



‘Where the biggies leave off...’

# Hill & Lake Press

Published for East Isles, Lowry Hill, Kenwood Isles, & Cedar Isles Dean Neighborhoods

VOLUME 43 NUMBER 3

www.hillandlakepress.org

MARCH 29, 2019

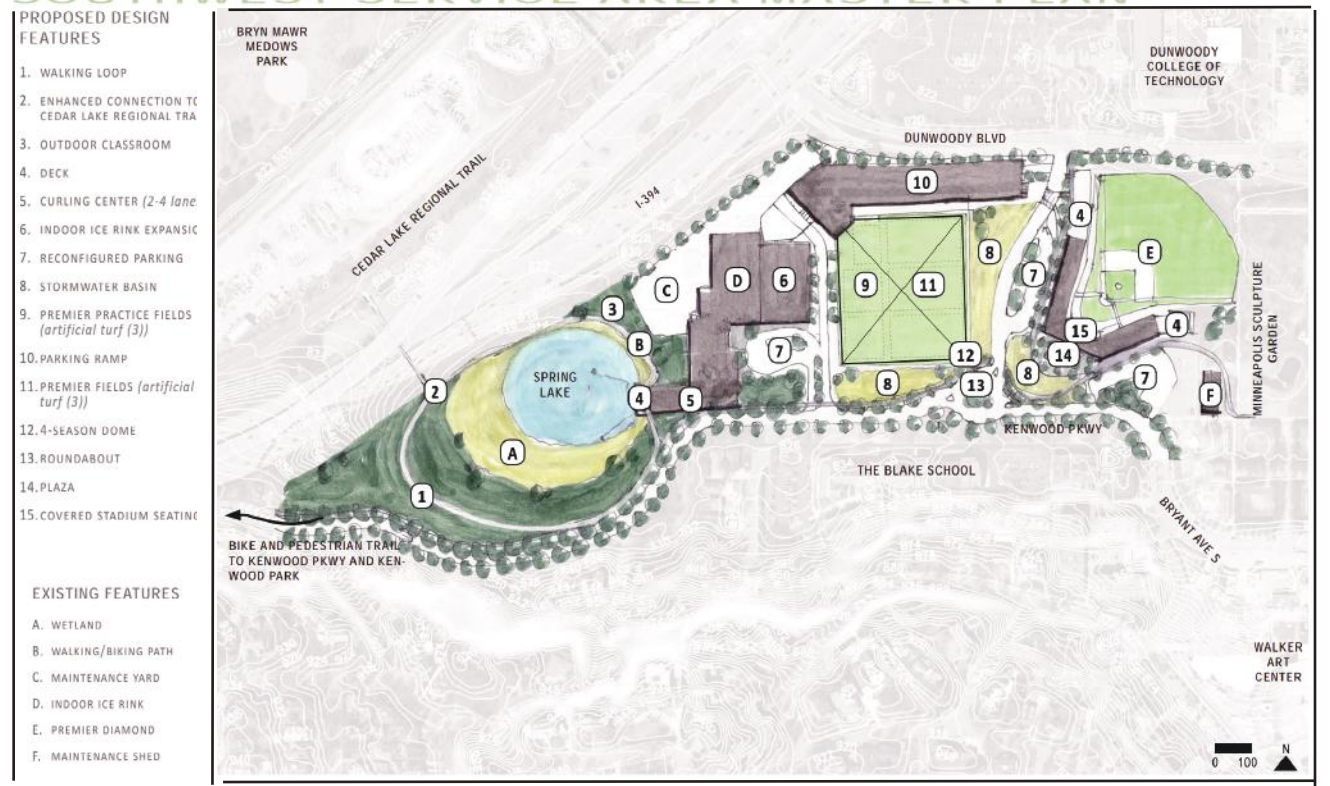
## Lowry Hill Neighborhood Association joins CIDNA against Neighborhoods 2020

### Dear City Council Members:

Please accept this letter on behalf of the Lowry Hill Neighborhood Association (“LHNA”) in response to the January 28, 2019 neighborhood 2020 Recommendations issued by the Neighborhood & Community Relations January 28, 2019 (“Recommendations”). We join in the comments previously submitted to you by Cedar-Isles-Dean Neighborhood Association and respectfully request that the City Council decline to adopt the Recommendations as written.

The City “recognizes that neighborhood organizations are positioned to identify local issues and opportunities and understands that Minneapolis greatly benefits from a robust neighborhood system.” (Recommendations, p.1.) But, if the Recommendations are implemented as drafted, the neighborhood system will be damaged. Specifically, City staff will impermissibly intrude on the corporate governance and threaten the independence of neighborhood organizations. In this regard, the Recommendations do little more than shift power from neighborhood organizations to non-specified City staff under the threat of de-funding: “Neighborhood organization funding will be an ‘opt-in’ system. That is, neighborhood organizations will be eligible to receive city funding if they agree to follow program guidelines and requirements. . . . If a neighborhood chooses not to participate, it will be removed from the funding formula and resources will be re-distributed accordingly.” (Recommendations, p.7.) Transferring substantial board and operational control from neighborhood organizations to City staff, who have no fiduciary obligations, is fraught with problems. And if the boards of neighborhood organizations do not relent in this trans-

## THE PARADE PARK- CONCEPT B SOUTHWEST SERVICE AREA MASTER PLAN



fer of power, their neighborhood’s share of City dollars will be re-distributed to other neighborhoods. Why bother having neighborhood organizations if their effective control is placed in the hands of City staff?

The LHNA Board operates under Minnesota law and is keenly aware of its fiduciary obligations to its members, who are Lowry Hill Neighborhood residents over the age of 16. The LHNA board operates under its bylaws and conducts regular board meetings, conducts an annual meeting, and hosts various neighborhood events. Advertisements, agendas, and minutes reflecting these activities are published in the Hill and

Lake Press, on the LHNA website, e-mail correspondence, mail correspondence, and in-person at meetings and events. The LHNA Board embraces many of the objectives outlined in the Recommendations and welcomes the opportunity to work in partnership with the City of Minneapolis. But the Recommendations do not reflect a partnership and should not be adopted.

Sincerely,  
Michael Cockson, Its President

CIDNA sent the following letter to all city council members, and a copy to Mayor Jacob Frey

### Dear Minneapolis City Council Members:

Cedar-Isles-Dean Neighborhood Association writes to ask you not to approve the current draft of Neighborhood 2020 Recommendations.

We ask you instead to instruct the Neighborhood and Community Relations Department to partner in good faith with neighborhood organizations to revise the document for your consideration at a later date.

We have two major categories of concern, and some additional comments.

**Content/**The Recommendations run contrary to — and threaten — the fundamental character and purpose of neighborhood organizations (NOs) as independent, separately constituted, grassroots groups of citizen volunteers.

Your NCR staff is proposing to micromanage our organizational structure, operations, budget, and even programming to the extent that NOs would effectively start mutating into extensions of Minneapolis City government. Such a consolidation of volunteer efforts under city management would diminish the voice and power of citizens, while the City would lose the valuable information provided by the NOs.

### CIDNA Response to N2020

Neighborhoods are the fundamental building blocks of community. They are where real life happens. The

value of NOs is that they empower ordinary citizens to voluntarily take responsibility for improving their communities at this fundamental “building block” level. NOs energize the community with voices, visions, enthusiasm and power that differ from what has grown up — or even can grow up — in the bureaucracy. CIDNA and many other NOs existed long before the city provided funding to them, and engage in an array of valuable activities that are neither funded by the City nor part of its purview. For these reasons, it is critical that NOs remain autonomous.

The Recommendations document proposes a model in the direction of a City takeover of NOs; in this model, citizens would lose power, and the City would lose citizen engagement.

Is this what the City really wants? It is definitely not what citizens want.

**Process/** The terms of the relationship between NOs and the City must not be dictated unilaterally by the City. Like any other relationship, it must be bilaterally defined. Otherwise, it simply cannot work — at least in the manner of a free-will partnership.

NCR states on its website that “The Neighborhoods 2020 Framework Recommendations are built off of the recommendations from three community work groups.” As you are well aware, members

of those work groups say that their recommendations have been largely ignored in the document. They are dismayed, even angry.

We believe that at this point it may not be productive to debate whether or not the work group recommendations were, in fact, incorporated. We urge the City Council instead to be responsive to the reality that work group members believe their work was not honored, and that that dozens of NOs across the city agree with them.

We also note that Recommendations, written by City staff, sets the terms for the NO side of the relationship, but is virtually silent about its own. This is not acceptable. It is unreasonable to expect any party to agree to a relationship without knowing what role will be played by the other side.

It is up to the City Council to decide whether it will force a unilaterally dictated relationship on NOs, or whether it will require a pause in the process that will give the parties time to design together a more legitimate, voluntary, trust-based relationship, with mutually agreed-upon terms.

### CIDNA Response to N2020

If the City Council truly wants to empower citizens and foster good, productive relationships with its

CIDNA to page 3







Deer at Dorothy and Roger Childers bird feeder.

Photo by Dorothy Childers

**HAPPENINGS IN THE NEIGHBORHOOD**  
 A free recital by Plymouth Congregational singers, April 7, 4:30 p.m. James Bohn, Dan Dressen, Lisa Drew, Jenny French and Maria Jette will perform in Guild Hall. See page 8 for more.  
 Neighborhood monthly meetings  
 CIDNA: 2nd Wednesday 6pm Jones-Harrison  
 EIRA: 2nd Tuesday 7pm Grace Community Church  
 KIAA: 1st Monday 7pm Kenwood Rec Center  
 LHNA: 1st Tuesday, 7pm Kenwood Rec Center  
 April 9, 6:30 EIRA annual meeting, Isles Bun  
 May 6, KNO Annual Meeting. Rec Center  
 May 8, CIDNA annual meeting  
**The Woman's Club Gala on April 13**

Turkeys find affordable housing in CIDNA. This winter a troop of wild turkeys has been enjoying the insects, grubs, and seeds that seem to abound in the Cedar-Isles-Dean neighborhood.



Wild turkeys, particularly the jakes (young males,

wouldn't you know it), can be problematic neighbors, becoming aggressive towards people and pets and even sometimes damaging automobile surfaces. But as one would expect in a Hill and Lake neighborhood, Cedar-Isles-Dean has attracted a higher class of wild turkey, and no issues have been reported.

In the photo above, several of CIDNA's turkeys seem unperturbed at encountering Rick Schneider and his yellow Labs Thor and Odin on St. Louis Avenue earlier this month. And why should they be?

Photo and story by Michael Wilson



Join us at The Woman's Club on April 13 for a Parisien-themed Gala  
 RSVP at [frontdesk@womansclub.org](mailto:frontdesk@womansclub.org)  
 Friday Fish Fry – April 5, April 12, April 19  
 Breakfast Networking: No-Fail Networking April 11  
 I Love Paris in the Springtime Gala – April 13  
 Easter Brunch – April 21  
 (frontdesk@womansclub.org or 612-813-5300)

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**Joint KNO-CIDNA Board meeting: SWLRT Neighborhood Impacts**

By Monica Smith

**CIDNA letter from page one**

neighborhoods, that is what it should do.

**Other comments**

Diversity/CIDNA supports the diversity goals identified in Recommendations.

