www.MSPHomeTour.com

minneapolis • saint paul

HOME TOUR

Real Homes. Real People. Real Ideas.

Saturday, April 25, 10 a.m.–5 p.m. and Sunday, April 26, 1–5 p.m.

2015 Guide

minneapolis • saint paul
HOME TOUR
Real Homes. Real People. Real Ideas.

In this Guide...

How to find what you want to see on the Home Tour 2
Minneapolis Homes 3–10
Check out the Tool Library 9
Home Tour Sponsors 11
Maps 12–13
Tour Tips 14
Saint Paul Homes 15–22
Neighborhood Spotlights 5, 7, 16, 17, 21
"Keep My Card" 23

www.MSPHomeTour.com

Links to Facebook & Twitter

Acknowledgements

Tour Manager and Mailing Address
Pro Media, Inc.
2844 Johnson St. NE
Minneapolis, MN 55418

Home Tour Coordinator
Margo Ashmore, 612-867-4874

Tour Homes Photography
Rick Corwine
http://rickcorwine.smugmug.com
Locations supplying their own photos/graphics: 5, 6, 15, 17, 23, 26, 27, 28, 29, 45, 52, 53; locations 14 and 19 by Margo Ashmore.

Home Tour Video
Green Jeans Media

Guide Production
Holle Brian

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

A huge, collective "Thank You" to the Tour Sponsors listed on page 11, and the home presenters listed with individual homes. Their monetary, in-kind, and voluntary contributions make the Tour and its promotion possible.

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

Mayors' Message

Welcome to the 2015 Minneapolis & Saint Paul Home Tour

Welcome to the 28th Annual Minneapolis & Saint Paul Home Tour, April 25 and 26!

The 2015 tour highlights the wide array of ways people are thinking about urban living and the urban landscape.

Over the past year, our cities have seen apartments and transit-oriented developments quickly filled with people of all ages and walks of life — those developments have ranged from luxury to market-rate to affordable housing, from new to historic to adapted for reuse.

Today, our cities are connected together in exciting new ways, following the opening of the Green Line Light Rail in mid-2014. That project has spurred even more development and rethinking of urban living.

On this tour, you'll see examples of all of the above new developments, as well as the innovative kitchens, baths, suites and whole house remodels that tour-goers have loved for almost three decades.

While you're in the mood to explore, start your tour with breakfast at a neighborhood favorite café, and top it off with lunch, dinner or drinks at one of our local restaurants, pubs, or taprooms. In both cities, craft breweries and distilleries have been multiplying. They are as unique as the areas of the cities that embrace them.

Chris Coleman

Betsy Hodges

The Saint Paul Art Crawl is happening the same weekend as the Home Tour, and Minneapolis visitors to Northeast can pick up catalogs for the May 15–17 Art-A-Whirl event.

Northeast's new Tool Lending Library will be a stop on the tour.

If you're looking to purchase a home, take the weekend to learn about neighborhoods in Saint Paul and Minneapolis. Connect with other homeowners who appreciate the people, diversity, businesses, parks, lakes and rivers, schools, libraries, arts, and entertainment that we have to offer. Visit www.livemsp.org for information about our neighborhoods, as well as homebuyer assistance programs in Minneapolis and Saint Paul.

Hats off to the neighborhood leaders who have helped identify homes and interpret trends, and to the contractors, architects, homeowners, and developers who offer their projects as examples of what can be done to renovate, repair, and sometimes replace or reorganize the cities' housing stock.

As mayors, we thank the private sector partners who collectively sponsor the tour with us. We are particularly grateful to the residents who invite visitors into their homes for this 11-hour weekend.

Our cities are thriving, and we couldn't be more proud. We hope you'll come enjoy the 28th Annual Minneapolis & Saint Paul Home Tour and learn more about the neighborhoods, communities and people that make these cities great places to call home.

— Betsy Hodges
Mayor of Minneapolis

— Chris Coleman
Mayor of Saint Paul

How to find what you want to see on the Home Tour

Homes are open Saturday, April 25, 10 a.m.–5 p.m. and Sunday, April 26, 1–5 p.m.

The icons below each home description can help you decide which homes you would like to see based on a particular interest, such as kitchen or bath remodeling. Homes are generally grouped geographically in the guide for ease of navigating and learning about neighborhoods.

What the icons mean:

Whole-house renovations

Space additions, 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 AIA architect designed homes pp. 4 and 22.

Handmade Tile Association, promotes the use of artisan-made tile.

Accessibility
As most city homes are at least a few steps off the ground, accessibility will only be indicated if wheelchair accessible. Homes that are on hills, requiring many stairs to get in, will also be noted.

Homeowners will request visitors to take off their shoes, so wear easily removable shoes. Shoe coverings will be provided for visitors with special needs.

Minneapolis Homes #1 to #24

Minneapolis
City of Lakes

Open Saturday, April 25
10 a.m.–5 p.m.

Sunday, April 26
1–5 p.m.

ECCO

#1 3533 Humboldt Ave. S.

1921 BUNGALOW

Linda Unsworth

This 1921 bungalow, last updated in the 1970s, is being carefully returned to its craftsman roots from top to bottom—it is a work in progress, and we'll gladly share some of the stories of why renovation often takes longer than planned. We've had fun exploring vintage and salvage yards for items as we put the house back together, doubling the finished floor area—but keeping within the original envelope of the home.

We're also on tour to illustrate taking advantage of the new city approval of ADU's (Accessory Dwelling Units). We're creating a flexible living space, which can be used as a single-family home or as two units providing separate accommodation. Perfect for a visiting parent, returning college student or, further down the line, live-in caregiver. Our thanks to our contractor for his calm and patient guidance throughout this crazy process!

ECCO

#2 3543 Humboldt Ave. S.

BUILT 1913

Mary Ellingen

My house's location near the shores of Lake Calhoun has meant that generations remember it with fondness. Former residents from the last five decades have stopped by, sharing stories of summertime front-porch sleepovers, lake fishing and enjoying holiday meals together. Hearing that my small, dark kitchen was originally much larger got me thinking — I needed more space to entertain my adult children and their growing families and another place for projects during my retirement. Otogawa-Anschel Design-Build suggested a way to reconfigure the space that would incorporate a beautiful kitchen, lots of windows, and a light-filled office, yet expand only four feet into my urban back yard. The reality has exceeded the dream. Otogawa-Anschel's work is imaginative and of the highest quality.

Sponsored and presented by Otogawa-Anschel Design + Build

Lynnhurst

#3 4641 Colfax Ave. S.

BUILT 1915

Lance Breiland and Amy Hasbargen family

How do you create a large, modern kitchen with open family space while retaining a home's architecturally significant millwork and intricate details? Easy! Start by gutting the tiny kitchen and removing an existing disjointed sunroom. Then build a spacious addition that includes a roomy kitchen, cozy family room, functional mudroom and family center. Make sure old and new spaces effortlessly flow together. Details from the original 1915 built-ins are exquisitely re-articulated in new custom-made, quartersawn oak woodwork and cabinets that reuse original hardware. Lastly, incorporate locally made hand- molded tile and stained glass panels to please craftsman and bungalow enthusiasts alike. We can't wait to show you how our project turned out and let you talk with Sicora about how the concept could work for you.

Presented by Sicora Design/Build

Lyndale

#4 3312 Harriet Ave. S.

1898 AMERICAN FOURSQUARE

John Byrne and Micaela Preston family

This turn-of-the-century house has been restored and updated to balance the appeal of the Arts and Crafts period with the needs of a modern household. Major renovations include a new kitchen with custom cabinetry, new bathrooms on both the second and third floor, and a complete restoration of the exterior including a new front porch, lap siding, and original trim detail. The interior oak woodwork that was painted in the 1950s was dismantled, stripped and stained. Several built-ins were salvaged or built to return the living spaces to the warmth and charm of the period. A number of the house fixtures are custom creations by local craftsmen, including iron work, blown glass, tile and lighting.

Lowry Hill

#5 1712 Mt. Curve Ave.

1906 ARTS & CRAFTS AND BEAUX-ARTS STYLE

Open Saturday only, April 25 noon–5 p.m.

Originally built for the Donaldson family in 1906, this beautiful home has been painstakingly restored by the current owner. Architectural elements removed from the house 35 years ago were purchased and returned, and a few rooms were adapted for today's uses — a former bedroom became a walk-in closet and a dressing room became a library. Most of the first and second floors will be on tour, including two rooms designed in 1908 by Minneapolis interior designer John Bradstreet. The home is on the market and seeking a buyer who will treasure this work of art. It will be open for a special time, Saturday, April 25 ONLY, from noon–5:00 p.m.

Presented by Preservation Alliance of Minnesota
(see education info on page 16)

Bryn Mawr

#6 15 Xerxes Ave. S.

2014 TWO-STORY

Jeremiah Kunde and Erin Maraghy family

Both rustic and modern style influences blend into an extraordinary two-story retreat nestled across from Theodore Wirth Park in Bryn Mawr. The carpenter-owner, JK Carpentry, focused on sustainability within the homes' design and construction utilizing a full concrete exterior wall system and a solar package recovering up to 70 percent of the electrical energy consumption. The main level features 9'4" ceilings, contemporary built-ins throughout, a spacious gourmet kitchen with Thermador appliances, and a lavish modern gas fireplace. The second level showcases a private owner's suite with a custom-built walk-in closet; park views; and a double vanity, copper soaking tub and an 11' walk-in shower! Come and be inspired by the use of both traditional and modern design perfectly fused with warm recycled and repurposed rustic features in this unique home!

Willard Hay

#7 1322 Washburn Ave. N.

1926 COLONIAL

Blake Zochert

This house has changed a lot since it appeared on the 2010 Tour. A year later, the North Minneapolis tornado ripped off the entire roof, nearly destroying the house and requiring it be gutted down to the studs. Not one aspect was untouched. Upgrades include 98 percent efficient in-floor heating, spray foam insulation, wiring for sound and home automation, and all new plumbing and electrical. The changes include converting the attached garage into an outdoor "room" for entertaining, second-story deck, kitchen remodel, and finishing the entire basement including adding a bathroom. I love this quiet neighborhood; it's minutes from downtown but just steps from Theodore Wirth Park. In the last three years, I renovated and had three other houses on the Home Tour; now my own is finally done, and I hope you come see the results!

OWN YOUR FUTURE

Find out how you can take advantage of these great partnerships!

Downpayment Assistance – City of Minneapolis
The City of Minneapolis wants to make affordable homeownership a reality for you and is providing up to $7,500 to qualified buyers to cover down payment and closing costs.

Quality, Stable Mortgages – Minnesota Housing
Minnesota Housing, the State's Housing Finance Agency, offers loans for first-time homebuyers with affordable interest rates. These loans work with down payment assistance products like those offered by the City of Minneapolis.

Making it Happen – MN Homeownership Center
Talking one-on-one with a FREE non-biased, non-profit housing expert. We'll connect you with a personal homeownership advisor to make sure that YOUR questions get answered... and you have the tools and knowledge necessary to own your future!

"I never thought my mortgage payment would be less than my rent!"

OWN YOUR HOME

Minneapolis City of Lakes
Minnesota Homeownership Center
Minnesota Housing Finance Agency

(651) 659-9336
WWW.OWNYOURFUTUREOWNYOURHOME.ORG

Discover more about working with a residential architect through AIA Minnesota's publications and programming:

- **Architecture Minnesota magazine** (Residential sections throughout the year)
- **Homes by Architects Tour** (September 19 & 20, 2015)
- **Home of the Month** (*StarTribune Homes* section, first Sunday of each month)
- **Architect of Distinction and Emerging Talent Awards** (*Midwest Home April/May issue*)
- **Everyday Solutions** (*StarTribune Homes* section, throughout the year)

Experience the **Architect-Designed DIFFERENCE**
www.aia-mn.org

Visit the following 17 projects designed by **AIA Minnesota members** on the 2015 Minneapolis/Saint Paul Home Tour:
#6 #15 #26 #27 #28 #29 #32 #33
#34 #35 #36 #39 #41 #42 #45 #52 #53

AIA Minnesota
A Society of The American Institute of Architects

Old Highland

#8 1811 Girard Ave. N.

BUILT 2015

Anderson Mitchell, contractor, Kathy Wetzel-Mastel, PRG, Inc.

This three-bedroom, 1.5 bath home was built by trusted nonprofit developer PRG, Inc. and North Minneapolis-based Mitchell Construction in the City of Minneapolis Green Homes North Program. With over 1,800 sq. ft. finished, this home boasts an open floor plan and space for a future family room, bath and bedroom on the lower level. Green features include: Energy Star windows, doors, shingles, lighting and appliances. Plumbing fixtures conserve water. We used low-VOC paints and adhesives and FSC-certified framing material. Annual energy savings estimate: Half of what it costs for an average, existing home. Traditional detailing helps blend naturally with the neighborhood with its mix of architecture, beautiful parks, easy access to downtown and all the great things city life has to offer.

Sponsored by City of Minneapolis Community Planning and Economic Development Department

Old Highland

#9 1602 Fremont Ave. N.

1900 VICTORIAN FOURSQUARE

Lucy Dunne

1602 Fremont is a Victorian foursquare with early Colonial influences. Built in 1900, it has a striking entry hall full of built-in bookcases (with a fold-out secretary desk!) and a reading nook tucked under the stairs. Like so many of the gorgeous Old Highland Victorians, the main floor has lots of original features, including pocket doors, three fireplaces, and a built-in cabinet that passes through to the kitchen. It also has some quirks, like an original but unfinished back room, and a bathroom upstairs divided into three compartments, each with its own door!

