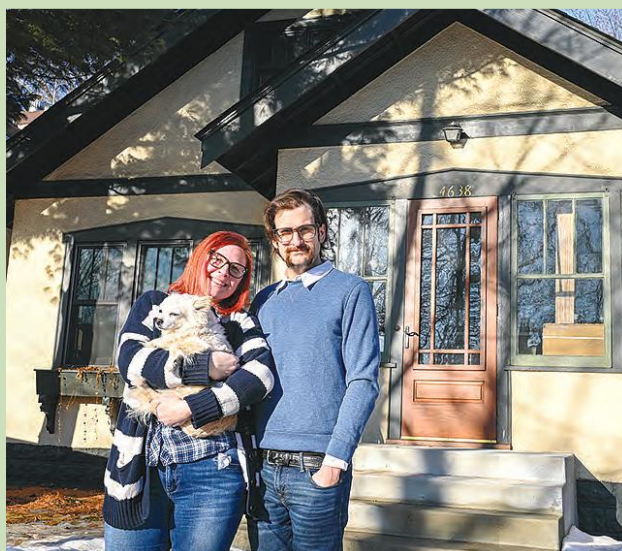
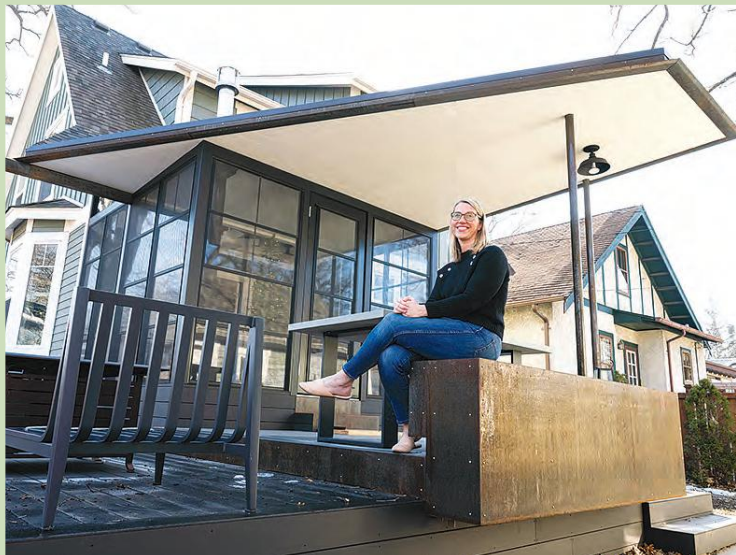


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2022 GUIDE
Saturday, April 30
11 a.m.–5 p.m.
Sunday, May 1
11 a.m.–5 p.m.



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HOME TOUR

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Land Acknowledgment

We recognize we are living, learning and sharing knowledge on the ancestral lands of the Dakota, Mni Sota, and current home of many Native nations including many Dakota and Ojibwe.

Credits

Tour Manager & Mailing Address

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Anna Struss 2023

Tour Homeowners Photography
Scott Amundson
www.AmundsonPhoto.com

Guide Production
Vince Brown, Margo Ashmore

Thank you to the sponsors, partners, home presenter businesses, and most of all, to the homeowners and the families, friends and neighbors who support them in opening their homes.

Welcome

We're Back!

The Minneapolis & Saint Paul Home Tour is back!

Remodeling did not take a pause, in fact ramped up as people spent more time in their homes. Industry leaders and homeowners met and are meeting the challenges of supply chain issues and international strife, in many cases by buying locally or making sure all crucial pieces are on hand before starting.

With 25 homes nicely distributed throughout the area, by popular demand we've included some rambler examples in nearby suburbs. Some homes that we planned to feature in 2020 were further improved and we're happily sharing them now.

Tour home styles range from the tiny totally restored 1856-built John Lewis House at 412 Goodrich to the 3-story Victorian and 19-teens "working man's" dwellings, through the 1920s bungalow, 1940s, 1960s, to the new home that blends in, an American FourSquare at 4201 Washburn Ave. S.

Homeowners look forward to meeting you.

We're proud to bring you many environmental solutions to consider in planning your remodel. Deconstruction grants are available through Hennepin County. The City of Saint Paul has relaxed rules for accessory dwelling units (ADUs), of which we have two examples. We look at attracting future remodelers and the housing impact of historic tax credits.

The West Seventh community in Saint Paul offers not only four home tour gems, but many new places to eat and shop – it's our neighborhood spotlight.

A range of Topic Talks bring you quick, time-certain organized looks at various



Home Tour Coordinator Margo Ashmore, NARI of MN Board Chair Alana Wynne and NARI of MN Executive Director Beatrice Owen look forward to seeing you on the 2022 Tour.

(Photo by Hugh Stoll)

issues and opportunities. They are detailed on page 12.

NARI of Minnesota (National Association of the Remodeling Industry's Minnesota Chapter, or NARI of MN) is the tour's new steward. An association focused on elevating the standard for remodeling professionals everywhere, NARI of MN will continue to bring a focus on education and building excellence with a strong emphasis on community connection. Great remodelers focus on relationships and that's what this tour will continue to do.

To put together this year's tour, we've enjoyed working with the homeowners, sponsors, media, and others to whom we give thanks on page 9 of this Guide.

Professional participation in the tour is **not** limited to NARI of MN members.

Homeowners, organizations, contractors, architects: If you have a home that you would like to feature on the Minneapolis & Saint Paul Home Tour April 29 and 30, 2023 email msphometour@narimn.org anytime of the year.

The new tour hours are 11 a.m. to 5 p.m. both days, April 30 and May 1, 2022. Have fun!

In community,

Alana Wynne, Board Chair, NARI of MN

Beatrice Owen, Executive Director, NARI of MN

Margo Ashmore, Home Tour Coordinator 2005-2022

Introducing Anna Struss

Anna Struss joins NARI of MN as the Minneapolis & Saint Paul Home Tour coordinator for 2023. With 15 years experience in the housing industry, she volunteered on the Contractor of the Year (CotY) Awards Committee when working in sales with a NARI of MN member company, and found her passion is in relationship building and events.








Helping people find clarity in the chaos, healthy foods, and sustainable lifestyle changes, Anna is also a life coach.

Throughout her own career and life, she's fearlessly and deliberately sought situations where she's not necessarily comfortable. This should suit her well in meeting many homeowners and uncovering the neighborhood, city and industry stories that need to be told through the Home Tour.

After May, 2022, Anna can be reached at msphometour@narimn.org.

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
-  Member of AIA Minnesota, the American Institute of Architects. List of homes designed by AIA-MN members, page 14.
-  Handmade Tile
-  NARI Work involved a member of NARI, National Association of the Remodeling Industry Minnesota Chapter
-  ADU Accessory Dwelling Unit
-  Accessibility As most city homes are at least a few steps off the ground, only those wheelchair accessible will be specified. Homes on hills, or requiring many stairs to get in, will also be noted.







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Mpls. – Linden Hills



5

3123 West 43rd St.

Row home completed 2021

Janelle and Brent Hanson

Linden Row is an exquisite new development overlooking Linden Hills Park, with high-end finishes, a rooftop deck, and incredible views. Just a short stroll from high-end restaurants, shops, and Lake Harriet, this modern beauty is set in a prime walkable location. This stunning, Scandinavian Modern 2,552-square foot, three level unit is connected by an elevator, and features an open floor plan, zero-clearance shower, and other age-in-place features. Park views and natural light are accented by walls of glass, soaring vaulted ceilings, and a floating staircase. Sustainability features include the DOE's Zero Energy Ready Certification, a lifetime metal roof, super-insulated walls by using 2" of continuous Rockwool exterior insulation, high-performance windows, electric car chargers, and high efficiency mechanical systems. The previous home was largely deconstructed and recycled from the lot.

Presented by Sustainable 9 Design + Build



Mpls. – Linden Hills



6

4201 Washburn Ave. S.

2020 American Foursquare

Julie and Jerry Pavelich, owners
Pictured David Walbolt, Anchor Builders

Many homeowners contemplate large additions coupled with remodels of existing homes, or try to rebuild on an old foundation/ basement. Soil conditions here in southwest Minneapolis can make that problematic. The best option for us was to start fresh. Anchor Builders had worked in our neighborhood – on many remodels as well as new builds, so we were pleased to work with someone local. We're glad to be in our new home, completed in 2020. In building, it was important to us to fit in with the styles and quality details that are predominant in this neighborhood. It's a traditional American Foursquare that offers modern spaces to fit our daily lives.