CIDNA has — without having been asked to by the City — long worked, with mixed success, to increase renter membership on our board. It would be more helpful to us if the City encouraged our work with diversity-related support rather than threaten us with penalties.

According to the Bureau of Labor Statistics, 73 percent of people who volunteer choose to do so for only one organization or cause at a time; those choices correlate to life-status factors such as age, whether they have children, etc. We suggest that NCR conduct a survey to learn why people in various demographic groups choose or don't choose to give their volunteer time to neighborhood organizations.

**Funding/CIDNA** supports the funding of community organizations. At the same time, we insist that funding for NOs be continued at least at the current level. After all, neighborhoods are where diversity actually happens, the venue where “One Minneapolis” will — or won't — become a reality.

Remaining Neighborhood Revitalization Program (NRP) funding should be allowed to wind down under the existing terms established by the NRP Policy Board.

Community organizations and NOs should be held to the same level of accountability for city funds and uses. City funding must not be provided directly or passed through to community organizations that engage in election campaign activities. Full disclosure must be required of any and all public monies doled out by the City to all community organizations and other recipients, including the end recipient, including the identity of those recipients and the final disposition of those funds. A complete listing of all community organizations and NOs that received city funding and the amount of that funding should be disclosed by the City and made publically available.

**Communication/Written communication** mailed to each resident's address is the only method that achieves 100 percent coverage of all residents. NOs in areas with apartment buildings are not able to successfully door-knock. To disqualify written communication (including electronic outreach) as meaningful outreach is arbitrary and capricious.

**CIDNA Response to N2020**

Outliers/NCR personnel have told us that the restrictive measures in

Recommendations are necessary to rein in the practices of some outlier NOs. Since those problems are atypical, we recommend resolving them on an individual basis.

Sincerely,

Mary Pattock, Chair, Cedar-Isles-Dean Neighborhood Association

cc: Mayor Jacob Frey

David Rubedor, Director of Neighborhood and Community Relations

Steven Gallagher, Policy Specialist, NCR

Jack Whitehurst, Neighborhood Support Specialist, NCR

**Joint KNO-CIDNA Board meeting: SWLRT Neighborhood Impacts**

Meeting minutes, submitted by Monica Smith and Mary Pattock, CIDNA

March 20, 2019, Kenwood Community Center

Chairs

Mary Pattock, CIDNA Board Chair

Shawn Smith, KNO Board Chair

Guests

Marion Greene, District 3 Hennepin County Commissioner, Hennepin County Board Chair

**SWLRT Project Office (SPO) Presenters:** David Davies, Community Outreach Coordinator; Brian Runzel, Director of Construction; Sarah Ghandour, Manager of Design. Also in attendance from SPO:

Sam O'Connell, Manager of Public Involvement; Nkongo Cigolo, Outreach Coordinator for St. Louis Park and Hopkins

Chair Shawn Smith called the meeting to order at 7:10 p.m.

**Commissioner Marion Greene**

Commissioner Greene attended as a facilitator of the process. Her email address is marion.greene@hennepin.us.

Background Information from Chair Mary Pattock

SWLRT construction will start this year. The Met Council does not yet have the Full Funding Grant Agreement (FFGA) from the FTA. They have the first in a series of Letters of No Prejudice (LONP) which says the federal government will reimburse up to a certain dollar amount if and when there is a FFGA.

Last year's federal budget specifically excluded SWLRT and Bottineau. But Hennepin County and Hennepin County Regional Rail Authority have hired Cardinal Infrastructure to lobby the federal government to issue the Full Funding Agreement (\$198k contract).

The Lakes and Parks Alliance is awaiting a decision about their SWLRT environmental lawsuit from the Federal Appeals Court.

Safety issues are a big concern for Calhoun Isles Condominium Association. Their high-rise is unusually vulnerable to vibration. Sen. Dibble and Rep. Hornstein have introduced bills requiring the Met Council to discuss the matter with CICA.

**Presentation by David Davies, SPO**

The SPO had been invited to this meeting to address specific question about SWLRT construction, which CIDNA and KNO had sent to them and to residents in advance.

Current Status

Mr. Davies said the construction contract was awarded to LMVJ for the 14.5-mile Green Line extension to open in 2023. Initial construction activities include pre-construction surveys, mobilization, bridge work, freight rail trackwork and Kenilworth Tunnel. Spring 2019 activities include: outreach/access, survey, clearing brush and trees/grubbing and fencing.

**Pre- and Post-Construction Survey Process**

SPO recently sent requests to conduct pre-construction surveys to property owners within the “zone of influence,” which ranges from 60-150 feet from impact pile-driving and 35-95 feet from other construction activities. The ranges are based on FTA methodology. Pressed-in-place pile-driving, not impact pile-driving, will be used for the Kenilworth Tunnel.

The surveys will establish baseline data and document existing conditions (photos, video and written notes) of the interiors and exteriors of structures before and after con-

struction. Data on home interiors will be “private” under state law, accessible only to the property owner, Met Council and contractor.

The documentation will be stored as long as the project is “active.” The SPO was asked to be more specific about the timeframe.

**Damage Claims**

LMJV is liable for damage as a result of construction. They have \$100 million general liability insurance. The claimant would notify the contractor of damage and complete a claims form. The contractor would investigate the claim and inform the claimant of acceptance or denial; Met Council will have an oversight role. There is no limit for damage claims and no budget. Residents raised concerns about a conflict of interest — since the contractor, who would have to pay the claims, would also adjudicate them — and requested an objective third party to adjudicate. If not satisfied, a claimant can go through an arbitration process (up to \$15,000).

**Neighborhood Mobility**

Access MUST be maintained for business and residences.

SPO is coordinating with the City and other public agencies and with private developers working in the area at the same time. Traffic impacts will constantly change; closures and detours will be posted (hotline, website) and signed. Specifics:

Cedar Lake Pkwy will fully close for 6 months.

Burnham Bridge will remain open during construction with two-way traffic.

Lake St will never fully close.

Access must be maintained at 21st St.

Kenilworth Trail will be detoured onto other trails and roadways for three years.

SPO will confirm if street parking will be maintained on Burnham and Sheridan during detours.

**Emergencies and System Safety**

Mr. Davies said the SPO does not foresee any changes in access to emergency services during construction. A SWLRT Fire/Life/Safety Committee will be established. The contractor will regularly communicate with cities and county about closures and detours so that emergency responders can plan accordingly.

Residents remained concerned about emergency response times in an already congested area, and if there were evacuation plans in the event of a freight rail incident. KNO-CIDNA will schedule a meeting with Minneapolis Fire Chief Freutel or another appropriate City representative. It was suggested that SPO meet with Jones-Harrison Residence about emergency response.

**Livability**

The contractor must observe Minneapolis work hours (M-F 7 a.m.-6 p.m.; permits needed for night/weekend) and monitor noise in sensitive areas. The contractor must comply with government environmental regulations regarding noise, vibration, air pollution; there are limitation on types of equipment and methods near sensitive sites. Dust and odor control plans will be in place, per federal regs. A baseline has been established for groundwater; a plan will be developed; a separate contractor will monitor.

If noise or vibration levels exceed thresholds, work will stop for investigation, the Council Authorized Representative (CAR) will be notified and work will resume once resolved. If a noise or vibration complaint is received, CAR will be notified, contact will be made to determine if levels are

**Joint KNO-CIDNA meeting to page 5**

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## Hold the Mail – Simple Steps to Reduce Your Junk Mail

Compiled by Toni D’Eramo, Hennepin County Master Recycler/Composter

Did you know we each receive an estimated 26 pounds worth of third class mail every year? Not all companies use national systems to purge their mailing lists so it is a good idea to request “stops” once a year. Each time you purchase online you may be re-added to that store’s mail list and to several catalogs they may publish, and your name may be re-shared with their marketing partners.

### Organize first:

**Be prepared.** Have the mailing label or catalog handy.

**Be polite.** Most mailers will make an effort to comply with your request.

**Be patient.** It may take a couple months to get your address out of their mailing cycle.

**Be persistent.** Keep trying. Drive home the message that your privacy is an important part of customer service.

Ask what other catalog brands they own, sometimes it is several and you can ask for your name to be removed from all of them.

### Making the Request to Stop Mailing:

**Catalogs: Visit:** [catalogchoice.org](http://catalogchoice.org) to stop receiving unwanted paper catalogs.

**Contact companies** through their contact information on the catalog. If you still want to receive some catalogs from a retailer, simply ask to only receive those publications.

**Sweepstakes mailers:** Contact the national companies below to be removed:

Publishers Clearinghouse: Visit [pch.custhelp.com/app/ask\\_mailing](http://pch.custhelp.com/app/ask_mailing)

Readers Digest: email [customer-care@rd.com](mailto:customer-care@rd.com) Credit offers

Credit card offers: Major consumer credit bureaus (Equifax, Experian, Innovis and TransUnion) offer to remove your name from pre-approved credit cards. Visit [optoutprescreen.com](http://optoutprescreen.com)

**Mail list brokers and marketing associations** provide national lists for non-financial data.

**Direct Marketing Association** (They also provide “deceased” and “do not contact” registration.): Visit [dma-choice.org](http://dma-choice.org)

### National mailers

These national advertisers compile and maintain large databases of customers nationwide, mailing coupons and local, weekly circulars.

Red Plum (Mailbox Values), ShopWi\$e: Visit [retailmenot.com/everyday/unsubscribe](http://retailmenot.com/everyday/unsubscribe); Val-Pak Direct Marketing Systems(Cox Target Media): Visit [valpak.com](http://valpak.com). Scroll to the bottom of the page and click on “address removal.” Money Mailer, LLC: visit [moneymailer.com/corporate/contact-us/](http://moneymailer.com/corporate/contact-us/)

### Phone books

Opt out of any you receive at [yellowpagesoptout.com](http://yellowpagesoptout.com)

### What to do with the mail you still receive

Sort recyclable mail directly into recycling bin. •

Magazines and catalogs, all letters and paper inserts, greeting cards (no foil, embossed areas, sparkles or batteries), coupon advertisements, envelopes, including window envelopes (no bubble mailers). Remove all non-paper items, such as CDs, product samples, magnets and stickers.

Hennepin Country Master Recycler/Composter Program: Through the MRC program, participants learn about waste prevention, reuse, recycling, composting, community engagement, and behavior change. They then volunteer their time to implement programs that prevent waste, increase recycling, and engage others in learning about these issues. If you are interested in becoming a MRC, find details here: <https://bit.ly/2Qu6REk>

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## Sand Upon the Waters

By Tom H. Cook

In war, the first casualty is truth.

—Aeschylus

If you tell the truth you don’t have to remember anything.

—Mark Twain

You shall know the truth, and the truth will make you mad.

—Aldous Huxley

A lie told often enough becomes the truth.

—Vladimir Lenin

Whoever is careless with the truth in small matters can not be trusted with important matters.

—Albert Einstein

We are a nation hopelessly divided along cultural, generational, racial, religious, regional, and economic lines. Politics and class separates families, friends, neighborhoods, and Mommy and Me classes. Why is truth under attack? Should we still bother to teach it to our children? Despite pledging allegiance to the same flag we seem to disagree over almost everything.