I discovered Old Highland after looking for a house like this in many other parts of the cities. The neighborhood is full of beautiful homes, but it's the community that makes it so special!

Sponsored by Northeast Bank

Old Highland

#10 1427 Fremont Ave. N.

1897 QUEEN ANNE

Belinda and Tim Meier

Built by Charles C. Johnson in 1897 and originally owned by George A. Leighton, the home features a large, wrap-around porch in front and double-layer porch on the back. The turret and grand, round stained-glass window in the master bedroom are indicative of a Johnson-built home. In July, 2014, within two minutes, we fell in love with the amazing maple and oak fret work and inlayed floors. We purchased in September and after three months of restoration and renovation, we moved in. Close proximity to Belinda's office has made her long commute a thing of the past. We've completed the first and second floors and are improving the third. We plan to update landscaping and, long-term, to remove the asphalt siding to reveal the original clapboard. The charm and character of this house cannot be duplicated with today's modern building techniques. Old Highland is where we proudly call "HOME"!

Nominate your home for a future Minneapolis & Saint Paul Home Tour

Have you recently remodeled all or part of your home? Would you like to join neighbors in promoting your neighborhood? Does your home have a notable feature or interesting history that people might want to see and share? Has your home been maintained or renovated in a way that respects the craftsmanship and design characteristics of its era? Do you have a unique home that would be just plain fun to get inside? Do you have a "green" and energy-efficient new home?

The 2016 Minneapolis & Saint Paul Home Tour will mark the 29th year of the Tour. If you answered yes to any of the above questions and would like to be part of "Real Homes. Real People. Real Ideas.," then you should nominate your home for the 2016 Minneapolis & Saint Paul Home Tour. Visit www.MSPHomeTour.com ("submit a home" button) to pursue your nomination today, or call Margo Ashmore at 612-867-4874.

Neighborhood Spotlight:
Old Highland's treasure

THE ORIGINAL North Branch Library at 1834 Emerson received many a fond gaze and hopeful whisper during the earliest of the many Old Highland walking tours. Built in 1894, it was the first branch library in the Minneapolis system and is considered the first open shelf branch library in the nation. Generations of Northsiders passed through its doors to read, meet or vote.

It recently reopened as the EMERGE Career and Technology Center, a hub for training and technology education for youth and adults. EMERGE is a non-profit focused on workforce development headquartered on the corner of Broadway and Emerson.

Computer labs now hum where once librarians enforced silence. The conversion was not an easy feat.

Paul Gates, principal architect on the project, said any old building, like an old home, is going to present surprises. "Nothing is plumb, square or level, so everything has to be accommodated, adjusted for or modified. We would find things every time we opened up a wall. Or the floor — we found an old tunnel that snaked under about a third of the building."

"You try to plan for it, with a substantial contingency fund, but it's rarely enough. We had to make choices, do the best we could, and reserve for later" project aspects that could wait a little longer.

The building closed as a library in 1979. Then-Minnesota State Historical Architect Charlie Nelson, an Old Highland neighborhood resident (deceased 2007) led the effort to get the building listed on the National Register of Historic Places.

It was used by a cultural arts group before businessman Fred Keller bought the property in the 1980s. He later sold it to businessman Vernon Burks, from whom EMERGE purchased the building in 2009. The funding formula, as for all such present-day adaptive reuse, was complex and time-consuming; and that aspect isn't quite done yet.

Among the unexpected discoveries: after plaster "removed itself from the walls" during otherwise standard demolition activity, the exposed brick structure needed to be rebuilt. The chimney was found to be quite decrepit and more roof decking needed to be replaced than first thought. A composite polymer product that looks like slate, was used in place of the original slate roof.

The old North Branch Library in mid-renovation. Photo by Mike Madison, 2014.

Watson Forsberg, the general contractor, "has worked on many historic buildings" Gates said, including Ripley Gardens (renovation of a historic maternity hospital into housing at Glenwood and Penn).

"They had a sense of how delicate the building was," he said, explaining the massive amount of careful shoring up needed while installing the elevator and opening up the basement for use as the computer labs. The old library's basement walls were three-foot-thick stone with only service-passage doorways; openings had to be widened to 7 to 10 feet.

Interior, from 1919, librarian Miss Irene Newman.

Among many pleasant discoveries was how well the 1957 concrete block bookmobile garage transformed into three airy classrooms and a lounge. Hennepin Technical College has set up an Advanced Manufacturing Lab onsite.

The main level reading room became the Eddie Phillips Community Room, honoring this Northside businessman and community philanthropist. Sunny, with a vaulted ceiling, it is lit by elegant leaded glass windows, it seats 40 and features AV equipment and a small catering kitchen. It is available for rental by groups and businesses for meeting and events. Call EMERGE at 612-529-9267 for information.

Jordan

#11 1634 Hillside Ave.

1914 TWO-STORY

Elizabeth Sibet

Over the last 10 years, I have enjoyed restoring turn-of-the-century homes in Minneapolis and Saint Paul and helping many home buyers do the same. Yet this former foreclosure, which was in need of major work throughout, still stood out from the thousands of homes I'd seen throughout Minnesota, with very rare original features intact from two different eras united under one roof. The upper level is adorned in art deco original hardware while the main level has craftsman details intact, including classic columns topped with vintage fixtures, a curved buffet and three sides of matching trios of stained-glass windows. Period-appropriate restorations were completed on both levels along with many energy-efficient improvements. This labor of love renovation is quite a unique transformation thanks to some neighbors. Some of the work was completed by Northside businesses.

Jordan

#12 2918 Logan Ave. N.

BUILT 2015

Twin Cities Habitat for Humanity

2918 Logan Ave. N. is a Green Homes North funded project that lies in the Twin Cities Habitat Neighborhood Revitalization area, selected for targeted reinvestment as an area hard hit both by the foreclosure crisis and the 2011 tornado. This four-bedroom, two-bath house is an example of carefully designed, high-quality, and energy-efficient housing that achieves the Habitat mission of providing safe, decent, affordable housing. The design of the house fits well into the block, and along with several other newly constructed Habitat houses nearby, will hopefully spur additional investment in the neighborhood by other developers, as well as by existing property owners in order to further rejuvenate and stabilize this corner of North Minneapolis.

Sponsored by City of Minneapolis Community Planning and Economic Development Department

Folwell

#13 1214 Lowry Ave. N.

BUILT AS BREMER SCHOOL IN 1887

Michael Dodson

I fell in love first with the big windows and tall ceilings. The building was once a school and is now converted to condos. The outside of the building looked like 1887. The inside looked like 1985, with boring builder-grade finishes. As I have redecorated, I have tried to make choices that evoke the turn of the 20th century, though not too strictly. A breakfast bar has become a built-in buffet. Laminate hollow-core doors have been replaced with real wood. I even researched what the doors looked like in the school to replicate the design. New quartz counter top and farm sink grace the '80s-era kitchen cabinets. Now the inside matches the outside, and I party like it's 1899.

EQUAL HOUSING OPPORTUNITY

Fair Housing

The cities of Minneapolis and Saint Paul and all Home Tour participants and sponsors are committed to Fair Housing.

City ordinances and state and federal laws prohibit discrimination on the basis of protected class status in the sale, lease, or rental of housing.

Realtors® abide by the Code of Ethics that prohibits steering, block-busting and other discriminatory practices.

Call 651-266-8966 to be referred to an agency that enforces Fair Housing standards in Saint Paul.

Call CPED at 612-673-5095 to be referred to an agency that enforces Fair Housing standards in Minneapolis.

OWN YOUR FUTURE

Find out how you can take advantage of these great partnerships!

"I never thought my mortgage payment would be less than my rent!"

Downpayment Assistance - City of Minneapolis
The City of Minneapolis wants to make affordable homeownership a reality for you and is providing up to $7,500 to qualified buyers to cover down payment and closing costs.

Quality, Stable Mortgages - Minnesota Housing
Minnesota Housing, the State's Housing Finance Agency, offers loans for first-time homebuyers with affordable interest rates. These loans work with down payment assistance products like those offered by the City of Minneapolis.

Making it Happen - MN Homeownership Center
Talking one-on-one with a FREE non-biased, non-profit housing expert. We'll connect you with a personal homeownership advisor to make sure that YOUR questions get answered... and you have the tools and knowledge necessary to own your future!

OWN YOUR HOME

Minnesota Homeownership Center

Minnesota Housing

(651) 659-9336

WWW.OWNYOURFUTUREOWNYOURHOME.ORG

Janice 612-362-3220 MLO#1072364

Dave 763-782-1781 MLO#472188

Jeanette 763-792-3217 MLO#453058

Greg 612-362-3222 MLO#932542

Talk to Northeast Bank about a home equity line of credit.

Home equity lines of credit are available on single family, owner-occupied homes. Minimum credit line extended is $5,000. Owner must provide property insurance. All loans subject to credit approval. Zero closing costs for loans up to $50,000. Estimated fees for loans greater than $50,000 range from $250 to $500 depending upon the loan amount. Annual Percentage Rate (APR) is for loan to value of less than 80%. Variable rate will be adjusted daily to the highest prime lending rate published by the *Wall Street Journal* (WSJ), but will not be adjusted to less than 4.25% APR. The current WSJ prime is 3.25% therefore the current rate is 4.25% as of March 1, 2015, 60 month maturity. Maximum rate is 18% APR with a floor of 4.25% APR.

MEMBER FDIC @ EQUAL HOUSING LENDER

northeastbank-mn.com

Hawthorne

#14 2648 Emerson Ave. N.

1910 DUPLEX

Kayleen and Justin Richardson

This roomy duplex was destined for demolition when North Minneapolis residents fought for it to be preserved based on the house's historic heritage. What once used to be a Sheltering Arms Orphanage was turned into a quad-plex before being left vacant for years. Charlie Browning, from whom we purchased, transformed the space into a massive duplex with three-bedroom, 2.5-bath residence on each side. Gorgeous exposed brick and large windows letting in plenty of sunlight honor the original character, and it is enhanced for today's living with wide open spaces. We're honored and excited to be new owner-occupants and look forward to meeting our neighbors through the tour.

Hawthorne

#15 329 31st Ave. N.

BUILT 2014

Project for Pride in Living

This new home in the Hawthorne EcoVillage is part of the Green Homes North Initiative and earned a HERS Score of 46 for energy efficiency. With easy access to I-94, downtown and NE Minneapolis via the Lowry Bridge, it is for sale to an owner occupant at 80 percent area median household income. It has an open floor plan, hardwood floors on the main floor, three bedrooms (including one on the main floor), 1.5 tiled baths and upstairs laundry. Appliances are stainless steel, there is a sump pump and radon mitigation system, and it has a finishable basement. It's possible this home will sell before the tour; if that happens, we invite you to look around the neighborhood and see other new building and renovation happening here. Read the Hawthorne Neighborhood profile telling what's coming up in and near this area.

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

Bottineau

#16 2430 California St. NE

1906 1.5-STORY

Julie Gubbin dba Antiquified, LLC

It's known as the "Gingerbread House." When I approached the owners, I told them I would purchase it without seeing the interior. The location was key in deciding to purchase it for my antiques business, along with its quaint whimsical appearance. I believed that whatever it looked like on the inside would be workable.

To make the property usable for a business, the city required installing a four-stall parking lot. The entrance and main floor had to be handicap accessible. This included gutting out and enlarging the bathroom and entry to it. I also widened the doorway from the kitchen to the dining room, and created a main entrance through the kitchen wall, adding two additional windows.

A large concrete ramp was installed with two sets of stairs. A new iron fence takes the place of the privacy fence for visibility and security. This is a business in a house that has commercial zoning.

Neighborhood Spotlight:
Hawthorne has it all

Farview Park, photo courtesy Minneapolis Park & Recreation Board

The Hawthorne neighborhood is a vibrant community offering classic homes and new green homes as well as an expansive park and Mississippi River frontage. Located near downtown with easy freeway access, the area offers affordable living with many historic Victorian and row houses, as well as the Hawthorne EcoVillage.

The EcoVillage is a four-block, multi-phase project utilizing green building design and construction practices with the goal of creating a neighborhood that is the model of sustainability. The EcoVillage contains eight of 14 Green Homes North houses in Hawthorne. Each home features high-efficiency mechanical systems, Energy Star appliances and lighting, and durable exterior construction.