Presented by Anchor Builders



Mpls. – Fulton



7

5036 Russell Ave. S.

1961 Cape Cod

Ken and Sarah Balogh family

We love our neighborhood – we can walk to everything. Our family of three grew to a family of five when we welcomed twins born during our remodel. The clear choice was to enhance the existing footprint rather than even think of moving. Partnering with AMEK Design + Build in this extensive renovation of a 1961 Minneapolis Cape Cod, rearranging the floor plan in the main living area and partially adding to the second story has given us clever storage, our twins' bedroom, another bathroom and laundry on second floor. We love our large kitchen island with custom cabinetry, striking brass hardware, red oak flooring, and Calacatta Arno quartz countertops. You'll want to see how this amazing transformation changed everything.

Presented by AMEK Design + Build



HENNEPIN COUNTY

Deconstruction Grants



Apply for a deconstruction grant to use for your next home or building project

Hennepin County has deconstruction grants available for home and building projects that reuse and salvage building materials.

Property owners and developers can receive up to **\$5,000** to help offset costs associated with deconstruction. Learn more and apply at hennepin.us/deconstruction.





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7



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From site to solar, old to new

Many ways to address climate, environment, carbon footprint

Remodelers and lovers of old houses have long advocated that the most environmentally-conscious project is the house you don't throw away – that the embodied energy of building it doesn't go into the dumpster.

New house advocates, especially those focused on net zero energy use or passive house construction, say they're ahead in overall environmental cost savings, pointing to energy payback statistics which may stretch for several years but do eventually break even and get ahead.

Site considerations and the viability of what came before figure heavily into a family's decision to move or improve, or tear down and build from scratch, with carbon footprint in mind.

Home Tour attendees will have many opportunities to explore and ask, as Kathryn Hayhoe says (quoted at right) how homeowners started “by doing something, anything, and then talk about it!” at several tour homes, numbers 2, 5, 8, 16, 17, 19, 20, 23, 25.

Tour Home #2

Northside Residents Redevelopment Council helps north Minneapolis residents see what can be done with old homes. Next, they will work on yard sustainability, at 1303 Golden Valley Road.

Tour Home #5:

Sustainable 9 Design + Build built three row homes together on a double lot across from Linden Hills Park on West 43rd Street (3123) with a host of energy-saving and sustainable features (see page 5). Its walkable proximity to neighborhood amenities tops the list. Many materials from the previous home were salvaged with help of the Hennepin County Deconstruction grant. (Sidebar.)

If a remodeling project doesn't qualify for a grant, it's still environmentally-conscious to carefully remove and donate appliances, lighting and plumbing fixtures, and cabinetry rather than dumpster them.

Tour Home #8:

See description, next page.

Tour Home #16:

Neighbors remember 823 18th Ave. NE Minneapolis as a former substation for Xcel Energy. While there were no chemical pollutants, a buried concrete pad had to be removed for the house footing. But that's not the only reason Neha and Scott Bressers deliberately planned for no basement.

In short, they reinforced the structure around their first-floor bathroom as tornado shelter, one of Minnesotans' biggest reasons, aside from storage, for thinking a basement is necessary. As climate events send more water into basements, there is an argument for



Left: The small energy footprint represented in home #16. Right: Adrian Schramm at home #23 talks to the outdoor resident chickens. (Photos by Scott Amundson)

re-thinking the use of basement as conditioned space.

The site accommodates solar power at the perfect roof pitch, as well as heat gain through the concrete floor. The Bressers and architect friend Kitty Stratton made the home “do work for us.”

They've minimized yard upkeep on their 90 by 86-foot lot by hiring a landscape firm to seed and nurture it into a natural prairie that attracts pollinators.

Tour Home #17

Also on a larger than normal lot, a long-derelict house barely stood on a lot entirely overgrown with volunteer trees and the roof caved in. Architectural engineer Tim Eian and wife Amy Eian lived across the street, known for the unique adaptations they had made to their previous house. Eventually, they bought the 3406 Benjamin St. NE property and cleared it for a new home.

The new house, which they refer to as The Good Energy Haus, is Minneapolis' first new construction, certified Passive House home. The passive solar design allows for heating with the equivalent of two hair dryers on the coldest Minnesota winter days. No gas hookup is required and everything is powered by on-site solar and wind-generated electricity.

For homes #16 and #17, see page 13.

Tour homes #19, #20, #23

While environment may not have been the first consideration, small saves energy. The smallest homes on the tour, #19 and #20 are accessory dwelling units (see article page 14-15) and #23 is the restoration of an 880 square foot historic home where the homeowners garden and keep chickens.



Tour home #25

Many residents on both ends of the reuse equation have benefitted by using online freecycle or selling platforms such as Craigslist or Facebook Marketplace. See Sid Korpi at **Tour Home #25** for stories of some great finds.

There is a list of salvage businesses (not necessarily comprehensive and not an endorsement by Hennepin county or the Home Tour) at <https://www.hennepin.us/deconstruction>

Two salvage outlets consistently mentioned in the Home Tour's recent history:

Better Futures Minnesota <https://reuse.betterfuturesminnesota.com/>

Hennepin County Deconstruction Grants

To help divert waste from landfills, Hennepin County has grants available to homeowners and developers to deconstruct buildings to salvage building materials rather than demolish them.

Many building materials have the potential to be salvaged and reused or recycled. In fact, about 85 percent of the materials in a typical demolition or remodeling project could be salvaged and kept out of landfills. But currently, only about 30 percent of building materials are reused or recycled.

Deconstruction involves carefully dismantling buildings to salvage materials for reuse. Commonly salvaged building materials include old growth lumber, doors, flooring, cabinets and fixtures.

Deconstruction prevents usable materials from going to the landfill, makes building materials available to the community, provides jobs, and supports

shop-landing/donate-materials/
Habitat for Humanity Restore
<https://www.habitat.org/restores/find-donate-building-materials-habitat-restore>

Some historical architectural antiques can actually be sold.

—compiled by Margo Ashmore

What can we do?

“More than 70 percent of people in the U.S. are already worried about climate change, and about 35 percent of those are really worried. So the biggest problem is not the people who aren't on board; the biggest problem is the people who don't know what to do.

“And if we don't know what to do, we do nothing. Just start by doing something, anything, and then talk about it! Talk about how it matters to your family, your home, your city, the activity that you love. Connect the dots to your heart so you don't see climate change as a separate bucket but rather as a hole in the bucket of every other thing that you already care about in your life. Talk about what positive, constructive actions look like that you can engage in individually, as a family, as an organization, a school, a place of work.”

— Katharine Hayhoe, author of “Saving Us: A Climate Scientist's Case for Hope and Healing in a Divided World,” quoted in a *New York Times* interview published Dec. 29, 2021, footnoted: According to research conducted by the Yale Program on Climate Change Communication, 26 percent of people believe climate change is an urgent problem but are unsure what they can do to solve it.

local reuse retailers.

Grants help offset added time and labor costs

In a deconstruction project, a building is taken apart, mostly by hand, and materials are sorted into categories for efficient recycling and reuse. They can be sold or donated to local reuse retail organizations to be made available for the community to use on other projects.

Hennepin County homeowners and developers of residential properties can receive up to \$5,000 to help offset the additional time and labor costs associated with deconstruction. Grants are available for demolition or renovation projects that are 500 square feet or larger on structures built prior to 1970.

Learn more about the grants including eligibility and requirements at hennepin.us/deconstruction.



8

4917 Girard Ave. S.
1913 Spanish Colonial

Andrea and Michael Anschel

This 1913 Spanish colonial was given a new 200 year lease on life with an incredible under-taking as we sought to re-envision the home entirely, double it in size, and make it ultra energy efficient. While elements of the original home were maintained and millwork carried into new spaces, the addition and entire exterior of the home has a decidedly contemporary style, but one that is still warm and nourishing. Radical improvements to the wall system, triple glaze fiberglass windows, huge openings, the first SkyCove, and a new cladding combination make it breathtaking to view. The interior is equally impressive, with curved tile, custom details throughout, and a strong connection to nature through the tallest tree in Minneapolis.

