



City of Duluth

411 West First Street
Duluth, Minnesota 55802

Meeting Agenda

Heritage Preservation Commission.

Monday, April 11, 2022

12:00 PM

Council Chamber, Third Floor, City Hall, 411
West First Street

To view the meeting, visit <http://www.duluthmn.gov/live-meeting>

NOTICE: The Heritage Preservation Commission will be holding this meeting by other electronic means pursuant to Minnesota Statutes Section 13D.021 in response to the COVID-19 emergency. Some members of the Board will be participating through video conference. Due to the COVID -19 emergency and the closure of City facilities, public comment will not be taken in person. However, members of the public can monitor the meeting and provide public comment on agenda items through WebEx Events. Visit <https://duluthmn.gov/live-meeting> to access the meeting. The public is also encouraged to submit written comment to planning@duluthmn.gov prior to the meeting. Please include "HPC Agenda" in the subject line, and include your name and address and the agenda item you are speaking to. Please note that all public comment is considered Public Data.

1 Call to Order/Determination of Quorum

2 Public Hearings (None at This Time)

3 Consideration of Minutes (March 14, 2022)

4 Communications

Grant Application Skyline Parkway

2022 Historic Preservation Conference

Armory Grant Award

NAPC Cincinnati, Ohio, July 13-17

Rethos Places Reimagined Issue 1, 2022

Expansion of Rooftop Cell Equipment, Old Munger School

5 Report of Final Disposition on Matters Previously Before the Commission

Historic Review of Future Demolition Projects in Historic Districts

6 Reports of Officers, Staff and Committees

7 Consideration of Matters Regarding Commission Action

8 Other Business

9 Adjournment

Heritage Preservation Commission
March 14, 2022 Meeting Minutes
Web-Ex Meeting Format

Due to the COVID-19 emergency, the HPC members participated through video conference from home. The meeting was held as a Special Meeting pursuant to Minnesota Statute 13D.021 in response to the Covid-19 emergency.

1) Call to Order and Roll Call

President Ken Buehler called to order the meeting of the Heritage Preservation Commission (HPC) at 12:00 p.m. on Monday, March 14, 2022.

Attendance: (Via WebEx video conferencing – all votes conducted via roll call)

Attending: Ken Buehler, Stacey DeRoche, Jessica Fortney, Jess McCullough, and Mike Poupore

Absent: Brandon Hartung, and Sarah Wisdorf

Staff Present: Steven Robertson, and Cindy Stafford

2) Public Hearings

PL 22-043 Historic Construction/Demolition Permit (Amendment) Spirit Lake Sediment Remediation

Staff: Steven Robertson gave an overview and introduced the applicant.

Applicant: Courtney Pacelli of the EPA addressed the commission. Their original plan was approved in 2020. They now bring back an amended application. As approved in the original permit, the bridge at Wire Mill Pond was slated to be demolished and replaced with a new bridge. The new plan calls for reinforcing the existing bridge. The excavation below the bridge will be reduced. Mike Poupore asked if the remediation of Wire Mill Pond is changing. Per Pacelli, the impacted material of the pond goes deeper than expected. Dredging it out would have been too extensive. Now they are proposing minor removal with the addition of a 2' protective cap. The area will be re-vegetated. This is considered to be a safer option. Chair Buehler asked if the city is disappointed they aren't getting a new bridge. Per Robertson, he thinks this is a great outcome. Poupore noted the bridge is not part of the original trestle. It is not as old as the rail itself. Chair Buehler noted it was also built after the fire.

Public Comment: No speakers.

MOTION/Second: Poupore/Fortney approved item PL 22-043 for the certificate of appropriateness

VOTE: (5-0)

3) Consideration of Minutes

February 14, 2022 Regular HPC Meeting

MOTION/Second: Poupore/Fortney approved the minutes

VOTE: (5-0)

4) Communications

Request to Comment, 106 Review, Cell Facilities at 3800 London Road and

Request to Comment, 106 Review, Cell Facilities at 130 W Superior Street – Per Robertson, staff has no concerns. These are rooftop sites and there will be no degradation of historic properties. The HPC also has no concerns.

Buildings on Main Conference, Faribault Apr 20-22 – Robertson stated there is a small budget to reimburse commissioners if someone wishes to attend. Commissioners should contact Robertson if interested.

5) Report of Final Disposition of Matters Previously Before the Commission –
No items.

6) Reports of Officers, Staff and Committees

Robertson noted the planning commission has been reviewing interim use permits for vacation dwellings and special use permits for new car washes. Last month the planning commission denied U-Haul's proposal to re-use the old K-Mart building in West Duluth. They didn't feel it was an appropriate fit.

7) Consideration of Matters Regarding Commission Action

PL21-161 Downtown Commercial Historic Design Guidelines – Robertson will send out a doodle poll for a brown bag in which the HPC and the planning commission can meet to compare notes.

2022 Preservation Conference – Robertson noted Eleanor Bacso has been working on pricing and venue availability. The grant was submitted last Friday.

8) Other Business

The Historic Tax Credit program is slated to expire in June. Chair Buehler suggested sending in the HPC's comments to voice their opinion to extend the program. Chair Buehler and Robertson will work on a letter and ask Mayor Larson to comment as well. Jessica Fortney will look for a letter she sent in the past to use as an example. Fortney wanted the HPC to be aware that there is a Rethos office opening in Duluth.

9) Adjournment

Meeting adjourned at 12:33 p.m.

Respectfully,

Adam Fulton – Deputy Director
Department of Planning and Economic Development

April 15, 2022

Rick Murray, Agreement Officer
Federal Highway Administration
US Department of Transportation
1200 New Jersey Ave., SE
Washington, DC 20590

RE: 2022 National Scenic Byways Program
Skyline Parkway State Scenic Byway, Duluth MN

Dear Mr. Murray,

As President of the city of Duluth's Heritage Preservation Commission, I am pleased to submit this letter of support for the **Skyline Parkway Overlook and Interpretive Marker Project** submitted by the State of Minnesota on behalf of the city of Duluth, for grant assistance from the National Scenic Byways Program.

The **Skyline Parkway Overlook and Interpretive Marker Project** would preserve this important historic and scenic regional resource while providing safe transportation to the multiple modes that use and enjoy the corridor. Visitors from around the country are drawn to its vistas and historic character as envisioned over 120 years ago when the road was constructed.

This project, located within the Barden's Peak segment, is a continuation of work that was successfully completed in 2017 with FHWA Transportation Alternative Funds located on two other segments of Skyline Parkway. Unfortunately, the scope of work for the Barden's Peak segment was removed from the project due to lack of funding. The proposed work for this application includes tuckpointing existing mortar joints and reconstruction of portions of the Barden Peak overlook wall as necessary, and drainage improvements to the overlook area and within the Barden's Peak segment. This grant opportunity will allow the city of Duluth to complete this important restoration work.

The Duluth Heritage Preservation Commission urges you to support this important project in the City of Duluth. Thank you for your consideration.

Sincerely,

Ken Buehler
President
Duluth Heritage Preservation Commission

CC: Holly Slagle, Minnesota Department of Transportation
Cindy Voigt, Duluth City Engineer



Subject: FW: PreserveMN 2022 Call for Proposals



State Historic Preservation
Office (SHPO)

March 31, 2022

PreserveMN 2022 Call for Proposals

Proposals Due: May 27, 2022
Conference Location: Duluth
Conference Dates: September 14-16, 2022

We are currently accepting proposals for speaker sessions for Preserve Minnesota, the 2022 Annual Statewide Historic Preservation Conference. The conference will take place in Duluth, Minnesota from Wednesday, September 14 to Friday, September 16, 2022.

Sessions should highlight topics related to Minnesota preservation, archaeology, history, architectural history, preservation planning, heritage tourism, sustainability, advocacy, incentives for preservation, and other related topics. The conference planning committee is interested in sessions that are relevant to the broader issues facing the preservation community, will stimulate and engage the audience, present new and fresh approaches, and can be applied to a range of attendees from across Minnesota

Instructions and a form for submitting your proposal are [available on our website](#). Proposal are due **May 27, 2022**. If you have any questions about your proposal, please feel free to contact Michael Koop by [email](#) or by phone: 651.201.3291



mn.gov/admin/shpo | 651-201-3287 | MNSHPO@state.mn.us

Stay Connected with the Minnesota State Historic Preservation Office:



April 1, 2022

Chris Fleege, Executive Director
Duluth EDA
Duluth City Hall, 411 W. 1st St. Rm. 418
Duluth, MN 55802

Sent via email to: cfleege@duluthmn.gov

Dear Mr. Fleege:

Re: Grant Awards – Redevelopment Grant Program

The Department of Employment and Economic Development is pleased to announce the recent awards from the Redevelopment Grant Program. Following is a list of the projects selected for funding along with the grant amounts.

GRANTEE	PROJECT	GRANT AWARD
Bloomington	Gyropolis Investments	\$58,400
Browns Valley	ToughAg Redevelopment	\$117,000
Duluth EDA	Historic Duluth Armory	\$672,918
Edina	7001 France Avenue	\$650,000
Faribault	Farmer Seed and Nursery	\$611,455
Mankato	Range Street Redevelopment	\$299,479
Monticello EDA	Block 52 Redevelopment	\$517,500
St. Paul	176 South Robert Street	\$158,196
	Total	\$3,084,948

The Redevelopment Grant Program continues to be a very popular program that is over-subscribed with funding requests. We are very proud of this program and the positive effects it has on communities. We are pleased to partner with our grantees to revitalize areas and provide opportunities for job creation and tax base increases that help our communities and State thrive.

Congratulations to the above grant recipients! They can be proud of a job well done!

For additional information, contact Kristin Lukes, Brownfields and Redevelopment Director at 651-259-7451.

Regards,



Steve Grove
Commissioner

C: Senator Jennifer A. McEwen
Representative Jennifer Schultz

MEMORANDUM

DATE: April 1, 2022

TO: Certified Local Governments

FROM: 
Amy Spong, Deputy State Historic Preservation Officer

SUBJECT: Scholarship Notice to Attend NAPC FORUM

The Minnesota State Historic Preservation Office (MNSHPO) is pleased to offer scholarships to Certified Local Governments (CLGs) for the **National Alliance of Preservation Commissions (NAPC) FORUM 2022: Bridging the Divide, to be held July 13-17, 2022 in Cincinnati, Ohio**. This event will feature an exciting series of presentations, tours, and networking opportunities.