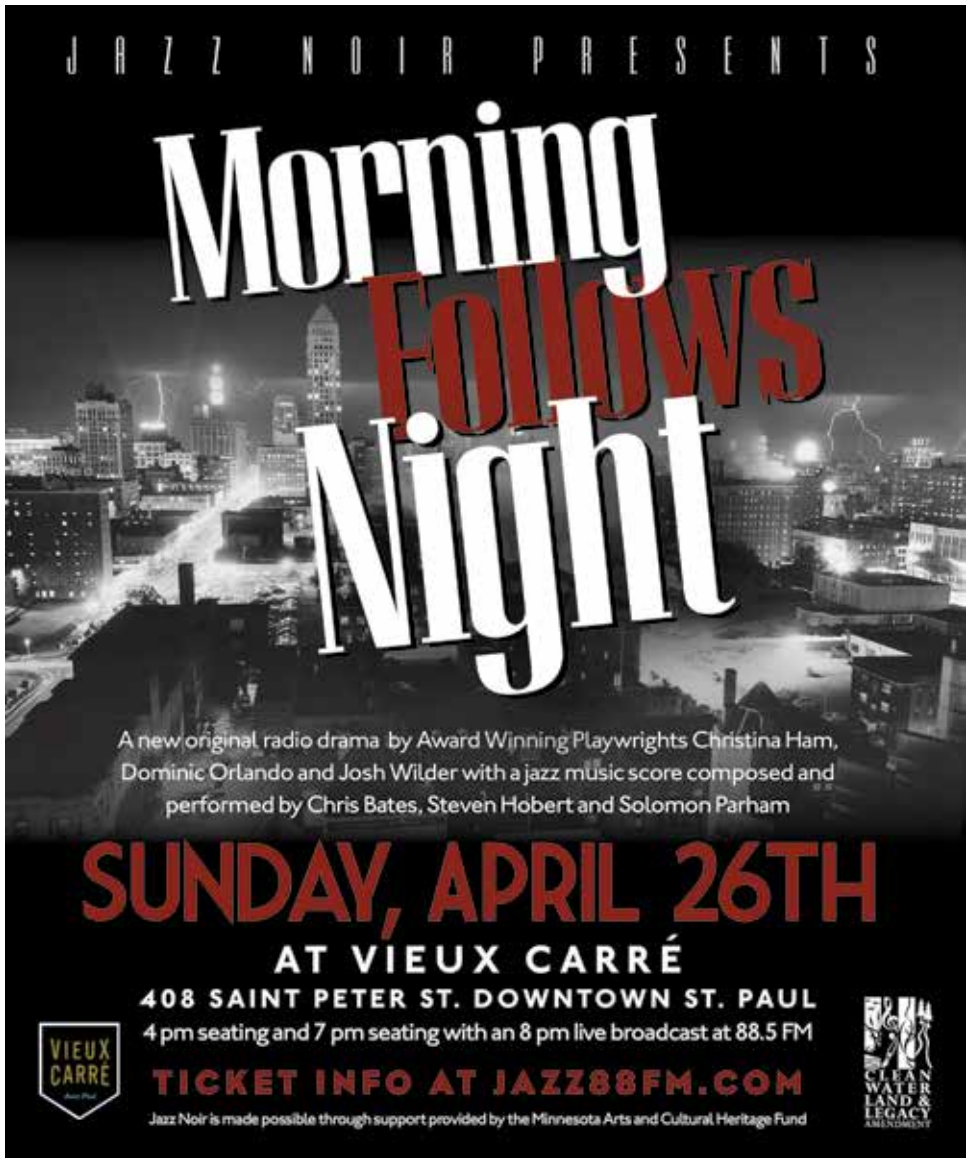
Opportunities to interact with nature vary, whether it's joining neighbors in one of the community gardens or enjoying the beautiful panoramic city view from the hilltop in the 21-acre Farview Park. Future plans include the 26th Avenue Greenway connecting Theodore Wirth Park with the Mississippi River.

The area includes a great mix of convenience, style and livability. Bordered by Lowry and West Broadway at the north and south, the neighborhood has nearby shopping, dining, and a library.

Area amenities include:

- Broadway Pizza, the landmark pizza restaurant serving pizzas for over 60 years, located at 2025 West River Road just off West Broadway and overlooking the Mississippi River.
- Donny Dirk's Zombie Den, a cool bar with a Vegas vibe located at 2027 N. 2nd St.
- North Regional Library located at 1315 Lowry Ave. N. just across the street from the border of the Hawthorne neighborhood. It is the largest of the Minneapolis community libraries.

Sources: Realtor Jean Bain, Project for Pride in Living and Hawthorne Neighborhood Council



Specializing in NE Minneapolis

Excited to be making a difference!

Buy • Sell • Develop
Give me a call:
612-369-6206

Mark Iwaskewycz
Realtor®

verve REALTY
(formerly Hoffman Parkin)
17 4th St SE,
Minneapolis MN 55414
Mark@VerveRealty.com
www.VerveRealty.com

minneapolis • saint paul
HOME TOUR
Real Homes. Real People. Real Ideas.

Margo Ashmore
Coordinator

612-867-4874

2844 Johnson St. NE
Minneapolis, MN 55418

Bottineau

#17 2110 Grand St. NE

2015-BUILT TWO-STORY

Concord Universal, LLC

In-fill building has blossomed in this last year, with demand for space and interiors designed to the tastes of people who grew up in the suburbs and see the value of living close to the city's amenities. This home is just a block or so from the Mississippi River in the heart of the USA Today Reader's Choice #1 Arts District. This home features a three-season room under the master suite, that could be heated and finished as a family room, studio space, or converted to a tuck-under garage. An existing two-car garage sits on the back of the extra-long 197-foot lot. The unique exterior design strikes a balance between new art, old industry, and the two-story residences in the neighborhood.

Audubon

#18 2807 Hayes St. NE

1925 BUNGALOW

Ron and Karen Personius

We have lived in our home 30 years. Since I (Karen) am the main cook, I have always wanted more light for working. We decided it was time to do a complete kitchen remodel. A friend who is an architect helped us design a very functional kitchen. After we obtained three bids, we chose Castle Building & Remodeling. In order to save money, my husband and friends gutted the old kitchen. When finished, Castle came in and built it up. We moved the sink from one side of the room to in front of a window and opened up the wall between the kitchen and the dining room. I now have lots of light! We put on the finishing touches by painting the walls and woodwork.

Presented by Castle Building & Remodeling

MINNEAPOLIS CONNECTS
NEIGHBORHOOD & COMMUNITY RELATIONS DEPARTMENT

PROUD TO SPONSOR
the 28th Annual
minneapolis•saint paul
HOME TOUR

Building a Better Minneapolis Together!

NCR is charged with strengthening our City's quality of life through vigorous community participation, resident involvement in neighborhood and community organizations, and supporting clearly defined links between the City, City services and neighborhood and community organizations.

Minneapolis Neighborhood and Community Relations

Call 311 or visit www.minneapolismn.gov/ncr

Minneapolis
City of Lakes

Logan Park

#19 1618 Central Ave. NE

NORTHEAST MINNEAPOLIS TOOL LIBRARY

The Northeast Minneapolis Tool Library's mission is to cultivate a more resilient and equitable community and reduce waste by empowering residents with access to tools, training, and workspaces. With a low-cost annual membership fee ($55), we provide access to hundreds of tools, educational opportunities, DIY networking, tool advice and the chance to lend a hand to the Earth and your wallet at the same time.

Come find out how the tool library and the real sharing economy works, how it could help your next home project and ways to be involved! Visit our Facebook page for the most up-to-date information for this tour stop: www.facebook.com/NortheastMinneapolisToolLibrary.

In Logan Park Neighborhood, and seed funding was provided by Windom Park Neighborhood.

Note: This location is in the basement of the Thorp building, enter by Diamonds Coffeeshop.

Sponsored by Northeast Bank

Cooper

#20 3240 42nd Ave. S.

1922 1.5-STORY BUNGALOW

Kevin & Cathy Carmody

When we moved into our little house as newlyweds, we never dreamed that we'd still be here, over 20 years later. We've tackled many projects to improve and increase our living space, like converting the front porch to an office and finishing our basement. Last year, we asked Buck Brothers Construction to help us build a small mudroom. That small mudroom quickly became a large mudroom with a laundry and bar on the main floor, and a basement bedroom below. At the same time, the loss of our 150 year-old oak tree in a storm prompted us to contact Wood from the Hood, who were able to mill our tree to provide the flooring, trim, cabinetry and thick slabs to use for the bench and the bar counter. Our tree continues to live, right where it grew.

Presented by Buck Brothers Construction

minneapolis • saint paul
HOME TOUR
Real Homes. Real People. Real Ideas.

Send me the Guide

The Minneapolis & Saint Paul Home Tour mails the Home Tour Guide to past visitors who have legibly filled out passports. 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 15, 2016. You may also request to be removed from the list, or be converted to email notification only.

Name_____

Address _____

City_____State, Zip _____

Email _____

❑ Please start mailing the Guide

❑ Please correct my address

❑ Please delete from the mailing list ❑ and convert to email only

Mail form to:

ProMedia, Inc.
2844 Johnson St. NE
Minneapolis, MN 55418

Howe

#21 3540 36th Ave. S.

1920 ONE-BEDROOM

Sharee Marcus

My journey to the Home Tour evolved in my tenth year of teaching yoga. I subbed for a friend in her home yoga studio, and thought, I can do this. As people enter my home to take a class, they go downstairs to gather their props, use the lovely bathroom, and then come up to take the class. The remodel work includes: finishing the basement, adding the full bath with sauna, and consolidating mechanicals with a very compact boiler/on-demand hot water heater combo that hangs quietly in the efficient laundry. An egress window provides light. Clever kitchen shelf configurations add to its utility, a murphy bed allows best use of bedroom space, and the front rooms are where the yoga classes are held. Edible landscaping and cheery house color make the yard a joy in the warm months.

Northrop

#22 4316 12th Ave. S.

BUILT 1915

Nina Alesci and Timm Anderson

A broken refrigerator inspired the kitchen remodel and sunroom addition to our 1915 two-story. Rather than buying a small matching replacement, we decided to rethink and rebuild the kitchen, opening it to the dining room. The efficient design moved a doorway and eliminated a window to increase counter and cabinet space. New trim matches the original to blend new and old space. To avoid dragging wet shoes onto refinished wood floors, a sunroom replaced the three-season porch, adding hooks, shelves, a bench, drawers, and much-needed first-floor closet space. This room borrowed design elements from the original porch with wainscoting and a beadboard ceiling. Excavating beneath the sunroom provided additional storage space, freeing up the original basement to be finished later.

Presented by Metamorphosis

Hale

#23 5049 14th Ave. S.

1929 1.5-STORY

John and Christine Sennentz

After living in our 1929 1.5-story home in the Hale neighborhood for 20 years, we were at a crossroads of whether to move to something a little larger or undertake a major renovation project. We decided for the latter since we love our neighborhood and the surrounding South Minneapolis community. We finished our basement and created a laundry room, TV room, half bathroom, and a small man cave. On the main floor we renovated our three-season porch to turn it into a year-round living space, renovated the small main floor bathroom and revamped the fireplace. We selected SDI to do the work, for their experience with dealing with the surprises that come with renovating houses of this age and their ability to complete work on time.

Presented by Structural Dimensions, Inc.

Page

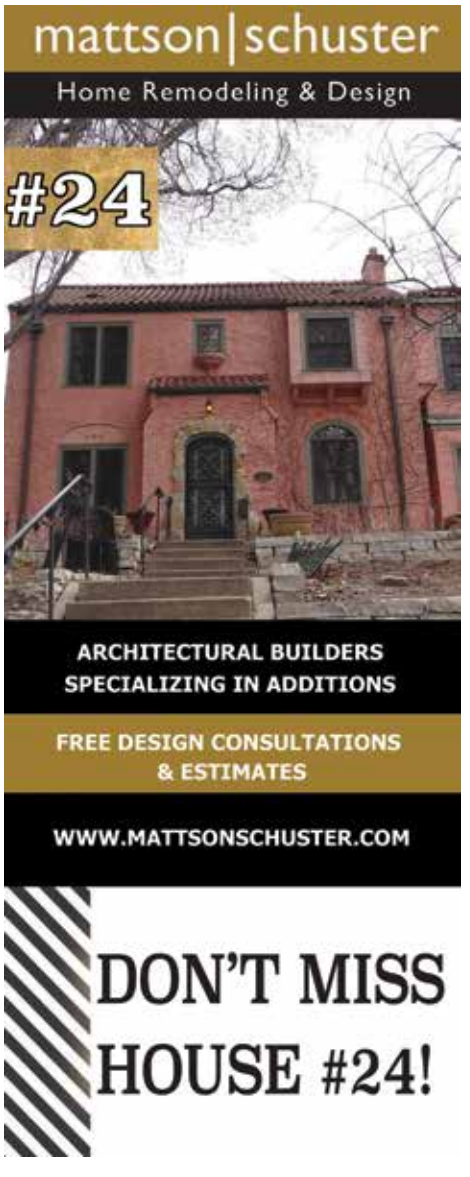
#24 5225 3rd Ave. S.

BUILT 1926

Scott Remmel and David Vagneur

Space and accessibility for the future. This remodel created more spacious living, increased storage and prepared the home for long-term living as we age. The home is now elevator ready and has a handicapped-accessible shower. Renovations include an addition to the back of the home which gave us a basement home theater room, larger kitchen, master bedroom on second floor and storage above. The sunken dining room and new expanded kitchen open up the main floor. The second story now has a master and guest suites, both with a veranda. This beautiful home has copper windows and gutters, a clay tile roof and stucco exterior. Millwork was matched throughout including crown molding in all rooms and cherry cabinetry.

Presented by Mattson Schuster



minneapolis • saint paul

HOME TOUR

Real Homes. Real People. Real Ideas.

www.MSPHomeTour.com

Curious about a remodeler you met on the tour? Take a business card or brochure, and check www.MSPHomeTour.com. Links to sponsors and presenters are with the individual home descriptions on the website. Business websites may also be accessed through 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.