Presented by OA Design + Build + Architecture

Home has 13 stairs to get in.



2023 Home Tour

Your home project could be on next year's home tour!

Does one of these descriptions sound like you?

- Homeowners who decided to remodel to use space better or add space, rather than moving.
- Home-based businesses/studios with adaptations for working at home.
- LEED Certified, Net-Zero, Passive House, GreenStar, GreenPath, solar installations or other environmental considerations.
- Basement remodel, attic remodel, garage with "cave" or hobby/business space. Accessory dwelling units.
- Mid-century ramblers, split-levels and other more recent infill styles. How have owners dealt with opening them up or adding character outside through entryways, porches, landscaping. Follow the above QR code for more information on nominating your home, or one you worked on, for the 2023 tour.

Presented by Contractor, Architect, Community



9

4638 Garfield Ave.
1922 Craftsman

Melanie Beck and T.J. Gaffney

This 1922 classic period Craftsman home is a "must see" on this year's Tour for anyone who is wondering what to do with these homes' kitchens. With a brilliantly creative and simple space plan transformation that added a cantilever addition and some critical 40 square feet to the footprint of this kitchen /dining room shows how a home of this vintage and size easily can become a forever home while staying true to the period and with a nod to the original architectural details.

Home will also host a topic talk Saturday and Sunday, April 30 and May 1, 4 p.m. each day, on How to Renovate a Classic Period Minneapolis Home.

Presented by New Spaces Design/Build/Remodel



10

5100 Garfield Ave.
1920s 2-story colonial

Bob and Keri Diem family

Our home's previously remodeled kitchen and attached great room, where we spend most of our time, were inefficient, dated and frustrating. The back entrance didn't work - we were tripping over shoes all the time and the kitchen table was often covered in jackets. Our remodel includes a new kitchen layout, wine bar, and steam oven. With the structural work done on the ceiling, it now fits much better with the house's feel. The new mudroom is wonderful for coming and going, especially in winter. We recently did a spruce-up of the basement laundry which also included creating a family room/play area for the kids with gaming station and entertainment station. The improved look, functions and added organization are fantastic. We love our new spaces every day.

Presented by Bluestem Remodeling

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#8

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11 6415 Logan Ave. S.
1946 Rambler

Kaizen Hummer and Kate Grande

We were looking for a master plan for our recently-purchased rambler built in 1946. Kate's wish was opening up the kitchen, Kai's wish was the tandem attached garage addition with covered alcove – think grilling! These improvements set the stage for a nice flow to future back yard landscaping, and gave us a mud room/first-floor laundry. AMEK Design + Build team accepted the challenge that entailed removing walls, configuring the attached garage addition, and cleaning up energy efficiencies along the way. The new floor plan transforms the compact space with big results. Highlights include granite countertops, custom cabinetry with nickel hardware, island, pantry, and hardwood floors. Come see how creative and thoughtful solutions can change your home and life, too!

Presented by AMEK Design + Build



Mpls. – Shenandoah Terrace



12 4905 10th Ave. S.
Built 1928

Sarah and Brad Wilkinson family

We love our neighbors so decided to remodel and add on to make our rather dark 1929 home function for our family. We love to travel and wanted our home to have a European feel. We gutted our kitchen and added lots of stone and wood to make it warm, natural, and welcoming. Natural light now flows from the front to back. We added a mudroom with a vaulted fir beaded ceiling and lockers, and under that, additional basement. We pushed out our second floor for a primary suite with Juliet doors, a bathroom, and a walk-in closet. Glass block in the master shower, a transom window through to the hallway, and a solar tube provide natural light flow on the second floor.

Presented by Yanz Builders, LLC



Mpls. – Ericsson



13 3124 East Minnehaha Pkwy.
1932 Tudor

Nick and Robin Archer

We love our home and location between Lake Nokomis and Minnehaha Falls but we were interested in updating and expanding the cramped kitchen to provide more space for cooking and gathering. Working with Will Spencer Studio and Full Circle Construction, we expanded the kitchen into both the back and side yards to enjoy the views of the surrounding Minnehaha Creek area, while also integrating the exterior with the existing Tudor details. On the interior, we utilized a portion of the former kitchen for a butler's pantry that leads to the new spacious, bright, and functional kitchen. We also have a new mudroom that provides a nice connection to our back yard. Beautiful custom cabinets, the improved layout, and great collaboration all resulted in our dream kitchen.

Presented by Full Circle Construction and Will Spencer Studio



Mpls. – Longfellow



14 3300 47th Ave. S.
Built 1912, Porch 2021

Julia Gabler

This three-season porch extends the interior of my 1912 house into the backyard and formalizes a new, light-filled procession into my home. The design team, Alchemy Architects, and I carefully considered the flexibility and functionality of the space. Vinyl windows transform into screens making it a cozy refuge in the fall and spring and an insect-free zone in the summer. Larger groups are accommodated by additional outdoor seating on the attached two-tier deck and evenings are enhanced by a Jøtul gas fireplace. The design was driven by considerations for a new landscape approach and the idea of opening up the current house to the outdoors. The angular roofline is flashed with patinated weathering steel, balancing the front roofline which had been previously remodeled in 2015 now with the back, creating an eye-catching view for those passing by.

Presented by Alchemy Architects



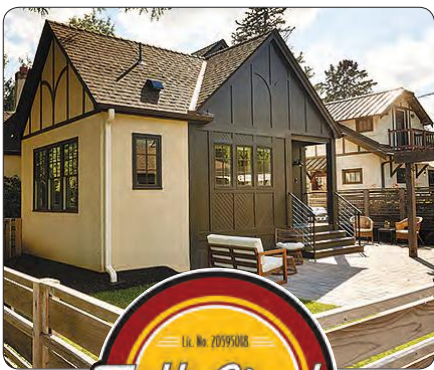
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11

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Tour Tips

- When:** Homes will be open Saturday, April 30, 11 a.m.–5 p.m. and Sunday, May 1, 11 a.m.–5 p.m.
- Where:** Choose to visit the homes and locations in any order. The Tour is FREE and self-guided.
- How:** Use MSPHomeTour.com or this Guide to decide where to visit. Locations and nearby intersections are marked with Home Tour signs.
- Weather:** The Tour will be held April 30 & May 1 regardless of weather.
- Shoes:** Wear comfortable, easy-to-remove shoes and wear socks. Shoe covers are provided/suggested for special needs.
- Home Tour Passports:** At the first home you visit, you'll be issued a Home Tour Passport. Please show your passport at each home you visit.
- Survey:** 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.
- To receive a Home Tour Guide publication by mail or email next year:** Please be sure to write legibly on your passport and indicate your preference. We do offer opt-out and email-only options.

COVID Statement:
This publication was assembled approximately a month before the tour; therefore guidance may change. Signs at the homes may advise you of precautions expected, which may include masking, social distancing or limiting the number of people in the home. In case requested, please bring your N-95, KN-95 or equivalent masks and proof of full vaccination, negative results of COVID test taken in the prior 24 hours, or proof of having had COVID in the past three months. And of course, stay home if you have any kind of potentially communicable illness. Many tours have happened safely and successfully with respectful guidelines in the past two years, and we expect to as well. Thank you!

minneapolis • saint paul

HOME TOUR

Real Homes. Real People. Real Ideas.

www.MSPHomeTour.com

Links to sponsors and presenters are with the individual home descriptions on the website. Business websites may also be accessed through sponsor logos and the sponsors page of the Home Tour website. When you contact these professionals, please let them know you saw them on the Minneapolis & Saint Paul Home Tour.