Sound intriguing? Mark your calendars for July 13-17, 2022! There will be an Opening and Closing Plenary, Commission Excellence Awards presentations, tours of Cincinnati landmarks, and much more. Information about the FORUM content and registration is available at the NAPC FORUM 2022 [website](#).

As part of the annual CLG pass-through funding, heritage preservation commissioners, staff, and elected officials involved with the HPC are invited to apply for a CLG grant for a scholarship to attend FORUM 2022. Each CLG may request scholarships for an unlimited number of attendees, but awards will be based on available funds and a desire to ensure broad representation from a greater number of CLGs. Scholarships will be awarded on a first-come, first-serve basis, until all funds have been expended.

Scholarships will cover:

- Registration (including tours and mobile workshops)
- Lodging
- Travel (first class airfare is ineligible)
- Per diem: maximum allowable rates are Breakfast: \$11.00; Lunch: \$13.00; Dinner: \$20.00

The match requirement is 70:30, 70 percent federal and 30 percent local match. No cash is required for the 30 percent match. Travel time and attendance at the conference may be used as match.

Please note that the scholarships will be awarded to the CLG, to whom the reimbursement will be made. CLG's will track and list sessions the recipient(s) participated in as part of final reporting. CLG's will also be encouraged to send a short message for posting on MNSHPO's social media pages during and after FORUM 2022 to share what is being learned and how Minnesota communities may benefit.

Application Deadline: Friday, May 20

Beginning on Monday April 11th, CLGs can apply for a scholarship in Foundant, an online grants management system. Applicants can access the on-line grants system here:

<https://www.grantinterface.com/Home/Logon?urlkey=mndeptadmin>

- *If you have previously applied for a CLG grant you should have a user name and password. Please click “Forgot your password?” to reset your password if necessary.*
- *If you are a new applicant, please click “Create New Account” to get started. The system allows you to save your work on an application and come back to finish it later.*
- *The application simply includes the name of the individual applying for a scholarship, their role/relationship to the HPC and the CLG mailing address.*

Source of Funding and Availability

The MNSHPO administers the U.S. Department of the Interior’s Historic Preservation Fund (HPF) Program in cooperation with the National Park Service. Under this program the Department of the Interior specifies that at least ten (10) percent of Minnesota’s annual HPC Program award be designated as pass-through funding to CLGs each year.

As of April 2022, the following Minnesota communities have been certified and are eligible to apply for funds:

Afton	Edina	Lake City	Otsego
Albert Lea	Elk River	Lanesboro	Pine Island
Belview	Excelsior	Litchfield	Pipestone
Carver	Faribault	Little Falls	Red Wing
Center City	Farmington	Mankato	Saint Cloud
Chaska	Fergus Falls	Maplewood	Saint Paul
Chatfield	Florence Twp.	Minneapolis	Saint Peter
Cottage Grove	Gaylord	New Ulm	Stillwater
Dassel	Hastings	Newport	Taylors Falls
Duluth	Henderson	Northfield	Wabasha
Eden Prairie	Kenyon	North St. Paul	Waseca
			Winona

*Federal regulations require interim financial close-out reports at the end of the first federal fiscal year on September 30. This requirement will apply to all projects who have incurred expenses between July 1 and September 30 during 2022.

This program receives Federal funds from the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally assisted Programs on the basis of race, color, national origin, age, or disability. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127.

RETHOS™

PLACES REIMAGINED

Issue 1, 2022

2021 YEAR in REVIEW



RETHOS®

PLACES REIMAGINED

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rethos.org

416 Landmark Center
75 W. Fifth Street
Saint Paul, MN 55102-9775

BOARD OF DIRECTORS

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MINNEAPOLIS
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MINNEAPOLIS
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ST. PAUL
- Secretary** Jane Bisel
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MAGAZINE PRODUCTION

- Hayden Troy** | EDITOR
- Jacqueline McCarthy** | DESIGNER

Rethos: Places Reimagined is a private, nonprofit, 501(c)3 organization dedicated to connecting people to historic places, promoting community vitality and building reuse.

THANK YOU TO OUR...

OUR PROGRAM PARTNERS



MINNESOTA MAIN STREET



THE CHARLES A. WEYERHAEUSER
MEMORIAL MUSEUM



GRANT and FOUNDATION SUPPORT



Production of this issue of Places Reimagined was made possible through a generous grant from



CARL AND VERNA SCHMIDT FOUNDATION

Rochester, Minnesota

COVER IMAGE | Lanesboro, Minnesota

Thank you to our Keystone Sustaining Members

Keystone Sustaining Members, contributing over \$10 monthly or \$100 annually, form the bulk of all gifts Rethos receives and are crucial to providing an ongoing base of community support that Rethos can rely on to advance the mission we all care about.

Thank you to our 2021 Keystone Sustaining Members!

Scott McQueen	Jill Baum
Franklin Noel	Maria Johnson
James Masee	Susan Maki
Jane Bisel	Paul DeGeest
Laurel March	A.S. Buchanan
Linda Donaldson	Anne Parker
Alex Haecker	Carol Jenson
Stephen Fautsch	Carolyn Sundquist
Susan Nixon	Dan Cornejo
Timothy Caron	Dennis Davey
Marjorie Pearson	Erin Hanafin Berg
Charlene Roise	George Edwards
Christine Viken	Howard Ansel
Connie Lies	James and Georgene Angrist
Joe Hayes	James Rustad
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Celia Domich	Jessica Fortney
Cornelius Mahoney	Phillip Drexler
Jeannine Lee and Roger Finney	



Outgoing Board President
Ryan Sailer



Incoming Board President
Chris Sherman



Executive Director
Heidi Swank

The First Word

Rethos executive director Heidi Swank sat down with Ryan Sailer and Chris Sherman, the outgoing and incoming Presidents of the Rethos board of directors. We wanted to know more about what they believe to be the most important achievements of 2021 and what they are envisioning for this year.

Heidi: Ryan, thank you so much for your outstanding leadership as President of the Rethos board in 2021. Last year was significant in many ways. What stands out for you?

Ryan: Rethos really moved forward in 2021. We hired you as our new executive director, and we made some key additions to the team. We worked hard to strengthen relationships within our networks, especially around our efforts to extend the Minnesota State Historic Tax Credit. There's more to do, but we are on a good path.

Heidi: Our organization, like so many others, was faced with challenges related to the ongoing public health crisis. How did you and your fellow volunteer leaders respond?

Ryan: Last year was full of challenges and opportunities for Rethos. The pandemic forced us to adjust how we do our work, moving more online. But we found opportunities there, too. We were able to expand the audience for our classes, be more inclusive, and try new ways to advance our mission.

Heidi: You mentioned some of the accomplishments over the past twelve months. How do you see Rethos building on that momentum?

Ryan: It's really exciting to be part of an organization that's showing its agility and creativity. We added a whole new program last year, the Rethos Policy Institute. We've been doing policy work for decades, but now we have a dedicated program and resources to help elected leaders, administrators, and interested citizens tap into a network of policy experts. That's a major addition to our capabilities.

Heidi: Chris, congratulations on being confirmed as President of the Rethos board of directors for 2022. You have worked closely with Ryan and your fellow directors for a while now. What do you see as the most significant challenges and opportunities for the organization this year?

Chris: Well, as you may have guessed, my top priority is building on the great work we did in 2021. We have already expanded our board to include more voices and perspectives and we will continue to do that. We really need to get that Historic Tax Credit extended this legislative session. So many important historic preservation projects all over Minnesota rely on that proven program in order to make the finances work.

Heidi: Now that I have one full year under my belt, how will we team up to move Rethos forward?

Chris: Heidi, you are tremendous. You hit the ground running when you came here last January from Las Vegas. We work well together and I am eager to work with you and the rest of the board and staff at Rethos. We plan to open an office in Duluth this year and will be making an extra effort to expand our partnerships in northern Minnesota.

Heidi: Ryan, thank you for your outstanding leadership as board President. Do you have any words of wisdom for Chris?

Ryan: Enjoy the ride. Rethos is on the move and building some serious momentum. Think big and big things will happen.

It's really
exciting to
be part of an
organization
that's showing
its agility and
creativity.
- *Ryan Sailer*

2022 Rethos Board of Directors

Welcome new board members, Thomas Hanson and Timothy Stone!

President

Chris Sherman

Minneapolis – Sherman Associates

Vice President

Kristen Anderson

Minneapolis – Hempel

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Collin Kaas

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Kaas Wilson Architects

Steve Knight

Minneapolis – Weis Builders

Tony Simmons

Minneapolis – The Simmons Group

Timothy Stone

Moorhead – Tim Stone Architects

The J. I. Case Building Redevelopment: Rethos' First Historic Rehab Loan project of 2022

Another great state historic tax credit redevelopment project begun by Sherman Associates and Rethos Board President; Chris Sherman has begun.

The J. I. Case Threshing Machine Company built and occupied the building for over 50 years, and it is now on the National Register of Historic Places. The building's historic features, such as its floor-to ceiling windows and 16 ft. high walls will be maintained, while rooftop space, a feature staircase and unique design features will be added.

State historic tax credits help buildings like these extend their use well into the future! Sherman Associates has received an allocation of federal and state historic tax credits to finance the project that is expected to be completed in the first half of 2023.



Photo courtesy Sherman Associates



Director of Community Programs Emily Kurash Casey showing off our fresh new sign at our new office in Winona! We're lucky to share the building with Frozen River Film Festival.

Rethos Opens Winona Office

As Rethos continues to grow its programming and resources around the state, the need to have a physical presence in communities outside the Twin Cities has also grown. Community Programs Director Emily Kurash Casey has been based in Winona, MN the entirety of her time with Rethos. This September, Emily officially opened the Winona branch of Rethos, located at 164 E. Third Street. Emily shares, "It's truly been wonderful opening up shop in Downtown Winona, which is one of the Main Street communities we work with. Being part of an active downtown has been invigorating! It's also been great proof to Rethos partners that we truly mean it when we say we want to have a statewide presence beyond the metro area."

Rethos is sharing space with Frozen River Film Festival. (You can learn more about them at frff.org.) We look forward to seeing you at upcoming events in Winona, soon!