You can link to the Tour on Facebook and Twitter through www.MSPHomeTour.com

Index of Advertisers

American Institute of Architects – AIA Minnesota 4, 22
Brownsmith Restoration 19
Buck Brothers Construction 9
Building Arts Sustainable Architecture + Construction 14
C & E Lofts (C & E Master Tenant LLC) 20
Castle Building & Remodeling 8
City of Saint Paul Home Improvement Loans 19
City of Minneapolis Community Planning and Economic Development (CPED) 4, 6
Coldwell Banker Burnet – Leonard Schwartz 23
Custom House Residences 15
David Heide Design Studio 18
E.J. Hansen AIA 23
ESNDC Real Estate Brokerage, LLC 20
Green Jeans Media 19
Handmade Tile Association 3
Hennepin County Library 10
Jazz Noir – Jazz88 FM KBEM 7
Keller Williams Integrity – The Odd Couple Team 22
Mattson Schuster 10
Metamorphosis 10
Minneapolis Neighborhood & Community Relations (NCR) 8
Next Level Renovation 18
Northeast Bank 6
Otogawa-Anschel Design+Build ..... 3, 21, back cover
Penfield Apartments 15
Preservation Alliance of Minnesota 16
Public Art Saint Paul 20
Rehkamp Larson Architects, Inc. 23
Saint Paul Art Crawl 22
Saint Paul Public Library 18
Sicora Design/Build 3
Structural Dimensions, Inc. 10
Sunrise Design & Construction 18
Sylvestre Design & Remodeling 23
Verve Realty – Mark Iwaskewycz 8
Vujovich Design Build 18

2015 Sponsors

PLATINUM SPONSOR

City of Saint Paul Department of Planning and Economic Development (PED)

GOLD SPONSORS

City of Minneapolis Department of Neighborhood and Community Relations (NCR)

City of Minneapolis Department of Community Planning and Economic Development (CPED)

AIA Minnesota — American Institute of Architects

Otogawa-Anschel Design-Build

SILVER SPONSOR

Northeast Bank

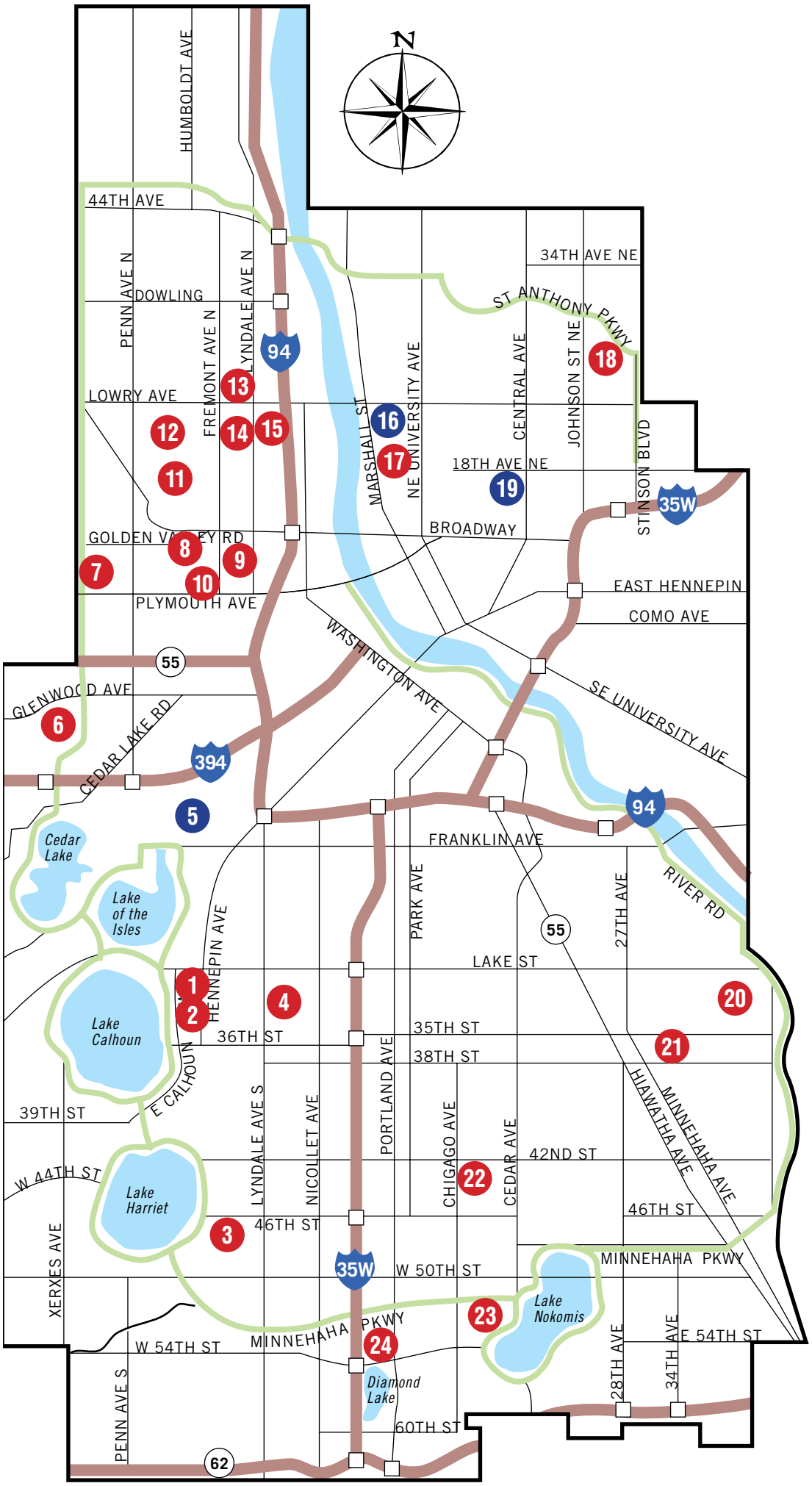
PRESENTER SPONSORS

Brownsmith Restoration
Buck Brothers Construction
Building Arts Sustainable Architecture + Construction
C & E Lofts (C & E Master Tenant LLC)
Castle Building & Remodeling
David Heide Design Studio
Keller Williams Integrity – The Odd Couple Team
Mattson Schuster
Metamorphosis
Next Level Renovation
Sicora Design/Build
Structural Dimensions, Inc.
Sunrise Design & Construction
Vujovich Design Build

SPECIAL THANKS TO:

Dayton's Bluff Community Council
Green Jeans Media
Handmade Tile Association
Hawthorne Neighborhood Council
Hennepin County Libraries
Jazz88 FM KBEM
Metro Cable Network
Old Highland Neighborhood Association
Preservation Alliance of Minnesota
Ramsey County Libraries
Saint Paul Art Crawl
Saint Paul Public Libraries
West 7th/Fort Road Federation
West Side Community Organization

MINNEAPOLIS HOMES



1 **3533 Humboldt Ave. S.**
North of W. 36th St. midway between Hennepin & E. Calhoun Pky.

2 **3543 Humboldt Ave. S.**
North of W. 36th St. midway between Hennepin & E. Calhoun Pky

3 **4641 Colfax Ave. S.**
South of 46th St. one block east of Dupont/ King's Hwy.

4 **3312 Harriet Ave. S.**
Two blocks east of Lyndale, south of W. 33rd St.

5 **1712 Mt. Curve Ave.**
From the south, take W. Franklin to Logan, north on Logan to Mt. Curve. Or from the north, on 94, follow Hennepin exit and turn west on Douglas to Logan. Only open Saturday, 12–5.

6 **15 Xerxes Ave. S.**
Two blocks south of Glenwood, or from Penn, take Chestnut west to home. Note that the home is on a dead-end with no parking, please park on Xerxes north of Chestnut, or on Chestnut east of Xerxes.

7 **1322 Washburn Ave. N.**
North of Plymouth Ave. (a one-way) between Penn & Theodore Wirth Pky.

8 **1811 Girard Ave. N.**
South of Broadway past the first intersection.

9 **1602 Fremont Ave. N.**
South of Broadway (Fremont is one-way going south).

10 **1427 Fremont Ave. N.**
One block South of #9.

11 **1634 Hillside Ave.**
Go north from Broadway on Irving to Hillside. Or south from 26th Ave. on James to Hillside.

12 **2918 Logan Ave. N.**
From #11, go north on James to 29th, west to Logan. Or south from Lowry on Logan.

13 **1214 Lowry Ave. N.**
At Lowry and Emerson, go north on Emerson (one-way) to access guest parking lot.

14 **2648 Emerson Ave. N.**
From #13, go south on Fremont (one-way) to 26th, east to Emerson, north to home, parking on 27th.

15 **329 31st Ave. N.**
From #14, go north on Emerson to Lowry, south on 6th St. (Lowry is divided). From the east, turn south at 4th St. to access home #15.

16 **2430 California St. NE — Antiquified**
Lowry Ave. NE at California St. NE.

17 **2110 Grand St. NE**
South of 22nd Ave. NE between California & Marshall.

18 **2807 Hayes St. NE**
Two blocks east of Johnson, north from 27th (Hayes does not cross Lowry).

19 **Northeast Minneapolis Tool Library**
1618 Central Ave. NE
South of 18th Ave. NE look for Diamonds Coffee Shop. Parking in lots to either side/ back of the big white (Thorp) building.

20 **3240 42nd Ave. S.**
South of Lake St. on 42nd Ave.

21 **3540 36th Ave. S.**
One block south of Longfellow field, between Minnehaha & 42nd Ave. S.

22 **4316 12th Ave. S.**
Between Cedar & Park, south of E. 42nd St.

23 **5049 14th Ave. S.**
Between Bloomington & 12th, south of Minnehaha Creek.

24 **5225 3rd Ave. S.**
From #23, follow 52nd west to Portland, left on Portland one block, left on Luverne to 3rd. Or From 35W, take Diamond Lake Rd. exit across the freeway to 3rd, north to home.

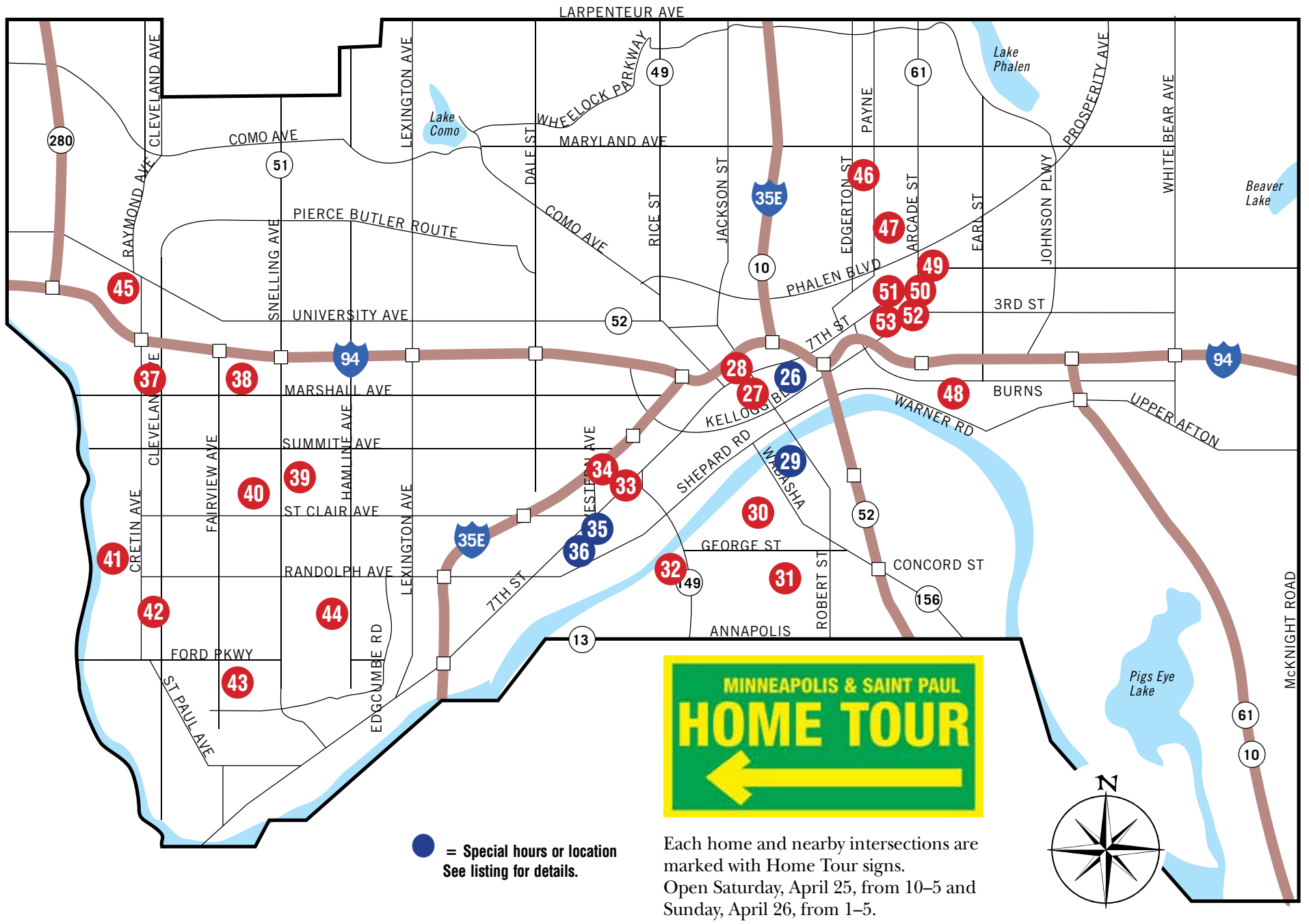
Note: Home #25 is no longer available.

● **= Special hours or special location. See listing for details.**

MINNEAPOLIS & SAINT PAUL HOME TOUR

Each home and nearby intersections are marked with Home Tour signs.
Open Saturday, April 25, from 10–5 and Sunday, April 26, from 1–5.

SAINT PAUL HOMES



● = Special hours or location
See listing for details.

Each home and nearby intersections are marked with Home Tour signs.
Open Saturday, April 25, from 10–5 and Sunday, April 26, from 1–5.

26 Rayette Lofts
261 E. 5th St.
Only open Sat., 10 a.m.–3 p.m.

27 Pioneer-Endicott
141 E. 4th St.
Parking free on street Sat./Sun. or validated in Jackson lot only.

28 Penfield
101 E. 10th St.
Street parking.

29 West Side Flats
84 Wabasha St. S.
Follow Water St. E. east from Wabasha to park in back of building. Only open Sat., 10 a.m.–3 p.m.