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Full Circle Construction	Sustainable 9 Design + Build
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Lake Country Builders	Yanz Builders

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BLEND Award	Ramsey County Library
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Hennepin County Library	Twin Cities Bungalow Club

MINNEAPOLIS & NEARBY HOMES



- 1

2712 44th Ave. N. 55412
From Penn Ave. N., go west on 43rd Ave. N. to Upton, north on Upton to 44th Ave. N.
- 2

1303 Golden Valley Rd. 55411
South from West Broadway Ave. on Girard to home.
- 3

5129 Minnauqua Drive, Golden Valley 55422
Golden Valley Road/Duluth Street to Regent Ave., north on Regent to Minnauqua Drive, turn west.
- 4

2157 Regent Ave., Golden Valley 55422
Around the corner from # 3, on west side of Regent.
- 5

3123 West 43rd St. 55410
Home faces Linden Hills Park, west of Xerxes on 43rd.
- 6

4201 Washburn Ave. S. 55410
One block east of Xerxes on West 42nd Street.
- 7

5036 Russell Ave. S. 55410
2 blocks west of Penn, south of West 50th Street
- 8

4917 Girard Ave. S. 55419
North of West 50th Street on Girard (block east of Lynnhurst Park)
- 9

4638 Garfield Ave. S.
North of 47th on Garfield (block east of Lyndale)
- 10

5100 Garfield Ave. 55419
1 block east of Lyndale on West 51st/Prospect Ave. at Garfield, use side entrance.
- 11

6415 Logan Ave. S. 55423
Lyndale Avenue south to 66th, west 6 blocks to Logan, north on Logan 1.5 blocks.
- 12

4905 10th Ave. S. 55417
From E. Minnehaha Parkway, 4 blocks east of Chicago Ave. turn north on 10th Ave. S.
- 13

3124 E. Minnehaha Pkwy 55406
From 34th Avenue take westbound E. Minnehaha Pkwy to 32nd Avenue. Park on 32nd, enter home from back.
- 14

3300 47th Ave. S. 55406
Scenic route! East Minnehaha Pkwy to West River Road, North to 47th Ave. S., east to 33rd. Note: the Get in Gear race will have West River Road blocked until noon Saturday, April 30; approach from inland.
- 15

1 North 4th Avenue #104 55401
Turn from West River Road onto 4th Avenue
- 16

823 18th Ave. NE 55418
1.5 blocks west of Central Ave. on 18th, between Jackson and Quincy.
- 17

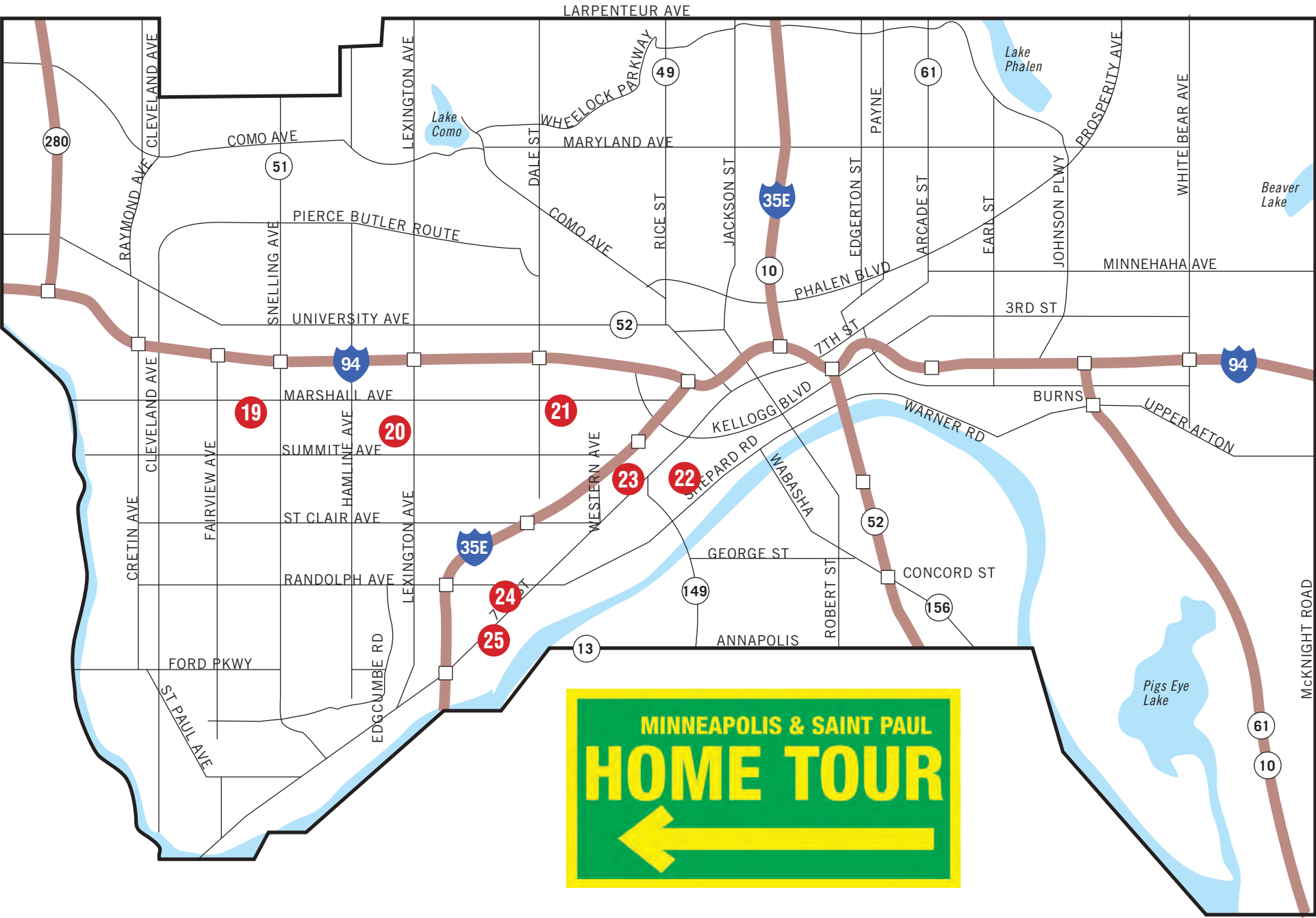
3406 Benjamin St. NE 55418
Between Johnson and Stinson, use 33rd to Benjamin (2 blocks west of Stinson), north to home.
- 18

3429 Croft Dr., St. Anthony Village, 55418
33rd Avenue to Croft Dr., north to home.

Each home and nearby intersections are marked with Home Tour signs.
Open Saturday, April 30, 11 a.m.–5 p.m.
and Sunday, May 1, 11 a.m.–5 p.m.



SAINT PAUL HOMES



- 19

1904 Marshall Ave. 55104
Corner of Marshall and Howell, park on Howell south of Marshall.
- 20

1180 Laurel Ave. 55104
South on Lexington off I-94 to Laurel, east to home. Park in front, use home sidewalk to alley. Or, coming from #19, east on Marshall to Griggs, south to Laurel.
- 21

600 Marshall Ave. 55102
Marshall Ave., just to the east of Dale.
- 22

112 Leech St. 55102
From West 7th, take McBoal toward the river (DeGidio's/Bad Weather Brewing intersection), to Leech, south to home. Or take Goodrich east to Leech.
- 23

412 Goodrich Ave. 55102
Goodrich cut off by freeway. From West 7th or Smith, take Goodrich west to home.
- 24

752 Juno Ave. 55102
From Randolph, take View St. south to Juno, east on Juno to cul-de-sac.
- 25

1234 West Seventh St. 55102
Between Tuscarora and Canton, on the downtown-bound side of the street. Parking is available in front along West 7th, so turn early or circle back if coming from downtown, to avoid crossing busy street.

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

Homes are open
Saturday, April 30, 11 a.m.–5 p.m.
Sunday, May 1, 11 a.m.–5 p.m.



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Your home project could be on the map next year!

Conversation & Education

Topic talks Saturday, April 30

Saturday, April 30, 2:30 p.m.
Universal Design and Planning for Access

At 5129 Minnaqua Drive, Golden Valley

What are the principles of Universal design and how can you apply them in your own home to create stylish yet functional interiors for any stage of life? Join us for an informal conversation to hear about the design choices and renovation process that resulted in the creation of a modern, comfortable, and accessible home in Golden Valley. For homeowner Jill Moore, cultivating a better understanding of inclusive design is especially important: in her role as Inclusive Play Specialist at Landscape Structures, she works tirelessly to make playgrounds and products friendlier for all. As a Paralympian who competed at the Parapan American Games in Toronto and the World Games in Doha, Qatar, Jill's work also has her traveling nationwide to speak on the topics of universal



design, fitness focused play, natural play, and inclusion.

