



CITY OF SAINT PAUL
Christopher B. Coleman, Mayor

25 West Fourth Street
Saint Paul, MN 55102

Telephone: 651-266-6700
Facsimile: 651-266-6549

MEMORANDUM

TO: Heritage Preservation Commissioners
FROM: Amy Spong *[Signature]*
RE: **Agenda Item V.A. 987 Ivy Avenue E.** (formerly 1003 Ivy) -- Individual
Heritage Preservation Site, Gillette Hospital West Wing now the
Minnesota Humanities Center
DATE: October 30, 2014

HPC staff visited with the MN Humanities Center staff on October 21st and discussed their project to raise funds to complete asset preservation and maintenance repairs for the building. Staff will provide a resolution for the HPC to consider at the November 6th Business Meeting supporting their efforts.

The property was threatened with demolition and sat vacant for a long period of time and it was the MN Humanities Commission who worked with the City of Saint Paul to save and rehabilitate the property in 1995. Local designation was also an important tool to protect the building while a new use was being sought.

Attachments:

1. Letter from MN Humanities Center President and CEO
2. Letter to Mayor Coleman from MN Humanities
3. Program information and executive summary regarding asset preservation



Minnesota
Humanities
Center

October 24, 2014

By Facsimile and U.S. Mail

Chair
Lisa Laliberte Belak, Roseville

Board Members
Colleen Aho, Minneapolis
Meredith Beeson, Minneapolis
David Dayhoff, Minnetonka
Brianna Erickson, Saint Paul
Cynthia Gehrig, Saint Paul
John Harrington, Saint Paul
Susan Heegaard, Saint Paul
Les Heen, Appleton
Gary Henrickson, Fergus Falls
Patrick Henry, Waite Park
Carinda Horton, Duluth
Steve Kelley, Minneapolis
Susan C. Kelly, Orono
Jean King, Minneapolis
Margaret Leibfried, Fridley
Bryan Ljung, New Brighton
Melissa Malen, Saint Paul
Dan Mehls, Stillwater
Anne Novak, Minneapolis
Anita Patel, Minneapolis
James Peterson, Minneapolis
Jacqueline Reis, White Bear Lake
Diane Tran, Saint Paul
Stephen Troutner, Maple Grove
Fatima Villaseñor, Dassel
FelixValanzasca, Minneapolis

President and CEO
David O'Fallon

Ms. Amy Spong, Historic Preservation Specialist
Heritage Preservation Commission
25 W. Fourth Street, Suite 1400
Saint Paul, MN 55102

RE: Minnesota Humanities Center - Asset Preservation Proposal

Dear Amy:

Thank you for meeting with my team this week, your insight and input on the renovation project the Minnesota Humanities Center is planning is much appreciated. As we discussed, we request the Saint Paul Heritage Preservation Commission's review and guidance on the Minnesota Humanities Center's Asset Preservation project.

The Humanities Center requests an opportunity at the Commission's meeting on November 6, 2014, to present information on the current condition of the facility and the Humanities Center's Asset Preservation proposal. The preservation is critical to our state mission and programs and purposes. We look forward to the Commission's input and request a resolution from the Commission in support of the Humanities Center's project to preserve and keep viable this historic building. The Humanities Center has occupied and maintained the building for its programs and purposes since 1996, serving the entire state through its programs. Over 10,000 people annually visit the center in person. As you know, the Minnesota Humanities Center facility is a city-owned property located near Lake Phalen on Saint Paul's East Side. It is the last remaining building of the original Gillette Children's Hospital.

Enclosed please find the documents we discussed:

- An Executive Summary of the Humanities Center's Asset Preservation Project with photos; and
- A copy of a letter sent to Mayor Chris Coleman.

Additionally, at your request, following is the language from the specific legal citations for the State of Minnesota Statutes that apply to our agency:

Ms. Amy Sprong
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M.S. 138.911 charges the Minnesota Humanities Center with providing leadership, programs, and resources that advance the study of the humanities in schools, colleges, and cultural organizations throughout the state.

Let us know if you need anything else at this time. We look forward to hearing from you about our request, and hope to be able to present our case to the full Heritage Commission on November 6.

Sincerely,

A handwritten signature in black ink, appearing to read "David O'Fallon", written in a cursive style.