30 123 W. Isabel St.
Wabasha becomes Cesar Chavez St. at intersection with Isabel, go west to home (at Bidwell).

31 639 Humboldt Ave.
Three blocks south of George St. E.

32 426 Cherokee Ave.
George St. west to where it ends at Cherokee & Ottawa.

33 29 Douglas Street
From W. 7th St., go north on either Douglas or Smith and follow signs.

34 286 Forbes Street
From W. 7th St., go north on either Douglas or Smith and follow signs.

35 Schmidt Artist Lofts
876 W. 7th St. #135
Open Sat., 12–8, Sun. 12–5, and Fri., 6–7 and 8–10.

36 Schmidt Artist Lofts
900 W. 7th St. #302
Open Sat., 12–8, Sun. 12–5, and Fri. 6–10.

37 2170 Iglehart Ave.
East of Cretin.

38 1678 Iglehart Ave.
Between Aldine and Pierce. If approaching from Snelling, go west on Marshall as Iglehart dead-ends at RR tracks.

39 1454 Goodrich Ave.
Two blocks east of Snelling Ave.

40 175 Vernon St.
West of Snelling on St. Clair, pass Macalester Street, turn north.

41 425 Mt. Curve Blvd.
One block west of Cretin between Randolph & Jefferson.

42 2144 Eleanor Ave.
East of Cretin, one block north of Highland Pky.

43 1796 Beechwood Ave.
East of Fairview, three blocks south of Ford Pkwy.

44 1369 Eleanor Ave.
East of Snelling between Albert & Hamline, one block north of Highland Pky.

45 C & E Lofts
2410 University Ave. W.
University Ave. and Raymond, park in "Loomis" lot closest to Raymond.

46 600 Magnolia Ave. E.
Half block west of Payne, four blocks south of Maryland.

47 695 Wells St. E.
East of Payne, third intersection north of Phalen Blvd.

48 860 Mound St.
From Mounds Blvd., take McLean inland to Mound St.

49 815 E. 4th St.
E. 4th St. east of Arcade.

50 761 E. 3rd St.
E. 3rd St. east to Arcade.

51 722 E. 5th St.
Between Bates & Maple.

52 698 E. 4th St.
Note: to access homes on 4th or 5th from Mounds Blvd., use 3rd or 6th inland to Maria or Bates.

53 688 E. 4th St.
Between Maria & Bates. Near #52.

WE IMAGINE

And therefore we will help you
do a great remodel

425 MOUNT CURVE BOULEVARD,
ST. PAUL, MN 55105

Come see us at home #41

BUILDING arts
Sustainable
ARCHITECTURE + CONSTRUCTION LLC

building-arts.net | 651-222-8750

MN Lic. BC111602

Tour Tips

When – Homes will be open Saturday, April 25, from 10 a.m. to 5 p.m. and Sunday, April 26, from 1 p.m. to 5 p.m.

Exceptions – One special historic home, #5, will be open only on Saturday, April 25, noon–5 p.m.

Hours will vary at loft/apartment buildings, see individual listings for time limits. Those participating in the Saint Paul Art Crawl will start at noon Saturday and Sunday.

Where – Home Tour visitors can choose to visit any of the homes, buildings and special locations. The tour is FREE and self-guided.

How – Use this Home Tour Guide or www.MSPHomeTour.com to decide which homes and locations to visit. Each location and nearby intersections are marked with Home Tour signs.

Weather – The Tour will be held on April 25–26 regardless of weather.

Shoes – Wear comfortable and easy-to-remove shoes (owners ask visitors to remove shoes so wear socks). Shoe covers provided/suggested for special needs.

Home Tour Passports – At the first home you visit, you will be issued a Home Tour Passport. Please show your passport at each home you visit.

Survey – Turn in your passport at the last house you visit, after filling out the consumer survey on the back. Note: Your responses will not be sold or shared. They will be aggregated to demonstrate consumer interest.

Your home on tour in the 30th year!

In two years, the Minneapolis & Saint Paul Home Tour will celebrate its 30th year. Tour fans can help get ready for this milestone year.

In the 20th year, we witnessed a reunion between a homeowner and the homeowners who had inspired him to go ahead and take on an old home that needed more than TLC. On those early tours, some of those homes were works in progress, or as we came to fondly call it, "on the 20-year plan." Both of these homeowners were on the 20th tour, one for the first time and one for a second time.

As we prepare each year's tour, we hear from some of the homeowners that they were inspired to "give back" for having found, through the tour, the contractor or architect that they ended up using, or helpful hints for dealing with small spaces, decorating ideas, or even what neighborhoods to consider when looking for a next home.

What's your Home Tour story? If the tour helped you, consider opening your home in either 2016 or 2017.

"What are you looking for? What are the criteria?" people often ask.

Real Homes. Real People. Real Ideas. The tour started as a way to encourage people to stay in or return to the cities, and to do that by improving and expanding on the existing housing stock. Every tour gives a sampling of neighborhood flavors. And as city living has become quite popular, the tour continues to bring people referrals to home-improvement professionals and ideas for all kinds of projects.

The most important criteria is the story of real people. We want projects to be past the "surprises" stage by February of the tour year, if under construction, and in good shape if lived in.

We look for homeowners willing to share their stories, to work with the sponsoring professionals who help them host, or to be able to gather enough friends or family to keep the house attended during the tour.

"Does it have to be the whole house?" Visitors prefer to see most of a living space, but one of today's realities is many homeowners renovate in phases. So we will show, for example, a kitchen, bath, converted attic or basement; as long as easily accessible through pleasant space.

We include other structures such as multifamily, apartments and newly built homes, that help tell the story of "changes in the landscape" in the cities and neighborhoods.

"How do you pick which neighborhoods to feature?"

Tour visitors like to visit clusters of homes, so when we see the nominations starting to come in, we'll reach out to find other homes in the areas represented. When neighborhood organizations help us complete a cluster, we reward their efforts with a feature article. If your neighborhood hasn't been represented on the tour lately, now's a good time to jump in. The first nomination deadline is in mid-January of each year, in order to get the clusters started.

"The tour is free; how is it funded?"

The professionals and organizations whose messages you see in the Guide sponsor the tour.

After all, "It's a Celebration of City Living."

— Margo Ashmore
MSP Home Tour Coordinator

Saint Paul Homes #26 to #53

Open Saturday, April 25
10 a.m.–5 p.m.

Sunday, April 26
1–5 p.m.
(unless noted)

Downtown

#26 Rayette Lofts 261 E. 5th St.

Open only Saturday, April 25, 10–3

In the heart of vibrant Lowertown, Rayette Lofts is a newly finished and modernly constructed historic building offering one- and two-bedroom lofts. Once the home of Aqua Net Hairspray, the site embraces its decades of character with concrete flooring, oversized floor plans, ridiculously high ceilings, heated parking and more windows than walls. These lofts overlook the Farmers' Market; the new Saint Paul Saints Ballpark; Mears Park; the Union Depot; Green Line Light Rail; and many shops, restaurants, and entertainment venues. At Rayette Lofts, we take pride in our prime location, rich history and timeless style.

Stunning amenities and creative community area help you experience and craft your urban lifestyle. You'll find that Rayette Lofts gives you everything you need to feel at home. Embrace your history. Cheers to your future.

(Wheelchair access through 10th St. entrance)

Downtown

#27 Pioneer Endicott 141 E. 4th St.

Open both Saturday and Sunday

Some preserve history while others make it. At Pioneer Endicott we are doing both!

For over a century, it's been one of Saint Paul's most enduring downtown landmarks. Now this elegantly renovated, 16-story complex has been reimagined to meet the needs of today's residents — all while maintaining its cherished 19th-century charm.

Note: Also in our building, the Minnesota Museum of American Art will be open for the Saint Paul Art Crawl. Check it out! The chocolate store and wine store will be open Saturday. If you park in the Jackson lot, we will validate parking for the tour. Street parking is free on Sunday.

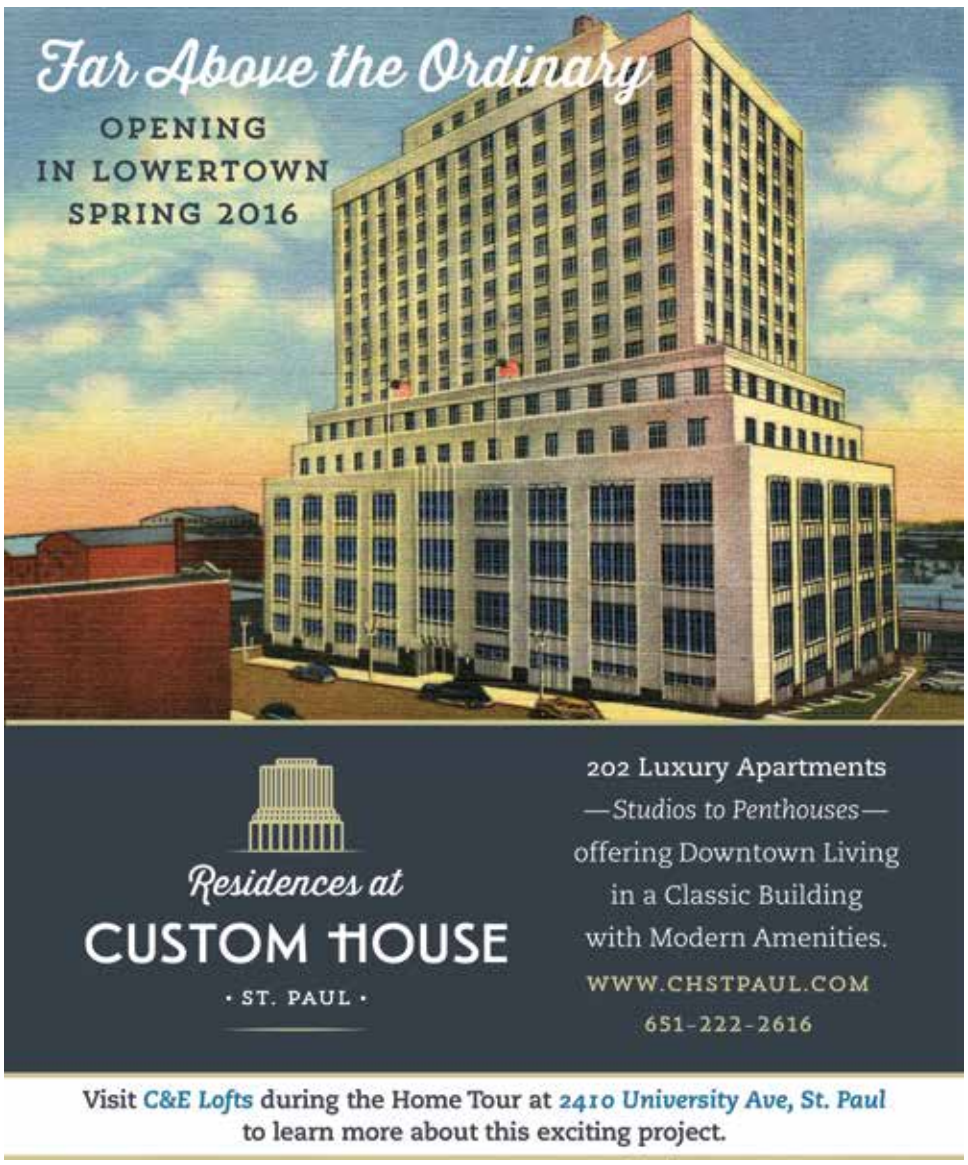
(Wheelchair access from Robert St. near the museum entrance)

Downtown

#28 Penfield, 101 E. 10th St.

BUILT 2013
HISTORIC FAÇADE PRESERVED

The Penfield is a premier luxury apartment community covering an entire city block bounded by 10th, Minnesota, 11th and Robert streets with 254 apartment units. A full-service Lunds grocery store is on site. Apartments feature stainless steel appliances; in-unit washers and dryers; granite countertops and kitchen islands; wood floors; and open, airy layouts. Community amenities include an 18,000-sq. ft. courtyard and green roof with an outdoor pool, hot tub, fire pit, cabanas, dog run and green space. The building preserves a portion of the façade from the former Public Safety Building that was once on the site. Public art installations are featured on the 10th Street side. In 2013, the project was recognized with a Best in Real Estate award from the *Minneapolis-Saint Paul Business Journal* in the multifamily market rate category.



West Side

#29 West Side Flats 84 Wabasha St. S.

Only open Saturday, April 25, 10–3.

West Side Flats Apartments is Downtown Saint Paul's hottest new address! Situated along the Mississippi River, West Side Flats features exclusive panoramic city and river views that are unparalleled by any other urban complex in its class. Just steps from the regional walk and bike trails and only blocks from the Light Rail Green Line. Amenities include: indoor-outdoor pool area, 24-hour fitness center, Skyline Lounge with kitchen, outdoor TV and pool table, in-unit washer/dryers, kitchen islands and amazing views of Saint Paul. West Side Flats provides a serene setting with easy access to all the downtown perks of Saint Paul right at your fingertips.

(Wheelchair access at main entrance)

West Side

#30 123 W. Isabel St.

1895 QUEEN ANNE

Jocelyn Sweet

This large wood frame house was built in 1895–6 for Eugene & Christina Villaume. Eugene Villaume was a prosperous West Side industrialist and businessman who transformed a tiny cabinetmaking business into a hugely successful lumber and cabinet-making firm, one of the West Side's leading industries for almost 70 years. In 1938, the house was purchased by an order of Catholic sisters for use as the St. Peter Claver Convent until the early 1980s. My family has lived here since 1995, and I've held many community gatherings here. It's a space that needs to be shared…I'm on the home tour to encourage people to learn home maintenance and repair basics, as I have continuing need to do, and offer home repair financing information.

