

412 GOODRICH AVENUE

Status report for 16 January 2018 Legislative Hearing

Historic Saint Paul + Little Bohemia Neighborhood Association

1. Events & fundraising:

- Very successful community fundraiser & silent auction November 5 at Bad Weather Brewing, 100+ people; raised \$10,000.
- Fundraising to date: \$10K plus \$5,000 contribution from an individual = \$15K. Anticipated goal has been \$45K.
- December 20 showed movie Elf at James J. Hill House to many families and children, raised awareness of project.
- February 21 fundraiser at Waldmann Brewery for major donors. Event is fund-a-need, e.g., furnace, two windows, kitchen cabinetry, doors, flooring.
- Privy dig in May.

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2. Project status:

- The property was donated by Tim Murphy to Historic Saint Paul. The closing was November 29.
- Architectural plans have been prepared by John Yust. They call for a new foundation and demolition and reconstruction of the rear addition. The house will have two bedrooms and an area of 885 square feet. We have met with HPC staff to review the plans and they are okay with them.
- Two bids have been received – from Pelco Construction for a significant portion of the work and from carpenter Fred Livesay for painting and interior finishing. The total of the bids is over-budget and we are in the process of identifying ways to trim costs.
- We are on target with the project timeline submitted at the September 12 legislative hearing with regard to fundraising and project planning.

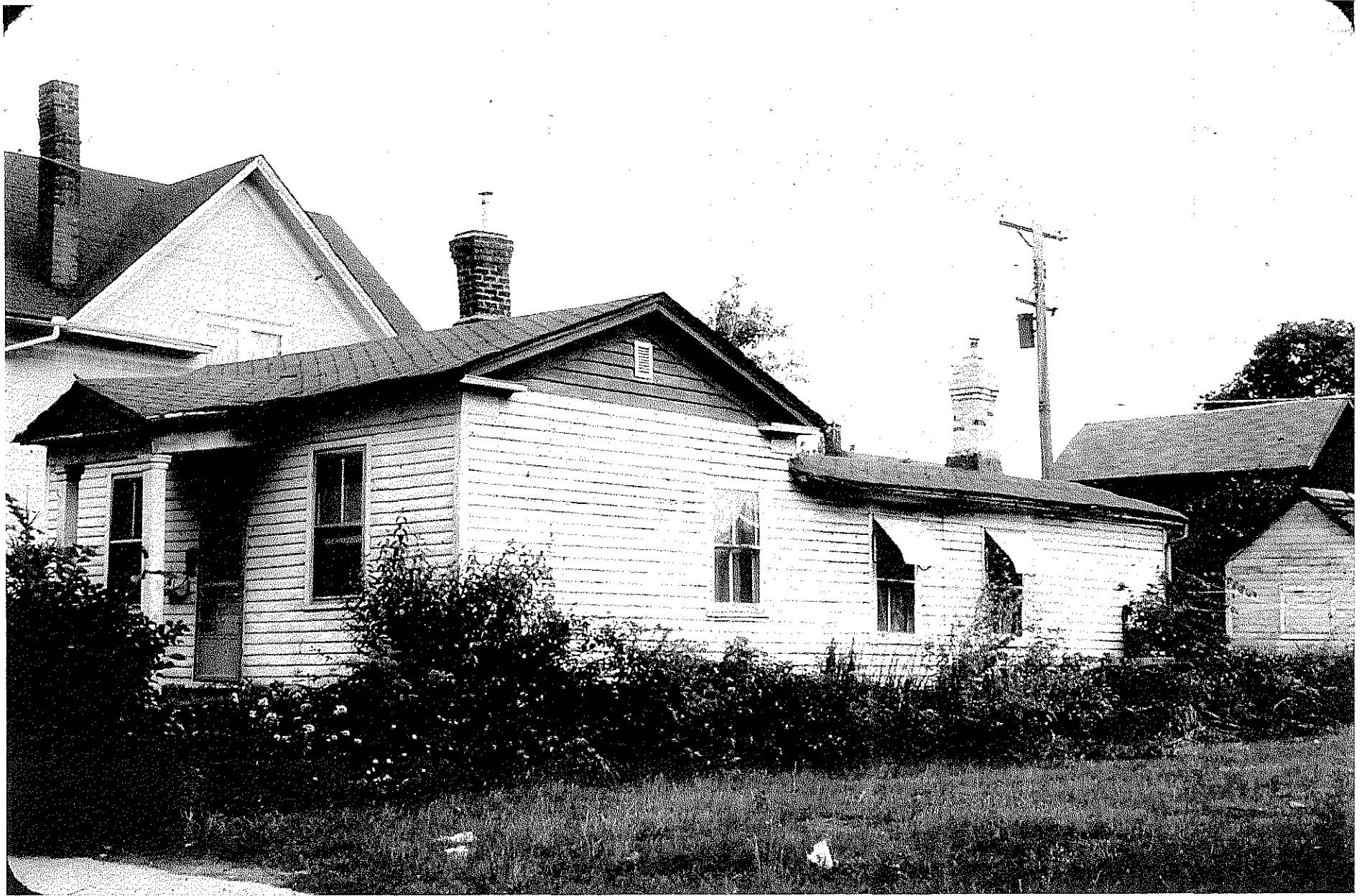
3. Articles, etc.:

- Please see the attached articles, fliers, press releases, etc.
- 412 Goodrich and Waldmann Brewery were featured on TPT's Almanac show January 5: <https://www.facebook.com/tptalmanac/videos/10154830548012493/>

Major donor event in Feb. Need \$30K.
Land Bank to come in w/ construction financing
Archaeological dig in May

412 Goodrich Development Budget DRAFT

Uses			Budget
Acquisition			\$ -
Transaction Costs			\$ 4,226
	Origination fee	TCCLB	\$ 1,750
	Inspection fee	TCCLB	\$ 150
	Draw fee	TCCLB	\$ 250
	Title Insurance		\$ 420
	Title Services		\$ 1,000
	Seller Closing Fee		\$ 125
	State Tax & Recording fees		\$ 531
Holding Costs			\$ 16,464
	Insurance	Western	\$ 3,000
	2018 Property taxes	Ramsey County	\$ 1,057
	Special Assessments	Ramsey County	\$ 231
	VB Fee	City of Saint Paul	\$ 2,327
	Utilities	Water, electric	\$ 1,200
	Interest	TCCLB	\$ 3,000
	Limited Appraisal	L. Frank	\$ 150
	Maintenance		\$ 500
	Performance Deposit		\$ 5,000
Other Professional Services			\$ 1,750
	Scope development		
	Brokerage fee		\$ 1,750
Development Fee			\$ 15,000
Construction			\$ 165,000
	contingency		<u>\$ 16,500</u>
Total Development Cost			\$ 218,940
Sources			
Sales			\$ 175,000
Gap			<u>\$ 43,940</u>
Total			\$ 218,940



