#Placekeeping

#A17MN
Placemaking/Placekeeping:
Economics and Vernacular Preservation

MODERATOR
Kimberly Long Loken  AIA, LEED AP, Assistant Professor, University of Wisconsin-Stout

PANELISTS
Greg Donofrio  PhD, Associate Professor & Director of Heritage Conservation and Preservation, University of Minnesota
Meghan Elliott  PE, President & Principal, Preservation Design Works (PVN)
John Rupp  Founder, Commonwealth Properties
Brian Schaffer  Principle Project Coordinator for Long Range Planning, Minneapolis Community Planning & Economic Development
Agenda

25 min  Content overview

05 min  Panelist introductions

50 min  Panel discussion, with attendee questions integrated

10 min  Informal mingling and conversation
Learning Objectives

Identify existing federal and state historic tax credits

Compare emerging city-level economic policy tools

Recognize methodologies for measuring the economic value of preservation in communities

Understand challenges in preserving ephemeral, sensorial qualities such as lighting and landscape
Four Seasons, Lunch Spot for Manhattan’s Prime Movers, Moves On

By WILLIAM CRIMES  JULY 8, 2015
As the legendary Four Seasons restaurant turns 40, MIMI SCHERATON returns to early 1959, when Joseph Baar (and Jeanne Bough) assembled a perfectionist priesthood—including chef Alpert Steich and Albert Kahn—to create the first truly contemporary American restaurant, in New York’s Seagram Building, designed by Mies van der Rohe and Philip Johnson. For Alex von Branca and Julian Niccolini, who now preside over this ground zero of power lunching, the divine is still in the details, from Michael Richard’s post®emergency bypass diet to the klee fillet from Edgar M. Bronfman’s ranch to the status seating of such regulars as Barbara Walters, Barry Diller, and Sanford Weill.

VANITY FAIR

This month, as the Four Seasons restaurant celebrates its 40th birthday, it has just won the 1999 James Beard award as the outstanding restaurant in the country, and it also continues unchallenged to maintain its enduring status as absolute ground zero for power lunching in Manhattan. Located at the corner of Park Avenue and 52nd Street in the Seagram Building, designed by Ludwig Mies van der Rohe with Philip Johnson as his associate and completed in 1958, the restaurant is a monument to timeless elegance, from the entrance area’s travertine walls hung with Joan Miró tapestries to the Grill and Pool Rooms.
http://www.notey.com/@gothamist_unofficial/external/13196991/discarded-cbgb-awning-sells-for-29-400-more-than-club-s-original-rent.html
#SaveNYC

Mission

#SaveNYC is a grassroots, crowd-sourced, DIY movement to raise awareness and take action for protecting and preserving the diversity and uniqueness of the urban fabric in New York City. As our vibrant streetscapes and neighborhoods are turned into bland, suburban-style shopping malls filled with chain stores and strip malls.

Add a Video

Share your personal, first-person testimonial video to tell New York and its leaders why the cultural heritage of the city matters. Tell stories of your favorite small businesses—and what it's like to watch the fabric of the city vanish day after day. Share your ideas. Tell the mayor what needs to change before it's too late.

Add a Photo

Submit a photo of yourself holding a sign that says: "#SaveNYC." Let City Hall know what you want done to help save small businesses and cultural institutions in the city. Submit photos of your favorite small businesses—or your friends, family, pets, celebrities, whoever—holding up a #SaveNYC sign.
JAMES & KARLA MURRAY

Storefront: The Disappearing Face of New York

http://vanishingnewyork.blogspot.com/2014/03/nyc-before-after.html
Apr 2016  Nye’s closes

Jan 2017  Macy’s Oak Grill closes

Mar 2017  Downtown Macy’s closes

Oct 2017  Revival of “Dayton’s” announced

Nov 2017  Montage completed on Nye’s block; “New Nye’s” announced

https://www.archdaily.com/tag/urban-think-tank
"...we believe that we have enough buildings, enough construction, enough infrastructure. And it is now time to consolidate it and find the qualities within the built. This is not against future production, it is more about a consideration of what we really want in cities."