David O'Fallon, PhD
President and CEO

:mbk
Enclosures



Minnesota
Humanities
Center

October 17, 2014

Chair
Lisa Laliberte Belak, Roseville

Board Members
Colleen Aho, Minneapolis
Meredith Beeson, Minneapolis
David Dayhoff, Minnetonka
Brianna Erickson, Saint Paul
Cynthia Gehrig, Saint Paul
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President and CEO
David O'Fallon

Honorable Chris Coleman
Office of the Mayor
390 City Hall
15 West Kellogg Blvd.
St. Paul, MN 55102

RE: Minnesota Humanities Center

Dear Mayor Coleman:

Thank you for some twenty years of support by the City of St Paul for the Minnesota Humanities Center. Far sighted civic leaders saved a portion of the original Gillette Children's Hospital. In 1995, with city, state and private support, it became a home for the Humanities Center. The City has been a generous partner throughout.

At this time, we request your support for \$1.6 million in asset preservation and remediation funds from the State. This estimate comes from extensive work with the architectural firm Rafferty, Rafferty, Tollefson and Lindeke, and with Mortenson Construction Company. We ask that you please consider making the Humanities Center a ranked priority for the needed preservation and remediation repair work.

There are compelling reasons for requesting this asset preservation work and similarly strong support for proposing that the Humanities Center is a significant asset and should be preserved for the East Side, the City, and the state.

The need for asset preservation and significant upgrades to our basic building systems is pressing. Since 1995 the Humanities Center has had little renovation and now faces some serious problems, which are affecting the health and safety of staff and its capacity to develop and deliver programs. There is rain leakage from the roof and foundation, an outdated HVAC system, crumbling exterior trim and stucco, an eroding garden-level concrete floor and more.

The Minnesota Humanities Center is now one of the leading state humanities councils in the nation and one of only two of the 56 states and territories with a conference and event center which includes overnight rooms, a beautiful, historic building, and spacious grounds.

Honorable Chris Coleman
October 17, 2014
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Humanities Center programs serve the whole state and we are a proud East Side partner. People from all over the state attend our programs and use the Center—for example, last year 10,000 people came to the Humanities Center to attend over 300 events; attendees came from near the Canadian border to Iowa—and from across the nation. In addition, as the state's humanities center, we work with partners in every region and area including: education, our new Veterans Voices programs, partnerships with tpt on public programs including a series of community conversations focused on their Constitution series, and many other initiatives with other partners (*Please see attached maps*). Programs developed here with the Dakota and Ojibwe nations, with the Somalia and Hmong communities, with African-American, Chicano Latino, and Asian-Pacific partners, with Veterans and colleges and universities go into schools, communities, colleges, and universities across the state. The education programs developed here meet social and emotional needs, human relationship essentials that underlie the achievement gap.

The \$1.6 million estimated cost addresses these basic operational and safety issues.

We are proud to be in St Paul and a proud advocate for the City and the East Side, and plan to be an even more positive force for its growth and development.

Mayor Coleman, we hope that you can add your support and make the Minnesota Humanities Center a ranked priority as we approach the legislature in 2015.

