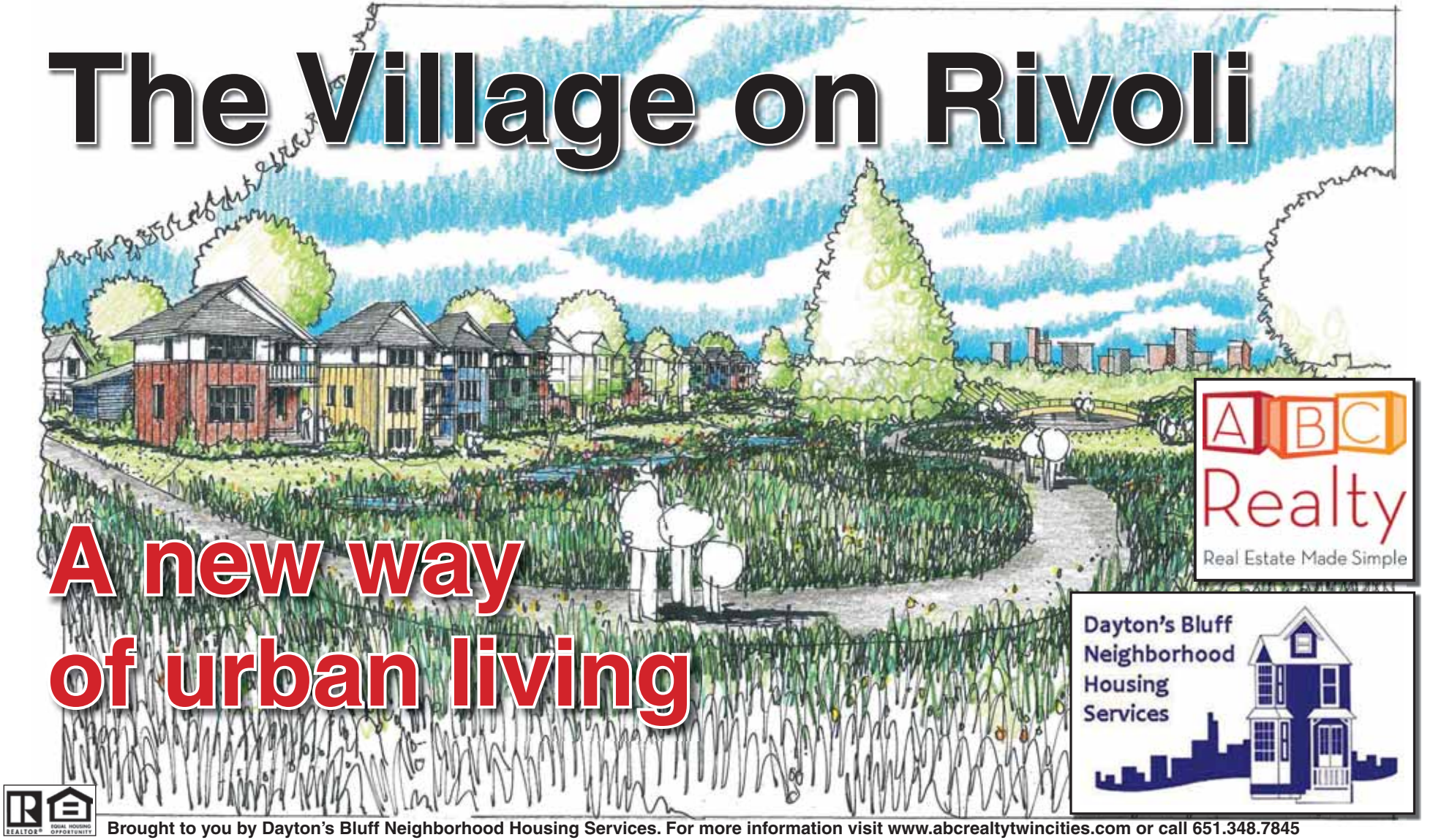
This foreclosed and vacant home was reasonably sound but very worn out. Historic Saint Paul has completely rehabilitated the 2,400 sq. ft., four-bedroom residence. This renewed, historic house will be for sale. All finishes have been redone, a new kitchen and bathrooms installed, and all mechanical systems replaced. Other features include refurbished front double doors and front stair banister, high ceilings throughout, and a revised second-floor plan. This project is a good example of the need and feasibility of preserving and renovating older housing in all kinds of neighborhoods to give it new life and allow it to contribute once more to the community. The house is categorized as contributing to the Dayton's Bluff heritage preservation district.