Presented by: Jill Moore and Chandler White (pictured above), Anna Juola from Puustelli Kitchens.

Saturday, April 30, 3:30 p.m.
All Things ADU - Accessory Dwelling Unit Update

At 1180 Laurel Ave., Saint Paul, on alley

City of Saint Paul has relaxed its rules regarding Accessory Dwelling Units, suburbs are starting to look at the various definitions. Learn about resources relating to these small homes.



All Things ADU presented by: City of Saint Paul, homeowner Janie Morissette

Above, view of 1180 Laurel Ave. ADU from the main house.

Below, 4638 Garfield Ave. dining/kitchen bump-out rendering. Buffet saved, relocated.



Topic talks Sunday, May 1

Sunday, May 1, 2 p.m.
Extreme Old-House-Saving and Makeover Tales

At 412 Goodrich Ave., Saint Paul

Historic Saint Paul encountered many obstacles to saving some of the oldest historically significant small houses in the Little Bohemia area, one of which is 412 Goodrich where this conversation will be held. Old-house enthusiasts and professionals alike are invited to find out more about the John Lewis House and swap stories of how they dealt with the most horrendous, or on the other hand, sweet, finds.

Presented by: Historic Saint Paul — John Yust and Fred Livesay. Audience participation encouraged, bring your tale!

Sunday, May 1, 3:30 p.m.
Garden Viewing and Presentation/Conversation

At 112 Leech St., Saint Paul

Ten years ago Joe bought the “estate” and designed and landscaped its gardens featuring a traditional Japanese gate and moon-viewing pavilion, enclosed with salvaged fencing from the Schmidt Brewery. Hardscape and tree forms are visible, and even early buds may be out at this time, perhaps to be viewed from indoors or the home’s balcony. Stop by for inspiration in whatever form, as you wind down your Home Tour experience.

Presented by homeowner Joe Landsberger (home pictured at right)

Sunday, May 1, 4 p.m.
How to Renovate a Classic Minneapolis Period Home

At 4638 Garfield Ave., Minneapolis

Presented by Björn Freudenthal of New Spaces (also Saturday at 4 p.m., see above)



Saturday, April 30, 4 p.m.
How to Renovate a Classic Minneapolis Period Home

At 4638 Garfield Ave., Minneapolis

Presented by Björn Freudenthal of New Spaces (also Sunday at 4 p.m.)

Björn Freudenthal is a Homeowner Advisor and VP at New Spaces Design/Build/Remodel, a Qualifying Builder and Certified Aging in Place Specialist who loves good design. With 20 years building and remodeling design of award winning projects all over the Twin Cities, Björn has also served in leadership roles with the National Association of the Remodeling Industry of Minnesota (NARI of MN). He speaks frequently on topics like Remodeling Design for all project types & ages of housing stock, the Remodeling Process, and the importance of creating a Master Plan for your Forever Home.

Old house classes

Rethos: Places Reimagined offers hands-on classes and Zoom webinars in topics such as repairing old windows, weatherization, historic finishes, repairing and restoring wood windows and seasonal home maintenance.

Rethos also has a series of classes for real estate agents needing continuing education credits; the classes are open to the general public as well. Topics include architectural styles, history of covenants and building permit primer.

Occasional historical tours of various metro neighborhoods are also offered through Rethos.

According to their website, Rethos may be looking for instructors for basic home maintenance classes on topics like plumbing, electrical systems, weatherization, and heating/cooling. Also looking for masonry and stucco experts to join the team.

For more info: www.rethos.org

Send me the Guide

The Minneapolis & Saint Paul Home Tour mails the Home Tour Guide to past visitors who have legibly filled out passports and did not opt out from receiving the Guide. If you want to make sure you are on the mailing list and/or email list for next year’s tour, mail this form anytime prior to March 1, 2023. You may also request to be removed from the list, or be converted to email notification only.

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Mpls. – North Loop



15 1 North 4th Ave. Unit 104
2000 Townhome

Claire Kestenbaum

I spotted the billboard advertising my North Loop townhome before it was built, as I was walking around on lunch hour from my downtown design job. Two decades later, the kitchen, dining and main level bathroom needed to be updated and refreshed. Lake Country Builders had remodeled another owner's unit in the same complex, so I knew the structural implications of opening up what was in the wall between the kitchen and the rest of the space. I love the sleek but warm finishes and the efficient placement of everything I need and want to store. Come see what can be done to personalize and update your townhome or condo!

Presented by Lake Country Builders



Mpls. – Windom Park



16 823 18th Ave. NE
Built 2018

Neha and Scott Bressers

Our Net Zero Energy (NZE) affordable and flexible home currently makes us on average \$75 a month on excess solar power. We wanted to spend minimal time taking care of the home, and other than the obvious low-maintenance surfaces, discovered ways to make the home "do work" for us. Unused space is offered for short-term rental or houses parents who visit from a long distance. It was designed to offer separate entry without going through the living space, and can be ours when we need it. Visit to learn about site-specific passive strategies of sun, wind, and light, super energy efficiency design at the first concept stages, the recommended windows, ventilation system, R52 triple insulated wall construction and the solar benefit of slab-on-grade.

Sponsored by Northeast Bank



Mpls. – Waite Park



17 3406 Benjamin St. NE
2020, modern, certified Passive House Plus

Amy and Tim Eian

The Good Energy Haus is Minneapolis' first new construction, certified Passive House home. Designed by owner and architectural engineer Tim Eian of TE Studio, it serves as a demonstration project for climate neutrality. Modern design is paired with accessibility, sustainability, earth and people friendly materials, and stormwater management on site. It represents the holistic approach and leading-edge TE Studio Passive House Design is known for. Light-filled rooms and a compact yet extremely functional layout offer practicality, enjoyment and great design in an easy-to-own home that is also geared for aging in place. The passive solar design allows for heating with the equivalent of two hair dryers on the coldest Minnesota winter days. No gas hookup required and everything is powered by on-site solar and wind-generated electricity.

Sponsored by Northeast Bank



St. Anthony Village



18 3429 Croft Drive
1969 Rambler

Kristen and Tim Noll

We wanted to make our cramped 1969 kitchen more functional for our family of five by taking down walls, yet keeping the coziness of the fireplace that separates it from the front of the house. That old pass-through where the cook would peek out and say "dinner's ready" is just not us! Now the kitchen sparkles, it's beautifully open and bright. Stoltz Installation and Carpentry, most importantly, listened to and respected us. They worked within our budget, helping us save enough to have them replace main-floor windows, doors, flooring, millwork and lighting which tie the kitchen in to the rest of the house. Plus, we replaced our roof and updated the exterior. Come see!

Presented by Stoltz Installation and Carpentry





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Financing of Accessory Dwelling Units still a challenge

Saint Paul relaxes ADU rules, suburbs considering the trend

Janie Morissette (Tour home #20) planned her above-garage home with a wide enough interior staircase that she could install a stair-chair-lift if eventually needed. "It would have come in handy moving my stuff in, but I had strong grandchildren to help me with that," she quipped. You might meet them when you visit her April 30-May 1.

At the cost of a small house, which it is, constructing an Accessory Dwelling Unit (ADU) has been a way to accommodate family members staying on the same lot while having maximum privacy. In both Minneapolis and Saint Paul, such carriage houses or granny flats, as they're often called, can now also be rented to unrelated persons, making the financing payback – present or future – more attractive.

The initial financing can still be a hurdle, and Family Housing Fund (FHFund) "dedicated to building a housing system that works for everyone" has been working on that issue since we last checked in on ADUs in 2019. Also new at FHFund, a plan book for suburbs where lots are bigger than the inner cities and rambler and other mid-century home styles predominate. They've also sponsored a set of duplex designs for the

inner cities (see bottom of next page for link).

The ADU, a term which can also apply to attached units or parts of a home that have their own bathroom, full kitchen, and separate entrance, can be a way to promote density. Density, more population per acre, means more people are near non-car transportation, there's less stress on the environment, and more folks shopping at nearby businesses... while still promoting a stable rental alternative or the wealth-building and independence of home ownership.