HUBERT KLUMPNER
2015 Bi-City Biennale of Urbanism\Architecture
Professor from the ETH Zurich Swiss Institute of Technology
Partner at Urban Think Tank

https://www.archdaily.com/tag/urban-think-tank
THIRD PLACE

“All great cultures have had a vital informal life and, necessarily, they evolved their own popular versions of those places that played host to it.”

1989
THIRD PLACE

“All great cultures have had a vital informal life and, necessarily, they evolved their own popular versions of those places that played host to it.”

1989
What in the World Is Causing the Retail Meltdown of 2017?

In the middle of an economic recovery, hundreds of shops and malls are shuttering. The reasons why go far beyond Amazon.

DEEREK THOMPSON | APR 10, 2017 | BUSINESS
The Growth of Mobile Shopping

[Chart showing the growth of mobile commerce share of total digital dollar spend from 2Q10 to 3Q16.]

Cowen and Company

### Shopping Space per Person, by Country

<table>
<thead>
<tr>
<th>Country</th>
<th>Shopping Center GLA (sq ft, MM)</th>
<th>Population (MM)</th>
<th>GLA Per Capita</th>
</tr>
</thead>
<tbody>
<tr>
<td>U.S.</td>
<td>7,567</td>
<td>321</td>
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<td>Canada</td>
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<tr>
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<td>61</td>
<td>2.8</td>
</tr>
<tr>
<td>Germany</td>
<td>191</td>
<td>81</td>
<td>2.4</td>
</tr>
</tbody>
</table>

*France & Germany 2014

Cowen and Company

EXPERIENCES, NOT STUFF

1/3 OF STATE BUDGETS FROM SALES TAXES

Lucy Dadayan, senior researcher
Nelson A. Rockefeller Institute of Government

https://www.theatlantic.com/business/archive/2017/05/retail-sales-tax-revenue/527697/
https://www.youtube.com/watch?v=_1cbf7uSZL4
12% OF LOCAL GOVERNMENT BUDGETS

Lucy Dadayan, senior researcher
Nelson A. Rockefeller Institute of Government

https://www.theatlantic.com/business/archive/2017/05/retail-sales-tax-revenue/527697/
http://ak3.picdn.net/shutterstock/videos/11595053/thumb/1.jpg
PLACE-MAKING

Homer, NY
2000s
“After”
PLACE-KEEPING
Homer, NY
1980s
“Before”
SOHO SYNDROME

New York City

BOUTIQUE SYNDROME

Historic Olvera Street in Los Angeles from an undated postcard

Preservation of the function: Faneuil Market had been an innovative building type to begin with—an integrated food and produce center with a retail market flanked by offices and warehouses for wholesale dealers in such commodities as tea, coffee, rice, sugar, etc. (3). And it had preserved that function throughout its history, though with diminishing effectiveness owing to shifting patterns of transportation and harbor facilities. This basic function has been preserved by the current developers, though the market is now exclusively retail, the renovated office blocks rented by a wide range of tenants. The shift from wholesale to retail and the elimination of all trucking and private cars has radically altered the street life, making it one of Boston’s most active retail areas.

8.4 (Continued). Two photographs of Faneuil Hall Market, taken a century apart, illustrate the vast environmental changes that have followed the shift from a wholesale produce market (5) to its current status as a chic food and restaurant center (6). The rehabilitated market, which can attract 250,000 customers on a summer weekend, has transformed the economic life of the harbor district of Boston. The change is viewed by some critics as another example of the “gentrification” that often follows historic district preservation. However, this complex has never had a residential population; hence the process of rehabilitation and restoration involved no displacement of one sector of the population to make way for a wealthier one.
Can a Vending Machine Replace a Bodega? A Start-Up’s Plans Draw Fire

By MAYA SALAM and CHRISTINA CARON  SEPT. 14, 2017

RELATED COVERAGE

Bill de Blasio and the Politics of iPhone City  SEPT. 15, 2017

Nothing Can Replace the Bodega  SEPT. 13, 2017
Since 2005, we've funded over 1,464 startups.