Presented by Historic Saint Paul





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Brought to you by Dayton's Bluff Neighborhood Housing Services. For more information visit www.abcrealtytwincities.com or call 651.348.7845

Dayton's Bluff



45 216 Bates Ave. N.

1912 Masonry building

Cory and Tia Vandenberghe

Our idea of our “together forever” home looks a bit different than most. We wanted the charm and character from the early 1900's, but we wanted it to be more unique and industrial. Finding an old brick building that we could afford to purchase and then renovate, was much more challenging than we expected. 18 months into the search we attended the Dayton's Bluff abandoned home tour and fell in love with The Railing Shop. Alongside our builder OA Design + Build, we are saving as much character while making it as efficient and functional as possible. With special thanks, 216-218 Bates was saved by the Inspiring Communities Program and our future neighbors.

Presented by OA Design + Build



This is a guided, hard-hat tour for adults.

Neighborhood Spotlight:

What's New in Dayton's Bluff; Housing & More

Housing: The “hard hat” tour at 216 Bates Ave. N. in Dayton's Bluff shows just one of the major changes taking place on that street.

Though not on tour, 208-210 Bates Ave., vacant since 2002, is being remodeled for four units of affordable housing by Eric Foster partnering with Historic Saint Paul.

And at 234 – 238 Bates Ave., vacant since 2010, an 1888-built three-story apartment building will become Euclid View Flats, a multifamily building with 12 two-bedroom units. The developer is Sand Companies, which in Saint Paul also developed the Lowertown Lofts and the former Old Home property now known as Western U Plaza.

Resources: Karin DuPaul, who has coordinated Dayton's Bluff's home tour nominations for many years, reports on the Grow-It Center Renovation project that she is also involved in. “It is a greenhouse at 445 Maria Avenue built about fifteen years ago by the USDA to find ways to help make crops better, be less prone to disease, etc. The building ended up becoming part of Metro State University's property. For the last three-

plus years Metro State staff and instructors, neighborhood groups and neighbors have been working together to find funds for both Metro State as an education tool and for the local community to be able to use the building. Urban Roots, an organization that works with youth on growing plants, gardening projects, and selling the produce, will use some of the space in the Grow-It Center.”

The Lower Phalen Creek Project has a grant to study the feasibility of bringing portions of Phalen Creek back above ground, which originally flowed from Phalen Lake to the Mississippi River. The most likely sections to be “daylighted” first are immediately south of Lake Phalen and along Bruce Vento Regional Trail between Swede Hollow Park and Earl Street. In addition, the creek within Swede Hollow Park can be enhanced through increased stream flow, bank restoration, and access amenities like benches and foot bridges.

Arts: Dayton's Bluff promotes the visual and performing arts through Art in the Hollow, which will be June 2, 2018, its ninth year.

A National Endowment for the Arts

Our Town award of \$100,000 will support WEQY East Side Radio, a program of the Dayton's Bluff Community Council (DBCC), and for Indigenous Roots Cultural Arts Center, to create an arts and cultural addendum to the comprehensive plan for the city of Saint Paul.

Indigenous Roots opened in May 2017 at 788 East 7th St. as an incubator space for artists and organizations dedicated to building, supporting and cultivating opportunities for Indigenous peoples and communities of color, in arts and activism.

It evolved from a dance and drum community circle known since 2007 as Kalpulli Yaocenoxtli, founded by Sergio Cenoch and Mary Anne Quiroz. This community circle continues to share traditional dance, drum and song. Indigenous Roots has evolved to meet needs to reconnect with ancestral knowledge systems. Additional classes such as song, instrument, language, and philosophy were created to meet the requests of community members.

More info at indigenous-roots.org.

For more information about Dayton's Bluff, go to daytonsbluff.org.

Spotlight:

What is Inspiring Communities?