Must we vaccinate all children? Should Big Gulp sodas be outlawed? May athletes kneel before they knock each other senseless? Even the weather is fodder for climate contention. (“Hey Louie liberal, how bout a little global warming, I’m freezing my f-ing...toes off!”)

Today, every conversation with a new person is coded and guarded, like an old black and white British spy movie. Friend or foe? Are the new couple on Girard like us? They seem nice but I hear they don’t recycle.

“Remember that day last month when it didn’t snow? A bunch of us were having coffee and Janice from Upton (grey stucco, green shutters) joins us. She is shy at first and we were all joking about getting blow torches to melt the snow. But then she starts in about the need to build a wall to protect our children from the gangs streaming across the border. I thought Marilyn would fall over. Suddenly four women all had a different pilates class. I stayed because I had just spent \$6.00 on a foamy latte. She must have thought I was a kindred spirit because she launched into how Michael Cohen just wanted revenge, and the witch hunt was a lame stream media invention. Then I remembered Janice’s husband had a Trump bumper sticker on his Prius. (At the time I thought he was just being ironic.) I finally told her my son’s clarinet was in the car and I didn’t want the reeds to freeze, and he needed it immediately, and did she want a half a latte?”

There is little solace living in these fractious times. Putin and the Oligarchs, (their third album went uranium) are enjoying the dissent they are sowing. We are doing a fine job of undermining our greatest strength, our democracy. Our cherished constitution, the envy of the world, the beliefs thousands have died to preserve, is gasping. Like so many, I am numb. Not only did the other shoe drop, but the entire chifferobe lands on an almost daily basis. We are continually reassured that this is the new normal. There is happiness with family and friends, but how long since we as a nation felt hopeful or optimistic? (When was the last flash mob?)

What would it take to unite us? How about an intergalactic intervention? Imagine Michael Rennie in the 1951 classic *The Day The Earth Stood Still*. Rennie, an emissary in human form from a distant planet, lands a spaceship in Washington, D.C. He brings a message from advanced civilizations in distant galaxies that have been monitoring our activity. They are displeased with our treatment of the earth, our reckless use of nuclear weapons, and our budding plans to colonize other planets. He comes in peace but with a warning.

But in current times I fear, rather than a “Come to Gort” moment or scaring us straight and revealing how petty our differences are, things would get much worse. There would likely be partisan grabs to exploit him and bend his message. Both political parties would seek his endorsement.

I grimace when there is a “take me to your leader” moment. Trump would embrace him as another strongman for his collection. Ivanka would tag along (they would hide Jared) and Trump would pontificate, posture, and proclaim himself an expert on space travel and Michael Rennie’s home planet. Rennie would likely conclude that there is no intelligent life on this planet.

*Tom H. Cook is a sometimes columnist. (He advises against the 2008 remake of *The Day the Earth Stood Still* with Keanu Reeves.) Until next time, look into the sky. “Gort: Klaatu barada nikto.”*

## New Kids on the Block

Travail takes over storied restaurant space in Lowry Hill

By Melinda Nelson

If the walls of 1930 Hennepin Avenue could talk, they’d happily recount all the memorable meals that have been created and savored in this iconic space. They’d remember the meatloaf and prune whip at Becky’s Cafeteria, a favorite of Guthrie actors and other foodies until it closed in 1984. The walls would joyfully recall Rye Delicatessen, Bradstreet Neighborhood Craftshouse and Auriga, the award-winning restaurant created by visionary chef/owner Doug Flicker.

And, the walls would no doubt give a warm welcome to the current tenants—chefs Mike Brown, James Winberg and Bob Gerken—the trio of culinary wizards who’ve transformed Robbinsdale into a dining mecca with Travail Kitchen and Amusements and Pig Ate My Pizza. They’re also creating the Minnesota BBQ Co., soon to open in Northeast Minneapolis.

A year ago, the Travail chefs were on a hunt for a temporary space to house the restaurant while Peterssen/Keller Architecture and Marsden Building & Remodeling were creating the new Travail on West Broadway Avenue in Robbinsdale. Over a platter of Travail’s signature fried chicken and a bottle of Billecourt-Salmon champagne, they debated the merits of several locations.

When Bob, a former Lowry Hill resident, suggested the former Auriga space, Mike and James readily agreed. Between the neighborhood’s rich culinary history and an abundance of fine restaurants including Birch Steak, The Kenwood and P.S. Steak at 510 Groveland, plus next-door access to longtime friend Eric Sather of Lowry Hill Meats, they knew 1930 Hennepin would be an ideal spot for Travail’s Minneapolis Residency.

The Lowry Hill neighborhood is a small world, so Mike called his friend Peter Connor, who put him in touch with Ben Graves, the owner of the building. Ben, who has a deep passion for culture, the arts and hospitality, liked the pop-up restaurant concept and the Travail team began packing up their batterie de cuisine.

Since January, Travail has been a bright spot in a long, cold winter. When the doors open at five p.m., ravenous neighbors are already lined up, waiting for a craft cocktail, an Umami burger or other delights. During one of

Travail to next page

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**To service your needs,**  
**I have overcome my fears**  
**And done good deeds.**

**Now for 33 years**  
**On 38<sup>th</sup> street**  
**I’ve rejoiced in all you dears**  
**I’ve had the pleasure to meet!**

**I say I’m not tired,**  
**My work isn’t done,**  
**My burner is still fired**  
**And I’m still having fun!**

**But you are over seventy**  
**Some people say,**  
**With energy aplenty-**  
**I still want to play!**

**Now you know**  
**While I am here,**  
**In spite of a little snow**  
**The path in is clear!**

**Just stop in if you can,**  
**Ask for an appointment if you will,**  
**We want to be your repairman**  
**With a reasonable bill!**

**Mark Brandow**  
**Quality Coaches Inc.**  
**President/Owner**



## New 10-story development at Lake and James: Some affordable housing, but at a very tall cost

By David Tompkins

The latest large-scale development proposed for Uptown, just over a block from Bde Maka Ska, comes in at a towering ten stories and 103 feet. The developers, from Oak Management and Development, propose 127 studio, one-, and two-bedroom units at the southwest corner of West Lake Street and James Avenue S., 3500 square feet of ground-level retail space, and a mere 90 parking stalls.

Ten stories would soar above nearby homes and buildings in the ECCO neighborhood and is arguably far out of scale. The surrounding buildings across and along Lake are two to four stories. To the south down James all the single-family homes and duplexes/quads are two to three stories.

The project, if approved, would also set a precedent and become the benchmark for future projects not only along West Lake Street through Lyn-Lake and east to Blaisdell Avenue, but also along both sides of Hennepin Avenue from West 28th Street clear up to the Walker Art Center. (See the map accompanying this article.)

The proposed height far exceeds existing zoning and guidelines. The four parcels involved are currently zoned C1 and R4, with height limits of 2.5 and 4 stories, respectively. The development falls within the Shoreland Overlay District's guidelines of 2.5 stories and 35 feet.

### Project ignores Uptown Small Area Plan.

This proposal goes well beyond the recommendations of the Uptown Small Area Plan, a product of broad community discussion just over a decade ago and approved by the City Council in 2008. For parcels along Lake Street, that plan recommends two to five stories that "gradually step down from Irving Avenue ... towards the lake (35 feet)."

The Uptown Small Area Plan is supposed to undergird the recently-passed 2040 Plan, which talks about being "informed by the guidance of adopted small area plans" and states that the "2040 Plan land use map is largely consistent with the recommendations in the Uptown Small Area Plan."

The 2040 comprehensive plan places these parcels in a Corridor 6 district, which envisions heights of two to six stories. But that designation is not official yet -- in fact, none of the changes called for in the 2040 Plan are yet in effect.

The City Council passed the 2040 Plan in December. The city then submitted the plan for review and approval by Met Council. Met Council has not approved the plan as submitted, instead returning it to the city with nine pages of notes and questions. Minneapolis planning staff are addressing the notes and the plan will be resubmitted for Met Council approval. Once that approval occurs the city council will vote on adopting the plan. Meanwhile, State law would dictate that projects should be held to the existing zoning ordinances.

The city appears to be evaluating many projects across the city, however, not just the one at Lake & James, as if the current zoning ordinances are already history and the 2040 Plan districts have already taken their place.

## Travail

burgers and ramen and \$5 Indeed Stir Crazy Porters to anyone willing to trek through the snow.

And, to bring the story full circle, the chefs have invited Doug Flicker to join them for *Homage*, a two-month celebration of 1990s-style fine dining. The menu features cocktails created by Nathaniel Smith and the Travail chefs and luxe dishes inspired by haute A-list chefs Thomas Keller, Joel Robuchon, Jean-George Vongerichten, Steven Brown, Lenny Russo and other legends. There will also be plenty of bar seats, so neighbors can stroll in and enjoy some of Auriga's greatest hits.

Come June, Travail's summer menu, which will also be served on the outdoor patio, will showcase locally-grown produce and locally sourced meats and other proteins. By August, the all-new Travail will be open in Robbinsdale and like Auriga, Becky's Cafeteria, Rye and Bradstreet, Travail's Minneapolis Residency will become a fond foodie memory.

Note: To reserve a table for *Homage* and other dining experiences, visit [travailkitchen.com](http://travailkitchen.com). Reservations are not required for the bar.

### Developers try pushing the envelope.

How can such a tall development proposal even be contemplated in this context?

At the City Planning Commission meeting on January 31, City Planner Lindsey Wallace noted that the development went far beyond existing guidelines and would require a dizzying number of exceedingly generous variances and conditional use permits. But it would appear that, in the eyes of city planning staff, the existence of the affordable dwelling units could potentially trump all other considerations.

The developers' earlier proposal for a 6-story, 77-unit building earmarked eight units (10 percent of the total, following city guidelines) as affordable to people earning 60 percent of Area Median Income (AMI).

Then the developers decided to push the envelope: 10 stories and 127 units, with 13 units (10 percent of the total) affordable at 60 percent of AMI -- plus another 13 units affordable at 80 percent of AMI.

(For 2018, the Met Council set the AMI at \$94,300 for a family of four. Eighty percent of AMI for a family of four is \$71,900; 60 percent of AMI is \$56,580. Rent for a two-bedroom apartment for a qualifying household of four is capped at \$1,697 for 80 percent of AMI and at \$1,273 for 60 percent of AMI. Google "Met Council 2018 Affordability" for more information.)

Wallace noted that the 2040 Plan's Corridor 6 description includes the phrase: "Requests to exceed 6 stories will be evaluated on the basis of whether or not a taller building is a reasonable means for further achieving Comprehensive Plan goals" and emphasized that affordable housing is one of the 2040 Plan's key goals.

While affordable housing is surely important for Uptown, it is unclear why that one consideration would outweigh the guidance carefully negotiated a decade ago through the Uptown Small Area Plan. Furthermore, 2040 Plan goal #8 talks about protecting the city's natural amenities, and this development exceeds the guidelines of the Shoreland Overlay District (SOD), which have helped to protect the public's enjoyment of our lakes for over 30 years, by a whopping 7½ stories and 68 feet.

Planning Commissioner Amy Sweasy noted that the SOD guidelines have been exceeded by a few feet in a few carefully considered instances, but that an exception of this scale has never been granted outside of the very particular area on the northwest side of Bde Maka Ska across Lake Street in the traditionally built-up parcels around Calhoun Beach Club.