412 Goodrich Avenue
1970s

Join the community campaign to

Save 412 Goodrich

1856 John Lewis

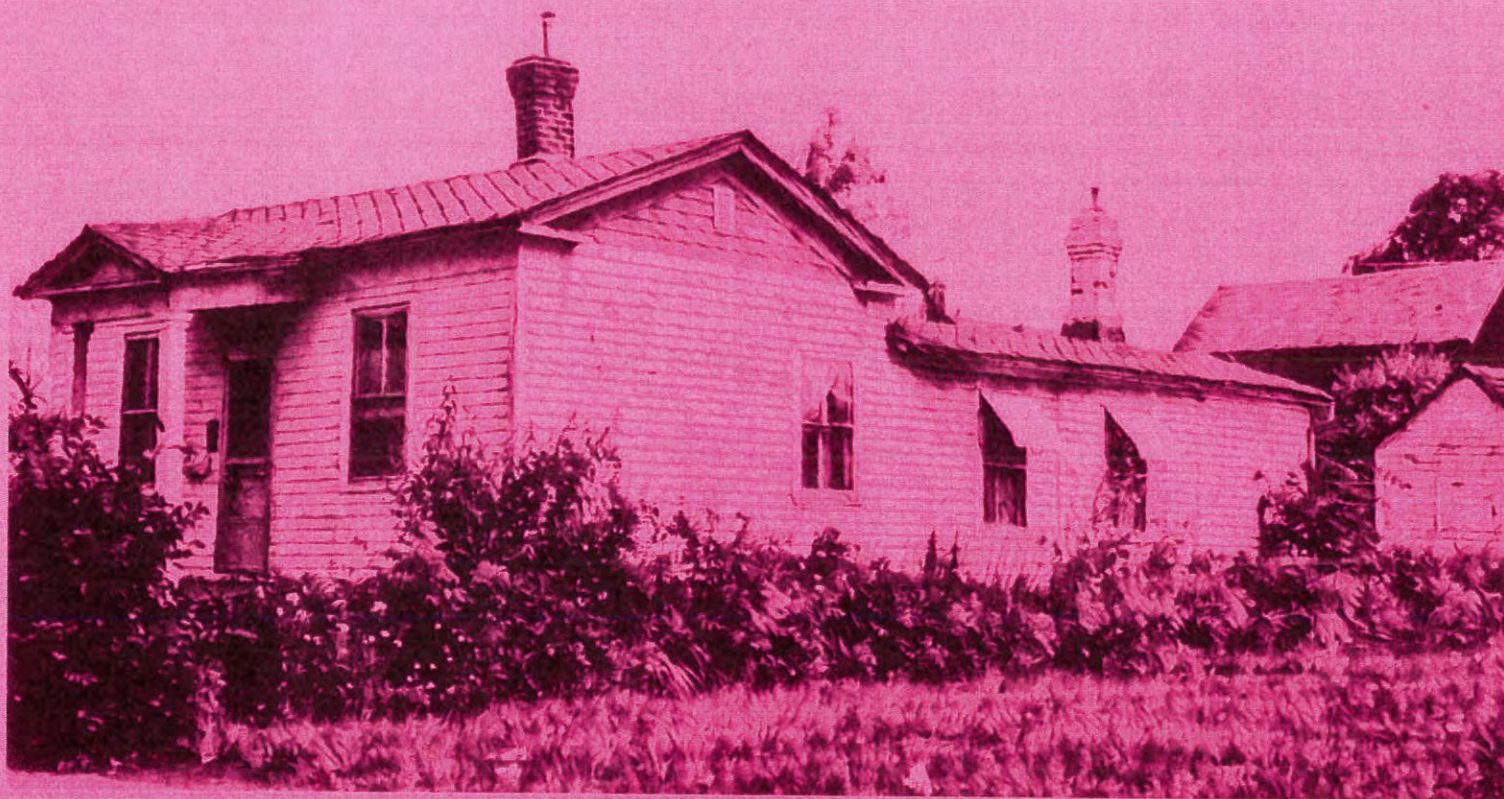
Pioneer House

Sunday, November 5, 2017

3:00-6:00 pm

Bad Weather Brewing

414 W 7th Street, Saint Paul



Save 412 Goodrich is a collaboration of
Little Bohemia Neighborhood Association and Historic Saint Paul

Join us to learn how you can help prevent the demolition of 412 Goodrich and
support our rehabilitation efforts.

Beer Specials Fundraising Raffles Silent Auction

\$10 suggested minimum donation

FFI visit & join "Save 412 Goodrich" group on Facebook,
visit historicsaintpaul.org/412Goodrich,
or call 651.222.3049



SAVE 412 GOODRICH

The John Lewis House at 412 Goodrich Avenue, Saint Paul, is a pioneer house built in 1856 – two years before Minnesota became a state. It is an early house in the Little Bohemia neighborhood and one of the oldest in the city.

The house is vacant and was threatened with demolition by the city due to its poor condition, but community residents have rallied to save, preserve, and rehabilitate it.

Save 412 Goodrich is a collaboration of Little Bohemia Neighborhood Association and Historic Saint Paul (LBNA and HSP). LBNA is a neighborhood group working to enhance the livability of our community in the West 7th Street area and HSP is a nonprofit organization dedicated to using historic preservation for community development. The current property owner, Tim Murphy, has agreed to donate the house to HSP and that transfer is expected to happen very soon.

LBNA and HSP will rehabilitate the house and sell it to an owner-occupant – but first we must raise \$45,000 to cover the gap between the development costs and the anticipated sale price of the rehabbed house.

The house will completely rehabilitated as a small, two-bedroom residence.

The John Lewis House is a small (approximately 800 sf), one-story, wood-frame, Greek Revival style residence, with a shallow-pitched, side-gabled roof, symmetrical facade, and pedimented entry stoop with box columns – all typical of the style. To the rear is an early hipped-roof addition. The original wood lap siding and corner boards are beneath the vinyl siding. The historic massing and footprint remain intact and the house still displays its Greek Revival form.