Cory and Tia Vandenberghe know they're investing more in their future home than they'll ever recoup if they were to sell 216 Bates Ave. N., a scenario familiar to many families who remodel, but they say it's well worth the trade-off to get a unique space for their forever home.

In this case, they also have the honor of saving and restoring the most historic parts of an old commercial site in Dayton's Bluff, a neighborhood that values its history, and they've received city subsidy that offsets some of the cost.

They got interested in the property upon seeing it on an April 2016 Vacant Housing Tour in Dayton's Bluff. The sale by the city went through on January 11, 2017, and at the time, they were forecasting a fall 2017 completion.

Along the way, it was determined that the building to the north of the Railing Shop, known as the Schorenstein Garage (it served a grocery store by that name across the street) could not be saved. They have now built an attached garage structure and transition space there. The change and the hard winter weather have delayed the overall completion. They're now looking at late summer to move in, and to work on interior trim

and other finishes through the winter.

The Inspiring Communities program of the city of St. Paul contributed \$178,000 in addition to selling the Vandenberghes the structure for \$1.

Throughout the city, 230 affordable housing units have become available through Inspiring Communities, 23 vacant properties recycled in Dayton's Bluff alone that now house 43 new households.

The 216 Bates project is unique in that it's a homeowner working with their contractor for their own end use rather than a developer who sells or rents the properties.

Inspiring Communities, according to the city's website, is a housing redevelopment strategy providing focused investment in neighborhoods most impacted by foreclosure and vacancy. The program funds assist developers with development gap financing for construction of new housing on vacant lots or rehabilitation of vacant structures.

Inspiring Communities intends to utilize property acquired through the HRA as a catalyst for neighborhood transformation, constructing or rehabilitating lots or buildings to create a variety of affordable housing opportunities in

focused cluster areas. Other goals to be met along the way: Create job opportunities for local residents, Section 3 certified businesses, minority, women, or small businesses, and “inspire innovative, sustainable design and construction methods.”

Cory and Tia, who also tied the marital knot during the process, started a blog in the early days of the project — follow the progress at therailingshop.co.



A new door for the property will be made to look like the original in this old photo. The former garage to the left has been replaced.



GO HERE!

#45

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#BC322423

Dayton's Bluff – Mounds Park



46 170 Maria Ave.
1912 Georgian Revival

Northwestern Alano Headquarters

This beautiful Georgian Revival home designed by Thomas Holyoke was built for Albert and Wilhemina Hamm Koehler. Minnie wanted to have a large yard for gardens, it's near Indian Mounds Park. Her siblings built near their parents Theodore and Louise Hamm and nearer the Hamm's Brewery. Albert died in 1916, Minnie in 1951. In the mid 1950s Minnie's house was home to the Discalced Carmelite Nuns of St. Paul, then became a boarding house. It is now Northwestern Alano. Northwestern Alano started at Northwestern State Bank on East 7th and Minnehaha in the late 1950s, then bought 170 Maria in 1962. For more than 55 years 170 Maria has served as headquarters for Alcoholics Anonymous. Today it is called the White House and Northwestern Alano. They have meetings and other services for their clients.



Dayton's Bluff – Mounds Park



47 179 E. Urban Pl.
1885 Cottage

Carol Sommers

Not quite a 300 sq.ft.-tiny house, this one-bedroom cottage has 700 square feet of light, smart space ideal for a single or a (happy) couple intent on radical downsizing. Its small yard basks in sun, grows fresh produce all summer, and is easy to care for all year. Transformation of the three nicely structured rooms has entailed mainly cosmetic work with some added architectural salvage and detail. The exterior has taken on fresh color and character. The new landscaping has involved serious excavation and plantings.

I bought this tiny, modest 1885 house for its economy of design and expense, its functionality, and its wonderful location, a block from Mounds Park and the Mississippi. It's perfect for a senior who can live and garden on one level and stroll on sacred land under swooping eagles.



Dayton's Bluff – Mounds Park



48 1115 E. McLean Ave.
2018 Manufactured

Dayton's Bluff Neighborhood Housing Services

Come home to new construction less than two miles from downtown Saint Paul. This is one of two homes in the same block, built by award-winning local builder Sm + RT Homes. They incorporate the latest in systems-built housing technology. The homes are Energy-Star certified and combine the best of classic urban housing design with modern building technologies. These homes offer the opportunity for granite countertops, wood floors, custom finishes and other amenities not found in entry level homes. The homes also incorporate Sm + RT technology to allow residents to control security cameras, door locks, thermostats and lighting from their smart phones. Move-in anticipated May 2018.