Sincerely,



David O'Fallon, PhD
President and CEO

:mbk

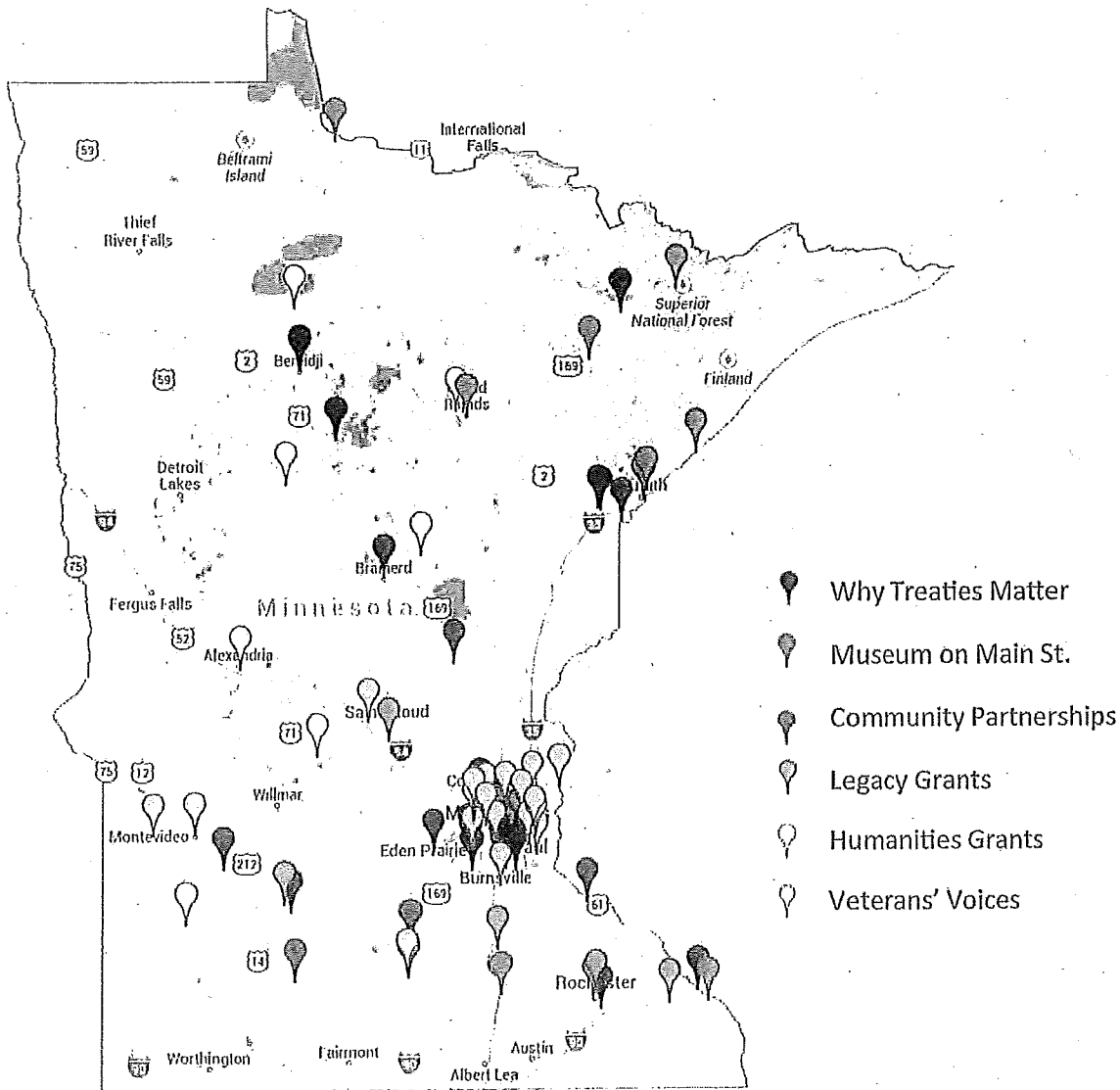
Enclosure

cc: J.D. Burton (*Via email*)
Councilmember Dan Bostrom (*Via U.S. Mail*)
Scott Renstrom (*Via email*)