West Side

#31 639 Humboldt Ave.

1889 QUEEN ANNE

Neighborhood Development Allliance (NeDA)

This stately four-bedroom, two-bath home was at some point converted to a duplex rental and from then on abused and neglected. It had stood vacant for over three years when NeDA acquired it. Only the original front hall and staircase were salvageable. With the guidance of a designer and an energy rater, the house was gutted for a deep energy retrofit. This included a totally energy-efficient systems upgrade plus Energy Star appliances. Closed cell, rigid foam, cellulose and batt insulations were used throughout.

639 Humboldt is now a new house within the original brick-and-stone structure, with all new windows, doors, plumbing, electrical, tile and hardwood flooring, carpet, and more. It is for sale to qualifying households at or below 80 percent of median income, which for a family of four in the Twin Cities area is a gross income of $65,800.

West Side

#32 426 Cherokee Ave.

1915 ARTS & CRAFTS

Jeff Conrod and Sarah Wovcha

Five years ago, tour visitors saw what we did to reverse 25 years of no work being done on the house we bought 10 years ago. What's new: We've replaced the asphalt roof shingles with a metal roof, added 16 solar panels that meet our annual electrical needs and added two more cottage windows. We also put on an addition that doubled the size of our kitchen, added a ¾ bathroom downstairs, and created a new rear entry, main-level office/guest bedroom and a large roof deck. Significant efforts were made to minimize the addition's environmental impact by installing efficient appliances, using reused/salvaged bathroom fixtures, furniture and building materials, and by installing recycled rubber tiles on the roof deck. Custom mouldings and vintage stained-glass windows carry the original character of the home into the addition. Home is on a hill.

Old School

We are all about keeping it real. That's why Cornerstone Academy, the education program of Preservation Alliance of Minnesota, has classes, workshops and tours that reach the heart of where and how you live:

- Handyman Special
- Repairing Old Windows
- Plaster Repair
- Old Home Certified
- Irvine Park Tour
- ...and more

Take better care of your home. Learn about your city. It all starts when you check **mnpreservation.org/cornerstone-academy** for more info or to register.

PRESERVATION ALLIANCE OF MINNESOTA

CLEAN WATER LAND & LEGACY AMENDMENT

CORNERSTONE ACADEMY

This project has been financed in part with funds provided by the State of Minnesota from the Arts and Cultural Heritage Fund through the Minnesota Historical Society.

Neighborhood Spotlight:

Why is it called the West Side?

It's all because of the Mississippi. The West Side lies south of downtown Saint Paul, but on the west (or Minneapolis) shore. If one could tug the Mississippi taut, like a string, the West Side (and West Saint Paul, too) would shift decisively west and lodge right below Minneapolis, on the river's west bank.

What does the West Side have to offer?

Great views of downtown Saint Paul from the bluffs of Prospect Terrace, once the West Side's answer to Summit Avenue, Crocus Hill, and Dayton's Bluff. Some of the city's finest old houses were built here by prospering Germans such as Anthony Yoerg, Saint Paul's pioneering brewer. He built his big house on the edge of the bluff right above the brewery itself, a block west of 123 W. Isabel, originally the home of West Side industrialist Eugene Villaume, which is on the 2015 Minneapolis & Saint Paul Home Tour.

Other parts of the neighborhood boast turn-of-the-century Midwestern residential architecture: Queen Annes, French Second Empires, Italianates, solid four-squares, bungalows, painted ladies, rowhouses, and tiny worker houses.

Some favorite West Side landmarks include Our Lady of Guadalupe Church (Concord and Highway 52) and Neighborhood House, the once-humble settlement house for Eastern European Jews, transformed now into the magnificent new Wellstone Center.

The West Side is home to great Mexican flavors such as El Burrito and Boca Chica, sitting alongside great Lebanese, African and American flavors such as Capital View Café. With a long history of being the first stopping point for many new arrivals, including Russian, Lebanese, Mexican, and more recently Central and South American, East African and Southeast Asian, the West Side has a little of everything and is a true "melting pot."

New businesses have opened to much enthusiasm, such as the Wabasha Brewery, which opened in March 2015 near the Wabasha Caves. You can stop in and enjoy a pint of Son of Eric Ale or try their jalapeño flavored West Side Popper.

"West Siders are strong in constitution, opinionated, and will never let you leave their home without feeding you well. They are passionate about where they came from and will adamantly defend where they live now," said one of their neighborhood organizers.

The West Side is a great place to call home!

Little Bohemia

#33 29 Douglas St.

Merit Construction crew

The West 7th/Fort Road Federation received this house from Kraus Anderson and, with assistance from the City of St. Paul, undertook restoration. The 2,400-sq. ft. house over the years had been turned into a triplex, we brought it back to single family. New systems, kitchen, baths, and laundry, three bedrooms, hardwood floors throughout with a new front porch have given the early-20th-century home new life while preserving the feeling of old charm. Financing provided by Dayton's Bluff NHS and City of Saint Paul with work performed by Merit Construction. Be sure to see 286 Forbes and other homes that are also being renovated just down the block.

Little Bohemia

#34 286 Forbes Ave.

Nilles Builders crew

This 1884 house was one of many homes purchased by the West 7th/Fort Road Federation during the foreclosure meltdown of 2007. During the course of undertaking rehabilitation in West 7th/Fort Road since 1985, the Federation sometimes finds a true "ugly duckling" which becomes a very unique home. We call this home the New Orleans given its 11 foot ceilings reminiscent of their "shotgun" homes. A kitchen has been added to the side, making a total of 1,400 square feet of living space. Three bedrooms, new systems, kitchen, bath and laundry provide a unique living space. Financing provided by Dayton's Bluff NHS and the City of Saint Paul.

West 7th / Brewery

#35 Schmidt Artist Lofts 876 West 7th St. #135

Matthew Rucker

Every unit is different at Schmidt Artist Lofts. Mine is a spacious two-bedroom loft that seamlessly combines contemporary and (preserved) industrial design. I have a spiral staircase leading to an airy loft space, which could be used as a third bedroom. There are traditional stairs leading to the master suite, which has windows that overlook the kitchen/living area, giving the interior bedrooms ample natural light. We welcome the activity of the Saint Paul Art Crawl and the Minneapolis & Saint Paul Home Tour, as they contribute to the positive energy of these new and exciting lofts. Be sure to check out the tunnel between our two buildings and the gallery spaces within the building. I'm in the bottle house.

West 7th / Brewery

#36 Schmidt Artist Lofts 900 W. 7th St. #302

Laura Whitney

My home in the Schmidt Artist Lofts is a fantastic example of adaptive reuse of an industrial space. Not only that, but it is a building of historic significance in the Saint Paul community and maintains fascinating original architecture while having been modernized as a live/work space. The loft features exposed brick walls, a floating staircase, 10-foot-high windows and a 22-foot-high arched brick ceiling with original I-beams. As a fiber artist and clothing designer, I use the bulk of this open concept space as my workshop, housing my machines, dress forms and other equipment on the main level, and my personal living quarters are located on the second level. My loft in the Brew House will be open during Art Crawl hours for the Home Tour.

Neighborhood Spotlight:

West 7th features Schmidt Artist Lofts, newly renovated homes

Come to the West End — the West 7th Planning District of Saint Paul, and find much progess and more in the works. The Minneapolis & Saint Paul Home Tour highlights facets of two of their most visible projects, the Schmidt Artist Lofts and five home renovations.

Lofts

In June of 2014, the Brew House portion of the former Schmidt Brewery opened to new residents, and artists of all types established their home/work studios in the historic Saint Paul landmark. Within the Schmidt Artist Lofts at 876 and 900 West 7th St. are several communal gallery spaces open to the public during the Saint Paul Art Crawl, as well as many individual units. (See descriptions above.)

One of the other buildings on the former brewery site is under contract with Urban Organics to be renovated for an 80,000-sq. ft. aquaponics enterprise, raising fish and growing vegetables and herbs. The West 7th/Fort Road Federation continues to look for funds to preserve and renovate the former Rathskeller building. There is also an idea to turn the keg house into a festival market.

In mid-June, GermanFest, first held in 2014, calls attention to the Schmidt property through a celebration of German culture and food "not stereotypical of an Oktoberfest." The 2015 festival will be held June 19–21. More information at www.germanfestmn.org.

Homes

West 7th/Fort Road Federation acquired five vacant and foreclosed former residential properties from the City of Saint Paul in the Little Bohemia neighborhood (one of several smaller neighborhoods within the West End). Over the last few months, contractors have been renovating these homes for sale to owner occupants.

Two will be open for the tour: 29 Douglas, described above, and 286 Forbes.

A new porch, one of the finishing touches on 29 Douglas St.

Homes in the Little Bohemia neighborhood have been featured on the home tour in previous years due in large part to the energy created by the partnership between the Little Bohemia Neighborhood Association, the Fort Road Federation and the City of Saint Paul. Through the Inspiring Communities program old homes have been renovated and sold to owner occupants. New residents have been welcomed in to this dynamic neighborhood; one new resident, for example, recently became president of the neighborhood association. For more information about Little Bohemia please visit the website at littlebohemiastpaul.org.

Businesses are thriving along West 7th Street, evidenced in part by the recent and ongoing expansion of Cossetta's restaurant, event center and market close to the Xcel Energy Center. Take a stroll and you will find unique restaurants and coffee shops all along the way from the edge of downtown out toward the former brewery and beyond. Find unique, handcrafted clothing and furniture items, outdoor equipment and artisan donuts in small shops housed in century-old buildings.

Weekend Tour hours will be 12–8 p.m. Saturday, April 25, and 12–5 p.m. Sunday, April 26. Surrealist painter Matthew Rucker in the Bottle House, whose work is featured on the art crawl poster, and clothing designer Laura Whitney of StitchLAB, located in the Brew House, will be showing passport-carrying visitors their live/work lofts while also showing their art during the crawl. (Tip: pick up a passport at one of their places if you start on Friday!

Pauline Marie; Painting, Photography, Mixed Media Fashion, Percussionist, in 410 of the Brew House.

Pauline Marie in Unit 410 of the Brew House also invites tour visitors to see her unit and its great view! She is at the base of the tower. Note: There is a tunnel between the two buildings on the lowest level. In the Bottle House, floor three is main or street level. Nearby street parking is available for visitors on James Avenue, Webster Street. or Erie Street. The Federation parking lot on West 7th at Jefferson and Oneida can also be used.

Union Park

#37 2170 Iglehart Ave.

BUILT 1910

Lucia and Bob Anderson

We purchased the house for the beauty of the original woodwork, stained glass, built-ins, ceiling moldings and fireplace mantel. The kitchen, however, was a sad sight. The original 1910 kitchen was in the basement. At some point, it was moved to main floor; however, all the pipes for bathrooms and heating upstairs were in a partial wall awkwardly dividing the kitchen.

We worked with Vujovich to design and build a completely new kitchen, accepting the challenge to deal with the piping, and to incorporate three existing windows and two doorways. We wanted the kitchen to "match" the rest of the first floor, to look and feel as part of the house. Vujovich came up with the best floor plan and skilled people to build it all. Now, we have a beautiful and very functional kitchen and a first floor that works well and looks great.

Presented by Vujovich Design Build, Inc.

Union Park

#38 1678 Iglehart Ave.

BUILT 1915

Renae and Russell Christensen

Please join us in celebrating our home's 100th anniversary makeover! Our project involves expanding the kitchen into a former open deck area and adding space above to turn the attic into a master suite (fourth bedroom). We added a second furnace that also supplies air conditioning to the entire house. The roof line changed but is still compatible with surroundings, and the metal roof will last longer than shingles. We purchased the three-bedroom home about a year ago, so we had time to live in it and be careful to design it right. We were really fortunate to find Sunrise Design—they were the only company we interviewed that understood what we wanted to do and were able to do it within a reasonable budget.

Presented by Sunrise Design & Construction

Macalester Groveland

#39 1454 Goodrich Ave.

1916 ARTS & CRAFTS

Kim Harkness

With the help of David Heide Design Studio, what began as finishing the attic ended up involving the entire house! I wanted an overall aesthetic that kept the original feel of my new home, yet reflected my personality. The third floor is one of my favorite spaces—it went from unfinished attic to wonderful family room/possible master suite and beautiful new bath.

The Studio also worked throughout all areas, improving on what was already there. Cabinets were repainted, the front porch opened up to the living room and new antique lighting was installed. Their interior designer helped me integrate many of my own pieces with new upholstery and then selected new pieces and rugs to pull it all together. I'm very happy with the result!

Presented by: David Heide Design Studio—Architecture & Interior Design, Mark Nelson, AIA; and Next Level Renovation.