Presented by Dayton's Bluff Neighborhood Housing Services and ABC Realty, ad p. 19



Dayton's Bluff – Mounds Park



49 1125 Burns Ave.
1910 Victorian

Trudy Ohnsorg

The Little Purple House: Long long ago, high on a bluff overlooking downtown St. Paul, a storybook home was built. Gorgeous woodwork and stained glass windows throughout, gourmet kitchen to unleash my inner foodie, and a claw foot tub...I made the purchase offer before I finished the tour with my realtor. I added a half bath on the first floor and spent the next two years landscaping (I am a former landscape designer for a major company). I then began sharing the space through Airbnb, which changed my life. My book: Air Be & Me can be described as "Chicken Soup for the Soul" meets "The Sharing Economy." Available at Common Good Books and Amazon, and offering a chance to win a one-night stay. Info at Airbenme.com.



Spotlight:

How sites can capture their buildings' rainwater, snowmelt

Here are places you can see best practices homeowners can adapt to keep rain water on your property.

Rain gardens, even if the plants aren't fully up by the time of the tour, will show how the hardscape and terrain help define and make these water-catching areas beautiful and safe. Pervious pavers in parking lots are good examples for home driveways and patios.

a 617 Lowry Ave. N. Hawthorne
Eco-Village Apartments

The community greenspace features an outside playground and a plaza area with an arbor, grills, and seating. Sustainable features include a green roof, an underground stormwater reuse tank, filtration systems, two raingardens, and permeable pavers, which together create an integrated stormwater management system. The landscape captures and filters pollution from dirty stormwater runoff, protecting the nearby Mississippi River. When fully grown, the plants and trees will provide a source of healthy habitat for pollinators and other wildlife. Funded in part by Mississippi Watershed Management Organization (MWMO).

b 2522 Marshall St. NE
Mississippi Watershed Management
Organization's grounds

Note MWMO offices north of Lowry on Marshall Street NE, which runs along the river. The grounds serve as a learning center, from the cistern and tree trench in front through several raingardens alongside a winding pathway to the river. Visitors can watch rain flow into these features, which prevent pollutants from reaching the river. The building is open weekdays and for special events.

c 1500 6th St. NE — Grace Center
got rid of large amounts of paved parking and installed rain gardens and contemplation spaces. The playground at the southwest corner will be fully accessible and inclusive. When spring weather permits, the final surfacing will be installed. In the photo, note also the greenhouse frame where produce for the Little Kitchen Food Shelf (on-site) is grown.

(Continued on page 22. See also pages 7 & 15 for more rainwater & snowmelt capture ideas.)



Top: The underground filtration system (left) and storage tank (right) as installation was underway at the Hawthorne Eco-Village Apartments, 617 Lowry Ave. N. Bottom: Some of the Grace Center campus plantings at 1500 6th St. NE. (Photos courtesy of MWMO)



Spotlight: Rainwater Management Examples (Continued from page 21, see also pages 7 & 15)

d 700 22nd Ave. NE at Monroe Edison High School

The parking lot includes permeable pavers and a tree trench, with rain gardens at the west edge where an alley used to be. Next to the community gym across Monroe Street to the west is the recently completed greenhouse and concession stand. Under the practice field, there's a huge storage tank that gathers rain water to be used for future irrigation. The entire "green" campus provides many opportunities for science education.



e 1612 Second St. NE Sentryz Supermarket

Sentryz was one of the neighborhood's first to install rain gardens with interpretive signage (at the northwest corner). Walt Sentryz reports he gets a monthly \$100+ rebate from the city on his water bill, and he invites neighbors to harvest seed heads in fall to start their own rain gardens. *(between #16 & #17)*

creating the rain gardens. They discussed the concepts of sustainability, habitat, and pollinators. They also put their work into a larger social context, explaining how the rain gardens help protect the waters of nearby Minnehaha Creek, which flows into the Mississippi River. An expansive native garden is at the synagogue's front entrance.