### ECCO households would increase by a third.

When the East Calhoun board's Livability Committee met on February 18 with the developers, a number of other concerns emerged from area residents, with less-than-convincing responses from the development team.

Several residents noted existing congestion and parking problems in the neighborhood, even before the impending arrival of the 319 units in the Sons of Norway development, and worried about the impact of another 127 units. East Calhoun currently has 1350 households, so 446 new units represent an almost 33 percent increase in household density.

For all the desirability of increased public transit usage and bicycle commuting, car ownership remains high, and several residents worried about only 90 spots for 127 units, many presumably inhabited by couples, in an area where on-street parking is already at a premium. In light of the tight parking situation, one resident asked where Uber/Lyft drivers and food deliveries would go during pickups and dropoffs. The development representatives could only offer the unsatisfactory reply that it is not their intent to encourage double-parking on James.

The developers argued at the meeting that the ten-story, 103-foot height is not unreasonable by selecting a few comparison buildings scattered around Uptown. They pointed to the tip of the decorative spire on the forthcoming Sons of Norway corner tower two blocks east, at 129 feet -- ignoring the fact that the building's bulk is at six stories and 84 feet or lower.

The developers also pointed to Mozaic West's height of 112 feet -- ignoring the fact that Mozaic West's zoning district is entirely different. And they pointed to the Edgewater building a block to the west at six stories and 82 feet -- ignoring the fact that the Edgewater, built in 2005, was grandfathered in to the 2008 Small Area Plan.

Lake and James Development to page 6

### Joint KNO-CIDNA meeting from page 3

exceeded, work may or may not stop depending on severity. In the event of utility, structure and/or significant cosmetic damage; work will ALWAYS stop.

Workers will park in the corridor; they are not allowed to park on streets. Trucks hauling dirt out of Kenilworth corridor will use the corridor; they are not allowed to use city streets. Park Siding Park and Cedar Lake South Beach will remain open; the contractor is prohibited from using them for staging or laydown.

The sanitary sewer under the Kenilworth corridor will be realigned to sit between ground level and the tunnel.

The soil has been tested and is not contaminated. There are procedures to dispose of soil if contamination is found.

The construction schedule will be shared as it develops.

### Calhoun Isles Condominiums (CICA)

Chairs Mary Paddock and Shawn Smith noted that CICA is home to some 140 families. The Kenilworth tunnel will be dug within 2 ft of CICA's concrete high-rise foundation. CICA hired Itasca Consulting to study how vibration will impact the high-rise. Itasca found that due to the unique design of the building, the high-rise is far more sensitive to construction vibrations than the SPO says it is and that construction will likely damage the building, potentially making it unlivable. The SPO disputes the Itasca report.

Mr. Davies responded that pre-construction vibration monitoring will be conducted to establish a baseline of existing conditions. Thirty days of data will be recorded before vibration-generating construction activities begin. SPO has committed to using a less damaging construction method (pressed-in-place pile driving).

Mr. Davies confirmed that LMJV has received the Itasca report, and is planning a meeting with CICA and LMJV.

Residents asked if SPO had a contingency plan in case construction had to stop due to CICA damage, caused by SWLRT construction. The SPO responded that there is no contingency plan because the plan is to build the tunnel.

The SPO's Brian Runzel said it is a difficult engineering challenge and that they have done work to understand the high-rise and have shared the information with LMJV. The project has been designed to mitigate damage. It is one of their top concerns and will be monitored. He said that the operational vibration study has been done and can be shared.

### Lobbying

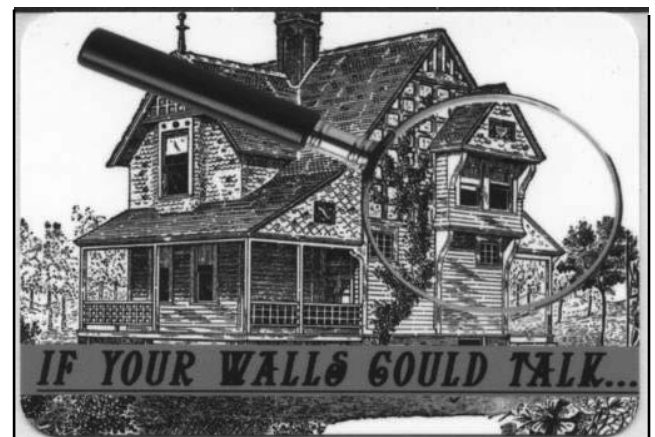
Residents questioned Commissioner Marion Greene about the contract with Cardinal to lobby for a FFGA. She responded that it is standard practice at all levels of government to use lobbyists, and that she doesn't see a path to the project without federal funding. Residents said that since the project was not in their best interests, they would like Comm. Greene to tell them whom Cardinal was lobbying so they could lobby them against SWLRT. Comm. Greene said she would provide names.

Asked if she would pledge, as Sen. Dibble and Rep. Hornstein have, to oppose federal funding if it meant the 140 CICA families or the families at Cedar Lake Shores Condos lost their homes, she said she "pledges to take no pledges", she believes the region needs light rail and most people in other areas of her district supported the project.

### Conclusion

Chair Shawn Smith reminded residents that SWLRT is a standing topic on the neighborhood board meeting agendas. KNO meets the first Monday of every month, 7 p.m. at Kenwood Community Center. CIDNA meets the second Wednesday, 6 p.m. at Jones-Harrison Residence.

The SPO's slide presentation can be found at [cidna.org/southwestLRT](http://cidna.org/southwestLRT).



### Kathleen Kullberg

House Historian / Detective

[Kullbkathy@Comcast.net](mailto:Kullbkathy@Comcast.net) (612) 374-4456

Is your house history a mystery? Bring the past alive with architect and building records, census records, photos, social events captured in keepsake folio.



**Lake and James Development from page five**

(Residents noted that the Edgewater also appears lower due to the downward slope of Lake Street as it approaches Bde Maka Ska.)

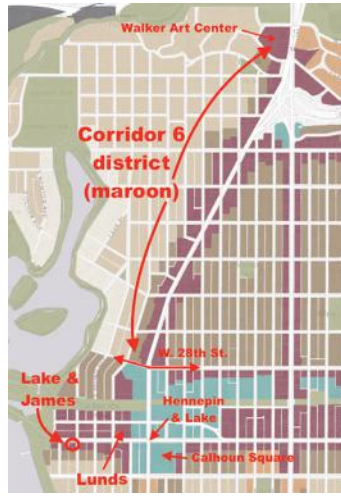
**Ten stories 'wildly out of scale.'**

Lee Todd moderated the ECCO Livability meeting. He welcomed the inclusion of affordable units and stressed broad community support for increased density that respects existing zoning and the character of the neighborhood.

But he noted that ten stories was wildly out of scale for this area, and feared that affordable housing was here being used as a kind of Trojan horse to allow developers to dramatically scale up heights in the neighborhood. He feared that the project's affordable units would serve as irresistible "catnip" to our city representatives, and would cloud their judgment as to the inappropriateness of the building's scale in this location.

Todd also evoked the knock-on effects this development would set: "If this project gets built," he mused ruefully, "we will almost certainly see ten-story and higher buildings proposed for the Lake and Lagoon blocks near the lakes, with each successive developer leveraging the precedent of the previous to push the height envelope a

Lake & James, if approved, would set the precedent for 10-story (or higher) buildings on both sides of Hennepin, from West 28th to the Walker. Maroon areas are Corridor 6 districts in the new 2040 Plan; turquoise areas are Transit 10 districts. (Map: M2040, Michael Wilson.)



bit further, as we're already seeing here with the evocation of Sons of Norway."

The developers plan to bring their final proposal to the Planning Commission this spring. The current proposal can be found by googling "wcmosp-216744.pdf". Readers are encouraged to express their views for the public record to City Planner Lindsey Wallace (<lindsey.wallace@minneapolismn.gov>).

Readers and residents concerned about the Lake & James project and the precedent it sets for Hennepin



Developers are moving forward with plans for a 10-story, 103-foot tall apartment tower on the southwest corner of West Lake and James. (Illustration: UrbanWorks.)

Avenue and the rest of West Lake Street are also encouraged to write Ward 10 council member and Council President Lisa Bender at <lisa.bender@minneapolismn.gov>.

Yes, Winter WAS here. BUT Now it's Spring!



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## The Magnificent Wildersons

By James P. Lenfestey, [www.coyotepoet.com](http://www.coyotepoet.com)

Lowry Hill neighbor Ida-Lorraine Jules Wilderson peacefully passed away at age 86 on January 25 in her Lowry Hill home. A scion of our community, city and state, PhD. psychologist, mother of four, 57-year resident of Lowry Hill, she leaves behind with her husband Frank Jr. a powerful legacy in our state and an important story of our neighborhood that must be remembered.

After Ida-Lorraine's funeral at the Basilica of St. Mary, where she was as a fixture in nearly every capacity, and after an afternoon of relaxed conversation with the remarkable Wilderson family at the Woman's Club after the service, I interviewed Frank, with his daughter Fawn, at the family house on James Avenue South.

How Frank and Ida-Lorraine managed to move from deeply segregated Louisiana, where the public school for African-American students in Frank's parish (county) went only to the 7th grade, to become college graduates, school teachers, Ph.D.s and leaders at the University of Minnesota and the Minneapolis Public Schools, is an epic for another time. This is the story of what happened when they arrived here.

When Frank was offered a position at the U of MN's Educational Psychology Department, Ida-Lorraine was happy to move to Minneapolis from Ann Arbor, MI, where Frank had finished his doctorate and she was beginning work on hers. Not only did our state and city have a progressive reputation (think Hubert Humphrey), but she had served on the committee to attract Tyrone Guthrie to build his theater in Ann Arbor. When he chose Minneapolis instead, she knew this city must be an outpost of culture. So, in 1962, the family moved to Minneapolis with their then 3 children, and looked for a place to rent. For African-Americans, housing discrimination was a regular experience, and indeed the Wildersons found many apartments suddenly "rented" when they showed their black skin. But the owner of a home on Kenwood Parkway, an economics professor, welcomed them to rent for the year of his sabbatical, so they moved in. Fawn remembers watching the excavation for the original Guthrie Theater, on Vineland Place (next to where the Walker Art Center eventually would be built), and thinking it was a swimming pool for the neighborhood!

As Frank and Ida-Lorraine settled into academic research, teaching, and psychology practice, they looked for a house to buy. "We knew better than to show our faces," Frank remembers, having had too many experi-

Persistent Theatre Productions final performances of "When We Were Young and Unafraid" If you have not had the chance to see this show, you have 3 more chances: March 29, 30 (7:30pm) and 31 (2 pm). <https://www.brownpapertickets.com/event/4050185>



Left to right, Fawn, Frank Jr. and Ida-Lorraine, in 2017.

ences suddenly turned away. So, when they saw in the paper a house for sale in the 1700 block of James Ave So. listed for \$24,500, they jumped, but carefully. They immediately called the family on the phone, who agreed to show them the house on a Sunday. The realtor grumbled but agreed to attend. When the Wilderson family drove up to the house, Frank remembers with a laugh how the realtor attempted to quickly hide his paperwork under his car seat. But when the front door of the house opened and the Wilderson children ran up the steps, greeted by the children of the owner's family, all the children ran up to the third floor to play together. The owners agreed to accept the Wildersons' offer to pay the full asking price, though the realtor did everything he could to stall the sale. The Wildersons insisted that they type out a bill of sale, on their old Corona typewriter, noting the receipt of the down payment and the final price, agreed to by all.