Education Pricing:

OUR NEW

Sliding Scale

Our goal is to keep rehab education affordable by offering classes at a price that fits your budget. When you register for a Rethos class, you'll see four price options. We invite you to select the price that fits your budget best.

- **General Admission** is our standard, suggested rate. We typically charge \$15 for one hour of education and \$10 for every additional hour. For example, a 3-hour class will cost \$35. Classes with more hard costs, like tools and supplies, might cost a bit more. Classes with additional external support like a sponsor or grant might cost a bit less.
- **Sliding Scale Option #1** is the lowest cost option. It is anywhere from \$0 up to one-third of the general admission fee.
- **Sliding Scale Option #2** is the mid-range cost option. It's usually half of the general admission fee, and up to two-thirds of general admission.
- **Sliding Scale Option #3** is the highest cost option. It includes a donation on top of the general admission fee. The above-and-beyond gift supports Rethos' goal to make rehab and maintenance skills available to all. Your gift will directly support low or no-cost admission for those who need it.

If you have questions about our sliding scale registration fees, please email kelly@rethos.org.



Welcome to our new Capitol Pathways Intern, Alejandra!

Alejandra is a junior at St. Catherine University majoring in Public Policy with minors in Political Science and Spanish. She is passionate about human rights, especially as it relates to immigration, and hopes to pursue careers in policy and law areas to further advocate for these issues. She has previously interned with the Advocates for Human Rights and the International Institute of Minnesota in their refugee and immigrant services programs. Alejandra applied to Capitol Pathways to get hands-on experience with policy issues and to better understand our state government.

Correction

In the last issue of *Places Reimagined*, the article on filming at the Warden's House in Stillwater neglected to mention that this project was partially funded by the Minnesota State Historic Preservation Office in the form of a Certified Local Government (CLG) grant to the City of Stillwater, which is pass-through funding from the SHPO's Federal partner, the National Park Service. We regret the omission.



CLASSES

All class registrations can be made at rethos.org/classes.

2 APR REHAB LAB: RE-ROPING DOUBLE HUNG WINDOWS

9:00 AM – 1:00 PM | Saint Paul, 753 Hague Ave, St Paul, MN 55104

Broken sash cords are one of the most common problems that happen with old double-hung windows. The good news is that it's not that difficult or expensive to repair them! In this Rehab Lab, you'll learn how to carefully remove your window sash and repair sash cords, ensuring that your window opens smoothly...and stays open.

Olivia Siem and Anders Christensen from TigerOx Painting will demonstrate proper techniques and discuss necessary tools and supplies. This workshop will take place in an old house in St. Paul with plenty of windows for you to practice on. You'll leave with a hardware store shopping list and a brand new home repair skill!

12 APR BUILDING PERMITS PRIMER - 2 CE CREDITS

1:00 PM – 3:00 PM | Zoom Webinar

Do I need a permit for my building project? Curious as to why? Puzzled by what determines when you need a permit and when you don't? Then this class is for you! Gain useful knowledge about the ins and outs of permitting from this comprehensive webinar. Building Permits Primer will cover when you need a permit, why you need one and what you need to know before applying. The class will review building and related projects, including permits for fencing, electrical systems, heating and cooling (HVAC) and plumbing.

Instructor Chukwunyere 'Chuks' Ugochukwu recently built a home and will share his experience and provide examples from communities of various size across the state.

This course has been approved by the Minnesota Commissioner of Commerce for 2 hours of real estate continuing education. It is open to all.

14 APR ^R MAXIMIZING WINDOW ENERGY EFFICIENCY

5:30 PM –7:00 PM | Zoom Webinar

Are you worried that your old wood windows might be getting a little drafty? Have you thought about replacing your old wood windows with new windows to save energy? Well, wait a second! Did you know that it's almost always cheaper, easier, and more energy efficient to tune up your old wood windows than it is to replace them? Join window restorer Joe Hayes for a webinar all about how we can make our old windows more energy efficient in small, affordable ways. Joe will explore common myths around window energy efficiency and show you some easy ways to weatherize your old windows. You'll learn plenty of tips and tricks that will help keep your home comfortable all year long!

3 MAY ^R OLD HOME WEATHERIZATION: LOW-COST UPGRADES

6:00 PM –7:30 PM | Zoom Webinar

Did you know that small, low-cost updates to your older home can make big differences to your energy use and budget? There is no shortage of projects you can tackle that will reduce energy usage, save you money, and prevent bigger issues down the road. Join experts from the Center for Energy and Environment for this info session, jam-packed with tips & tricks for homeowners like you! You will learn about: Low-cost upgrades like caulking and door seals, how to maximize sunlight/shade and other behavioral shifts and where to find materials, tools, and how-to tips for tackling various projects.

7 MAY ^R HISTORIC FINISHES: VARNISH, STAINS, DYES, AND WAX

9:00 AM –12:00 PM | 315 3rd Ave S, St Cloud, MN 56301

This class, taught by Mark Johnston of Historic Design Consulting, introduces you to wood finishes commonly found in older homes. Mark will discuss the differences between varnish, stain, dyes, and waxes. He'll describe how to identify these finishes in your home and will demonstrate best practices for application, cleaning, and repair. You'll have the opportunity to practice these techniques during class at a historic home in the South Side Historic University Neighborhood. Come with your questions and curiosities about historic wood finishes! We'll supply all the tools and materials.

24 MAY ^R REPAIRING & RESTORING OLD WINDOWS

5:00 PM –7:00 PM | Hayes Window Restoration (Outdoors),
4439 Hiawatha Ave, Minneapolis, MN 55406

Do you have old wood windows in need of some TLC? Ready to practice window repair skills? Join window restorer Joe Hayes for a hands-on outdoor workshop all about windows. Joe will explain common window issues and demonstrate basic repairs. This class will focus specifically on glazing, paint prep, and painting. Participants will have their own station at which to practice these skills. You are invited to bring a window from home. We'll also have plenty of practice sash to use. Designed for homeowners and property owners who plan to restore and repair their old windows, this workshop is primarily a hands-on practice session and will be hosted outside.

Rethos' First Ever Buildings on Main Street Conference Coming This Spring

Are you ready to fully utilize and rehabilitate your community's historic downtown buildings, but wondering where to start? Or is your community heavily involved in downtown development and ready to tackle new steps in the revitalization journey?

You're in luck! Rethos is hosting its very first Buildings on Main Street Conference April 20 –22 in Faribault, MN! The Buildings on Main Street Conference is an opportunity for Minnesota Main Street districts and communities interested in revitalizing their aging downtown buildings to obtain tools, knowledge, and resources to help their communities flourish.

This conference is geared towards Minnesota Main Street staff, board, and volunteers; Heritage Preservation Commissioners; city staff; building owners; and anyone interested in downtown revitalization! No matter how big or small your community is, the Buildings on Main Street Conference is for you! This two-day event will offer several unique and fascinating sessions, including:

- **Demystifying Building Inspection**
- **Maintenance Planning**
- **Energy and Sustainability in Old Buildings**
- **Main Street Essentials**
- **And much more!**



Some sessions will be geared towards communities that are in the early stages of downtown development, while other sessions will advance the skills of those that are already deeply immersed in building revitalization. All sessions will take place in beautiful historic Faribault buildings!

The Buildings on Main Street Conference will also include keynotes featuring success stories from regional redevelopment projects in communities ranging from small towns to mid-size cities.

Rethos and Faribault Main Street will be hosting plenty of exciting local activities and networking opportunities in the evening hours, so don't miss out on the fun!

You can register on Rethos' website at the following link: www.rethos.org/events/buildings-on-main-street-conference. Take advantage of our early bird registration prices now through March 21 at 5:00pm! We can't wait to see you in Faribault!

2021 YEAR IN REVIEW

COMMUNITY PROGRAMS

Rethos Community Programing encompasses the programs that work with individuals, businesses, and community leaders to make preservation and building reuse possible. Community Programs has two primary areas it works in – Education and Minnesota Main Streets.



Since 2010, Rethos has been the Main Street America™ Coordinating Program in Minnesota and our staff collaborate on a local level to help rural communities maximize the unique cultural and business identity of their downtown business districts. We work with local stakeholders and entrepreneurs to create a space that fits the needs of residents, recognizing that communities are stronger when they have a thriving local economy that is rooted on main street. Our Main Streets Minnesota programs are aimed at fostering community regrowth through various building reuse strategies that support small business entrepreneurship, promote existing cultural assets, and engage local talent.

EDUCATION

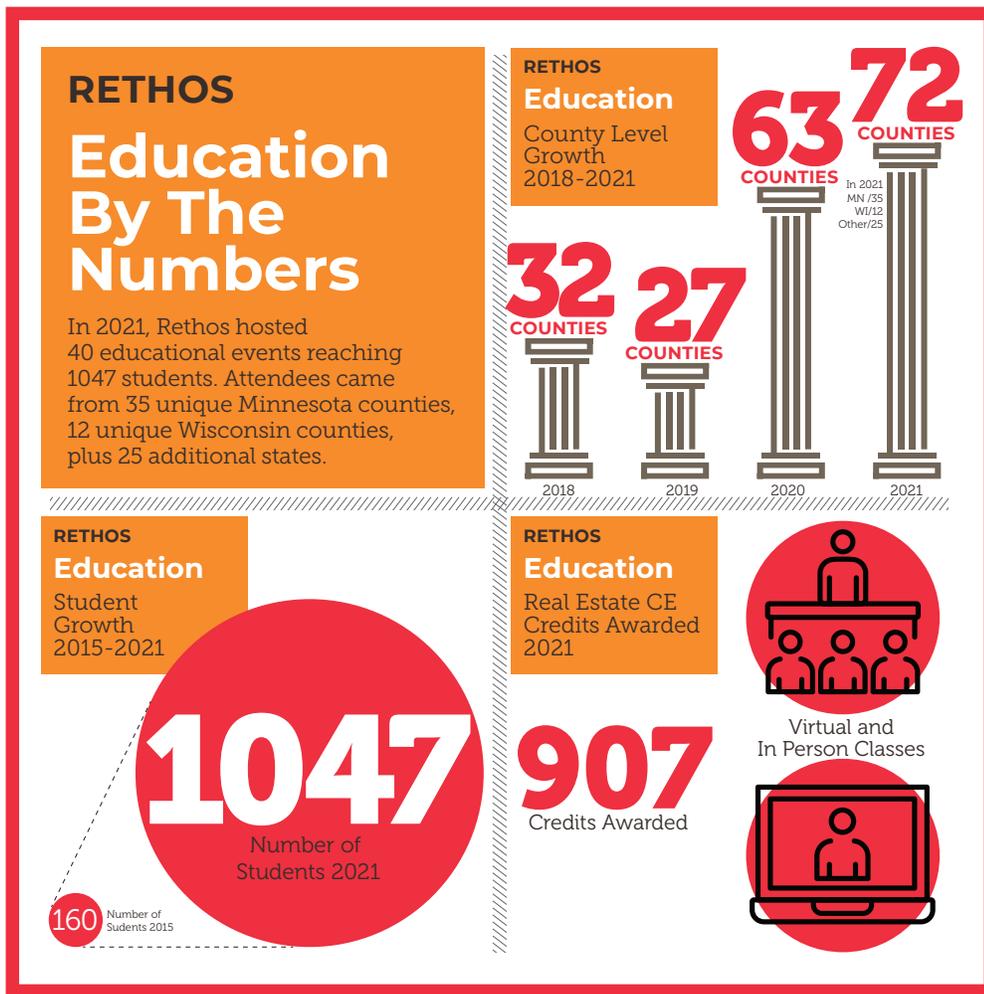
Rethos Education works to empower individuals with the tools, skills, and experiences they need to restore and revitalize the places they live in and value. By delivering unparalleled hands-on workshops and classes, Rethos is creating an expanding network of homeowners, craftspeople, and Realtors, who possess the passion and knowledge to care about and care for old buildings and neighborhoods. As housing stock across America's cities and towns continues to age, this program provides vital resources to residents, helping maintain our living spaces in a sustainable, affordable, and equitable way.