Shir Tikvah's Gan Tikvah was made possible with the support of the Gendler Grapevine Project and additional grants from the Minnehaha Creek Watershed District (MCWD) and Shir Tikvah's Caryl Barnett Vision Fund.

f 3450 Irving Ave. S. — St. Mary's Greek Orthodox Church *(see page 7)*

Five on-site rain gardens capture and filter rainwater, and 3,500 square feet of permeable pavers direct runoff to underground storage chambers to slow down the flow of water, protecting nearby Lake Calhoun. The project eliminated the church's \$10,000 annual stormwater fee, and solved problems of poor drainage, inadequate parking and accessibility barriers. The result is a beautiful way to reduce phosphorus from the site by 30% and capture 100% of the rain up to 4.2 inches in 24 hours. (MCWD)

h Along the Green Line

See map below. *(More info, page 15)*

i Curb Cut Rain Garden — 1984 W. Jefferson Ave.

See page 15 for an example of a curb cut rain garden. The one in front of water steward David Pasiuk's residence at 1984 W. Jefferson Ave. *(between homes #29 and #30 on the tour)* takes advantage of the block's extra-wide boulevard.

j 700 Snelling Ave S., Saint Paul Gloria Dei Lutheran Church

Raingardens on the northwest corner adjacent to Eleanor Ave. They also have a very large raingarden on the southeast corner of their property adjacent to Highland Parkway and their parking lot.

g 1360 W. Minnehaha Parkway Shir Tikvah Synagogue *(see page 7)*

Shir Tikvah's Gan Tikvah – Garden of Hope – created a beautiful, sustainable landscape around their synagogue replete with rain gardens, a vegetable garden, a native plants garden, beehives, a walking trail with benches at strategic spots, and an orchard.

Adults and children were involved in



k 275 Lexington Parkway N. Central High School

Central High School's comprehensive stormwater management plaza runs throughout the entire southeast quadrant of their campus (Lexington & Marshall), including raingardens, tree planters, permeable pavement, underground infiltration chambers and native plantings.

The above locations are in the Capitol Region Watershed District.

l Lake Phalen Shoreline Restoration

Heading out to the old Weequah Canoe Club, 1492 East Shore Drive in Saint Paul, you'll see signs at the shoreline parking lots of Lake Phalen talking about the importance of not walking on the plants, and "the water's risky route to our lakes," a project of the Ramsey-Washington Metro Watershed District.

Photos courtesy of MWMO, which funded the projects: Students learn to take water samples at Edison High School, a young rain garden working its magic at Sentryz, and one of the colorful cows that attract attention. Below left, water-handling features along the Green Line in the Capitol Region Watershed District, graphic courtesy of Barr Engineering. Below right, one of the informative signs at Lake Phalen, where shoreline restoration is a project of the Ramsey-Washington Metro Watershed District. (Photo by Margo Ashmore)

m 1492 East Shore Drive, Saint Paul Bill Zajicek & Romi Slowiak's home

Echoing the former residential courtyards in Jiangsu province representing the pinnacle of China's classical garden design, Romi said, "instead of a classical garden of urban Suzhou evoking a beloved country landscape, we have a St. Paul sanctuary with a miniature of our own sacred Swede Hollow Park." Weather permitting, the garden hardscape and plans will be on view during the tour.

Websites: metroblooms.org
mwmo.org • minnehahacreek.org
capitolregionwd.org • rwmwd.org

— *Compiled by Margo Ashmore, from material & photos supplied by Mississippi Watershed Management Organization (MWMO), Minnehaha Creek Watershed District (MCWD), Capitol Region Watershed District (CRWD), and Ramsey-Washington Metro Watershed District (RWMWD).*

Along the Green Line



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Second story addition on the edge of Powderhorn Park.
Homeowner collaboration.

#9 5545 EMERSON AVE S | MINNEAPOLIS
Kitchen and bathroom remodel of SW Mpls. bungalow.

#29 2092 PRINCETON AVE | ST. PAUL
Kitchen and mudroom remodel in Mac Groveland.

#45 216 BATES AVE | ST. PAUL
HARD HAT TOUR! Large addition and restoration of historic building.
Conversion of commercial building to residence.

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