Macalester Groveland

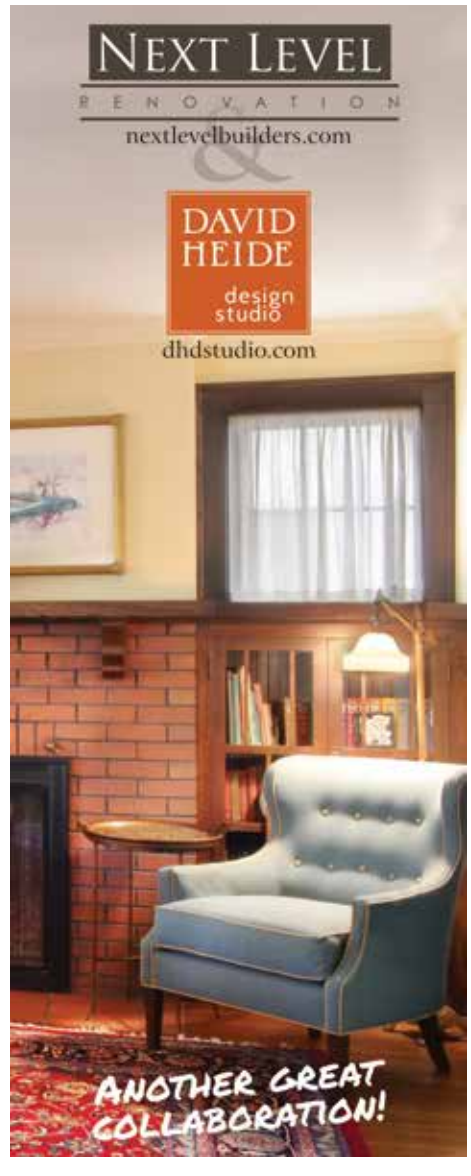
#40 175 Vernon St.

1901 TWO-STORY

Bill Kirchgessner and Karen Welle

Reclaimed Calcutta marble, formerly used as wainscoting in an Illinois bank, became the centerpiece of a whole-house remodel of this 114-year-old Tangletown house. Along with kitchen counters and backsplashes, the reclaimed marble was also used as the counter top for the expanded second-floor master bath. A series of re-dos have resulted in a two-story addition, central air, two new screened-in porches, basement workout and laundry rooms, and a no-grass backyard landscape and outdoor living space.

After 37 years in this home, we're set for the next 37. At a time when teardowns are becoming more prevalent, we're glad we chose to renovate. The charm of the house, the neighborhood and the location made it an easy choice. Now, three generations of our family have a great place to gather and stay connected.



Macalester Groveland

#41 425 Mt. Curve Blvd.

BUILT 1939

Home of Dick and Barbara Shank, pictured Dick Shank and Harvey Sherman, contractor

When our garage was in danger of collapsing, we contacted Building Arts, having seen how courteous and creative they were in working with other of their clients. They worked to problem-solve not only the site, but the variance that was needed because the lot drops off in the back. The new structure complements the house, has a storage loft above, garden shed in the back, and solar panels on the roof. More recently, we replaced a bathroom on the second floor, which involved extending an existing shed dormer to the end of the roof. Problem-solving again, Building Arts custom-built the stainless steel shower head post and shower head assembly to help us preserve an open look in the right-sized space.

Presented by Building Arts Sustainable Architecture + Construction, LLC. **See ad, page 14**

Highland

#42 2144 Eleanor Ave.

1939 MODIFIED 1.5-STORY

Dan and Johanna Toninato

Our house is a modified story and a half. We had a porch on the back of our house that we added to the existing kitchen so we would have more usable kitchen space. We took out the wall that separated the two rooms and installed a steel I-beam for support. We moved the main cooking area into the porch that now includes an island. The old kitchen now has double ovens and a bar area, including a beverage refrigerator. We've included several details that reflect our heritage and hobbies, such as a permanent dish-drying rack above the sink and a power-vented closet for drying riding gear. Above all, we love to entertain friends and family who gravitate to our new space!

Highland

#43 1796 Beechwood Ave.

1948 RAMBLER

Janet Ekern and David Robinson

Our 1948 rambler—whole-house remodeled 24 years ago—has just been whole-house retrofit with nearly 100 percent LED lighting. With decreasing prices, increasing quality and widespread availability, LED lighting looks better all the time. Our open house will show six applications of how LED lights can help you retrofit your own home to the bulb of the future. Our refreshed kitchen features a new linoleum countertop—a modern application of an old and very green product made of linseed oil and sawdust. All this will be shown, along with the art of well-known and emerging Minnesota artists. Please stop by to learn how to make your own home brighter, your utility bill lighter and your carbon foot print slighter.

Highland

#44 1369 Eleanor Ave.

BUILT 1941

Tim and Carmella Whaley

Our project turned the existing kitchen space into a bar area and first-floor bathroom, and we added a new kitchen area that flows to the existing dining room. It's been great for parties with lots of people. Come summer, though, you will find us even further back on our lot, enjoying a new outdoor room with a fireplace under the new pergola. We were able to save money for the outdoor amenity by renovating rather than replacing the vintage windows. The greenest home materials are the ones you don't throw away, and that was certainly true here. We're enthusiastic to share our ideas and choices with you on the tour!

Presented by Brownsmith Restoration

Finance Your Fix-Up with a Saint Paul Home Improvement Loan

The City of Saint Paul offers a variety of home improvement and energy efficiency loan programs to help homeowners with a room addition or new garage, furnace/air conditioning upgrades, exterior improvements (new roof, painting or siding), septic system repairs, energy conservation (new doors or windows, insulation addition), bathroom remodels or accessibility improvements.

Low-Interest Fixed Rate Loans

0% Deferred Payment Loans for Income Eligible Households

For more information call 651-266-6564 or visit www.stpaul.gov/ped

SAINT PAUL
The Most Livable City in America

BROWNSMITH RESTORATION
MPLS EST? 2005 MINN

Brownsmith Restoration is a full service design + build remodeling company specializing in period design, renovations and additions. We love old homes.

www.brownsmithrestoration.com

GREEN JEANS MEDIA

Specializing in community-based documentary and funky animation.

FRIENDS of the Home Tour since 1995

www.GreenJeansMedia.com

East Side Neighborhood Development Company Real Estate Brokerage, LLC
East Side Specialist,
St. Paul Enthusiast
Angela Kelly
612-309-3713
akelly@esndc.org
EAST SIDE PRIDE
REALTOR®
EQUAL HOUSING LENDER

St. Anthony Park South

#45 2410 University Ave. W. C & E Lofts

Historic Lofts on the Green Line! Studio, one BR, one+ and two BR Lofts with 9–16-foot ceilings, exposed brick and timbers, espresso kitchens with quartz countertops, stainless steel appliances, concrete floors, and more. Our community features several social spaces, including the University Ave. Lobby Lounge, game room, rooftop deck firepits, city view and clubroom and 24/7/365 workout room. Visit us today or online at www.ce-lofts.com.

A bit of history: C & E comes from Chittenden & Eastman, the furniture manufacturer that acquired the building in 1927. It was designed by Walter Robert Wilson and constructed in 1917 as the M. Burg and Sons Building, a furniture showroom and warehouse.The building's façade facing University Avenue imitates the architectural style of famous 19th-century Chicago architect Louis Sullivan.

Presented by C & E Lofts

Payne Phalen

#46 600 Magnolia Ave. E.

Jim Erchul, Dayton's Bluff Neighborhood Housing Services; Seanne Thomas, Yer Thao and Angela Kelly, ESNDC

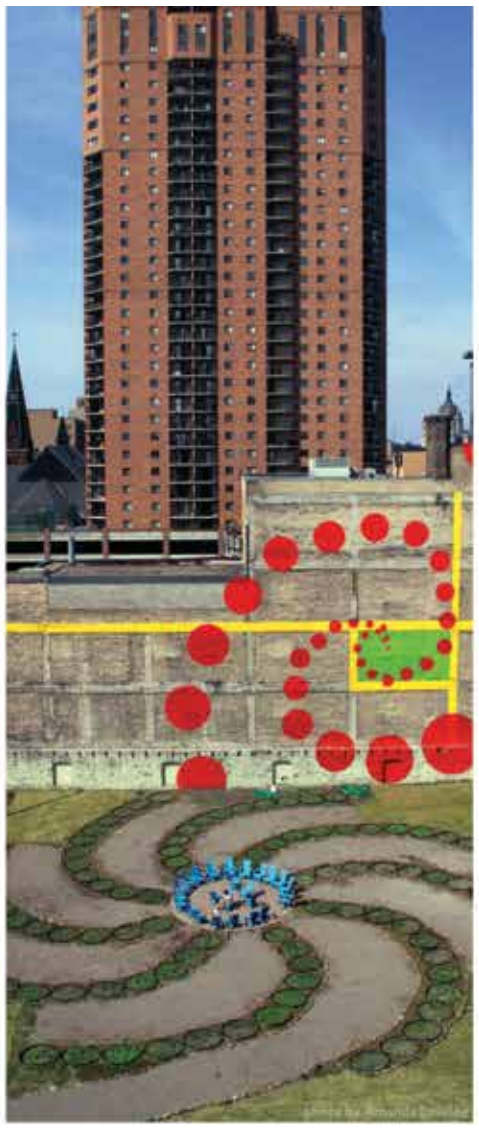
Built in 1888, this house is another beautiful rehab project by Dayton's Bluff Neighborhood Housing Services. With three bedrooms and two bathrooms, this property has everything a modern family is looking for in high-efficiency living with its brand new kitchen and bathrooms. However, the historical character of the home has been maintained with hardwood floors and natural wood trim. The house was rehabbed using green building materials including flooring and paint. The home also includes a brand new two-car garage, built by the YouthBuild Program at City Academy. There is even an extra outbuilding that can be used for a playhouse, chicken coop or outdoor storage. This house will make a beautiful home and is currently for sale.

Payne Phalen

#47 695 Wells St. E.

John Vaughn and Yer Thao, East Side Neighborhood Development Company (ESNDC); Jim Erchul, Dayton's Bluff Neighborhood Housing Services; Angela Kelly and Seanne Thomas, ESNDC

695 Wells St. and its neighboring six brand-new homes are the perfect example of quality urban development in the booming Payne-Phalen neighborhood. With three bedrooms and two bathrooms, this home has everything for the modern family that desires high-efficiency living while maintaining a connection to the bustling urban neighborhood it calls home. The home is warm and inviting with its open front porch overlooking the neighboring bike trailhead. The house was built using green building materials including flooring and paint. The appliances in the home, including the refrigerator, dishwasher, washer, and dryer, are high efficiency. This home is currently for sale.



PUBLIC ART SAINT PAUL ART, SPIRIT & PRACTICE

Sidewalk Poetry

Everyday Poems for City Sidewalk is an ongoing, systems-based work of art and a pioneering example of City Art in spirit and practice. The work re-imagines St. Paul's annual sidewalk maintenance program as an ongoing publishing entity for a city-sized book of poetry, aspiring to make art an essential city service. Since 2008, the project has installed more than 750 poems in all corners of the city.

Flora Stop Sign Posts

As part of the city's Street Vitality Program, City Artist Marcus Young envisioned a system-wide art initiative to align with multi-year street improvements and worked with the city to engage sculptor Lisa Elias to create flora-inspired stop sign posts. The posts are made of self-weathering steel and are installed throughout the Macalester Groveland and Hamline-Midway neighborhoods. The flora stop sign project will expand citywide in the years ahead and will use new sculptural forms in 2015.

Urban Flower Field

Art and science intersect in Urban Flower Field, bringing hope and beauty to an urban space in transition at 10th and Robert Streets, led by City Artist Amanda Lovelee. A series of summertime events begins June 4, including a monthly Live Music for Lunch event every first Thursday and Film in the Field August 28 featuring *The Wizard of Oz*.

PUBLICARTSTPAUL.ORG

Neighborhood Spotlight:
Dayton's Bluff

Welcome to Dayton's Bluff. During the tour you will meet some of the area's marvelous people, see beautiful parks, businesses, eating places, and the new things happening in Dayton's Bluff.

Many of the homes on the Tour this year are among about 500 in the Dayton's Bluff Historic District. In the district's 20-plus years in existence, many homes have been restored, and more are waiting for someone to bring back their past beauty.

Inside the Historic District is an area known as the East 4th Street Preservation Project. The City of Saint Paul purchased eight foreclosed or for-sale deteriorated houses on East 4th Street between Maria and Bates to be rehabbed and sold to new home owners. Several years ago, four houses were rehabbed and now have new homeowners. The second phase of the East 4th Street Preservation Project is well underway. This year, two more homes have been completed and are on the tour, 688 and 698 E. 4th St. Renovation of the duplex between them is underway.

East Side neighbors are thrilled that Mississippi Market has built a new market at 740 E. 7th St. At the same time, Metropolitan State University is building a student center, parking ramp, and science building.

The Loomis Armored Company, an international leader in the cash handling services industry, has built a new facility on some of the old 3M property. The beautiful old 3M historic office headquarters is being rehabbed and soon will be home to a number of businesses. The 3M Hub, which has public art and community space, will be completed soon.

The beautifully restored East Side Enterprise Center at 804 Margaret St. is the new home to the Dayton's Bluff Community Council, Latino Economic Development and other businesses.

Upcoming Events in Dayton's Bluff

Art in the Hollow is an art festival in Swede Hollow Park on June 6, 2015. The 6th annual event will feature artists creating and selling their art, with entertainment through the day. There will also be children's activities and wise elders sharing their experience of Swede Hollow/Phalen Creek history. The main entrance to Art in the Hollow is one block south east of Payne and Minnehaha Avenues on Beaumont through the Drewry Tunnel. The rain site is Hope Community Academy next to the park.

Neighbors and churches host a huge National Night Out event to celebrate community safety and partnerships with law in enforcement, 2015 date: Tuesday, Aug. 4. Urban Oasis Food Fest is a big party on Aug. 17, 2015 from noon to 4:00 p.m. at Mississippi Market, 720 E. 7th St. It's a celebration of the growing East Side food scene and a "thank you" to all who voted for Urban Oasis in The Saint Paul Foundation's $1 Million Forever Saint Paul Challenge last year. One goal is to hold a zero-waste event with help from Eureka Recycling.

Scenes from Art in the Hollow. This year's festival will be June 6.

The kids' bath at 761 E. 3rd St., one of two designed by Otogawa-Anschel Design + Build.