The Historic Rehabilitation Loan Program helps to reimagine underutilized spaces into vibrant, modernized buildings that generate income, sales, property tax, and new enthusiasm in their communities. We partner with industry leaders in development, finance, construction, and legal fields to provide exceptional service that is cost-effective, fast, and reliable. Historic tax credits encourage investment in historic preservation and building reuse. We help make the most of these credits.



Founded in 2021, the Rethos' Policy Institute serves as a resource for elected leaders, local and state government officials, active community members, and everyone interested in promoting the best practices in public policy around historic preservation and building reuse.



Main Street Reinvestment total private dollars
\$58,476,059

Main Street Reinvestment total public dollars
\$15,211,570

Main Street jobs created
304 Full-time Jobs
134 Part-time Jobs

Main Street buildings rehabbed
192

Main Street New Small Business Expansion
59

Main Street volunteer hours
5,010

Value of Main Street volunteer hours
\$143,376

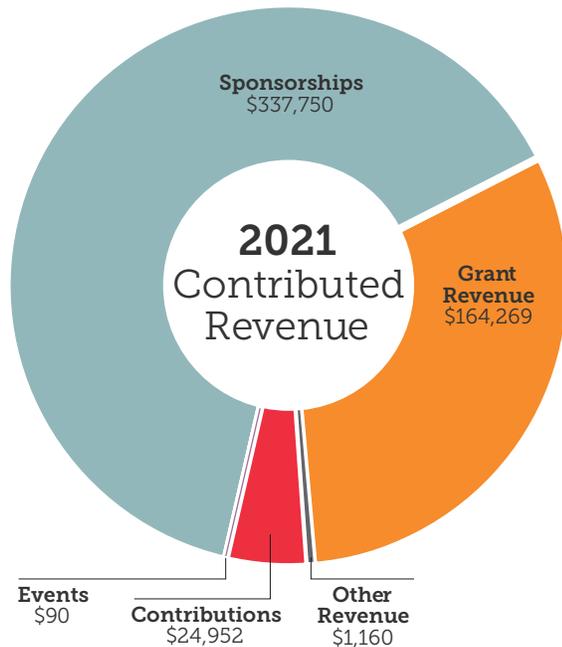
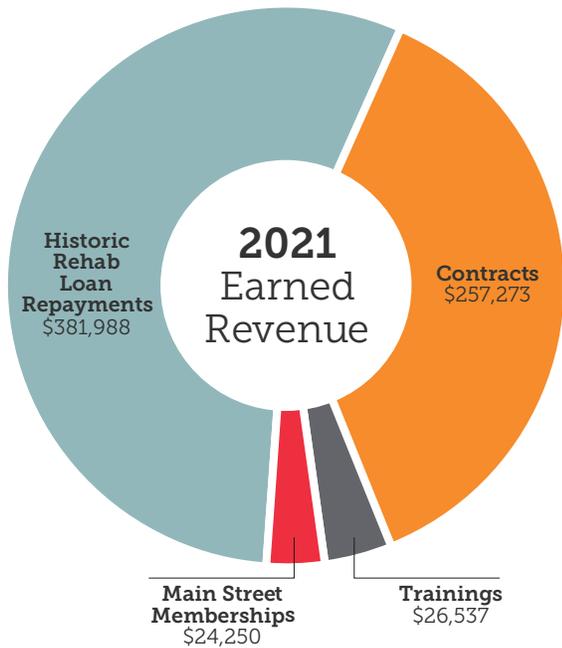
Attendees at Main Street Events
68,856

Rethos staff and Board of Directors continue to carefully manage the organization’s resources. We limit operational spending for the fiscal year to remain within our budget, and supplement by additional service revenues.

These graphs identify the sources of operational revenue and our use of those funds. For review of Rethos’ IRS Form 990, contact Executive Director Heidi Swank at 651.293.9047.

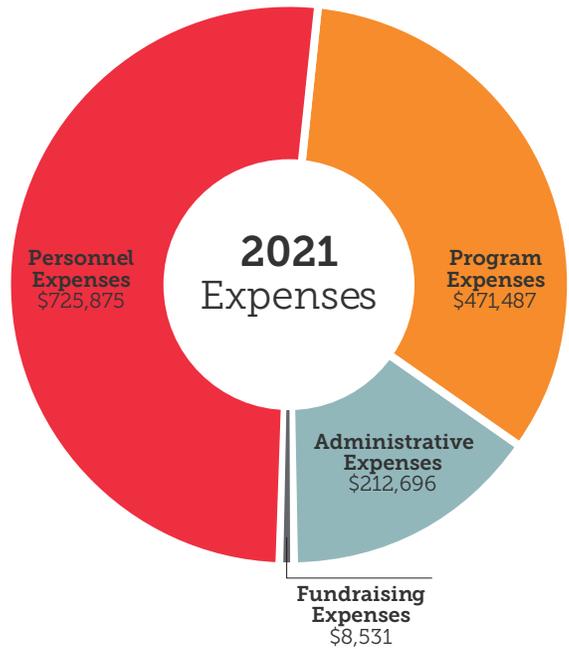
REVENUE

EXPENSES



2021 Total Revenue
\$1,366,390

*Includes additional \$148,119.00 released from restrictions in 2021.



2021 Total Expenses
\$1,418,590

2021 Donors

\$200,000+

Minnesota Historical Society

\$50,000+

Dominium

Sherman Associates

\$25,000+

Weis Builders

Winthrop & Weinstine

\$10,000+

Mulcahy-Nickolaus

Bridgewater Bank

Colliers Mortgage LLC

D&M Industries

Hempel

Major Mechanical Inc.

Medina Electric

National Window Associates

Prindle Painting

Skyline Fire Protection, Inc.

\$5,000+

Carl and Verna Schmidt Foundation

Hennepin County

City Of Willmar

Steve Knight

Acme Tuckpointing & Restoration

Advanced Masonry Restoration, Inc.

B&P Drywall

Carl Bolander

Enhanced Historic Credit Partners

Gardner Builders

Hightower Initiatives

New History

US Bank

W. L. Hall

\$1,000+

Braun Intertec

Gresser Companies

Guaranty Commerical Title

Hess, Roise and Company

Loucks, Inc.

Minnwest Bank

City of Stillwater

Lake Superior Area Realtors

Historic Preservation Education

Foundation

Ryan Sailer

Verve Realty

Burns and Hansen

Jeff Hall

University of Minnesota

Allegion

DJR Architecture

Hust Law Firm, PLLC

Jackson Law Firm, PLLC

JB Vang

PWS

Gary Stenson

National Trust for Historic Preservation

Anders Christensen

Five Wings Arts Council

Henry and Sarah Wheeler Foundation

Jane Bisel

Nick Place

Carlisle Tax Credits

Saturday Properties

Thank you
to all our
donors!

For a
complete
donor list

visit
[rethos.org/
ways-to-give](https://rethos.org/ways-to-give)



What's Up DOWNTOWN?

We know, it is hard to keep up with all the great work our Main Street communities are doing! But did you know that they all have Facebook pages where they regularly put highlights from their downtowns? Check out these quick updates below or dig more in depth on the connected links!

Albert Lea: The Big Freeze takes place in Albert Lea in mid-February! Complete with a pancake breakfast, pond hockey tournament, and scavenger hunt, it's the festival we need to embrace winter while it lasts!

Faribault: The sixth annual Faribault Flannel Formal is happening in mid-March! Donning their finest flannel, attendees will enjoy live music, games, and a hotdish contest!