Exhibits, Events, Conversations, Grants 2012-2013

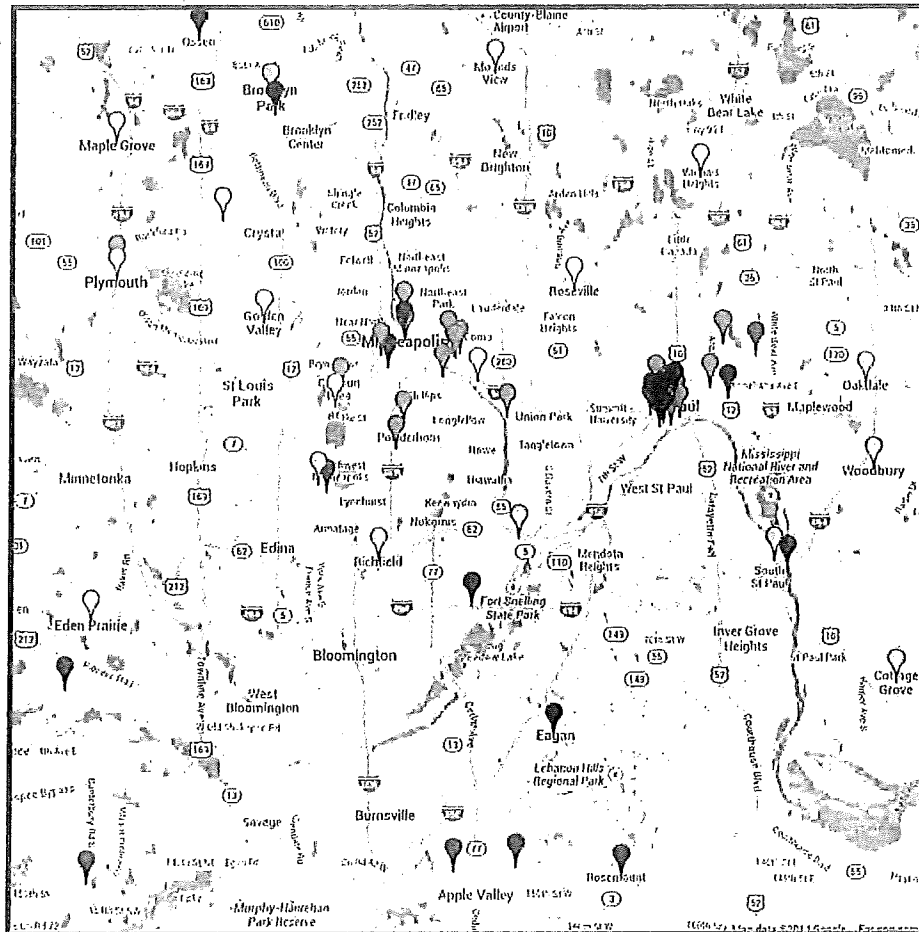
The Humanities Center served over 62,000 people.

NEH funding leveraged over \$13,932,000 in state government and private contributions.



Minnesota Humanities Center Programs Twin Cities Metro

Exhibits, Events, Conversations, Grants 2012-2013



-  Why Treaties Matter
-  Museum on Main St.
-  Community Partnerships
-  Legacy Grants
-  Humanities Grants
-  Veterans' Voices