Still, difficulties arose. The parents of the homeowners tried to dissuade them from selling to an African-American family, going so far as to revoke helpful financing for a new business venture. But the paperwork was solid, and the first African-American family moved into this part of the city, and thus our world turned one more small notch toward fairness.

Recently Twin Cities Public Television, Ch. 2, produced a remarkable documentary, "Jim Crow of the North." Using Minneapolis' digitized real estate deeds, researchers at the U. of MN Libraries charted the growth of racial and religious restrictive covenants in Minneapolis deeds throughout the 20th Century. The covenants followed ugly racist incidents in the early Twentieth Century as African-American families bought lots to build houses



Frank Jr and Ida-Lorraine engagement photo, New Orleans, 1956

in developing neighborhoods such as Prospect Park. News of their presence attracted virulent mobs of white neighbors mobilized to drive them out. Soon, covenants appeared on deeds in newly-platted sections of the city, refusing purchase or sale to any person of color, and often to Jews and other religious minorities. In neighborhoods platted before such covenants were invented, such as Lowry Hill, subtler but firm racist systems operated. Think of how many families were excluded prior to Frank and Ida-Lorraine breaking that barrier!

Restrictive covenants and other "red line" practices were finally rendered illegal in 1968 with passage of the Civil Rights Act, aka the Fair Housing Act, carried in the Senate by Minnesota Senator Walter Mondale.

Frank, Jr. still lives in the James Ave. house he and Ida-Lorraine bought in 1963 and where they raised their four children: Frank III, professor of African-American history at U. Cal- Irvine, Fawn, adjunct faculty at the U of MN Law School, Amy Cousins, and Wayne, classmate of our son's at Kenwood school, now an actor in Los Angeles.

Frank, Jr. is good-humored today about the struggles he and Ida-Lorraine had to undergo to gain housing in the neighborhood. Still, we who love this neighborhood and city must not forget this shameful chapter in our history.

To read more of the remarkable life of Dr. Ida-Lorraine Wilderson, see the StarTribune obituary, <http://www.startribune.com/ida-lorraine-wilderson-minneapolis-civic-leader-and-educator-dies-at-86/505941532/>

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*The House Doctor*



# Kenwood Neighborhood Organization Meeting Minutes

By Amy Noble

**KNO Board met March 4, 2019, at the Kenwood Recreation Center. Chair Shawn Smith called the meeting to order at 7:02 PM.**

Directors present: Chair Shawn Smith, Secretary Amy Noble, Treasurer Matt Spies, Angie Erdrich, Kyle Leier, Evelyn Turner, Jeremy Nichols, Carl Goldstein, Mark Brown, and Will Stensrud; Absent: Vice-Chair Jeanette Colby and Jack Levi. Also present: Lisa Goodman (CM), Amanda Vallone, David Davies and Sam O'Connell from the Southwest Project office, Laura Hoffman from Hennepin County District 3, and 17 neighbors.

The agenda was approved by unanimous vote.

## City Council Update – CM Lisa Goodman

Winter parking restrictions are in-place until April 1st; if you are experiencing any specific problems regarding snow removal, please call 311 to report.

March Lunch with Lisa will be held on the 27th and a developer panel will be the guest speakers; they will be discussing specific projects within the ward. You may sign-up by email or by calling Lisa's office.

The Transportation Action Plan will help guide transportation designs that align with the 2040 plan. The Vision Zero Action Plan is a three-year plan to end traffic fatalities and severe injuries. The committee is currently accepting feedback, a draft plan will be released at the end of the year for final approval in 2020.

The Minneapolis Zoning Board of Adjustments currently has two open positions. If you are interested in serving on the board, you can find further information at the City Clerk's website.

The Minneapolis Convention Center is sponsoring Movies Under the Domes: March 21st Guardians of the Galaxy Vol 2, April 25th Moana, and May 16h Spider-Man: Into the Spider-Verse, all showings are free to the public and start at 6:30 PM.

## Kenwood School Request for Funding – Cathy Sullivan

A request for funding to support an outdoor classroom was presented by Cathy Sullivan, a kindergarten teacher at Kenwood School.

The total cost of the project is projected to be \$10,000 and will include a large space for classroom teaching and activities, benches, and flowers and bushes that support bees and butterflies. Cathy is seeking financial donations and volunteer labor from a variety of sources.

A motion was made to support the Kenwood School out-

**The park board is hosting a meeting at Kenwood Recreation Center from 6-7 PM Tuesday April 2nd to discuss design concepts for The Parade/Kenwood Parkway which is developing new park plans.**

## East Isles Residents' Association

Respectfully Submitted by Molly Fleming EIRA Coordinator

**Minutes from the EIRA BOARD OF DIRECTORS (BOD) Meeting Tuesday, March 12, 2019 Grace Trinity Community Church**

### Agenda

Board members present: Brad Ash (President), Mike Erlandson (Vice President) Amy Sanborn (Treasurer), Debbie Gold (Secretary), Ellen van Iwaarden, Peter Mason, Julia Curran, John Grochala, John Morrow

Members not Present: Steve Havig Staff: Molly Fleming

Guests: Council member, Lisa Goodman, MPRB Employee Madeline Hudek, LHNA Board Member and MPRB SW Parks Service Area Master Plan Rep, Craig Wilson, Resident and Zoning Chair, Andrew Degerstrom, Residents, John Barnett and MacKenzie Nelson

Welcome & Call to Order: 7:00 p.m. Brad Ash, EIRA President

### Guest Speaker, Council Member Lisa Goodman, City of Minneapolis

Council member Lisa Goodman reported that the cancelled January Lunch with Lisa developer panel has been officially rescheduled for the March Lunch with Lisa. The panel will feature developers working on projects in Ward 7. The projects they will speak about are mostly rental housing related. She also reported that the public comment periods for both the Neighborhoods 2020 plan and the Vision Zero Action plans are open but will close soon. She went on to report that the Convention Center is hosting three upcoming movie nights for free, featuring family movies. Finally, she gave a report about the event at Bridge for Youth to celebrate the opening of their new initiative, Marlene's Place. Marlene's Place is a program geared towards pregnant and parenting teens experiencing housing insecurity. The event will take place on March 27th.

### Guest Speakers, Madeline Hudek, MPRB and Craig Wilson, LHNA and the Area Rep for the SW Parks Service Area Master Plan

Madeline and Craig came to present on the plan for sev-

eral parks in the East Isles footprint. Madeline stated that the comment period is still open and encouraged everyone to make comment. There are two "plans" for each park, and A Plan and a B Plan. These plans are meant to give ideas to commenters, and anyone can say what they like or want removed from either plan. The outcome of the comment period won't be to choose one design or the other. The parks in the East Isles footprint were reported to be of low priority, so any changes or improvements won't be seen for some time. The EIRA Board expressed that they will continue to work on getting a shade structure into Levin park now, rather than wait for MPRB to act in accordance to the outcome of the Master Plan.

### SWLRT Presentation – David Davies

Southwest LRT Project Office community outreach coordinator, David Davies, presented a PowerPoint presentation which provided information on SWLRT background, 2019 plans, and the preparations for upcoming construction.

Heavy construction is expected to take 3 years and prior to full operation, systems and safety testing will be completed. Initial construction will begin in 2019 but the contractor has yet to provide the project office a complete schedule of construction activities.

Noise and vibration monitoring will be in place in sensitive areas. Hours of work are estimated to be 7AM – 6PM but the contractor can apply for a variance to these times. There will be a hotline in place for residents to call with concerns.

There will be a variety of outreach activities in the spring of 2019 as well as throughout the project. A joint meeting with CIDNA is scheduled for March 20th, 7-8:30 PM, at the Kenwood Recreation Center.

The SWLRT claim issue will be discussed in more detail at the March 20th meeting

### Treasurer Update and Community Participation Program (CPP) Contract – Matt Spies and Shawn Smith

Treasurer provided an updated report on budget to include expenses and income. More detailed information is available upon request.

Chair Shawn Smith reviewed the 2019 monetary allocations that were preliminarily approved by the board at the February 2019 meeting. These allocations were provided to the public for input via the KNO email distribution list and publication of the February 2019 minutes:

Administrative: \$12,500

SWLRT Management: \$1,000

Lake of the Isles Protect Environment: \$1,000

Kenwood School and Parks and Rec: \$3,000

East Cedar Lake Beach: \$10,000

A motion was passed to allocate the CPP funds, the motion was seconded, and the motion passed by unanimous vote.

### East Cedar Lake Beach 2019 Programming – Will Stensrud

Will Stensrud provided the board and neighbors with a proposed budget for 2019 summer programming and community engagement activities. Total funds requested is \$8975.

This includes \$2500 for Park Police overtime hours which is a reduction from the \$5000 allocated last year.

Activities and entertainment include yoga 1x/week, an acoustic music series, family activities, beach equipment and supplies, and outreach programming.

Partnerships have been established with the Park Police and Cedar Lake Park Association to support these activities with volunteers and monetary donations.

A motion was passed to approve the East Cedar Lake Beach programming budget, the motion was seconded, and the motion passed by unanimous vote.

### Southwest Parks Master Plan, KNO Response – Shawn Smith

Neighbors in attendance expressed concerns regarding the proposed protected bike lane on Kenwood Parkway. The majority stated that they prefer no change to the parkway. Other concerns stated were regarding the possible elimination of parking on one side of the parkway, the possible removal of mature trees, and why is a bike lane necessary when the Kenilworth trail is two blocks to the west.

Kenwood Park proposals: one neighbor stated she does not support off-road biking in the park as the space is limited and others stated they did not support building new tennis courts when the current ones are in good shape. The proposed walking trail within the park was met with approval.

Shawn Smith will contact Madeline Hudek at the Park Board to seek further information on the proposed bike lanes and if unprotected bike lanes were considered when the master plan was developed. Shawn Smith will draft a response to the Southwest Parks Master Plan Proposal which will then be sent to the board for approval. A motion was made to allow the board two days for review of the response and that a simple majority vote will be accepted to approve the response. The motion was seconded and passed by unanimous vote.

### Annual Meeting – Shawn Smith

The annual meeting will be held on May 6th on the plaza in front of the Kenwood Rec Center. This will allow enough space for neighbors to gather, bathrooms and water fountains will be available, power is available, and the rec center gym will be used as an alternative site in case of inclement weather.

Due to high cost of catering, the board will provide a combination of grilled foods (hamburgers, hotdogs, veggie burgers), delivered pizzas, and a variety of side dishes. The board will seek a permit from the Park Board to host this event.

A motion was made to approve a budget of \$1000 for the annual meeting. The motion was seconded and passed by unanimous vote. Angie Erdrich will coordinate volunteers for the annual meeting

The meeting was adjourned by Chair Shawn Smith at 9:12 PM.