Y Combinator is a community of over 3,000 founders.

Our companies have a combined valuation of over $80B.
Business Incubators HELP Startups

- How seed funding
- Access to angel investors/VC
- Mentoring
- Technical assistance
- Inexpensive workplace
- Shared operational costs
- Networking
- Intellectual property management
- Finance/accounting services
- Marketing expertise
How Business Incubators Help Startups

- Access to Angel Investors/VC
- Mentoring
- Technical Assistance
- Inexpensive Workplace
- Shared Operational Costs
- Networking
- Finance/Accounting Services
- Marketing Expertise
- Intellectual Property Management
Business Incubators help startups with:

- Inexpensive Workplace
- Shared Operational Costs
- Networking
- Finance/Accounting Services
- Marketing Expertise
- Intellectual Property Management
- Technical Assistance
- Access to Angel Investors/VC
- Mentoring

How do they help startups?
The Best Bar in America

Following a four-month search, this is the one. (But don't go--you'll just ruin it.)
"Sweet Lou" Snider, queen of Nye's piano bar, dies

For nearly half a century, "Sweet Lou" Snider banged out tunes at the piano bar at Nye's Polonaise Room, taking requests, doling out marital advice and luring a mix of old timers and hipsters to pass around the microphone.

Minneapolis polka queen Ruth Adams dies

Ruth was a throwback to an era in Minnesota when "polka" and "pop music" were synonymous. And truly, the two converged whenever Ruth and her band took the tiny stage at Nye's, filling the dance floor with bluehairs of all ages -- studded/tattooed punk rockers along with the Northeast old-timers who still loved to cut the rug.
Preservation as a Treatment

Preservation is defined as the act or process of applying measures necessary to sustain the existing form, integrity, and materials of an historic property. Work, including preliminary measures to protect and stabilize the property, generally focuses upon the ongoing maintenance and repair of historic materials and features rather than extensive replacement and new construction. New exterior additions are not within the scope of this treatment; however, the limited and sensitive upgrading of mechanical, electrical, and plumbing systems and other code-required work to make properties functional is appropriate within a preservation project.

Standards for Preservation

1. A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.

2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. The existing condition of historic features will be evaluated to determine the

Jacob said that he and his brother would rather close Nye's now, in its prime, rather than make changes and distort its legacy.

“For us to change anything, it wouldn't have been Nye's. That's one thing we didn't want to do was to make a drastic change so that people would say, 'Geez, Nye's has changed,' and it would have taken that,” he said.
Nye's Polonaise Room booth

One sided booth seat used at Nye's Polonaise room. The booth is upholstered in gold colored sparkle vinyl with a button tufted back rest. The top edge of the back rest curves down at the center. The booth is supported by tapered metal legs. Nye's Polonaise Room, a restaurant serving Polish and American food, with piano bar and polka lounge, reflected the Eastern European (especially Polish) immigrant population in the Northeast (Nordeast) neighborhood of Minneapolis. The restaurant, opened by Al Nye in 1950, closed its doors on April 3, 2016. (Catalog)

One sided booth seat used at Nye's Polonaise Room in Minneapolis, Minnesota. The booth is upholstered in gold colored sparkle vinyl with a button tufted back rest. The top edge of the back rest curves down at the center. Nye's Polonaise Room, a restaurant serving Polish and American food with piano bar and polka lounge, reflected the Eastern European (especially Polish) immigrant...
Enjoy yourself — Polish Style

Venture to the crisp elegance of Nye’s Polonaise Room. Sample the robust pleasures of a hearty Polish meal cooked to perfection at one of the area’s most unusual night clubs. Eat . . . relax . . . dance . . . and be merry in happy surroundings. Piano bar nitey. Complete American menu, too.

