

Little Bohemia Neighborhood Association
Meeting notes, September 7, 2017

Meeting hosted by Mark and Naomi, 90 Garfield Street, 7:00 PM

Chaired by Mark Fangmeier

Introductions!

NeighborWorks Home Partners Project Update. Becky Errigo, NeighborWorks Home Partners (berrigo@nwhomepartners.org, 651-348-5086).

*Goodrich Duplex—Goodwill/Easter Seals have been training the construction crews. This is what has made it take longer to finish. It should be on the market soon. It must be owner-occupied: the plan is to have an owner live on one side, who can rent out the other side.

*Garfield House—69 Garfield. It's been vacant for a long time. The back addition entry may have to come off. The stairway will be rotated around to open up the floor plan. Mechanicals will be moved out of the basement to upstairs, and a small rain garden is planned for the yard. It must be owner-occupied, and there is an income restriction: it's approximately \$56K/yr gross income or lower. Becky circulated two floor plans, options 1 and 2. Bids are coming in now; construction should start in a few months.

Housing update.

*412 Goodrich - Naomi. This is the John Lewis House, 1856. It has been vacant for some time and has been neglected. The owner has gutted the interior. It is Category 3, and legally cannot be sold until it has been brought up to code. It's a pioneer house, quite small (800 square feet) with a later add-on. A 60 day stay of demolition was granted by the city, and the neighborhood representatives reached out to the owner and to Historic Saint Paul. The owner is ready to donate the house. The board of HSP agreed it is an interesting property to become involved with, but there are concerns. A project like this cannot be completed in 6 months, but a \$5K performance fee is due every 6 months until it's done. This makes financing difficult.

Council member Rebecca Noecker has been approached to change the designation from Category 3 to Category 2, reducing the time pressure. There will be a public hearing Tuesday 9/12 at 9:00 AM, 330 City Hall, and strong neighborhood support will be needed to move the house to the next step of preservation and rehabilitation, rather than demolition.

John Yust adds that he has the original plan of the Lewis House, and it is very similar in construction to the Waldmann Brewery (Stone Saloon) being saved on Smith Avenue. John notes that there are some leftover materials from rebuilding the Waldmann Brewery and these could potentially be used to help repair the Lewis House. See Upcoming Events, below. There may be a weekend clean-up event for which neighbors can volunteer.

*47 Douglas - Mark. John Yust knows a developer who is interested in rehabbing this house. The city is reluctant to offer it to a single developer, and may offer it out once more in the RFP process, hoping for multiple proposals.

*Parking ramp on Panama Flats—at Chestnut. Xcel Energy Center wants to build this ramp “temporarily,” since the city owns the old Memorial Auditorium ramp and that is scheduled to be rebuilt. John is concerned that the project is moving pretty fast, without neighborhood input. (The fact that the proposal is being pushed through so quickly is something of a ‘red flag.’)

Little Bohemia Trail Fall/Spring planting planning. Jen. Originally the Phase III planting project was to be done in Fall 2017, but since construction has just begun, it will likely have to wait until Spring 2018. The process of changing the name from ‘35-E Trail’ to ‘Little Bohemia Trail’ is underway.

Adopt a Garden on Little Bohemia Trail. Jen. Mark, Jen and Ericka walked the trail and identified a series of plots. Jen brought a map of those proposed plots to the meeting for discussion. Some volunteers chose to sign up to adopt a plot. If you would like to sign up to adopt a plot please email Jen at jen@mnnature.org.

Oktoberfest Neighborhood Progressive Happy Hour planning. Lam. The first one this past summer was quite successful, with 25 or 30 folks, so why not do it again? Do we have enough homebrewers to host an Oktoberfest? We tentatively picked the weekend of October 13-14, and a few volunteer hosts signed up. We also talked about doing a similar event around the holiday season, for our December social (say, the 8-9). Details to follow.

Current problem properties/safety concerns. This is the first time in a long time that your humble note-taker hasn’t had anything to write in this category. Huzzah!

Remember to call 266-8989, and report nuisance properties to the City!

Upcoming events:

Sunday September 24, 11:00 AM to 7:00 PM: 28th Annual Czech & Slovak Festival at CSPS Hall, 383 Michigan Street. (<https://www.facebook.com/events/149392322283094>)

Wednesday October 4th, 6:30 to 7:30 PM: Full Moon Garden Night at Pleasant Place. *Please note that the date for October has been changed, so as not to conflict with the October LBNA business meeting.* (<https://www.facebook.com/events/1778564182454852>)

Thursday October 5, 4:00 to 6:00 PM. Fundraiser to save the John Lewis House at Waldmann Brewery (445 Smith Avenue North). More details coming soon.

The next LBNA business meeting will be Thursday October 5, hosted by Lam and Meredith at 459 Banfil Street. Send agenda ideas to info@littlebohemiastpaul.org

If you find glaring errors in these notes, please send corrections to sisk@macalester.edu