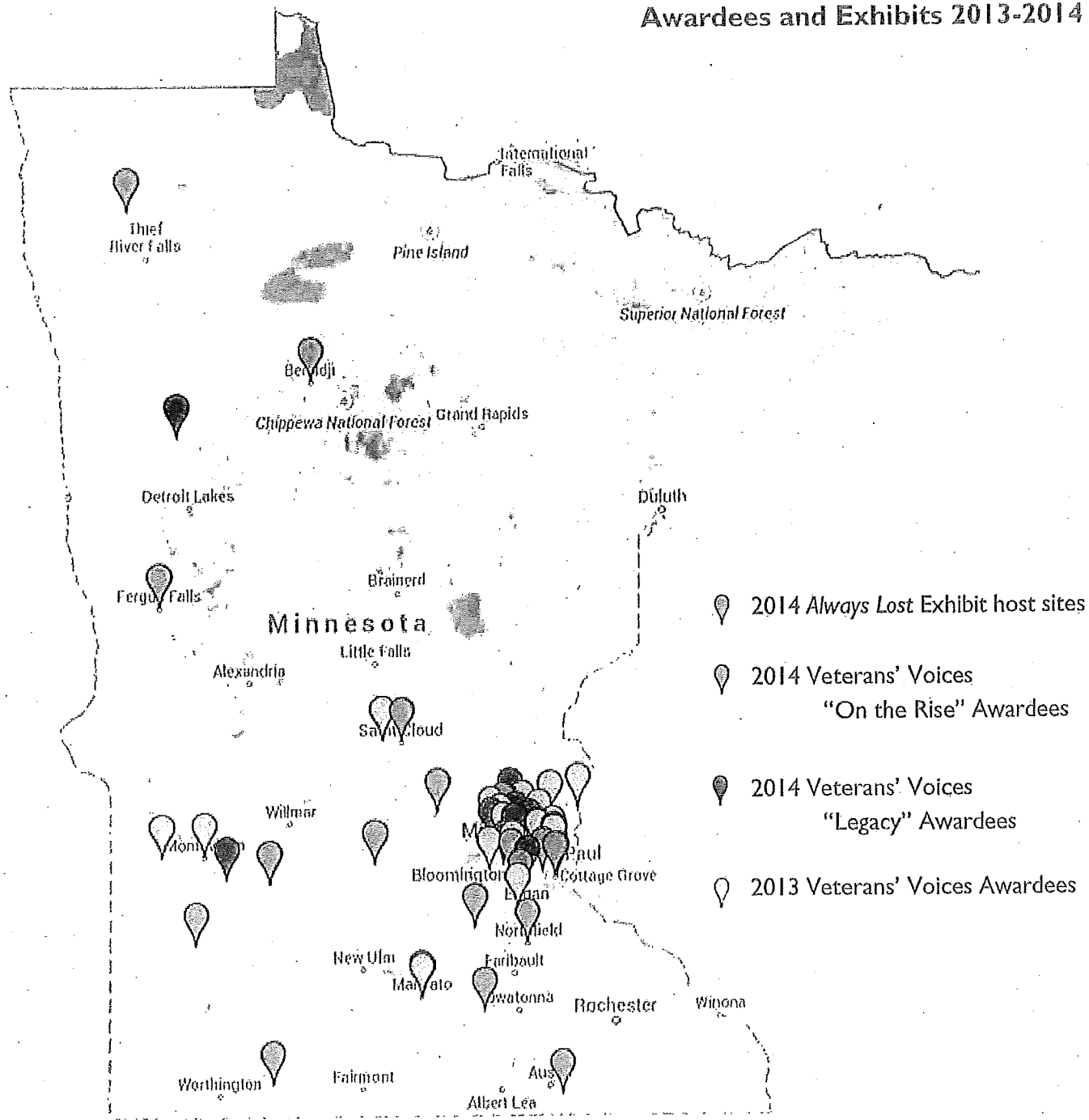


MNHUM.ORG

Minnesota Humanities Center

Veterans' Voices Programs Statewide

Awardees and Exhibits 2013-2014

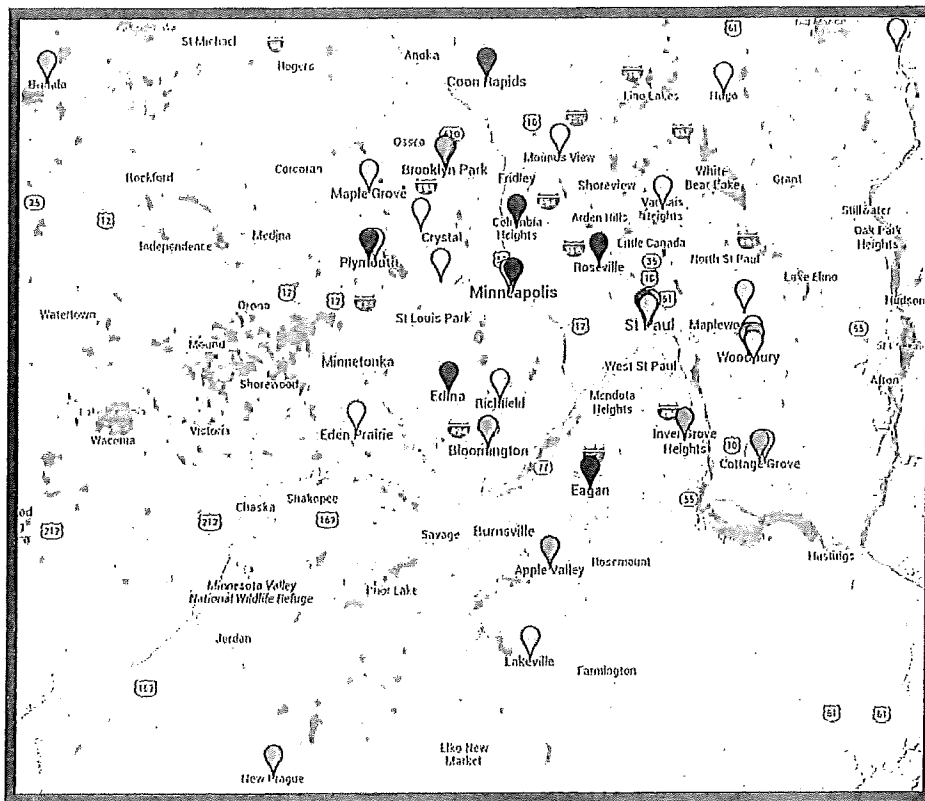


MNHUM.ORG

Minnesota Humanities Center

Veterans' Voices Programs Twin Cities Metro

Awardees and Exhibits 2013-2014

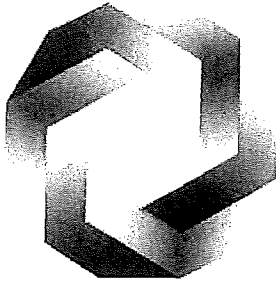


📍 2014 *Always Lost* Exhibit host sites

📍 2014 Veterans' Voices "Legacy" Awardees

📍 2014 Veterans' Voices "On the Rise" Awardees

📍 2013 Veterans' Voices Awardees



MINNESOTA HUMANITIES CENTER ASSET PRESERVATION

The Minnesota Humanities Center has been located on this site on St. Paul's East Side and is an asset to the city as a site and in its programs. It is housed in a historic building which is the last building of the original Gillette Children's Hospital. The building has Historic Designation by the City of St. Paul and our goal is to respect and maintain this historic designation and if possible take the building through the process for acquiring a designation on the National Historic Registry. The Minnesota Humanities Center in east St. Paul is located near Phalen Park on East Ivy Avenue and is adjacent to the Phalen Shores Housing Project.



Deteriorating Conditions

The Minnesota Humanities Center brings the power of the humanities to the challenges and opportunities of our times. Its mission is to build a thoughtful, literate, and engaged society. Founded in 1971, the Humanities Center is a nonprofit state affiliate of the National Endowment for the Humanities. Minnesota Statute charges the Humanities Center with providing leadership, programs, and resources that advance the study of the humanities in schools, colleges, and cultural organizations throughout the state.