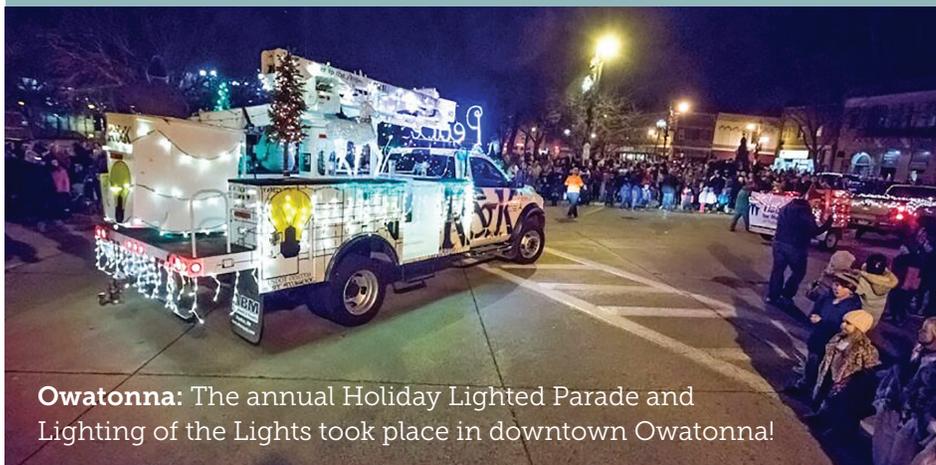
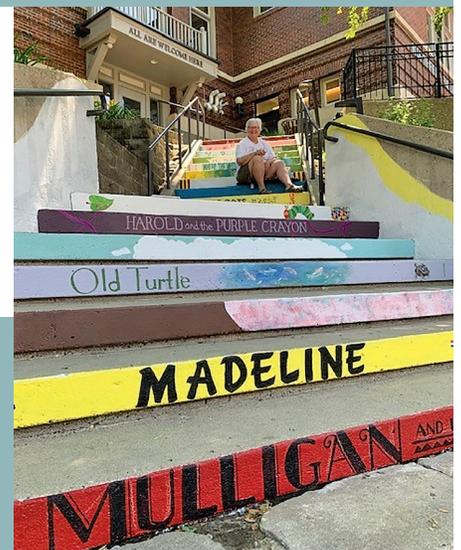


Willmar: Sweet little snowmen have been popping up in downtown Willmar! Community members have been asked if they'd like to design and paint more snowmen for next winter, with a prize awarded for the best design!



Lincoln Park (Duluth): Love is in the air in Lincoln Park! Bingo and a light projection show are part of the Valentines Day plans up in Duluth!

Northfield: 2021 was a great year for art in Northfield! Be sure to visit their Facebook page to see all the new community art!



Owatonna: The annual Holiday Lighted Parade and Lighting of the Lights took place in downtown Owatonna!



BY RETHOS

Red Wing Redevelopment Challenge



MINNESOTA
MAIN
STREETS
BY RETHOS

As Main Street Communities grow in their revitalization efforts, it's important to make steps toward deep and lasting transformation in a district, going beyond the activity that takes place early on. While shopping events, community celebrations, and general promotion is crucial to downtown success, it's also important to take on more in-depth project that directly speak to the needs of their district. Red Wing Downtown Main Street (RWDTMS) is stepping into the next phase of their program life, and has a great tradition of using the "Challenge" to spur activity in their district.

Their first effort was the Restaurant Challenge, which took place in 2015, and focused on activating vacant spaces to spur dining options in downtown Red Wing. In collaboration with the City, Port Authority, and Housing Redevelopment Authority (HRA) the Restaurant Challenge led interested entrepreneurs through a multi-week course, building business plans, meeting with experts, and learning about what it takes to open a business. This course culminated in a business pitch, with the "winner" being awarded a package of reduced rent for six months, \$20,000 from the HRA for hard assets, in-kind marketing,

accounting, advertising and other business expense package with a \$40,000 value, and kitchen equipment valued at \$40,000 which was purchased by RWDTMS through a grant from the HRA. Once the restaurant remained open for five years, they owned the kitchen equipment outright. Staghead, located at 219 Bush Street, was the winner of the Restaurant Challenge, and it's become a hot spot for locals and visitors alike. While this challenge was great for the winning businesses, it also fostered additional growth in downtown. A food truck also opened as a result of this challenge.

Following the Restaurant Challenge's success, Red Wing DTMS launched the Retail Challenge in 2016. This challenge had a similar concept as the Restaurant Challenge. This challenge also fostered growth for more than one space in downtown, and two additional stores and one pop-up shop opened following the Challenge.



Once again, Red Wing is using the Challenge concept to foster downtown revitalization, but this time they're trying a new tactic—working with buildings and developers to redevelop historic sites. By collaborating with partners at the City of Red Wing, Red Wing Housing & Redevelopment Authority, Red Wing Port Authority, Goodhue County, and the Jones Family Foundation, Red Wing Downtown Main Street is creating a program that developers and building owners can use to match funding and spur economic and housing growth in the historic downtown area. In addition to previous funding from public sources, this challenge is also incorporating funding from local foundations, creating a true public/private collaboration for revitalization.

Taken from the Revitalization Challenge application:

“Community partners are offering an incentive package worth up to \$335,000 for 1 (one) redevelopment project that will be completed by December 2023 (or 18 months after the project is awarded) and located within the downtown Red Wing historic district of downtown.

The Red Wing Redevelopment Challenge utilizes existing funding sources dedicated to downtown revitalization in combination with local foundation funding to provide this financial assistance program. This pilot program will enable the community of Red Wing to market a suite of redevelopment financial assistance tools together, demonstrating the integration of multiple redevelopment resources and supporting vertical infrastructure projects that contribute to the continued development of downtown Red Wing.”



“The key to our success is collaboration,” shared RWDTMS Executive Director Megan Tsui. “We [at RWDTMS] bring very few physical resources to the table, but what we’re good at is bringing organizations and people together that have those resources. The role of RWDTMS in Red Wing is to collaborate. We build partnerships that can make a difference and work towards a collective goal. I recognize that we at Main Street can’t wait to be invited to the table. We create the table and fill gaps.”

Red Wing is certainly seeing the continued impact of these challenges, which would not have happened without the leadership of the Main Street program. We look forward to seeing the results of the Redevelopment Challenge, and the future growth of Red Wing Downtown Main Street!

Photos: Pam Dusbabek

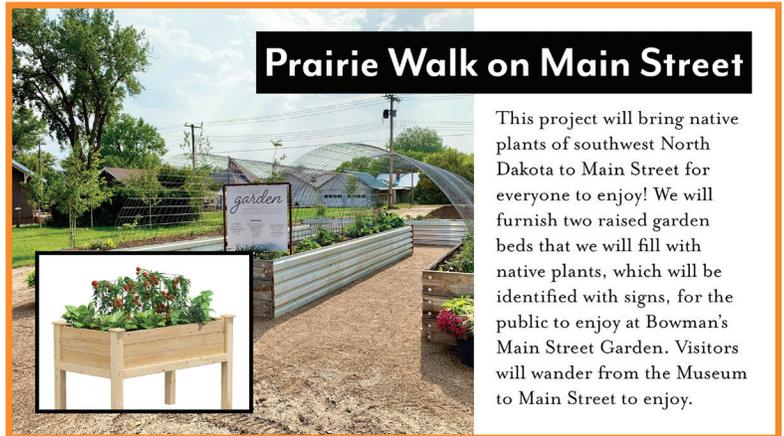
Artists on Main Street in North Dakota

In 2021 Rethos together with Springboard for the Arts worked with North Dakota Commerce to bring Artists on Main Street to the state of North Dakota. "The accelerated program offers technical assistance and funding to develop artist-led projects that help make main streets active, welcoming and vibrant, and engages residents of all ages in conversation about the community's past and future," stated Tracey Miller, Community Development Liaison for North Dakota Commerce.

Starting in summer 2021, Artists on Main Street did a pilot project with one community in North Dakota—Bowman. Located in Southwest ND, Bowman has a population of 1,560, and is facing issues many small Main Streets are struggling with such as vacant storefronts and lack of options for participation in downtown. Brooklyn Engelhart, Creating Marketing Coordinator for the Bowman County Development Corporation/Bowman Area Chamber of Commerce, led efforts with the Bowman team.

Brooklyn shared, "Artists on Main gave some of our local artists the courage to jump back into their art practices or try something new all while supporting their vision of a vibrant Main Street. I think that was my favorite part, seeing some of our artists find their love for creating again and the passion to share it."

Projects in Bowman took place in fall 2021 and will finish in spring 2022. Although all Rethos' interaction with Bowman artists was virtual due to the pandemic, it was incredibly inspiring to begin this work in another state. In addition to the work that happened in Bowman, Emily Kurash Casey, together with Brooklyn Engelhart, presented Artists on Main Street to the North Dakota Main Street conference attendees in Fargo during October 2021. We look forward to more Artists on Main Street projects in North Dakota this year!



Prairie Walk on Main Street

This project will bring native plants of southwest North Dakota to Main Street for everyone to enjoy! We will furnish two raised garden beds that we will fill with native plants, which will be identified with signs, for the public to enjoy at Bowman's Main Street Garden. Visitors will wander from the Museum to Main Street to enjoy.



Art Drop Bowman

Inspired by World Art Drop Day, 25 ceramic bison will be hidden throughout Main Street with visual clues left on Instagram with #artdropbowman. Whoever finds the bison gets to keep it. This engages the community to experience their Main Street in a new and exciting way.



Artists on Main Street Training in Bowman

Photos: Brooklyn Engelhart



Welcome new Old Home Certified agents!

Did you know Rethos is the sole provider of Old Home Certified, a one-of-a-kind designation for Minnesota real estate agents? Every year, Rethos designates a new crop of Old Home Certified agents with a comprehensive, two-day course. Expert instructors teach about Twin Cities neighborhood history, historic preservation, old home sustainability, researching house histories, and more. Agents leave with a wealth of resources and tips for buying and selling old homes.



This year, Rethos was lucky to partner with VIBE Realty to host the course. VIBE is a brokerage located in St. Paul's beautiful Historic Hill District. Thank you to

the wonderful team at VIBE for supporting our work!

Most importantly, congratulations to the 28 agents who took the full course and are now officially Old Home Certified agents! If you're considering buying or selling an old home, check out our full list of Old Home Certified agents at www.rethos.org.

Photos: Brian Fisher

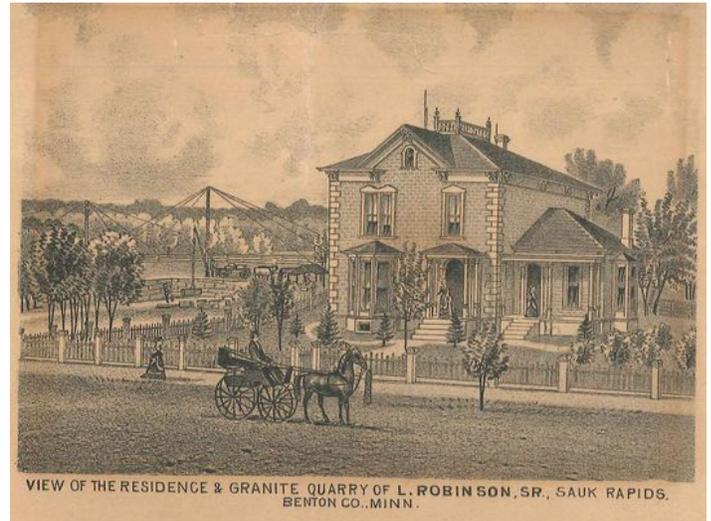
Preservation Month: Deconstruction Workshop Series

Rethos recently received a grant from the National Trust for Historic Preservation to create a pilot series of virtual education workshops about building deconstruction and how it connects to historic preservation. Deconstruction allows us to salvage the high quality, historic components of unviable buildings and put them back into the construction resources pipeline, making them usable in future rehab projects.