The integrity, or authenticity as evidenced by the property's location, design, setting, workmanship, and association, is fair because the architectural alterations that have occurred, such as the changes in window sizes and styles, and the application of vinyl siding over the clapboard and stoop, are reversible. The design features associated with Greek Revival style architecture are mostly intact and neighboring properties have varying degrees of integrity and detail that give this area a fair degree of architectural integrity and context.

Why is it important to preserve the John Lewis House?

- It's a rare and important artifact, a link to and signifier, of our city's early history, a keen reminder that our past is part of our present and future.
- It's better, greener, and less expensive to reuse, recycle, and rehab than to raze, landfill, and build new.
- It makes our neighborhood and city more interesting – and provides an opportunity for small house living.

Thank you for your interest and support! For more information, visit the "Save 412 Goodrich" Facebook group and www.historicsaintpaul.org/412Goodrich. Please keep in touch and like our Facebook group!



Contact: Mark Fangmeier
Co-Chair, Little Bohemia Neighborhood Association
612.787.6767
mark.fangmeier@gmail.com

For Immediate Release

Neighborhood Group Rallies to Save One of Oldest Houses in St. Paul

Event to Raise Money Will Be Held on Sunday, November 5, 3 to 6 p.m. at Bad Weather Brewing

(October 18, 2017) The Little Bohemia Neighborhood Association (LBNA), a neighborhood group working to enhance the livability of their community in the West 7th St. area of St. Paul, is rallying to save one of the city's oldest houses – the John Lewis House at 412 Goodrich Avenue.

An event to raise money in support of the project will be held Sunday, November 5, from 3 to 6 p.m. at Bad Weather Brewing, located at 414 West 7th St. The event will feature beer specials, a silent auction, raffles, and other activities, including information about the historic Lewis House.

The John Lewis House is a one-story, wood-frame, Greek Revival-style, pre-Civil War structure built in 1856. It is believed to be one of the oldest remaining residences in St. Paul.

The vacant house has been threatened with demolition due to its poor condition and lack of viability as a rehabilitation project by its current owner. However, a group of preservation-minded neighbors has intervened on behalf of the 160-year-old structure. They have asked for and received a reprieve from the St. Paul City Council to find an alternate solution to the repair or demolish order.

LBNA and the nonprofit organization Historic Saint Paul (HSP) have worked together to devise a plan in which the current owner will donate the house to HSP and the two groups will work collaboratively to preserve, rehabilitate and sell the Lewis House as an owner-occupied residence. To ensure that the Lewis House is preserved and rehabilitated, we need to raise approximately \$45,000 to cover the difference between the estimated cost of development and the expected sale price of the rehabilitated house. All proceeds from the November 5 event will be used for that purpose.

For more information, visit the “Save 412 Goodrich” Facebook group and www.historicsaintpaul.org/412Goodrich.

VILLAGER

WEDNESDAY, OCTOBER 11, 2017

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NEWS BRIEFS

Goodrich Avenue home saved from wrecking ball, for now

A historic West End home that was slated for removal or repair by city officials has been granted a reprieve until early 2018. The St. Paul City Council on October 4 approved the layover of the order for 412 Goodrich Ave.

The home's fate will be discussed again by a legislative hearing officer on January 8.

The small single-family home is believed to be one of the oldest remaining residences in the city, built in the 1850s or 1860s. It is known as the John Lewis House and has been singled out in past historic studies of the West End as a possible candidate for the National Register of Historic Places.

Residents rallied to save the property after a remove-or-repair order was issued last summer. They took their concerns to the West Seventh/Fort Road Federation and the St. Paul Heritage Preservation Commission. Both groups asked that measures be taken to save the home.

The Little Bohemia Neighborhood Association and Historic St. Paul would also like to see if the home can be saved and rehabilitated. The home's current owner lives in Wisconsin and has been involved in the discussions.

WEDNESDAY, OCTOBER 25, 2017

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Group rallies to save West End home

Members of the Little Bohemia Neighborhood Association are rallying to save the vacant John Lewis House, 412 Goodrich Ave., which was built circa 1856 and is believed to be one of the oldest residences in St. Paul.

An event to raise money in support of the preservation effort will be held from 3-6 p.m. Sunday, November 5, at Bad Weather Brewing, 414 W. Seventh St. The fundraiser will feature beer specials, a silent auction, raffles and other activities.