### Action Between Meetings - All

**KIAA Board Priorities 2017-2019** (standing topic and reminder)

-Address Southwest Light Rail Issues

-Protect our Lakes/Parks/Environment

-East Cedar Lake Beach Safety

-Support Kenwood Rec Center, School, and Neighborhood Events

-Contract consultant to assist with communication/c reminder)

Updates: Please visit our website at kenwoodminneapolis.org. If you are interested in participating on the Board, please contact us via our website.

The next Kenwood Neighborhood Organization (KNO) Board meeting is on April 1st, from 7:00-8:30 p.m. at the Kenwood Recreation Center. Monthly meetings are held on the first calendar Monday of each month unless otherwise noted. KNO invites and encourages participation by every resident, including renters to each program, service, and event organized by KNO. Should you require an accommodation in order for you to fully participate, please let us know by contacting us at kenwoodminneapolis.org

the position will need to be filled.

### Committee Reports NRP

Mike Erlandson, Chair of the NRP Committee, gave a brief update on the NRP Committee's March 12 meeting, including finances and projects. Three projects involve the MPRB: placing chess tables on the Mall, supporting a shade structure in Levin Triangle Park and ongoing clean-up around Lake of the Isles. Letters have been sent from the East Isles Board in support the shade structure and chess tables. In addition, we are looking for a local community group to take on the spray painting of the neighborhood storm drains with the city's stencil that indicates not to dump



## EIRA from page 8

anything down the drain. New projects brought to the committee for discussion were to replace the bench and bridge that were stolen from the Grace Nursery School Community Garden on the Mall at James Avenue last summer. The mini-park is open to all community residents.

The school is going to bring forward more specifics on the project cost and the committee will address funding at their next meeting. A representative from the Loppet Foundation requested funds to support the purchase of new cross country ski trail grooming equipment for the ski trails that go around the lakes (Cedar and Isles with the hopes of adding Bde Maka Ska in the future). The total project cost is upwards of \$20,000. The committee generally supports the project, but a final contribution amount was deferred until additional details could be provided. There was also discussion regarding the validity of the Parks Board requiring users to have a park board pass in order to use what are community provided trails, not park board provided trails. The EIRA Board also talked about possibly sending a letter to the park board requesting that ski access to the lakes not require the park board annual pass. The Committee, and the EIRA board both, approved updating and replacing ten new signs that mark the East Isles Neighborhood. A member of the committee also raised the issue of the fact that the park board is not providing the level of support to Lake of the Isles that it should. The chair will reach out to the park board regarding this matter. Do we want to add anything about the neighborhood signs?

**Zoning and Land Use**

Andrew Degerstrom, Zoning and Land Use Chair, reported on the Zoning Committee Meeting that was held on February 19th. They discussed three projects in or near East Isles. On two of the developments, they took no position, as did the ECCO Livability Committee in their meeting, whose request for the EIRA Zoning Board to comment started the initial discussion despite the projects to being outside the official EIRA footprint. The Committee did move to write a letter approving of the development at 1721 Lagoon Ave with the caveat that the developers understand the importance of winter sidewalk maintenance in this area. The letter was approved by the EIRA Board.

**Outreach and Nominations**

Brad Ash, President, reported that there are 4 board members going off the Board, but three applications have been received for election to the Board.

Some interest has been expressed by a current board member and a prospective board member in filling the roles of President and Treasurer.

**Transportation Committee N/A Social Committee N/A Farmers Market**

Debbie Gold, Director, reported that the market has begun to receive some new and returning sponsors and is currently seeking more. If you/your business is interested in becoming a sponsor for the 2019 East Isles Farmers Market season, please contact her at: [director@eastislesfarmersmarkets.com](mailto:director@eastislesfarmersmarkets.com). Our local sponsors make it possible for the entire neighborhood and beyond to enjoy the new market. Gold reported that the vendor applications are still coming in, and that current vendors include produce and flower vendors, a berry vendor, a kombucha brewer, an organic mushroom grower, meat, poultry, eggs and more. Gold also reported that the Farmers Market did not receive the AGRI Urban Agriculture Grant this year, and expects to have more information regarding that soon.

**General Items**

EIRA Coordinator, Molly Fleming, reported that she has been in contact with LHENA and they have asked to collaborate on their renter/homeowner compost-share program. The board expressed interest in this and further action will be taken. She also reported that herself and the Executive Committee have been working to plan a "Friendraiser" for March 28th. This will be an engagement event at Isles Bun with free pizza and lemonade.

Ellen van Iwaarden reported that she is moving forward with changed EIRA's status to a 501c3, and that the new bylaws are finished. The board voted to approve a resolution to recommend these bylaws be adopted by the community. Notice will be given to the community at large that these changes are proposed.

**Open Forum N/A**

President, Brad Ash adjourned the meeting at 8:47 p.m.

The next EIRA meeting will be the Annual Meeting at 6:30 pm on Tuesday, April 9, 2019, at Isles Bun and Coffee. EIRA invites all residents to participate. Should you require an accommodation to fully participate, please let us know by contacting us at [info@eastisles.org](mailto:info@eastisles.org).

Thank you, Linda and Warren Mack for your generous contribution to Hill and Lake Press.

## Cedar Isles Dean Neighborhood Association

By Monica Smith

**CIDNABOARD MEETING MINUTES, March 13, 2019. The meeting was held at Jones-Harrison Residence.**

Board members attending: Chair Mary Pattock, Secretary Rosanne Halloran, Stephen Goltry, Stacia Goodman, Mary Harlow, Barbara Lunde, Claire Ruebeck, Vern Vander Weide.

Coordinator: Monica Smith

Absences: Treasurer Taylor Pentelovitch, Lowell Berggren, Evan Carlson, James Reid, Amanda Vallone. Chair Mary Pattock called the meeting to order at 6:00 p.m.

**City Council Member Lisa Goodman, Ward 7**

Lunch with Lisa is Wednesday, March 27, noon at the University of St. Thomas and will feature a panel of developers (rescheduled from January 2019). The topic for April will be the Transportation Action Plan.

City staff will attend the March 20 SWLRT meeting.

Neighborhoods 2020 framework is open for public comment until March 31, 2019; details at [minneapolismn.gov/ncr/2020](http://minneapolismn.gov/ncr/2020).

Minneapolis Park & Recreation Board (MPRB) Commissioner Jono Cowgill, District 4 Commissioner Cowgill attended to hear community feedback on the Southwest Service Area Master Plan project. The project is part of the 20-Year Neighborhood Park Plan (NPP20) which provides \$11 million annually to maintain, repair and replace facilities in neighborhood parks.

**Southwest Service Area Master Plan Project, Colleen O'Dell, Project Manager, MPRB**

This is the last of five service area master plans for neighborhood parks in the city. There are 43 parks included in this process for Southwest neighborhoods.

The project team attended over 100 community events, conducted surveys and focus groups and is working with a Community Advisory Committee (CAC). Two design options were published for each park. Public comments are accepted through March 31.

MPRB and the design team will review all feedback and refine the designs to a preferred concept for each park to be presented to the CAC. The master plans will ultimately be presented to the MPRB Commissioners for the final vote. Plans will be implemented over a 20 year period as funding is available.

Decisions will be based on community feedback, data, MPRB policies and innovation.

In general, the CIDNA Board feedback was to: prioritize maintenance over new assets, avoid overbuilding so as to keep open spaces in the neighborhood triangle parks for informal play and good visibility for passing traffic.

For more information and to provide feedback, go to [minneapolisparcs.org/sw](http://minneapolisparcs.org/sw).

**Coordinator's Report, Monica Smith**

The March Hill & Lake Press will be distributed March 29.

Neighborhood and Community Relations (NCR) is offering a workshop, "Effective Planning for Community Engagement," on Wednesday, March 20, 11:30 a.m. - 1:00 p.m. at City Hall, Room 319.

MPRB is holding a Volunteer Appreciation Open House on Tuesday, April 9, 5:00-7:00 p.m. at Bryant Square Park.

Community meetings will be held in April for the Minneapolis Transportation Action Plan.

The Met Council received federal funds for transportation projects in the metro area, including adding Bus Rapid Transit lines to Hennepin Ave (E Line) and Lake St (B Line).

Minneapolis has changed its recycling program: No. 6

plastics and black plastics (any number) are no longer accepted.

CIDNA received a \$75 donation from an individual involved in the restorative justice process.

Lyft's Bike & Scooters is partnering with Nice Ride to expand the system in the neighborhood and city.

**Treasurer's Report**

The Treasurer's Report (period: June 1-February 28) was presented.

**Southwest Light Rail Transit (SWLRT), Mary Pattock**

CIDNA and Kenwood Neighborhood Organization are hosting a SWLRT public meeting on Wednesday, March 20, 7:00-8:30 p.m. at Kenwood Community Center. The Met Council's SWLRT project office was asked to address questions in five topic areas.

The Federal Transit Administration denied the Calhoun Isles Condominium Association (CICA) request to adjust vibration specifications (relating to CICA's high rise) on the Record of Decision. Representative Frank Hornstein is introducing legislation requiring the Met Council to engage with CICA.

The Lake & Parks Alliance lawsuit will be heard by the Appeals Court on March 14.

Barbara Lunde reported that President Trump's 2020 budget cuts funding for transit construction.

**Report: Special Committee on MPRB Plan, Claire Ruebeck and Stacia Goodman**

The Park Board has posted signs in neighborhood parks to notify people of the master plan process and CIDNA's committee is reaching out to residents near the triangle parks.

The CIDNA Board authorized the committee to draft a comment letter to the MPRB, and email it to the board for approval four days before the 3/31 deadline. The letter will include background information on designs/funding, CIDNA community feedback that "Concept B" designs are overbuilt, and a request to the MPRB to prioritize maintaining existing amenities.

**Report: Special Committee on Neighborhoods 2020**

The board approved a revised version of the committee's response to Neighborhoods 2020. It asks City Council members not to approve the draft and instead to instruct NCR to partner in good faith with neighborhood organizations to revise it for later consideration.

The board voted to sign a multi-neighborhood response to the Neighborhood 2020 Recommendations initiated by several northside neighborhoods which asks for a delay in the process to rework the recommendations.

A final English-language public comment session will be held on Thursday, March 21, 6:00-8:00 p.m. at Martin Luther King, Jr. Park.

**Vision Committee, Mary Pattock**

The CIDNA Board approved a motion to engage Meredith Fox for up to \$1,300 to facilitate a board retreat. Details of Meredith Fox's estimated hours and expectation for the retreat will be presented for final approval at the April board meeting.

**Annual Meeting Planning**

The annual meeting is Wednesday, May 8.

The CIDNA board approved: \$250 for snacks/beverages (unrestricted funds). Additional \$500 to produce a full-color postcard invitation. Inviting our new Met Council representative to be keynote speaker.

CIDNA to page 10

**EIRA Proposed Bylaws Revisions**

Date: March 13, 2019

To: EIRA Neighborhood

From: Ellen van Iwaarden, EIRA Board Member

**Re: Proposed Bylaws Revisions**

The EIRA Board will be recommending revisions of the EIRA Bylaws to the neighborhood at the Annual Meeting on Tuesday, April 9. The Board began its review of the Bylaws in order to make sure that the Bylaws would meet the requirements of a 501(c)(3) organization under the Internal Revenue Code. The Board also wanted to make the Bylaws reflect current practices and be gender neutral. After meeting with neighborhood experts Steven Gallagher, Jack Whitehurst, and Bob Cooper of the City of Minneapolis staff the Board also included recommendations from them.