This grant will fund curriculum development for three workshops. Each workshop covers a different component of deconstruction. We will discuss the basics of deconstruction as a demolition alternative, the environmental benefits of deconstruction, and its intersections with preservation and material heritage. Classes will happen on the 4th, 11th and 14th of May and will be open to the public, encouraging a rich conversation on the connections between heritage and material management. Stay tuned for dates and more info!



Introducing: Robinson-Stanton House!



Near the heart of the city of Sauk Rapids, MN, stands the grand and beautiful Robinson-Stanton house. The oldest documented house in Sauk Rapids, and perhaps the oldest private home made of solid granite in Minnesota, it was constructed by Leonard Robinson in 1873 out of granite harvested from a quarry just one block away from the house itself.

The house was purchased by the Hommerding family in the early 1900's and was converted into a group home, resulting in two separate additions in the 1960's and 1990's. Eventually, the group home was closed as federal restrictions tightened in the early 2000's. Having sat vacant for several years and with talk of eventual demolition, the Benton County Historical Society chose to purchase the house in the Fall of 2019.

The Benton County Historical Society is currently in the process of converting this massive 9,400 square foot home into their new museum, research, and archives facility. The museum and historical society operations will be located on the main floor, which includes the original 1873 granite structure. The research facility will be in the 1990's addition, and the archives and records will be located in the 1960's addition. The Historical Society plans to open Robinson-Stanton house for public viewing and visiting in Spring of 2022! This house truly is one-of-a-kind, with a visual history that provides a captivating timeline of the last 146 years!

Rethos will soon be hosting classes and tours at the Robinson-Stanton house, so you too can see this amazing slice of history up close! Keep an eye on our website for more information and upcoming events.



Deconstruction and Salvage at Great River Children's Museum in St. Cloud

By Ann Marie Johnson,
Rethos Central MN Education Coordinator

On a bright sunny afternoon in early January 2022, a small group of volunteers got together at the Great River Children's Museum (GRCM) in downtown St. Cloud to help with deconstruction and salvage. The emerging nonprofit is working to get its site ready to serve children of all ages across the central Minnesota region and beyond. Donated to the organization in December 2018 by Liberty Bank Minnesota, the building is a compilation of structures dating back to the early 1930s. The location's rich history shows the key role it has played and continues to play in the community, housing everything from a chicken hatchery and grocery store to a car dealership, print shop and, more recently, a bank.

The determined efforts of GRCM's board and staff, both paid and unpaid, to disassemble and salvage as much of the building's material assets as possible serves as a role model for other property owners and developers. Their success in keeping thousands of pounds of materials in use and out of landfills highlights the value of building reuse and the structural sustainability that is often unrecognized but is typically found in many older and existing buildings. The additional revenue garnered for the organization is an added benefit. Recycling pays!

Among the tasks for the volunteers were hauling diffusers and other metal pieces from the reworked HVAC (heating, ventilation, and air conditioning) system to an outside dumpster destined for metal recycling, disassembling fluorescent ceiling light fixtures, hauling and stacking fluorescent tube lights, bundling electrical wire for transport to recycling, and removing electrical panels and conduit boxes. Museum board members and volunteer staff were onsite helping organize the efforts and were eager to get things done and ready for the contractor scheduled to arrive early the next morning. The tasks ranged from simple to complex, making for an easy fit with all skill levels (mine being solidly in the unskilled labor department). The event showed how with a little effort and determination, a lot can get done and much can be saved.

The time and effort of the volunteers was greatly appreciated by the museum and the results of that weekend's work were shared with everyone. Four loads of salvaged building materials were hauled to recycling, generating \$1,350 in revenue for the museum. This is added to the over 35,000 tons of materials that had already been salvaged and recycled by the end of the previous year. The bundled wire,



metal and other deconstructed building materials that were recycled instead of landfilled had both an economic and environmental impact on the community. Through their building project, GRCM is helping to flip the thinking from automatic demolition to seeing deconstruction and salvage as a viable option. Building disassembly and material salvage keeps useable materials out of landfills and helps better protect the environment. The labor intensive process also provides jobs and job training.

Perhaps St. Cloud's location along the mighty Mississippi River, its abundant and well-loved greenspaces - from nearby Lake George and Clark Field to the public landscapes of the city's new Southeast St. Cloud New Deal-Built Landscapes Historic District - or the examples of other local reused and repurposed buildings in the area have helped to encourage the level of care for community and the environment showcased by the museum's efforts. Whatever the reason, more power to them!



REUSE IN ACTION: Historic Schools Around Minnesota

In May 2020, voters on the Iron Range approved a school consolidation plan that had been under discussion and negotiation since 2017, merging the Virginia and Eveleth-Gilbert school districts. The consolidation includes the planned construction of three new schools. This plan has made six current schools and two vacant school buildings available for either demolition or reuse.

At the urging of some Range-area citizens who wished to see how the remaining school buildings could be reused, Rethos Policy Institute director Erin Hanafin Berg presented options for potential reuse to the Rock Ridge School Board and Gilbert City Council in early January. Numerous schools have been adaptively reused in Minnesota as housing, including projects in Cloquet, New Ulm, and Winona that were completed within the past couple years. Other schools have been repurposed to provide community spaces, public libraries, city offices, community organizations, and a multi-purpose reception and performance venues.

Like many single purpose structures, school buildings can sometimes seem like challenging candidates for adaptive reuse. Surprisingly, nothing could be farther from the truth. Although not suited for every reuse, former schools have quite a few enduring design and construction characteristics that make them great for repurposing. With sturdy brick construction, spacious hallways, plumbing and

electrical hookups, and ample classroom space, schools can be converted to community centers, offices, and apartments – and more. Whether still owned by the community or taken on by a local developer, these schools have the right features to continue to welcome community members long after students have left the building.

Central Square and Madison Place (Winona)

The Central Grade School in Winona originally opened its doors in 1930, operating for over 80 years before its closure in 2012. Its storied career of contributing to the local community didn't end there though. Although small in size, the building's quality Gothic Revival design and interior tile and carved stone features were too great to destroy. Using Minnesota's State Historic Tax Credit, developers were able to renovate the school into 15 units of housing, which opened in 2021. A similar project nearby, undertaken by a different developer, turned the historic Madison School into 21 apartments. Both buildings are fully leased and have waiting lists for new tenants.





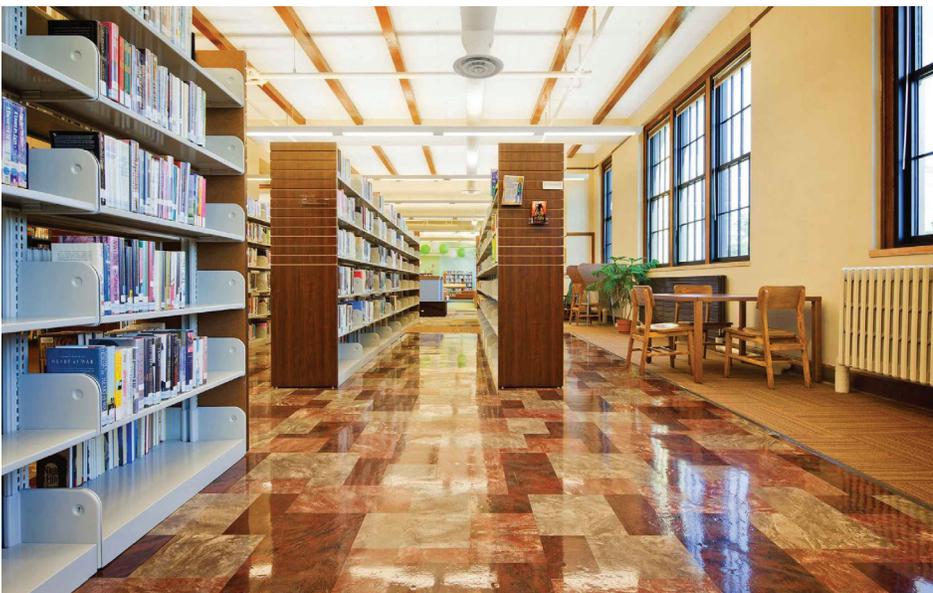
Carlton Lofts (Cloquet)

Formerly the Cloquet High School and most recently the Middle School, the Carlton Lofts reimagine the 1920 and 1954 structures into a combined 57-unit residential building. To support community housing, a majority of the units are at workforce housing rent levels, while 20% are at market rate. Roers Companies recycled a lot of materials in the building, including original wood, concrete, and metals. They also integrated quirky remnants of the school into the overall interior design. Objects like chalkboards, lockers, and classroom doors make it a unique and engaging place to live. The project, which opened in 2020, was supported by Minnesota’s State Historic Tax Credit.



Glencoe City Center (Glencoe)

Serving in its time as the Grade, High and Middle school for the Glencoe community, the current Glencoe City Center began its transformation in 2009. Now listed on the National Register of Historic Places, the city center houses a myriad of community entities, a public library, as well as civic offices for the City of Glencoe. On any given week, the City Center continues to give back and house a number of public events, wedding receptions, local youth dances, clubs, and senior citizen groups.



ADAPTING HISTORY

The 1222 University Project



The Minnesota State Historic tax credit is instrumental in promoting the rehabilitation of historic structures across the state. Many of these buildings go through a process called 'adaptive reuse'. Adaptive reuse refers to the process of reusing an existing building for a purpose other than which it was originally built or designed for. Through this process, the outer structure and 'feel' of the historic building are maintained but it's interior layout may be altered to fit a new purpose – such as providing affordable housing, commercial office space or becoming a small business location.

Through our support of the State Historic Tax Credit, Rethos partners with many building projects that are adaptively reusing historic structures. Recently, our staff received a tour of one of these buildings, seeing firsthand how architects and developers give old buildings new purpose.