The one-story, wood-framed, Greek Revival-style Lewis House has been threatened with demolition due to its poor condition and lack of viability for rehabilitation by its current owner. The city had issued an order for the home to be either removed or repaired, but agreed last month to lay the matter over until early next year.

The neighborhood group has encouraged the owner to donate the property to the non-



A fundraiser to save the John Lewis House, 412 Goodrich Ave., will be held on November 5 at Bad Weather Brewing.

profit Historic St. Paul, which has pledged to preserve, rehabilitate and sell the Lewis House as an owner-occupied home if funds can be raised to cover the cost.

About \$45,000 is needed to cover the difference between the estimated rehabilitation cost and the expected sale price of the finished house. The project also will incur insurance, title, taxes and other costs during the rehabilitation. All proceeds raised from the November 5 event will be used for those purposes.



(right) What it has become. (above) What it could be: the restored building shows its Greek Revival style. (top right) This view of the model shows a typical return eave of the 1850s.

“Community of Practice” Forms to Save 412 Goodrich

You don't know what you've got 'til it's gone...

BY JERRY ROTHSTEIN

John and Ann Lewis were born in England and came to St. Paul in the late 1840s. They built their home, completed in 1856, at what is now 412 Goodrich Avenue. A mortgage was taken, and it seems that John may have died within the next few years, as Ann was foreclosed in 1860, and the house began its long history and, 157 years later, the promise of renewal.

A significant piece of that history began in 1867 when Anton and Anna Walla brought their children from Czechoslovakia to New York, and on to St. Paul, and bought the house at 412. Anton is listed in 1869 as a saloonkeeper and tailor. His family lived in the house for 55 years, until 1924. One son became a specialist in cornice making, and built the Joseph Walla House at 364 Goodhue. A daughter taught at Monroe. Walla descendants still live in the neighborhood.

When we look at just one such account, the value of saving and continuing to use historical housing stock becomes clearer, and it takes a group of committed people to succeed. And often, the beginning of the effort comes from one person with vision.

In the case of 412 Goodrich, we can say that Naomi Austin was that person. She and her husband Mark moved to the Little Bohemia neighborhood in part because of its long history and heritage buildings that have survived. In walking and exploring, often with her dog, Naomi became familiar with houses in the neighborhood. She watched 412 Goodrich being worked on, apparently to restore it for rental, but the work stopped and at one point, the “Registered vacant” signs went up. This spring she saw the demolition order — “Remove or Repair” — with one final hearing to be arranged. Naomi wanted to be at that hearing to speak for the value of the house, and started checking the City’s notices. On a Sunday evening

in June, she discovered that the hearing had been set for Monday morning! Her appearance at the hearing seemed to surprise the panel and staff, but her advocacy for preservation was the catalyst to a delay in the final order and the formation of a community response leading to the July City Council meeting that redirected the fate of 412.

The group involved is an extension of the successful effort to save the Leech Fire Hall, and includes Historic St. Paul, Preservation Alliance of Minnesota, Little Bohemia Neighborhood Association, Fort Road Federation, Irvine Park Association, Heritage Preservation Commission and community members and advocates John Yust, Jim Sazevich, Tom

412 GOODRICH, PG 4

“Like a gift wrapped in brown paper that hides its value and purpose, houses like 412 Goodrich remain hidden unless someone can see through their plain and often decrepit facades to realize what may be hiding behind them.”

John Yust, Architect

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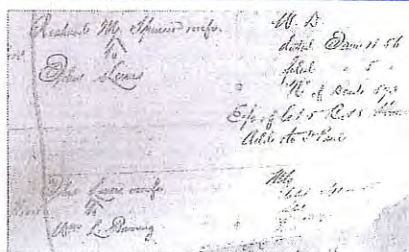
Schroeder, Elyse and Heath Jensen, Tim Murphy, Mark Fangmeier, Tom Tarrow and Richard Miller. The building’s owner turned out to be an ally, and donated the property to Historic St. Paul.

This group fits the definition of a “community of practice” perfectly: a group of people who share a concern and/or a passion for something they do, and learn how to do it better as they interact and take on new issues. This group formed quickly and has met regularly to work on the details of saving a building. A November fundraiser organized on short notice drew a great turnout and raised more than \$ 8,000.

What is so fascinating about the explosion of

interest and action around 412 Goodrich is that process concerning 412 has been going on for many years and is all on the public record. For example, in 2011 the “Neighborhood at the Edge of the Walking City, Historical Context Study,” recommended 412 “...for intensive level research to determine [its] eligibility for local or National Register designation.”