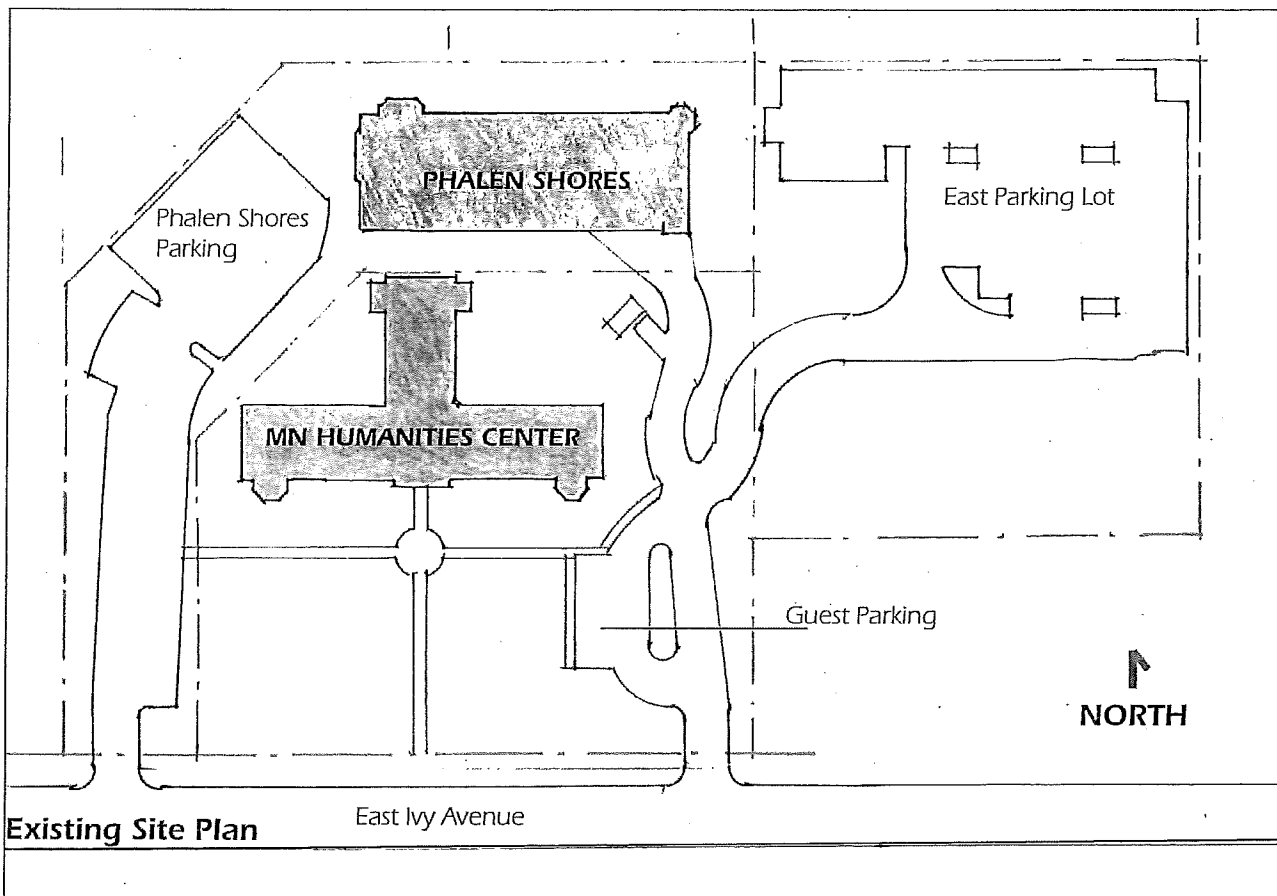
South Facade and Main Entry

Twenty years after its first major renovation, the Humanities Center's basic systems, roof, and walls require repair and modernization. Staff members face health and safety issues as they work in a building that suffers from significant moisture and air quality problems. The roof leaks. Walls leak. There is mold in some locations. The old HVAC system lacks air flow and humidity controls. It is inefficient, loud, and offers little more than on/off temperature control. There is a major leak in the Library, one of two primary rental spaces. Staff members cannot work in some of the designated office spaces. The Center's deteriorating structure jeopardizes its competitive standing in hosting retreats, planning meetings, education summits, cultural collaborations, Veterans programs, and more.

The building's deteriorating condition is beginning to impact Event Center rentals. Groups are citing HVAC noise and temperature control issues and other problems as reasons for not renting Event Center spaces, hurting our ability to achieve full rental capacity and draw more business to the East Side of St. Paul.

The necessary repairs and upgrades to this 90-year old historic landmark cannot be deferred.

All of this brings us to ask for funding to preserve and maintain this valuable asset to the City of St. Paul and the state, to make the working conditions compatible with health and safety standards, and to preserve and enhance our business competitiveness—and to carry out our mission.



This project focuses on four elements for improving the facilities of the Minnesota Humanities Center:

1. Remedial Work on the Building Envelope (Asset Preservation)
2. Program and Space Adjustments
3. State of the Art Technology Conferencing
4. Sustainable and energy issues

The primary emphasis and main element in this predesign is the Asset Preservation with a goal to improve the environment for health and safety. Each of these four elements need to be addressed to provide functional, comfortable and quality spaces for the programs offered at the Minnesota Humanities Center.

Remediation

The scope of work for this renovation consists of items for the remediation of maintenance items that are time critical. For the most part they are issues of water/moisture intrusion into the building and as such they need to be addressed to avoid further damage and excessive cost to the building maintenance.

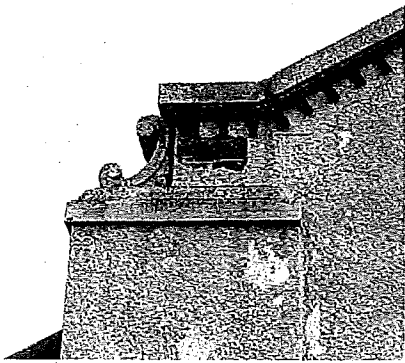
Building Enclosure Repairs

- Cast Stone Wall Cap at Parapets and Parapet reconstruction
- Stucco Repairs related to Cast Stone Cap Work
- Painting of Exterior Soffits
- Waterproofing of Foundation Wall and Area Well Repairs
- Membrane over Basement Slab

HVAC Upgrades

- Commons HVAC Upgrades
- HVAC System Upgrades





Remediation must include the repair of the cast stone wall cap that is on the parapet of the gable walls and on the guard rail on the north exterior stair. The cast stone caps need to be carefully removed and cleaned. Once clean and dry, they should be treated on all surfaces with a silane type sealer. The parapet will be demolished down to the roof line and the clay tile back up in the parapet will be replaced by new CMU and detailed to accept the cast stone cap. A new metal flashing (galvanized sheet metal) will be placed over the parapet and secured. The flashing will be designed to accept a future metal insert for the parapet wall flashing when the tile roof is replaced in the future. The cast stone cap should be reset with "T Slot" Stainless steel anchor rods. Once the caps have been reset, the joints will be sealed with a two part silicone sealant. See remediation detail #2 for the relationship to the stucco repair that abuts the cast stone wall caps. See the large scale drawings for a quantity take off on the wall cap renovation.