Located on the corner of University Avenue W. and N. Griggs St. stands a four-story tall Modern Gothic Style commercial building. This building was originally constructed as the primary manufacturing site for the St. Paul Casket Company in 1923. The original building was designed in 1922 by the St. Paul architectural firm Allen H. Stem.

1222 University





This site, now recognized on *The National Register of Historic Places*, was notable for its vertically designed assembly process, with raw materials being freight lifted to the top floor and assembly happening in different stages as the casket traveled down floor by floor.

Additionally, the building housed a large showroom for funeral directors and individuals to view and purchase caskets on-site.

Since the end of its use in casket manufacturing in the 1950's, the building saw various usage as a warehouse for other companies. Recently, it was acquired by the development company JB Vang, who intends to renovate the structure. Utilizing both Federal and State Historic Tax Credits, Low Income Housing Tax Credits, and Tax Exempt Bonds issued through the City of Saint Paul, JB Vang intends to convert the old St. Paul Casket Company building into a thriving, affordable housing community. The finished product, scheduled for about a year from now, will bring 55 new units of affordable housing to St. Paul's Midway neighborhood.

The building itself is an ideal candidate for this type of redevelopment. Its reinforced concrete structure provides solid basis for rehabilitation, with little major restoration required to the foundational components of the building.

Historic name:

St. Paul Casket Company

Developer: JB Vang

Architect: Pope Architects

Historic Consultant: Landscape Research

About JB Vang – founded in 1984 the firm offers development services, construction services, advisory and management services for real estate throughout St. Paul

Likewise, the wide factory installed windows will allow plenty of light in residential rooms. Its location adjacent to public transit, sitting near the Lexington station of the light rail, makes it ideal for an affordable housing project not to mention immediate access to surrounding commercial businesses and



Allianz Field. The layout and redesign of the building will be carried out by Pope Architects; Amy Lucas of Landscape Research is the historical consultant.

The tax credits and tax-exempt bonds being issued by the City of Saint Paul are an integral part of this project, helping JB Vang close financing gaps that would have otherwise made this project, along with the building it is preserving and the housing it will provide, unfeasible at the affordable rents being underwritten. There has been community wide effort between the City and the Union Park District Council in trying to preserve the historical integrity and rich character this building brings to the Midway while also providing access to much needed affordable housing.

Building History (from NR nomination)

Built between 1922-1923 and designed by St. Paul architectural firm Allen H. Stem.

Designed in commercial style with Modern Gothic detail.

Construction: reinforced concrete with structural clay tile partitions, roof and walls.

Exterior is covered by light-gray-beige stucco.

Significance: It was the home for almost 30 years of a large specialized manufacturing company for caskets that was one of the most important in St. Paul and Minnesota at the time. Also significant for its notable example of a 1920s industrial building designed as a multi-story vertical urban factory.



Rethos Easement Program Revamp

As Rethos celebrated its 40th birthday last year, we wanted to draw attention to our oldest program: Easements. Since 1986, Rethos (then the Preservation Alliance of Minnesota), has held preservation easements on historic buildings in Minnesota. This preservation tool keeps buildings in good condition and prevents against demolition.

What is an Easement?

An easement is a restriction on the property that transfers the rights to certain features to another entity that isn't the property owner. For old buildings, this pertains to certain aspects of the buildings design – like the building's facade – but can also apply to the property's landscape and the building's interior. Preservation easements typically restrict certain activities on the property, for example, demolition of the building, storing of trash or debris, or any use that would alter the view or experience of the building's architectural design. They are recorded with the title of the property and run with the land in perpetuity. The ultimate goal is to ensure that the certain values of the property are preserved and maintained as the property changes hands for (in theory) forever.

Why would someone want one?

Property owners are motivated to place easements on their property for several reasons. With the end goal to preserve the property in perpetuity, a property owner may want to ensure that their building is protected against development pressures where there aren't any other protections. For example, a building that falls outside of a city with a historic preservation ordinance. Another scenario might be a homeowner who restored their house and wants to protect their work after they eventually sell their home. Additionally, certain tax advantages accompany the donation of an easement to a qualifying organization (like Rethos), where the value of the easement (as determined by an appraiser) can be taken as a tax deduction by the property owner.

How does one put an easement on their property?

Rethos recently redefined the process for accepting easements. The first stage is the pre-application phase where Rethos staff work with a property owner to obtain due diligence items to make a determination of whether or not Rethos would be interested in accepting the easement. This



Gilbert Building, St. Paul

What kind of properties?

Rethos is open to all kinds of properties interested in easements. Our current portfolio ranges from single family homes to downtown commercial buildings, and even includes a farmstead and a former post office.

Certain tax benefits of an easement donation require the property to be a certified historic property according to the IRS. Property owners may have various motivations for donating an easement and are willing to do so without a tax benefit and with a property that doesn't have any designation status. Rethos is open to talking with any property owner about potential easements, however, please contact your accountant or lawyer to get the full breadth of potential tax advantages of an easement.

If you are interested in learning more about Rethos' easement program, please contact Rethos' Director of Real Estate, Ethan Boote.

Mankato Post Office



isn't a guarantee for whether or not Rethos would accept the easement, but rather a preliminary determination about the property and its alignment with Rethos' values and mission. The next stage is kicked off after an application fee is paid to Rethos in order to create the easement document, document the property, complete necessary title work, and prepare the application for our easement committee to review. The easement committee will consist of volunteer members from outside of Rethos with expertise in historic preservation and real estate. The easement committee will make a recommendation to Rethos' board of directors for the final approval of the easement. After final approval the easement will be recorded.



Veblen Farmstead, Nerstrand



Policoff House, Shoreview

PLACES REIMAGINED

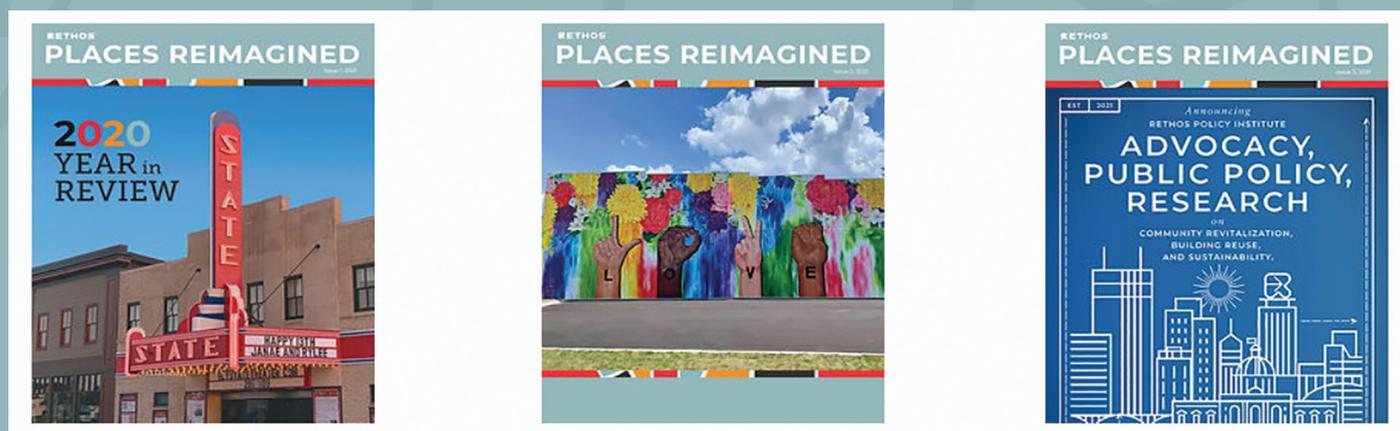
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Rethos



February 28, 2022

Mr. Steve Robertson
Duluth Heritage Preservation Commission
City of Duluth Planning Department
411 West First Street
Duluth, Minnesota 55802

RE: **T-Mobile – A1N0299A - Munger School**
1120 East 8th Street, Duluth, St. Louis County, Minnesota 55805
Lat 46° 48' 11.2" N, Long 92° 05' 30.8" W
Impact7G, Inc. Project: Powder River Development Phase 219

Dear Mr. Robertson,

Impact7G, Inc. (Impact7G) is in the process of completing a compliance review for the telecommunications facility referenced above. T-Mobile proposes to modify the telecommunications equipment located on an existing building. Antennas will be licensed by the Federal Communications Commission (FCC).

This investigation includes determining whether “the site is located in, on, or within the viewshed of a building, site, district, structure or object, significant in American history, architecture, archaeology, engineering or culture, that is listed, or eligible for listing on the State or National Register of Historic Places, or located in or on an Indian Religious Site.”

Impact7G is requesting information regarding the potential effect on any historic properties within the vicinity of the proposed project location, as noted above. Additional project information is enclosed. If you wish to comment or be considered as a consulting party, please respond within thirty (30) days of the date of this letter. If a response is not received within thirty (30) days, it will be assumed that you have no objections to this undertaking.

If you have any questions or require additional information, please contact me via phone at 515-473-6256 or email at surtnowski@impact7g.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Sarah Urtnowski".

Sarah Urtnowski
Impact7G, Inc.

Enclosure



Steven Robertson

From: Sarah Urtnowski <surtnowski@impact7g.com>
Sent: Monday, February 28, 2022 3:56 PM
To: Steven Robertson
Subject: Section 106 Review -A1N0299A - Munger School
Attachments: A1N0299A_A and E_L600_01242022_Rev A.pdf; CLG Letter - A1N0299A.pdf

Good afternoon,

Please see the attached letter and construction drawings for review. If you have any questions or require any additional information, please do not hesitate to let me know.

Thank you,

Sarah Urtnowski

Environmental Specialist I

Office: 515.473.6256 • **Mobile:** 678.315.5611

Impact7G, Inc.