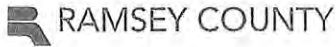
That research did not occur, and the slow spiral toward demolition continued. But a turning point



John Lewis's purchase deed, 1856.

occurred, as enough people realized that “The rehabilitation of 412 Goodrich could serve as a catalyst for additional rehabilitation of historical resources in the surrounding [Uppertown] neighborhood.”

With a knowledgeable, dedicated “community of practice” committed to such an enterprise, we may well see many more projects and many more historic gems enhancing our community.



Pay Property Tax

Pay Property Taxes

Summary View

Parcel ID 012823340008
 Parcel Status Active
 Property Address 412 GOODRICH AVE
 ST PAUL, MN 55102-2909
 Sec/Twp/Rng 01/028/023
 Brief Tax Description Lot 5 Block 18 of WINSLOW'S ADDITION
 EX E 6 FT THE E 1/2 OF LOT 5 AND N 9 FT MOL OF THAT PART OF LOT 12 ADJ THE ABOVE DESC PART OF LOT 5 BLK 18
 (Note: Not to be used on legal documents)
 Parcel Area 0.10 Acres
 Parcel Width 35 Feet
 Parcel Depth 122 Feet
 (Note: Width and Depth represent buildable area of lot in the case of irregularly shaped lots)
 Tax Classification 4BB-Residential Non-Homestead SFD
 Roll Type Real Property
 Municipality ST PAUL
 School District ISD #625
 Watershed CAPITAL REGION W/S
 TIF District
 Land Use Code 510 R - SINGLE FAMILY DWELLING, PLATTED LOT
 * The Tax Classification is the Assessor Office's determination of the use of the property and is not the same as the property's zoning.
 * Please contact the zoning authority for information regarding zoning.
 * To determine whether your property is Abstract or Torrens, call 651-266-2050

Taxpayers

Please refer to disclaimer at bottom of this page

Type	Name	Address
Owner	Historic Saint Paul Corporation	75 5th St W Ste 400 Saint Paul MN 55102-1431

Current Tax Year

*Information listed is as of yesterday. For specific payoff information contact Property Tax Info at 651-266-2000

First Half Due 05-15-2017		Second Half Due 10-16-2017	
Amount Due	\$1,836.00	Amount Due	\$1,836.00
Penalty & Fees (thru current month)	\$0.00	Penalty & Fees (thru current month)	\$146.88
Sub Total	\$1,836.00	Sub Total	\$1,982.88
Payments Made	(\$1,836.00)	Payments Made	(\$1,982.88)
Balance Due	\$0.00	Balance Due	\$0.00

Total Due \$0.00

Tax Summary

	2017 Payable	2016 Payable	2015 Payable	2014 Payable	2013 Payable
Estimated Market Value	\$66,300	\$58,700	\$56,100	\$75,600	\$79,600
Taxable Market Value	\$66,300	\$58,700	\$56,100	\$45,400	\$49,500
+ Net Tax Amount	\$1,056.52	\$965.80	\$930.42	\$845.68	\$959.96
+ Special Assessments	\$2,615.48	\$3,162.20	\$271.58	\$264.32	\$248.04
= Total Taxes	\$3,672.00	\$4,128.00	\$1,202.00	\$1,110.00	\$1,208.00
+ Penalty	\$146.88	\$0.00	\$0.00	\$44.50	\$0.00
+ Interest	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
+ Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
- Amount Paid	\$3,818.88	\$4,128.00	\$1,202.00	\$1,154.50	\$1,232.16
= Outstanding Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

Special Assessments

Note: + sign indicates a multiple year assessment. Click on the + to view additional years.

Assess #	Year	Description	Initial Amount	Principal	Interest	Installment Amount	Remaining Balance	Deferred
R-011799960	2017	2017 RECYCLING & SOLID WASTE	\$0.00	\$0.00	\$0.00	\$58.20	\$0.00	No
R-011899960	2018	2018 Recycling & Solid Waste	\$0.00	\$0.00	\$0.00	\$82.80	\$0.00	No



John Lewis House in the James J. Hill House, 12.20.2017

Following are photos of details from the recently rehabilitated 1857 Waldmann Brewery at 445 Smith Av. N. that are very similar if not identical to those that will be included at 412 Goodrich