Homes on the Neighborhood Tour

334 Mounds Blvd
702 East 3rd Street
860 Mound Street*
761 East 3rd Street*
815 East 4th Street*
722 East 5th Street*
688* and 698 East 4th Street*
** indicates on Minneapolis & Saint Paul Home Tour*

Dayton's Bluff

#48 860 Mound St.
1916 CRAFTSMAN BUNGALOW

Barry White and Stephanie Harr

Although we had considered moving, we couldn't bear the thought of leaving our beloved Mounds Park neighborhood, so when this charming bungalow came on the market just a block away, we snapped it up. Others may have been put off by the dated, dark kitchen and wallpaper everywhere, but we knew it was a rare opportunity. We were enamored of the mint-condition woodwork, built-ins, front porch and incomparable view. So we tackled, with a contractor, projects like wallpaper removal, renovating the bathroom and kitchen, and moving the basement staircase from the back to the middle of the house (allowing for an expansion of the kitchen without changing the footprint). Now we love the open floor plan and entertaining-friendly space. We have before and after pictures to demonstrate the house's transformation.

Dayton's Bluff

#49 815 E. 4th St.
BUILT IN 1906

Julie and Jeff Johnson

Our home is known as the Edward J. Quint home. Quint clerked for the Wells Fargo Company. Jeff bought the house as a kid, as an investment, but 22 years ago we met, decided "no more tenants" and to stay and use it as a single-family home. The first order of business was a closet for Julie and with that the renovation was on. We removed the faded and tattered wall paper, 10–12 layers on the walls and six–eight layers on the ceiling.

We use the first floor for entertaining, office, fireside room, bath, bar with salon area, the Minnesota Room, music room and entry fashioned after a castle. Our kitchen and more traditional living areas are on second floor, and even those rooms have themes we hope will make you smile. It's been a fun ride!

Dayton's Bluff

#50 761 E. 3rd St.
1885 QUEEN ANNE

Eric Foster and Daniela Bell

Built in 1885, this is a wonderful example of a Queen Anne Victorian. We re-created a more historically accurate façade. Indoors, the first floor is more formal, evoking the Victorian era. The kitchen and bar room were entirely remodeled, using a mix of antique and custom-built pieces. The second floor was designed to be more contemporary and includes two custom-remodeled bathrooms that are colorful, organic, and fanciful. The master bath includes both a Japanese soaking tub and a walk-in shower. The kids' bathroom features a claw-foot tub and whimsical tile design. The third floor was finished and we added a bathroom, a guest room area, and a cozy turret reading room with great views of Saint Paul. This is our dream house in our beloved Dayton's Bluff neighborhood. (Home is on a hill.)

Uncovering the History of Your House

Alexander Ramsey House, Saint Paul, MN
May 22, 7–8:30 p.m.
$10 adults, $9 seniors and college students, $2 discount for Minnesota Historical Society members. Reservations required, call 651-259-3015 or register online

Wondering what's under that old wallpaper? Spend a Friday evening at the Ramsey House for a unique setting to learn about house history research. Join Jackie Beckey, reference librarian with the Minnesota Historical Society's Gale Family Library, as she shares tips on how to conduct research using maps, city directories, photographs, manuscript collections, architectural periodicals, and state archive records.

KELLERWILLIAMS. INTEGRITY REALTY
SHANE Montoya & JASON Koenig
Your Neighborhood Realtors
651·492·6423
THE ODD COUPLE TEAM

Dayton's Bluff

#51 722 E. 5th St.
BUILT 1906

Carrie Obry and Brian Towne

What if Mrs. Dalloway and Miss Havisham bought a house together? It might look a little something like ours. It's classy, but dusty, beautifully dressed, but in need of loving repair. Built in 1906, it's an eclectic cross-gabled Queen Anne Victorian with seven bedrooms, two-and-one-half bathrooms, sleeping porch, and few thousand square feet (which includes a finished basement and attic). Over the past two-and-one-half years of residence, we've refurbished the stained glass, remodeled the second-floor bathroom, rebuilt the plumbing, and installed a DIY pantry with a hand-painted mosaic floor. We have big plans to one day create the Downton-esque kitchen and attic library of our dreams. Visit our home to experience an artistic work in progress renovated project-by-project.

Dayton's Bluff

#52 698 E. 4th St.
BUILT CIRCA 1879

This one-and-one-half story, three-bedroom and two-bath, vernacular Greek Revival-influenced cottage was constructed circa 1879 and has been rehabilitated through the Saint Paul Housing and Redevelopment Authority's Inspiring Communities Program. The home has wood, lap-siding and a full-width front porch. The windows are primarily double-hung, with one piano-style window on the southwest elevation. Two small additions were completed in 1905. The property is categorized as contributing to the Dayton's Bluff Heritage Preservation District. This home is currently for sale.

Sponsored by the City of Saint Paul and presented by The Odd Couple Team, Keller Williams Integrity

Dayton's Bluff

#53 688 E. 4th St.
BUILT CIRCA 1880

This one-and-one-half story, four-bedroom and two-bath, vernacular Italianate-style cottage was constructed circa 1880 and has been rehabilitated through the Saint Paul housing and Redevelopment Authority's Inspiring Communities Program. The home has wood, lap-siding, an open full-length front porch and beautifully restored dog-eared window frames. Two frame additions were constructed in 1892 and enclosed the front side porch to create a new entry and add an addition at the rear of the house. The 1983 Historic Sites Survey describes this residence as one of the oldest homes in the area. The property is categorized as contributing to the Dayton's Bluff Heritage Preservation District. This home is currently for sale.

Sponsored by the City of Saint Paul and presented by The Odd Couple Team, Keller Williams Integrity

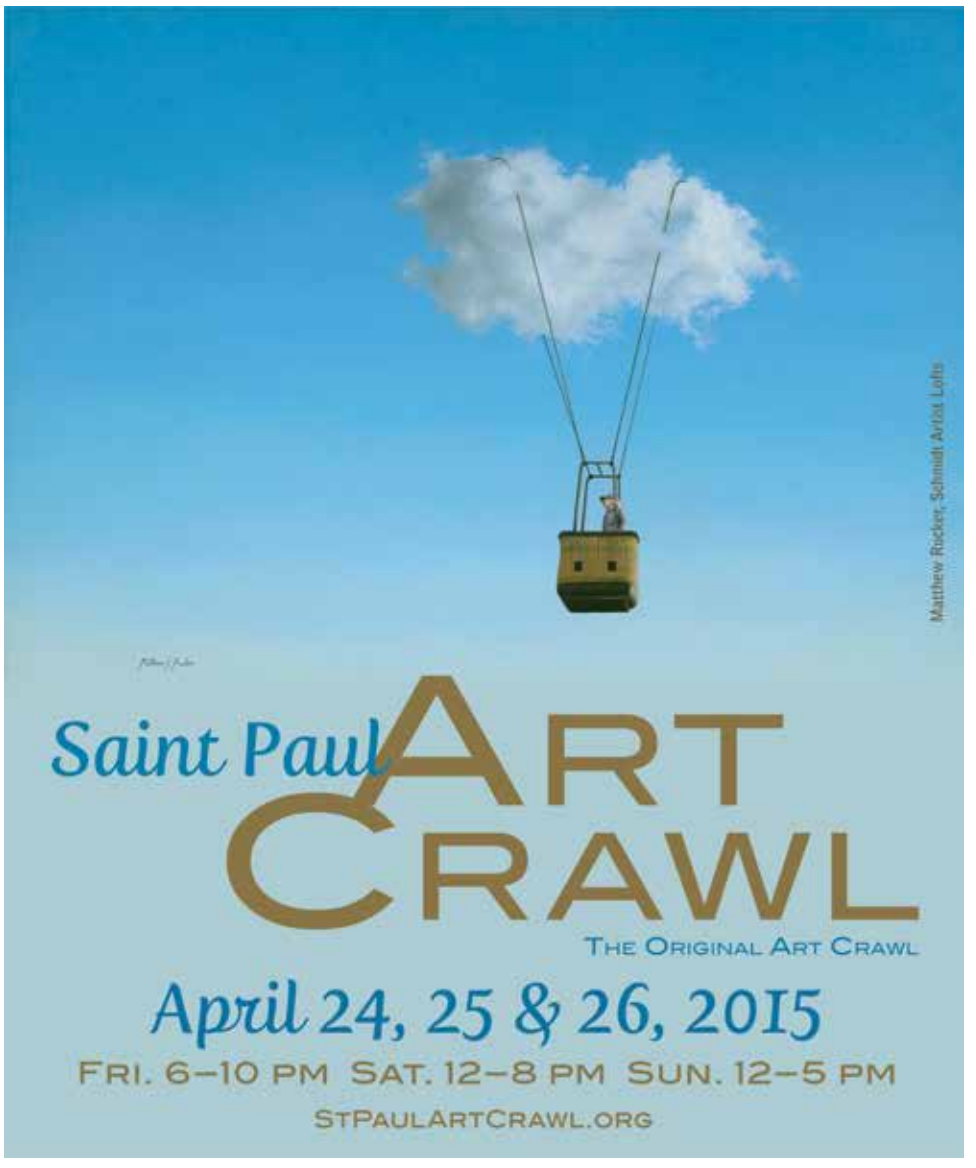
Discover more about working with a residential architect through AIA Minnesota's publications and programming:

- **Architecture Minnesota magazine** (Residential sections throughout the year)
- **Homes by Architects Tour** (September 19 & 20, 2015)
- **Home of the Month** (*StarTribune Homes* section, first Sunday of each month)
- **Architect of Distinction and Emerging Talent Awards** (*Midwest Home April/May issue*)
- **Everyday Solutions** (*StarTribune Homes* section, throughout the year)

Experience the Architect-Designed DIFFERENCE
www.aia-mn.org

Visit the following 17 projects designed by **AIA Minnesota members on the 2015 Minneapolis/Saint Paul Home Tour:**
#6 #15 #26 #27 #28 #29 #32 #33 #34 #35 #36 #39 #41 #42 #45 #52 #53

AIA Minnesota
A Society of The American Institute of Architects



Nominate your home for a future Minneapolis & Saint Paul Home Tour

Have you recently remodeled all or part of your home?

Are you an architect, contractor or other professional who worked on a home?

Would you like to join neighbors in promoting your neighborhood?

Does your home have a notable feature or interesting history that people might want to see and share?

Has your home been maintained or renovated in a way that respects the craftsmanship and design characteristics of its era?

Do you have a unique home that would be just plain fun to get inside?

Do you have a "green" and energy-efficient new home?

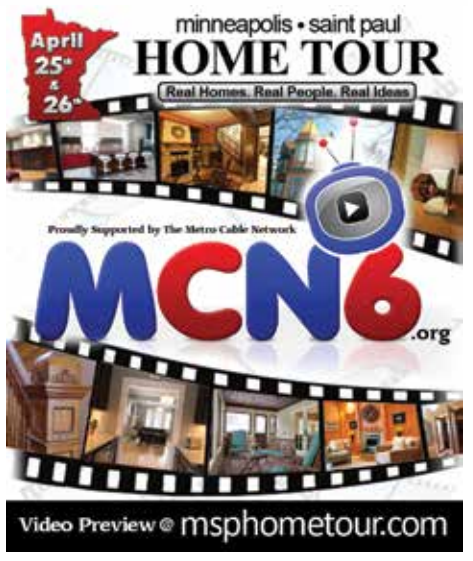
The 2016 Minneapolis & Saint Paul Home Tour will mark the 29th year of the Tour. If you answered yes to any of the above questions and would like to be part of "Real Homes. Real People. Real Ideas.," then you should nominate your home for the 2016 Minneapolis & Saint Paul Home Tour.

Visit www.MSPHomeTour.com ("submit a home" button) to pursue your nomination today, or call Margo Ashmore at 612-867-4874.

Proudly Marketing "Little Bohemia"
Restored homes on Douglas and Forbes Avenue
by The West 7th Federation

COLDWELL BANKER BURNET
Leonard Schwartz
651-210-2462
lschwartz@cbburnet.com

©2015 Burnet Realty LLC. All Rights Reserved. Coldwell Banker Burnet fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Operated by a subsidiary of NRT LLC. Coldwell Banker and the Coldwell Banker Logo are registered service marks owned by Coldwell Banker Real Estate LLC. Real estate agents affiliated with Coldwell Banker Burnet are independent contractor sales associates and are not employees of Coldwell Banker Burnet.



Residential Design | Interiors | Renovation
respecting the past...embracing the future

E.J. HANSEN, AIA 612.328.0881 | www.ejhansen.com

REHKAMP LARSON ARCHITECTS INC.
www.rehkamplarson.com

SYLVESTRE
DESIGN & REMODELING

Remodeling to fit your lifestyle.

Thoughtful, beautiful kitchens, bathrooms, and additions — designed to fit you.

p: 612.861.0188

www.SylvestreConstruction.com
License #1428

NARI NAHB NKBA

PRSRT STD
U.S. POSTAGE
PAID
PERMIT NO. 161
Princeton, MN
55371

www.MSPHomeTour.com

minneapolis • saint paul

HOME TOUR

Real Homes. Real People. Real Ideas.

Saturday, April 25, 10 a.m.–5 p.m.
Sunday, April 26, 1–5 p.m.

Creative…

Contemporary…

Historic…

Functional…

WHETHER YOU'RE LOOKING FOR kitchen and bath ideas, basement solutions, or a contractor to bid on an addition, you'll find help and encouragement on the 28th annual Minneapolis & Saint Paul Home Tour. From the very old homes to the very new, city dwellers open their doors to share their home improvement experiences. Use this Guide to plan your 2015 tour.