108 E 7th Street, Suite 2, Coralville, IA 52241

www.impact7g.com



T-Mobile®



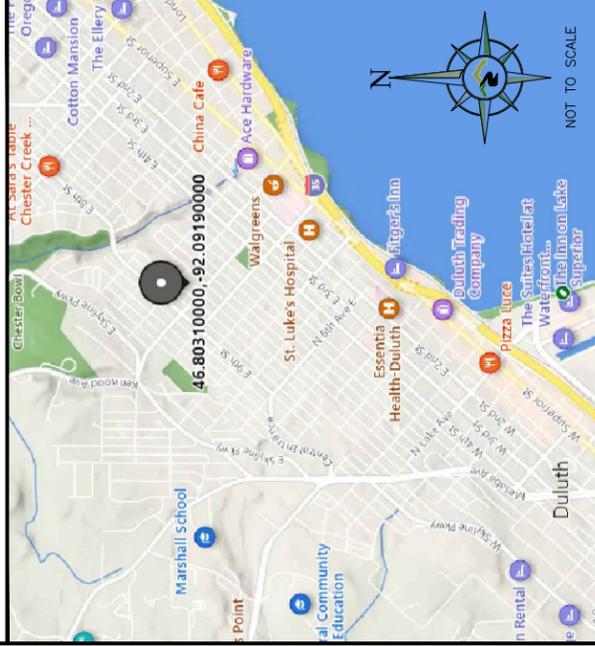
T-MOBILE USA, INC.
8000 WEST 78TH STREET
SUITE 400
EDINA, MN 55439
OFFICE: 612.701.2069



SITE PHOTO



VICINITY MAP



T-MOBILE PROJECT

L600

SITE INFORMATION

T-MOBILE SITE NUMBER: A1N0299A
T-MOBILE SITE NAME: MUNGER SCHOOL
SITE TYPE: 48'-2" BUILDING
SITE ADDRESS: 1120 EAST 8TH ST.
DULUTH, MN 55805
COUNTY: St. Louis
JURISDICTION: City of Duluth

PROJECT DESCRIPTION

ANTENNA (CL): 55'-0" (AGL)
AT ANTENNA LEVEL
REMOVE (3) ANTENNAS
RELOCATE (1) 2.0 COVP (GAMMA SECTOR)
INSTALL (3) ANTENNAS, AND (3) AHLOA
AT EQUIPMENT LEVEL
REMOVE (1) ASI, (3) ABIL, (1) VOLTAGE BOOSTER w/ (2) AMP, AND
(1) CSR IXRe V2 (GEN 1).
INSTALL (2) ABIO, (1) ASIL, (1) ABIA, AND (1) CSR IXRe V2 (GEN 2).

THESE DRAWINGS ARE BASED ON RFDS VERSION 5 DATED 01/12/2022
GENERAL CONTRACTOR TO VERIFY AND INCORPORATE MOST RECENT
VERSION OF THE RFDS WITH T-MOBILE NETWORKS PRIOR TO CONSTRUCTION.

PROPERTY LOCATION

PROPERTY ADDRESS: TOWER OWNER:
1120 EAST 8TH ST. Manager: Diamond Infrastructure
DULUTH, MN 55805

APPLICABLE CODES

2020 MINNESOTA BUILDING CODE
2017 NATIONAL ELECTRICAL CODE

CONTACT INFORMATION

APPLICANT:
T-MOBILE USA, INC.
8000 WEST 78TH STREET, SUITE 400
EDINA, MN 55439
OFFICE: 612.701.2069
A&E SERVICES:
POWDER RIVER DEVELOPMENT SERVICES, LLC.
408 S. EAGLE ROAD, SUITE 200
EAGLE, ID 83616
CONTACT: CHRIS CROSBY
PHONE: 763.360.1451
EMAIL: chris.crosby@powderriverdev.com
SITE ACQUISITION:
POWDER RIVER DEVELOPMENT SERVICES, LLC.
408 S. EAGLE ROAD, SUITE 200
EAGLE, ID 83616
CONTACT: MARY MARSHALL
PHONE: 208.229.8710
EMAIL: mary.marshall@powderriverdev.com

TOWER OWNER INFO

LL SITE ID: R229AM-TM01
LL SITE NAME: N/A

COORDINATES

LATITUDE: 46.80310000°
LONGITUDE: -92.09190000°
(PER MOST RECENT RFDS)

DRAWING INDEX

SHEET NO.	TITLE SHEET	DESCRIPTION	REV
T-1	TITLE SHEET		A
GN-1	GENERAL NOTES		A
GN-2	GENERAL NOTES		A
C-1	OVERALL SITE PLAN		A
C-1.1	EXISTING SITE PLAN		A
C-2	EXISTING EQUIPMENT PLAN		A
C-2.1	PROPOSED EQUIPMENT PLAN		A
C-3	EQUIPMENT DETAILS		A
C-4	EQUIPMENT DETAILS		A
C-5	EQUIPMENT DETAILS		A
C-6	SITE PHOTOS		A
C-7	SITE PHOTOS		A
A-1	ELEVATIONS		A
A-2	ANTENNA PLANS		A

CALL BEFORE YOU DIG



Know what's **below.**
Call before you dig.
www.call811.com

TO OBTAIN LOCATION OF PARTICIPANTS
UNDERGROUND FACILITIES BEFORE YOU DIG IN
MINNESOTA CALL GOPHER STATE ONE CALL

TOLL FREE
1.800.252.1166
FAX A LOCATE 1.800.236.4967

MIN STATUTE REQUIRES MIN OF 48 HOURS
NOTICE BEFORE YOU EXCAVATE.

REV	DATE	DESCRIPTION	INT
A	01/24/22	ISSUED FOR REVIEW 90%	BWS

BUSINESS LICENSE #: N/A

**PRELIMINARY
NOT FOR
CONSTRUCTION**

THESE PLANS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE
AND SHALL REMAIN THE PROPERTY OF POWDER RIVER DEVELOPMENT
SERVICES, LLC WHETHER THE PROJECTS FOR WHICH THEY ARE MADE
AND ANY PART THEREOF ARE COMPLETED OR NOT. THEY SHALL
NOT BE USED BY ANY PERSON OR ENTITY ON OTHER PROJECTS
WITHOUT PRIOR WRITTEN CONSENT OF THE ENGINEER.

SITE INFORMATION:
T-MOBILE SITE #:
A1N0299A

T-MOBILE SITE NAME:
MUNGER SCHOOL

1120 EAST 8TH ST.
DULUTH, MN 55805
HENNEPIN

SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

MEMORANDUM

DATE: April 1, 2022

TO: Certified Local Governments

FROM:  Amy Spong, Deputy State Historic Preservation Officer

SUBJECT: Fiscal Year 2022 Round 2 Certified Local Government Grant Funds

Because not all Certified Local Government (CLG) funds have been awarded, additional pass-through money is available for a second round of CLG grants for new projects.

For new projects, these pass-through dollars may be used for grants that must be completed during the 2022 fiscal year calendar, which ends on July 29, 2022. All CLGs are eligible to apply, including those that submitted an application on March 4, 2022. **The application deadline is Friday, June 3.**

As of March 2022, the following Minnesota communities have been certified and are eligible to apply for funds:

Afton	Edina	Lake City	Otsego
Albert Lea	Elk River	Lanesboro	Pine Island
Belview	Excelsior	Litchfield	Pipestone
Carver	Faribault	Little Falls	Red Wing
Center City	Farmington	Mankato	Saint Cloud
Chaska	Fergus Falls	Maplewood	Saint Paul
Chatfield	Florence Twp.	Minneapolis	Saint Peter
Cottage Grove	Gaylord	New Ulm	Stillwater
Dassel	Hastings	Newport	Taylor Falls
Duluth	Henderson	Northfield	Wabasha
Eden Prairie	Kenyon	North St. Paul	Waseca
			Winona

Due to reduced municipal budgets caused by COVID-19, the match requirement is being adjusted to 70:30, 70 percent federal and 30 percent local match. Additionally, no cash is required for the 30 percent match. Matching funds may be in-kind and/or donated services or materials contributed to the project. Minnesota Historical and Cultural (Legacy) grants may be used to match a CLG grant. In the past, several cities have made good use of [Legacy grants](#) in matching their CLG grants, so please consider this as a source of match.

As in previous years, projects that will receive special priority are those that: reflect the goals and strategies in the new 2022-2032 statewide preservation plan; result in local designations or National Register nominations; and involve properties associated with the history of heretofore under-documented groups of communities (ethnic or racial minorities for example, but also other groups defining themselves as communities). The CLG Grants Manual provides additional instructions regarding the full range of eligible activities and the selection criteria used in making awards.

Please begin considering project ideas immediately; SHPO staff are happy to provide technical assistance and advice. Requests for grant assistance and general inquiries about the CLG grant program should be directed to Michael Koop, Certified Local Government Coordinator, at 651-201-3291 or michael.koop@state.mn.us. **In order to expedite the process, pre-applications are not required.**

The State Historic Preservation Office uses an entirely on-line grants system. Applicants access the system through the grants portal, which provides access to everything you'll need to administer a grant, from the application stage through reporting on the completion of a project. Applicants access the on-line grants system here: <https://www.grantinterface.com/Home/Logon?urlkey=mndeptadmin>. If you have previously applied for a CLG grant you should have a user name and password. Please click "Forgot your password?" to reset your password if necessary. If you are a new applicant, please click "Create New Account" to get started. The system allows you to save your work on an application and come back to finish it later.

The schedule for Fiscal Year 2022 Round 2 CLG Pass-Through Program Funds is as follows:

2022

June 3	Final application deadline, midnight
June 24	SHPO announcement of approved grants
Early July	CLG grant agreements prepared
August 1	Earliest beginning date for project work
September 30	Interim financial close-out for projects that will be completed after 10/1/21*
October 1	Alternate date to begin project work

2023

July 28	Latest ending date on all project work
August 12	Final deadline for grant recipients to submit project products, final project report, and Request for Reimbursement (note: Funds will be released to grant recipients upon formal approval of products, final project report, and fiscal documentation.)
Continuing	Monthly progress reports from grant recipients

Your participation and cooperation in the Certified Local Government Pass-Through Program will aid in making the state and federal preservation programs successful.

*Federal regulations require interim financial close-out reports at the end of the first federal fiscal year on September 30. This requirement will apply to all projects who have incurred expenses between July 1 and September 30 during 2022.

This program receives Federal funds from the National Park Service. Regulations of the U.S. Department of the Interior strictly prohibit unlawful discrimination in departmental Federally assisted Programs on the basis of race, color, national origin, age, or disability. Any person who believes he or she has been discriminated against in any program, activity, or facility operated by a recipient of Federal assistance should write to: Director, Equal Opportunity Program, U.S. Department of the Interior, National Park Service, P.O. Box 37127, Washington, D.C. 20013-7127.