"As the region's shortage of affordable housing worsens, ADUs present a flexible, neighborhood-scale solution to our housing needs," states the FHFund website. "If ADUs became as common in the Twin Cities as they are in Portland, OR (about 1.5% of single-family lots), the region would create 11,000 new housing units.

"Local government policies can make



a critical difference in whether ADUs can reach their full potential for communities. Family Housing Fund has compiled a list of best practices from peer cities related to removing regulatory barriers, lowering costs, increasing access to capital, and increasing access to information on ADUs. When Austin, TX changed policy to allow larger ADUs and reduced other requirements, ADU permit requests rose nearly tenfold."

In Minneapolis, where rules relaxed in 2014, ADU permits have added up to the low 100s. In Saint Paul, where rules

were updated in 2018 to allow them citywide and just recently updated again in March 2022, there have been around 20 built, but now picking up more interest.

On the 2022 Minneapolis & Saint Paul Home Tour, two Saint Paul ADU homes will be featured, and one will host a talk with subject experts and enthusiasts – see pages 12 and 15.

Here's a look at the new Saint Paul rules. Note: City staff have assured us that the links from their website to Municode, the keeper of all city ordinances, will eventually be updated to reflect the supportive rules.

- The new amendments to the ADU ordinance lower the barriers to add an ADU to a property.
- The lot size minimum of 5,000 square feet was removed.
- The owner-occupancy requirement for the ADU or the principal single family home located on the same lot was also removed.
- The maximum size of an ADU was changed from 800 square feet to 75% of the floor area of the principal single family home.

The changes in Saint Paul align with the City's vision to broaden the range of (see next page)

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Homes by Architects Tour | Sept. 17-18

Visit these
AIA Minnesota
member-designed
projects on the 2022
Minneapolis & St. Paul
Home Tour:

#5, #13, #14, #15



ADUs

(from previous page)

housing choices for all residents, as outlined in the 2040 Comprehensive Plan.

"We hope to add even more flexibility through the ongoing 1-4 Unit Housing Study," said Luis Pereira, the Planning Director for the City of Saint Paul. "The goal of this work is to increase housing affordability, diversify housing options, and moderate increases in residential density as ways to address the current shortage of housing and accommodate the next decade of population growth."

In Minneapolis, the zoning administrator shall conduct the administrative review of all applications, subject to appeal to the board of adjustment, according to Municode.

Highlights of the Minneapolis code for detached ADUs:

- Except as authorized by variance, a detached accessory dwelling unit shall not exceed twenty-one (21) feet in height.
- The gross floor area of a detached accessory dwelling unit, including any areas designed or intended to be used for the parking of vehicles and habitable floor area on all levels, shall not exceed one thousand three hundred (1,300) square feet or sixteen (16) percent of the lot area, whichever is greater. In no case shall the gross floor area exceed one thousand six hundred (1,600) square feet or exceed the gross floor area of the principal dwelling, whichever is less.

- When a lot includes a detached accessory dwelling unit, the combined floor area of the footprint of the detached accessory dwelling unit, and all other accessory structures and uses designed or intended to be used for the parking of vehicles, shall not exceed six hundred seventy-six (676) square feet or

ten (10) percent of the lot area, whichever is greater, not to exceed one-thousand (1,000) square feet.

Consult the code, 537.110 for more information.

In the suburbs: In Golden Valley, the city council has made it a top priority to come up with an ADU policy, said Myles Campbell, a city planner. The planning commission is tasked with the details; they plan to do outreach this summer and have a new policy by end of the year. Being in the second wave of suburbs to develop policies, they've had a chance to poll earlier adopters such as Crystal and St. Louis Park for ideas.

Two points of interest: 1.) Inconsistencies in setbacks for dwelling units versus other accessory structures, which could make the most-popular above-garage model difficult. 2.) It's not uncommon for suburban homes to have full kitchens in the basements that were installed before codes were enacted.

The City of Richfield's ADU resource page is here: https://www.richfieldmn.gov/departments/community_development/housing/remodeling/accessory_dwelling_units.php

They do allow ADUs, and recently updated the size/dimension rules to make it easier to fit them into an existing garage. "We don't allow fully detached ADUs, so they have to be connected either to a garage or to the main house. They have to be between 300 and 800 square feet in floor area," said Nellie Jerome, Assistant Planner for the City of Richfield.

St. Anthony does not allow Accessory Dwelling Units of any sort, said City Manager Charlie Yunker.

For a summary of cities that have an ADU ordinance, see <https://www.fh-fund.org/report/adus-housing-options-for-a-growing-region/>

— Compiled by Margo Ashmore

Resources for planning ADUs

Find sample floor plans at [FHF_ADU_Guidebk_Print-Friendly_Download.pdf](https://www.fh-fund.org/report/mid-century-adu-idea-book/) (fhfund.org)

<https://www.fh-fund.org/report/mid-century-adu-idea-book/>

This ADU Idea Book (pictured on page 14) includes architectural designs and sample budgets for six ADUs, using real Mid-century homes in Crystal, Richfield, Roseville, and White Bear Lake as case studies. Learn about your Mid-century neighborhood's history and review the basics of ADU planning.

<https://www.fh-fund.org/report/duplex-designs/>

Family Housing Fund and the Building Equity collaborative worked with architects MSR Design to create three sets of construction plans that local developers may obtain for free to construct a for-sale duplex on a typical 45'x120' Minneapolis or Saint Paul lot.

"By providing these designs, we aim to improve the feasibility of small multifamily development for emerging, BIPOC developers so they can grow their businesses and build wealth while increasing the housing supply. These construction plans include design considerations to serve a variety of family sizes and housing needs."

St. Paul – Union Park



19 1904 Marshall Ave.
Built 2021 ADU

Stewart and Jean Scott

We downsized and moved from a suburb of Chicago, to Saint Paul to be closer to our daughter's family. An old garage that had just been used for their storage made way for our new one level, on-grade L-shaped home and a partial driveway which makes it convenient for dropping off groceries and passengers. Our pride and joy is the professionally designed landscaping, which makes the entire site a visual delight. Trees and hardscape should be visible by tour time. The kitchen is spacious. We suspect our kids, who were very involved in the design process, were hinting that we should host more dinners. Looking forward to meeting neighbors, ADU enthusiasts, and new friends through the home tour.

Tour visitors: Park along Howell



St. Paul – Lex-Ham



20 1180 Laurel Ave.
2021 Carriage House

Janie Morissette

After retiring from teaching, I decided to sell my Montana home and move to Saint Paul to be closer to my daughter and grandkids. My daughter's home had an old garage and unused chicken coop on the property. Tearing those out and building a new carriage home was an easy decision. I sourced ideas and plans online and through friends, family, and the builder. After many months of planning, demolition and construction began. The new structure includes a heated two-car garage which I consider my basement (with sewing area). I have a bedroom, full bathroom, sitting room with a patio door leading to a deck, full kitchen and a dining space. I was even able to incorporate my mother's Swedish tiles into the kitchen backsplash.

Tour visitors: Park in front, use sidewalk west of home, to back.



St. Paul – Summit University



21 600 Marshall Ave.
1902 Colonial Victorian

Rachel Schromen and Curtis Hennemann

Our Historic Cathedral Hill home has been a labor of love since purchased in 2016. With a vision of establishing our home and creating space for Schromen Law, LLC – an estate and elder law firm – we were ready to give the home much needed TLC. Throughout this journey, we have relied heavily on Kelli Mickelson of Brynn Alden Design to support our vision and maintain the home's historical integrity. From choosing the exterior colors, to a partial remodel of our kitchen, to a full remodel of our main bathroom, Kelli has been with us every step of the way. We hope you enjoy touring our home and appreciate the distinct differences in style and design between the personal and business spaces.

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Creating housing, avoiding demolition costs

Historic Tax Credits endangered, bill would extend by several years

Since 2010, more than 6,000 units of housing have been created in vacant and underutilized buildings from Winona to Duluth to Moorhead. This increase in units is due to a little-known federal and state credit, the Historic Tax Credit (HTC).

The kinds of historic rehabilitation projects that once required dozens of different funding sources – like Ripley Gardens in North Minneapolis – have a much clearer path since 2010, when Minnesota enacted its own historic tax credit program. Since then, dozens of old buildings in Minneapolis and Saint Paul have been rehabilitated and reborn with new apartments.