The stucco immediately under the parapet cap on the gables has deteriorated in numerous locations. While the square footage of this deteriorating stucco is not large, it needs to be remedied to prevent ongoing water intrusion behind the stucco below. The south gable is the worst of the four and some of the underlying masonry is exposed at this gable. It appears the back up masonry for the stucco at the parapet is tile block. The parapet needs to be removed and the tile block must be replaced with concrete masonry units to provide a more substantial substrate for the stucco covered parapet. Once the cast stone wall cap and parapet replacement work is done, the gable walls with the stucco repair will be dashed with a new coat of stucco to provide a uniform color on these gable walls.

PARAPET REPAIR

The parapets and ornamental trim will be removed and cleaned to be replaced once the back up wall has been repaired. The wall cap with the cast stone parapet top and brick dentils will be restored to their original and historic condition.



STUCCO REPAIR

The stucco immediately under the parapet cap on the gables has deteriorated in numerous locations. While the square footage of this deteriorating stucco is not large, it needs to be repaired to prevent ongoing water intrusion behind the stucco below. The south gable is the worst of the four and some of the underlying masonry is exposed at this gable. It appears the back up masonry for the stucco at the parapet is tile block. There does not appear to be galvanized metal lath applied under the stucco and the stucco is adhered just to the masonry back up. In norther climate construction the stucco should be applied on a galvanized diamond mesh rather than just on the masonry. Where ever possible, galvanized diamond mesh should be installed for installation of the stucco base coat. Then the second coat of stucco with a third finish coat that is dashed to match the texture on the existing stucco below. Once the cast stone wall cap and parapet replacement work is done. The gable walls with the stucco repair will be dashed with a new coat of stucco to provide a uniform color on these gable walls.



The west foundation is experiencing water intrusion under adverse conditions. The south foundation wall needs to be waterproofed with a system to alleviate this water intrusion.

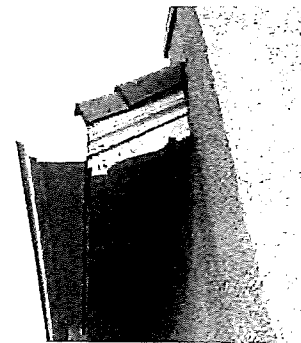
The area ways for the lower level are constructed of precast masonry blocks. The area well at the southwest corner of the building has walls that have deteriorated and there is some water intrusion into the lower level of the building at this location. This area well needs to be repaired as part of the foundation water proofing.

WATER PROOFING



COMMONS

The existing Commons is a wonderful space that was originally designed as a gymnasium for the hospital and contains intricate plaster detailing that must be preserved. Part of the asset preservation work will improve the HVAC systems for this space. The next phase of work will allow us to return the original stage to become a new small stage to be used as part of the event activities.

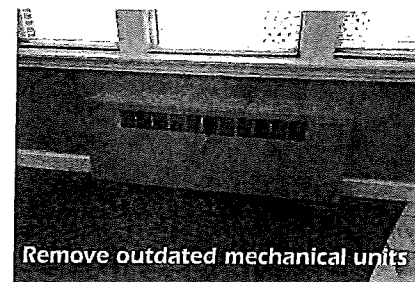


TRIM REPAIR

The paint on the exterior wood soffits is blistering and needs to be cleaned and prepared for painting. Remove all loose paint and sand as appropriate to install primer and two new coats of paint. This painting work could be deferred for a year or two but additional deterioration would make the repair more expensive.



Existing Commons



Remove outdated mechanical units

The existing mechanical units in the Commons do not functional properly for comfort and acoustics. To correct this problem a new air handler for heating and air conditioning will be added in a room in the present storage room at the north end of the north wing of the basement. With this remediation the Commons will be the only space on this new mechanical unit so the controls are specifically related to controlling comfort in the Commons.

SUMMARY

All this work for the asset preservation should be expedited to prevent further damage to the building. All this work can be accomplished without affecting or changing any of the important elements to the historic structure.