Here is a brief description of the changes the Board is proposing:

New provisions describing the charitable purposes of EIRA and how EIRA assets would be distributed if it were dissolved. These are necessary for EIRA to be eligible for 501(c)(3) status.

Lowering the age a resident is eligible to be an EIRA

member to 16, from 18

Making EIRA membership and voting rights contingent on attending the meeting where voting will take place and signing in with name, address, and email address

Changing the notice provisions to expand the required forms of notice to include the website and social media and to comply with Minnesota law regarding notice for neighborhood meetings

Lowering the quorum required for a meeting to consider the dissolution of EIRA to 75 members

Taking out obsolete provisions dealing with a restart of the Board in 2010 and the staggered Board terms it designed

Changing the qualifications to be on a Committee to be consistent with the new qualifications of EIRA membership

Clarifying that if a person is removed from service from a Committee that person is entitled to speak at the meeting where they are removed and may still attend and participate in Committee meetings in the future

Changing the language to make it gender neutral

Thank you and please let me know if you have any questions. Ellen van Iwaarden



# Hill & Lake Press

[www.hillandlakepress.org](http://www.hillandlakepress.org)

## PENDERGAST ROW, Dean Parkway

Kathy Kullberg

It was the age of the Roaring Twenties. Money was flowing. Morals were being tested. Women gained new found freedoms and higher education was becoming more reachable for the masses. Minneapolis offered opportunities for growth which quickly expanded the middle class. Housing was in short supply but a new class of master builders and architects was gaining in popularity, especially around the attractive City of Lakes. The middle class hired and bought architect designed homes. The University of Minnesota had minted a new department of architecture in the previous decade and many young men were eager to prove themselves.

One such young draftsman, John Corbett "Jack" Pendergast was among those eager to test his wings. With his mother, Ella Pendergast (another story for another time), as his building contractor, Jack began acquiring land, building on speculation, and as his reputation for fine homes improved, designing for his own select clientele.

Focusing on Minneapolis proper, the Pendergast mother-son duo set their sights on the highly desirable areas around the three major lakes – Calhoun, Harriet and Lake of the Isles beginning modestly in 1909 at 3543 Humboldt. JC (Jack) must have caught the eye of real estate magnate Samuel Thorpe. Soon he was also designing and building in Tangletown and the Edina Country Club District, both platted by Thorpe.

The Pendergasts in 1925, then acquired contiguous lots on the gently rolling hillside along Dean Boulevard, previously the Dean farmstead, and known as Walton Hills. While Jack was building at the Dean lots, he had already completed several homes in Tangletown and was living at 231 West 52nd Street in 1925. After completing two houses on Dean, he sold the Tangletown house and made 2935 Dean Boulevard his family home. He, wife Marguerite, and two daughters were beginning to live the high life and moving in social circles that would bring them into contact with future clients.

As was typical with Pendergast's designs, no two houses were actually identical, but they did have similarities. His known designs (more than 47 as of 2018) in Minneapolis were primarily of three styles: Spanish Revival, Norman, and Tudor Revival. The three styles would be mixed on the same streetscape. He also built simultaneously across the city, sometimes using contractors other than his mother. The house at 2723 Dean has an almost identical twin at 220 West Minnehaha Parkway. 4910 Sunnyside Road in Edina almost mirrors 44 West Minnehaha Parkway. 4878 East Lake Harriet Parkway mirrors 210 West Minnehaha Parkway.

Distinctive Pendergast exterior features are the use of repetitive arches over the prominent entrances and windows, imposing solid entrance doors, balconies and iron work, prominent bay windows, and almost always a red tile or slate roof. In the 1930s he began incorporating red brick facades instead of the stucco. Some second story windows, framed in brick pierced through the roof line and the window pediments continued upward, also clad in brick, as featured on 2761 Dean Boulevard.

Within the residence, one enters into a grand space usually filled with light from open two-story stairwells.

### CIDNA from page 9

Empowering a subcommittee to develop a slate of candidates and plan a robust annual meeting.

The subcommittee will draft a questionnaire for board candidates.

Stacia Goodman and Vern Vander Weide will not seek reelection to the board.

#### New Business

The board discussed ideas for possible bylaw revisions. The meeting adjourned at 8:20 p.m.

#### Next meeting

Wednesday, April 10, 6:00 p.m., Jones-Harrison Residence

Note to CIDNA residents: sign up for our monthly e-newsletter by sending a request to [info@cidna.org](mailto:info@cidna.org).



Hill & Lake Press  
2101 West Franklin, Minneapolis,  
MN 55405  
[www.hillandlakepress.org](http://www.hillandlakepress.org)  
612-377-7353  
Volume 43 Number 3  
March 29, 2019  
Next issue:  
April 26, 2019  
Reservation deadline  
April 15, 2019

Foyer walls have arched openings, plaster and faux stone door surrounds. Entrance floors are natural flagstone or limestone. Wrought iron is a common element for handrails and decorative trim elements in the arched openings. Other Pendergast features almost always present are a sunken living room with hand hewn ceiling beams, large fireplace, and multipaned sets of windows. Houses were designed for entertaining, with dining rooms and an 'amusement room.' They were planned for at least one live-in maid and tiled bathrooms on the second floor. Main floor features like arched doorways were also repeated into the upstairs hall and bedrooms.

1926: The first two Pendergast built homes of the ten on Dean Boulevard were 2727 and 2735 Dean Boulevard, each costing about \$9,000, and built in the Spanish Revival style. #2727 was soon occupied by Edward and Ethel Fairfield. Fairfield was the Vice President of Lindsay Brothers Company, wholesale dealer in farm implements, vehicles and binder twine located at 400 N. 1st Street.

2735 Dean also became the new home of the Pendergasts, who resided there from 1926 through 1929. In 1931 Jack sold the home to Howard and Bess Patterson. Patterson was the northwestern sales manager for Remington Arms Company, ammunition and cutlery, located in the 614 Plymouth Building, downtown. At this time, the JC Pendergasts were in marital conflict and would soon divorce.



The following year of 1927, 2723 Dean and 2739 Dean Boulevard were added to the row. The first in Tudor format, and #2739 with more massing and a front facing fireplace more closely associated with Norman Revival.

#2723 was the new residence of George M. and Laura Stewart. Stewart was the President of Stewart Lumber Company, still in business today.

2739 for a brief time was the home of Frederick and Lucille Dickey while Dickey was a manager for the Security Mutual Life Insurance Company, a nurse Mary Wagner, and student Ignacia Savallano. The Dickeys had moved on by 1930.

Also in 1927, Pendergast took two commissions on West Lake of the Isles, designing the red brick English

Pendergast Row to page 12

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Hill & Lake Press is a non profit newspaper and funded and supported by its advertisers and neighborhood associations: East Isles Residents Association (EIRA); Kenwood Neighborhood Organization (KNO); Cedar Isles Dean Neighborhood Association (CIDNA); and Lowry Hill Neighborhood Association (LHNA).

Please direct contributions and advertising queries to Jean Deatruck at 612-377-7353 or [hillandlakepress@gmail.com](mailto:hillandlakepress@gmail.com)

Since March 1976, The Hill & Lake Press has served the community as a non-profit newspaper staffed by volunteers. Views expressed are not necessarily those of Hill & Lake Press.

## Lowry Hill Residents Association

Chas Scheiderer

### Board Meeting Minutes, February 5, 2019 Kenwood Recreation Center

Meeting called to order at 7:10p.m.

Board Members in attendance: Fran Davis, Craig Wilson, Michael Cockson, Toni D'Eramo, Kathleen Bottini, Justin Baylor, Bob Hinck, Krishna Dorney, Evan Stern, Jennifer Breitinger, Chas Scheiderer.

Absent: Clint Connor, Sam Ellingson, Lee Switzenberg

Lowry Hill Residents: Jeanne Scheiderer, Jody Lichtor, Elizabeth Schafer, Mike Jamieson, Steve Schafer, Suzanne Payne, Edward C. Hancock, Tom Trondson, Dan Levey, Paul Pender, Barry Lazarus, Mary Lazarus, Kathy Larson Gaskins, Steve Gaskins, Margret Ferber, Rich Ferber, Dan Long, Jim Lenfestey.

Non-resident: John Edwards.

Board Minutes: Last month's minutes not readily available. They were distributed via email after the meeting and approved by board members via email.

**Treasurer's report:** Everything is up to date, no outstanding bills. Balance is \$13,440 and that includes about \$2000 for the Sarah Janacek memorial.

**Ratify Notice:** Based on advice from the city a notice was sent January 14th to all residents in Lowry Hill notifying them of the vote planned at this meeting for the use of NRP funds. Since the need for the notice was identified in an email among board members after our last meeting, the board ratified the notice.

**Community Announcements:** Lisa Goodman had expressed her regrets; she was not able to attend.

**Environment:** Chairperson Bob Hinck has been in conversation with the DNR. There are no specific quarantines we need to be concerned with at his time.

**Nothing to report concerning zoning or crime and safety.**

**Events:** Chairperson Justin Baylor commented on the successful January skating party. In February there may be a snowshoe tour of the Sculpture Garden. In May, we will have a historic walking tour of Lowry Hill, and we hope to have a June walking tour of Lake of the Isles.

**Neighborhood priorities:** Board members discussed participating in affordable housing opportunities similar to the past, successful efforts where loans were provided. There are about \$100,000 in LHNA NRP funds for affordable housing. The board will discuss options for this at the next meeting.

**Historical:** Chairperson Krishna Dorney is working with Preserve Minneapolis to offer a historic walking tour of our neighborhood in May.

**Communications:** Monthly newsletter went out Feb. 2. If anyone needs to sign up go to [lowryhillneighborhood.org](http://lowryhillneighborhood.org). A monthly ad is being prepared for the March Hill and Lake Press issue.

**New Business:** NRP funds for the restoration and rebuilding at Thomas Lowry was discussed Allocating NRP funds for for the Thomas Lowry park had been previously LHNA to page 11



### Your Digital Age

By Madeleine Lowry

We are made up of multitudes of ages. Physical age, biological age, fitness age, cognitive age, and so many more. Some of these can be influenced, some not. Your digital age, however, is eminently malleable. Use it to your advantage.

Here's an example. What is your email address? Hint: if yours ends in hotmail.com, you're mature. If it ends in yahoo.com, you're getting old. If you are walking around with an aol.com address, you're ancient.

#### LHNA continued

proposed. The park, has needed investment for several years. Thomas Lowry Park is a historic park originally designed by Theodore Wirth in the 1920's. It is a parcel that was purchased by residents for the benefit of the neighborhood.

Engineering assessments had strong recommendations for reconstruction of the Seven Pools and restoration of walkways and pergola. The cost to renovate the park is estimated at \$600,000. The NRP funds would be a substantial first step toward completion of the project as other funds are identified, such as private donations, and fund raising efforts of The Friends of Thomas Lowry Park. The Park Board will also be requested to participate. The discussion was then opened for comment.