Over the life of the Minnesota program, almost 200 buildings have been placed back in use – the majority with housing units – and the historic tax credit has generated an estimated \$5.0 billion in economic activity in the state while supporting 28,480 jobs and \$1.9 billion in labor income.

Historic tax credits are a public-private partnership model that preserves architecturally and historically important buildings while creating a significant

boost in the state's economy – and providing unique places to live. The Minnesota Historic Tax Credit – often called HTC for short – provides property developers with a refundable income tax credit equal to 20% of the costs of rehabbing buildings that are listed in the National Register of Historic Places and used for income-producing purposes such as office, industrial, retail, hospitality, and rental residential. Use of the state HTC must be paired with use of the Federal HTC, which has been around since the Reagan administration – leading to a combined 40% income tax credit.

To qualify for Historic Tax Credits, buildings must be fifty years old or older, so we may start to see more projects in suburban areas of the Twin Cities.

Currently underway: 125 apartments in the Moderne-style Farmers Union building at Snelling and Larpenteur in Falcon Heights, built in 1947. Thinking ahead to ten years from now, buildings constructed before 1982 might be eligible for historic tax credits – rehabilitated and repurposed, saving the financial and environmental costs of demolishing buildings such as old schools, strip shop-

Minneapolis & Saint Paul Home Tour visitors have peeked inside these Historic Tax Credit projects: 700 Central and the A-Mill Artists Lofts in Minneapolis; Pioneer-Endicott, C & E Flats, Schmidt Artist Lofts, Rayette Lofts, Renaissance Box and Custom House in Saint Paul (pictured), along with Western U Plaza which converted the Old Home creamery into housing for lower-income persons along the Green Line light rail.

If the soul of a city is in its history, we've seen inside that soul – thanks in part to the existence of historic tax credits.



ping malls, and office buildings.

While critics of these projects point to their high per-unit costs, advocates counter with the increasingly high cost of demolition; allowing buildings to deteriorate to the point of needing demolition has only negative impacts for the environment and the surrounding community, and the costs are often borne by local tax-payers. Instead, rehabilitation

costs under the HTC are mostly paid by private developers, and the public investment in the form of tax credits more than pays for itself in resulting economic activity. Studies show that more than \$9 is recouped for every \$1 the state pays out in Historic Tax Credits. And the resulting increase in property tax value benefits the entire community through additional revenue for public services.

(continued on next page)

A remodeler's perspective

Rx for remodeling, attracting the next generation of remodelers

Those of us who focus our talents toward remodeling houses are a specialized group of designers, managers, and tradespeople. Under the umbrella of the overall construction industry, we are a subset of the already smaller niche of residential building. We remodelers have the closest relationships with our clients, requiring a level of trust unequalled in the construction industry. When an individual, couple, or family signs on to a remodeling project, they are agreeing to months of disruption and relying upon our integrity and skill to improve not only their biggest asset but also they are putting their future daily experiences and memories in our hands.

Remodeling is an incredibly intricate and specialized vocation. Some of us have years of formal education and experience, some of us have learned our skills along the way, yet we all have one thing in common. We are passionate about houses, especially older houses. We can see the possibilities, imagine the transformations. We delight in bringing clients'



dreams to life and helping their houses live to serve future generations.

Being a remodeling specialist is not unlike being a medical specialist. Thinking of a house as analogous to a human body is not hard to do, we already use terms like "it has good bones" and like our bodies, houses have skins and systems. Remodeling is house surgery,

and we are the surgeons. We cut open surfaces, repair, reorganize, or replace structures and systems found under that "skin," and then close them up again to live on for years to come. During this surgery, we invite a series of other specialists to assist in the procedure.

After opening up (demolition), we often start with the "bones." Rough carpentry is used to reconfigure rooms, add or subtract openings, or create brand new space. We then move on to systems specialists. Each of a house's systems has a specialist just like each body system does and they have some pretty close parallels: Plumber as gastroenterologist, HVAC technician as pulmonologist,

electrician as neurologist, carpenters as orthopedists, etc. All of these specialists contribute their expertise. Tradespeople who work in the remodeling industry need to have more specialized knowledge and expertise to work with historic systems and integrate modern technologies. They need to diagnose problems, analyze treatments, implement solutions, and coordinate their work with the other trades specialists.

As the surgery nears its conclusion, other specialists are involved in the stitching and close-up procedures. Their specialties focus on repairing and beautifying the skin – exterior and interior. Siders, roofers, insulators, drywallers, tilers, flooring specialists, and painters utilize their skills to make the "patient" look and feel as good as new.

Equally important as tradespeople's expertise is their "bedside manner." Well over half of a client's remodeling experience is influenced by their on-site interactions with lead carpenters or project managers, and how the tradespeople perform and behave on site during the construction process. So, unlike the anonymity of working on a stadium or skyscraper, remodeling professionals are counted on to be pleasant and person-

able as well as experts in their field.

Finally, designers and project managers often serve the role of therapists, listening to client's hopes and fears and guiding them through this uncertain journey. Even though this work is not directly for the house it is still congruent with this analogy. The occupants of the house are like the brain – making decisions and experiencing the emotions of the procedure. It is so important to realize how traumatic and scary remodeling might seem, acknowledge those feelings, and be able to make not only the final results fabulous but also deliver a process that is caring, communicative, and even enjoyable.

When the public thinks of the trades, we find that the blue-collar vs. white-collar stigma persists even though we are now nearing a no-collar economy. Our company advocates thinking of our remodeling trade partners as specialists in house systems.

The remodeling community is working diligently to elevate the public's perception of the industry and in the process, we hope to entice new generations to join us.

—by Susi Strothman, Remodelist
ELEA HEALY, LLC

Neighborhood Spotlight... see homes page 18

West Seventh area alive with new restaurants, businesses

From the original Uppertown early settlement of St. Paul at Kellogg and Eagle Parkway, through Little Bohemia, to the more car-oriented part of West Seventh Street where it eventually crosses I-35E, new businesses have come alive. It's particularly evident at night, when the soft, warm lights of restaurant conviviality play with the bolder neon and up-lights of commerce.

In the three years since the Home Tour last visited West Seventh (spring 2019) and even before, Community Reporter fixture Jerry Rothstein has observed a layering of new energy on a foundation of heritage operations like the Mancinis, Cossetta's and DiGidio's. New eateries have brought in top culinary talent, at Pajarito, and Mucci's Italian at 786 Randolph, to name a couple.

As vice president of the West Seventh Business Association, Rothstein was tasked with answering our request to list some of the new stand-outs. Tour visitors might consider starting with brunch or ending your tour day with a beverage and/or meal at one of these places; check websites for hours.

In spring 2019, Keg and Case, in a former Schmidt Brewing building at 928 West Seventh St., had just opened, housing several restaurants and retail

kiosks. While many of the originals did not survive the COVID-19 years, there are a lot of new vendors. Clutch Brewing is still upstairs on the mezzanine, Pimento Jamaican Kitchen is the main restaurant, and the 1930-built Rathskeller special event venue in the basement finally opened, helmed by the Mancini family.

Other Keg and Case tenants include Five Watt Coffee, Hobby Farmer Canning Co., House of Halva, Joey Meatballs, Juice Wisely, O'Cheeze, Pastamoré, Poppin', R+R Cultivation, Sana CBD, Studio Emme, and Valley Sweets.

In another former Schmidt building, on the grounds of the Schmidt Artist Lofts, RÖK Eatery & Bar serves Nordic and Japanese foods, along with sake, beer, Nordic mead, wine and cocktails.

Nance Derby's Artista Bottega, which was on the Home Tour for its spacious apartment upstairs, still has the gallery and work area in back, but the former retail space now houses Beaver's Pond Press, a business that helps authors create books.

Close by, at 943 West Seventh, former council member artist Dave Thune is renting to Heather Friedli's Friedli Gallery and Studio. Creative businesses have moved into the former Sophie Joe's, her



antique and collectibles business a victim of COVID realities.

John's Antiques, where everyone used to go for vintage lighting, was briefly Dilly Dally Gift Shop but is now a real estate office, at Walnut and West Seventh.

