

Re: 412 Holly Ave.
St. Paul, MN 55102

I am here acting as Power of Attorney for my father, Dan Wagers. A lot of progress has been made at the house, and with countless hours of work, the momentum keeps us moving forward. I can finally see the light at the end of the tunnel.

412 Holly was a home to my family for more than thirty years; and for the families that came before us like the Maclarens, the Driscolls, and the Gilberts, to name a few. It was even a home for Red Rudensky, a famed member of Al Capone's gang. 412 Holly is our home.

My dad, Dan Wagers was a pioneer in rehabbing houses in the Ramsey Hill neighborhood in the 1970s and 80s. He bought and rehabilitated 8 homes within a 1 block radius of 412, and then sold them. Some of these homes were condemned. The irony of this is not lost on me with the condition 412 Holly is in now. Moving forward, I am very excited for the new owner of 412 Holly to put their blood, sweat and tears into rehabbing this house, like my dad did to the neighborhood in the 70s and 80s. He was also on the board of the Ramsey Hill Association, and a chairman of land use committee of Old Town Renovations.

412 Holly is historically significant. The architect of the addition done in 1907 was Cass Gilbert. He added the beautiful library and master bedroom with windows that let sunshine pour in from the north and south.

My dad suffers from mental health issues. It has affected his abilities to take care of business. This is why I have taken over as Power of Attorney. I am here to get things done, and as swiftly as possible.

Since the house was moved to a Category 3 status, we haven't stopped moving. A group of individuals have come together to save 412 Holly. My dad and I have received help from the Ramsey Hill Association president, Aaron Gjerdy, Carol Carey from Historic St. Paul; not to mention neighbors who I've known since I was a child, Sarah Kinney, Kit Richardson, Mike Faricy, and Sonja Mason, to name a few. Other people who I have never met before have volunteered their time, their knowledge, and their muscles, all with the sole mission to save 412 Holly. My dad has contracted with Tracy Luther to remove and auction his collection of antiques. So far, Luther Auctions have taken 4 truckloads of antiques to be auctioned off, with several more loads to go. The house is becoming more and more empty, and ready to be rehabbed for a new family to enjoy the same way my family did for so long.

I have a few photos to share with you of 412 Holly from the past, including one from 1907. You can see how my family adored living in 412. I also want to mention that the photos that were taken by the City (maybe DSI) do not reflect the current state of the interior. There are no paths to walk through, or furniture piled high. There is open space to sit, and work. In fact, Luther

Auction is taking another truckload this Friday. My team of volunteers and I are now working on clearing the attic and basement.

Thank you so much for your consideration.