Numerous residents as well as board members advocated for preserving the character of the park and renovating the pools: The 100 year-old Park is one of only four passive parks in the city. Many people expressed the need for the park to be maintained for its original purpose. The park is a jewel and used by people of all ages. On a summer day you will see elderly people with walkers, children flying kites and people of all ages just relaxing.

Some of Lowry Hill's densest population areas are in the vicinity of the park; it serves as the only open green space or "backyard" for these residents.

The maintenance of the pools and the irrigation of the park have been a constant headache for decades and now a full restoration is needed. Some people commented about their personal experience in enjoying the park.

Thomas Lowry Park is a low priority in the park system. It is estimated it will be five to ten years before the Park Board will have funds for Thomas Lowry Park and it is far from clear that the Park Board would invest the funds necessary to restore the park to its historical character.

Michael explained we need to pass a motion by the LHNA board and then present it to the residents for a vote. Jennifer made the motion based on the notice sent to the residents:

The Lowry Hill Neighborhood Association will make a plan modification in Neighborhood Revitalization monies re-allocating up to \$300,000 for use to replace the Seven Pools Fountain at Thomas Lowry Park, which is nearly 100 years old.

The LHNA board passed the motion unanimously. The matter was then given to the residents for a vote.

First, there was a discussion of what a favorable (yes) vote meant. If passed, the reallocation must be approved by the city. Then the LHNA board will be empowered to spend up to \$300,000 for the Seven Pools Project at its discretion as the project evolves and additional funds are identified.

All present who signed-in with a Lowry Hill address were given a ballot. The motion passed 27 in favor to 2 opposed. Meeting adjourned at 8:02p.m.

Want to make yourself instantly younger in digital years? Get a gmail address.

Do you know how to use a smartphone? An iPad? Yes, they are handy devices, but they also serve to reduce your digital age. Bravo! Case in point: texting with your kids.

Do you use Facebook? Good, inscrutable age. How about LinkedIn? Ah, young enough to still be working. Instagram? Now you're hip.

Do you have a blog? On Blogger? Passé. On Tumbler? Better. If I knew what the hip modern blogging platform du jour was I'd probably switch.

The best thing I've done to lower my digital age in a long while is to start a podcast. True, there were technical headaches up the wazoo, but once you step through all the hoops, you can gain some street cred with the younger generation.

First you have to figure out microphones, call recording software, sound editing applications, syndication platforms. You have to schedule guest interviews, prepare interview outlines, prepare show notes. You go from never having opened GarageBand to spending hours wrangling tracks, making cuts and automating sound levels. You master wedges and punch-ins.

You spend most of the scheduled interview time dealing with technical difficulties over video conference. Your guest's audio sounds like she's calling in from a

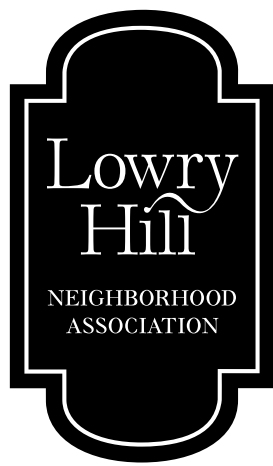
SpaceX shuttle. In the end you have to hire a sound engineer to clean up the static from the only take you were able to capture.

You commission podcast artwork. You beg for rights to use a friend's original music for the intro/outro. You stoop to buying the MP3 from iTunes even though you have the CD in your hand because you can't figure out how to get the file into your computer since most modern laptops lack a CD player. (This makes you feel old.) You press on and create a podcast web page, plop in an audio player, create a subscription form and link it to a MailChimp mailing list.

By the end you may have a few more gray hairs, but once your podcast's RSS feed is syndicated you bask in the accomplishment. Whoa! You have 75 downloads in the first week and a handful of subscribers. You have listeners!

Who are these people? It doesn't matter. Where you used to be vaguely middle-aged with a few sad blogs on Blogger, you're now the host of the Flourish with Functional Nutrition podcast! The younger set regards you with a touch more interest now that you're live on iTunes, Google Play, Spotify and Stitcher.

Congratulations—You've reduced your digital age by decades! Cheaper than plastic surgery and so much less invasive!



## Don't miss the Lowry Hill Annual Meeting

Tuesday, May 14th at the Walker Art Center

6:00 pm. Social hour with appetizers and cash bar  
7:00 p.m. Meeting and elections

Meet and mingle with neighbors, board members and government representatives. Hear guest speakers, board updates and participate in board elections. All Lowry Hill residents are invited and encouraged to attend.

Interested in volunteering for the LHNA board? We welcome all residents; both homeowners and renters. Visit website and apply before 5/1/19.

#### Upcoming Walking Tours for Lowry Hill residents:

Spots are limited so sign up early. Suggested donation, \$10 per person or \$25 per family. LHNA will match your donations.

##### Walking Tour of Lowry Hill

May 4, 2019, 10:00 a.m.

Learn about the historic architecture of Lowry Hill.

Donations support Preserve Minneapolis.

Watch website for details and sign up.

##### Walking Tour of Lake of the Isles

June 2, 2019, 2:00 p.m.

Learn about the history of the homes and residents.

Donations support Alliance Housing.

See website for details and sign up.




LHNA reminds you to "Leave A Light On" to help deter crime in our neighborhood.

#### Upcoming Monthly LHNA Board Meetings


April 2nd and May 7th, 7 p.m. at Kenwood Rec Center.

#### More about the neighborhood...

Find event and meeting details, and subscribe to our monthly e-news at lowryhillneighborhood.org



**Birchbark Books**  
Your neighborhood bookstore



**5 YEARS**

**INDEPENDENT BOOKSTORE DAY**  
SATURDAY, APRIL 27, 2019



## Pendergast Row

By Kathy Kullberg

for \$12,000. This Spanish Revival was built for retired North Dakota banker, George Sunberg. Sunberg, a Swedish immigrant, had made his money in banking in Willow City, retired in his 40s and moved to Minneapolis about 1914. He was an amateur tennis player and gave many a run for their money at Interlachen Country Club. Before arriving in the Twin Cities, he had once managed the baseball team in Mayville, ND. Both he and his second wife died as the result of a car crash in 1958.

1928 saw three more residences added to Pendergast row.

2743 Dean Boulevard was sold to Mary E. Springer, treasurer of the Compo Board Company. Compo Board was founded in Minneapolis by her deceased husband and is the forerunner of today's ubiquitous construction material called 'drywall board' or gypsum board.

Ralph Hagen, secretary and later VP of the Minneapolis Buzza Company, printers on West Lake Street, resided briefly at 2749 Dean in 1929 and then sold it to William B. Webb.

2753 Dean Boulevard was owned and occupied by James Swirles, who for over 30 years was the manager of Dayton's Department Store's famous Tea Room downtown.

In 1929, 2757 Dean and 2765 Dean Boulevard were built. #2757 was the residence of Russell Froemke, a salesman for the W.H. Barber Company, manufacturer of oil, gasoline, and oil burners. #2765 was occupied by Margaret and Parke Jones who owned the Jones-Nyquist Buick Company.

One more home in the immediate area designed by Pendergast was also built in 1929 at 2516 West Lake of the Isles. In more recent times, this home has had some exterior remodeling but notable Pendergast elements remain on the front façade.

The last house built by Pendergast on Dean was #2761 in 1930. The brick façade was more in keeping with the ever popular Colonial Revival look and was repeated in several more homes -in the Country Club district and at 2731 Ewing Avenue South, built as a large duplex.

For the next three years, life was anything but normal at #2761. Mrs. Marguerite Pendergast had been living in the new built and then began renting it while in the middle of divorce actions from Jack.

She rented out the home in December 1932 to Mr. Arthur Wilson who was caught running an 'elaborately furnished alleged speakeasy'. In January Wilson was sentenced to 30 days in the workhouse for violations of the

liquor laws. Marguerite then rented the home, on a 6-month lease, fully furnished, to Abraham Hochman, a retired manufacturer of barrels and bags. Upon returning to Minneapolis on August 1, the Hochmans were still in



residence; but undeterred, Marguerite moved right in with her daughter and sandwiches for two nights and refused to budge, demanding that the Hochmans leave. A court-issued temporary restraining order soon followed preventing the Pendergasts from interfering with the Hochmans until the matter was heard in court. At the end of that month, a sale of home furnishings was held as there were foreclosure proceedings on the mortgage held by Mrs. Pendergast.

Dr. Walter Ude, a leading radiologist in the Twin Cities, bought #2761 shortly thereafter and brought respectability back to the home. Ude he passed away in 1956.

Details and photos from Jack Pendergast's life have been difficult to find. He was born in Minneapolis in 1888

and died here in 1956, his remains interred in St. Mary's Cemetery. Ella Pendergast, mother and general contractor for many of the Pendergast homes, died in 1938. After divorcing Marguerite about 1930, Jack remarried to Constance Hanson and had two more children who grew up in Chicago. Perhaps there are more Pendergast structures in Illinois and more research needs to be completed. In all, it is probable he designed a minimum of 69 buildings in Minneapolis and Edina. One of the remaining sets of blueprints is numbered '69.'

Until then, the lasting legacy of Pendergast Row on Dean Boulevard is a visible and elegant testament to a duo who had a vision for combining affordability with style, quality materials with high functionality, and classic details with modern demands, that have survived nine decades.



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HILL LAKE PRESS  
Selected Real Estate Sales  
FEBRUARY 2019

STREET ADDRESS	ORIGINAL PRICE	Seller Contrib	DAYS MKT	SALE PRICE	TYPE	BED BATH	SQ FT	TAX VALUE	PROP TAX	YR BLT
50 Groveland Terrace #C201	160,000	0	92	149,900	C	1/1	675	160,500	2,253	1966
48 Groveland Terrace #103	169,900	4,410	83	147,000	C	1/1	675	148,000	2,081	1966
52 Groveland Terrace #A309	169,900	0	139	165,000	C	1/1	745	181,500	2,046	1966
2928 Dean Pkwy #3J	229,900	0	20	223,900	C	2/2	1,350	212,500	3,041	1960
52 Groveland Terrace #A214	259,000	0	117	241,050	C	2/2	2,081	238,500	3,416	1966
2011 Emerson S #101	289,900	8,000	81	273,000	C	2/1	1,200	316,500	4,307	1911
2520 W 22nd St	500,000	0	63	452,500	H	4/2	2,718	412,000	5,873	1949
2950 Dean Pkwy #1001	559,000	0	81	475,000	C	3/2	1,920	510,000	7,160	1978
3104 W Lake St #405	575,000	300	69	565,000	C	3/3	2,054	533,000	7,468	2007
2825 Drew S	799,000	0	252	801,000	H	3/3	2,943	949,000	14,509	1929

Sources: Harvey Ettinger - Lakes Area Realty | cume | Condo C | Home H | Townhouse TWN | Go to mplsrealtor.com for additional info



## 2224 WEST LAKE OF THE ISLES

The Frank M. Mapes House, built for son of Cream of Wheat founder Emery Mapes. Built in 1915 by architect Harry Wild Jones. Two and half story brick, steel, tile and reinforced concrete Craftsman villa with many unaltered original details presents a historic opportunity. More than 8,000 square feet of living spaces includes five bedrooms and six baths.

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