By now, Hope Breakfast Bar at 1 Leech St., Waldmann Brewery at 445 Smith Ave. N. and Bad Weather Brewing at 414 West Seventh have become fixtures, as has Tori, a ramen house that repurposed the old rail car that was a Chicago Taste Authority at 603 West Seventh. A-Side Public House is in the old fire station at 754 Randolph, just a couple blocks inland from West Seventh.

Claddagh Coffee, 459 West Seventh, shares some facilities and family with the newly hatched Emerald Lounge at 455. It's run by Molly Bard, daughter of Claddagh owner Mary Hogan-Bard, and friend Amanda Caruso, whose older sis-

ter helped Mary in Claddagh's early days.

Café Astoria, 180 Grand Ave. expanded with the Stella Belle Bakery of great renown at 325 West Seventh (where Grand meets West Seventh).

Supatra, long-promoted as THE Thai restaurant at 967 West 7th changed hands, and is now Phi Chay Thai Cuisine.

Even the big old house that used to be the offices of the West Seventh Fort Road Federation at 974 West Seventh has joined entertainment row as the White Squirrel Bar (pictured above). After some pandemic delays, Rothstein said, it became the place to go for live music. White squirrel sightings (an actual animal) were real for several years on the neighborhood's Facebook page.

— by Margo Ashmore

Historic tax credits renovated Schmidt's for lofts

(from previous page)

Unfortunately, the state Historic Tax Credit is not certain to be around in 2023. The program was due to sunset in 2021 and was given a one-year reprieve as government leaders focused on the early financial uncertainty of the COVID-19 pandemic. This year, advocates including Rethos: Places Reimagined and other members of the RevitalizeMN coalition have been urging the Minnesota Legislature to extend the Historic Tax Credit until at least 2030. Given the unparalleled economic impacts of this program, the wide variety of projects, and the statewide benefits, an extension should be a no-brainer. The program has broad bipartisan support, but at the end of the day it is a spending bill and there are numerous competing priorities.

If you have enjoyed seeing these historic apartments over the years, or could imagine yourself living in one like it someday, let your state Senator and Representative know that and urge them to extend the Minnesota Historic Tax Credit. More information about advocacy efforts can be found at revitalizemn.org.

— by Erin Hanafin Berg, Rethos



At Brewery Park, people can bring containers and buy clean water. (Photos on this page by Margo Ashmore)

Did you know?

All Minneapolis & Saint Paul neighborhoods are eligible for the BLEND Award



Encouraging and rewarding homeowners, architects and builders to blend newly remodeled or constructed homes and businesses into the fabric of the neighborhoods.

There is no project too small nor too big to BLEND! Whether it's an addition, new construction, new or redone outbuilding, landscape project, exterior facelift — any project (regardless of cost) can BLEND!

Entries will open for 2022 in mid-summer. Watch the website www.blendaward.org

Minneapolis & Saint Paul Home Tour salutes the spirit of the BLEND Award and seeks to feature winners willing to share on future tours.

St. Paul – Uppertown



22 112 Leech St.
Re-built 2018-2022

Joe Landsberger and Steve Shimer

112 Leech Street is an Asian-inspired rebuild collaboration of Gary Hittle, architect, Todd Gapinski, contractor, and the homeowners Joe Landsberger and Steve Shimer. Ten years ago Joe bought the "estate" and designed and landscaped its gardens featuring a traditional Japanese gate and moon-viewing pavilion, enclosed with salvaged fencing from the Schmidt Brewery. Home construction began in 2018. The exterior features Shou Sugi Ban, traditional Japanese fire-preserved cypress, and custom balconies that give onto the Mississippi River valley. The interior incorporates reclaimed cast iron, hard woods, and built-in accessibility including three-stop elevator. Ground floor: conservatory-office and gallery; first floor: kitchen, dining/living rooms, and sitting-bed-bath suite; second floor: sitting-bed-bath suite, guest room, tokonoma for art, and storage. FFI www.josfland.com and www.aginggardens.com.



St. Paul – Little Bohemia



23 412 Goodrich Ave.
1856 – Historic John Lewis House

Ranelle Kirchner and Adrian Schramm

We first learned of 412 Goodrich in the summer of 2018. It was still in its dilapidated state – completely unrecognizable from what it had once been, and would, thankfully, become again. We followed the project until we were finally able to submit an offer in the spring of 2020. We moved in the following July. The house truly is something to behold, full of lovingly-restored period details (1856) and superior craftsmanship. But it is more than just historic preservation and restoration that makes it special. It is our home. The 880 ft² space holds everything we need, with multiple garden beds, a shed we built by hand to match the house, four lively chickens, and a pear tree towering over it all out back. It is our quiet little homestead a mile from downtown. We feel very fortunate to have been a part of this project from the beginning, and to call it home today.

Sponsored by Historic Saint Paul



St. Paul – West Seventh



24 752 Juno Ave.
Built 1918

Dudley Voigt

I bought this house in 1998 thinking I'd live here only a few years, but it became the center of many life events. When I needed to move my mother here, I had looked at places all over the Cities, even explored how to attach an accessible "pod" to the house, but decided to add a main floor bathroom for her with many features for aging in place. OA helped me find ways to make the house more comfortable for the both of us, designing a beautiful bathroom, remodeling the kitchen and converting an enclosed porch into a sunroom. We are quite fond of our vibrant, walkable corner of St. Paul.

Presented by OA Design + Build + Architecture



St. Paul – West Seventh



25 1234 West Seventh St.
Built 1917

Sid Korpi

My century-plus-year-old home shouts "An artist lives here!" It boasts lots of color, creativity, and a love of midcentury modern touches. During COVID, despite dire financial circumstances, I redid my bathroom (preventing the toilet from falling into the dining room!), created the peaceful oasis that is my massage therapy room, and transformed a third of my garage into a fabulous artist studio to house my other home-based business Just Arting Around and its private painting parties. Much has been enhanced with found or freecycled items. It is a proud example of what folks with more creativity than cash can create.



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Examples of our work:

412 Goodrich Ave (#23)
208-210 Bates pictured below



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ACCESSORY DWELLING UNITS

MAXIMIZE YOUR PROPERTY WITH AN ADU



PHOTO CREDIT:
MARK THIEROFF

WHAT IS AN ADU?

Accessory dwelling units (ADUs) are secondary housing units on the same lot as an existing single-family residence.

These units can be inside the existing single family house (in an attic or basement), an addition to it, or be a detached structure built on the same lot.

Since 2018, ADUs have been allowed in Saint Paul on lots of 5,000 square feet or greater with an already built single family home. In 2022, additional amendments to the ADU ordinance were adopted, which lowered the barriers to adding an ADU to a property, such as:

- Removing the lot size minimum of 5,000 square feet for construction of an ADU;
- Removing the owner-occupancy requirement for the ADU or the principal single family home located on the same lot ; and
- Changing the maximum size of an ADU from 800 square feet to 75% of the floor area of the principal single family home.

INTERESTED IN ADDING AN ADU TO YOUR PROPERTY IN SAINT PAUL? HERE'S WHERE TO START!*

1. **Make sure your lot is eligible.** Current regulations say that an ADU may only be paired with a single family home—does your lot have enough room for the type of ADU you prefer?
2. **Decide the ADU characteristics that are important to you, and the type of ADU you'd like to build.** Your options are an interior attached ADU, attached ADU via addition to a single family home, or detached ADU with or without garage

3. **Determine the building footprint and other zoning rules.** You will need to understand things such as the minimum setbacks, maximum height, and maximum floor area requirements.

4. **Discuss utility requirements with the City.** This includes the Department of Safety and Inspections (DSI), Public Works and Saint Paul Regional Water Services.

5. **Work with an architect, engineer or contractor on preliminary construction drawings.** You can also use existing plan sets that meet zoning and building codes.

6. **Determine how to finance the ADU.**

7. **Develop construction drawings for plan review.**

8. **Submit your plans to DSI.** The staff in DSI will guide you through plan review/approval and guarantee that your project meets all building code requirements. They will also be the team to help you apply for and receive a building permit.

**Please note: this is an illustrative list, some variation may be expected subject to current regulations and City procedures*



SAINT PAUL
MINNESOTA

LEARN MORE: [STPAUL.GOV/ACCESSORY-DWELLING-UNITS](https://stpaul.gov/accessory-dwelling-units)

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11 a.m.–5 p.m.

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