Al Nye, Proprietor

NYE’S
Polonaise ROOM
112 E. Hennepin (near Historic Nicollet Island) 338-8921

http://hclib.tumblr.com/post/104165874877/farewell-nyes-polonaise-room-fifteen-years-after

Heritage Preservation in Minneapolis

**DESIGNATION**

**NATIONAL**

- National Register of Historic Places

**STATE**

- State Register of Historic Places

**LOCAL**

- Local Designation

**CRITERIA FOR DESIGNATION**

- The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.
- The property is associated with the lives of significant persons or groups.
- The property contains or is associated with distinctive elements of city or neighborhood identity.
- The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
- The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.
- The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.
- The property has yielded, or may be likely to yield, information important in prehistory or history.

**BENEFITS OF DESIGNATION**

- There are benefits and responsibilities of owning property that is designated as a landmark or is located within a designated historic district.
- Tax Credits
- Federal and Substantive Tax Credits for National Register properties. Projects can qualify for a 20% investment tax credit.
- State
- Minnesota Historic Structure Rehabilitation Tax Credit for properties listed on the National Register or contributing to a Registered Historic District. This state tax credit is offered for qualified historic rehabilitations.

**UNDERSTANDING INTEGRITY AND SIGNIFICANCE**

- The integrity of a property is determined by the authenticity of its location, design, setting, materials, workmanship, feeling, or association.

1. The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.

3. The property contains or is associated with distinctive elements of city or neighborhood identity.

4. The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
Property Description

Plant Your Roots In NE MPLS

Plant your roots in NE Minneapolis! Located in the heart of Northeast Minneapolis Riverfront District, Red 20 is steps to everything from Polka to Punk Rock, restaurants and boutique shopping.
J. Hennepin and Central District

The current configuration of the Hennepin and Central District contains a disparate collection of historic buildings including a collection of historic storefront buildings on Hennepin and First Avenues Northeast. Our Lady of Lourdes Church, and the Art Godfrey house, which was moved into Chute Square, an open space across Central Avenue from the Pillsbury Library. Interspersed among these historic buildings are more recent high-rise residential apartments, townhomes and other commercial and residential development.

This area was once the principal business district on the east side. The collection of historic buildings represents an early development pattern of the former city of Minneapolis and current city of Minneapolis. Portions of this area were part of Anthony’s Upper Town. The intensity of building development increased with the introduction of the street car in 1886.

Intensive redevelopment pressure was placed on the area with the introduction of the Pinnacle 30-story high-rise apartment buildings as part of the commercialized efforts around St. Anthony Main and the campuses of the University of Minnesota. These modern buildings added density along the right-of-way at a time that other areas one block inland were less dense and more auto-centric developments.

Renewed interest in the area in the late 1990s and early 2000s brought additional residential and commercial development that at times took on a historical form of townhouses and mid-rise residences.
The owners say after hearing how many people miss the beloved institution, they decided to revive the popular piano bar in the corner building where the polka bar used to be.
Buyer of Macy's in downtown Minneapolis plans to revive Dayton's name

Developers envision a modern mix of shops, eateries, offices.

By Nicole Norfleet Star Tribune | OCTOBER 23, 2017 — 5:51AM

THE “BRAND”

Top Twin Cities restaurateurs see gems in old dive bars

The trend of top-notch chefs embracing the bars comes as costs of outfitting a commercial kitchen rise, casual dining grows in popularity and a hunger for nostalgia builds.

By Amelia Rayno Star Tribune | AUGUST 14, 2017 – 9:30AM

At Mortimer’s at Lyndale and Franklin in Minneapolis, Darlene Rasmussen, left, a customer of 35 years, and Donna Hatton, 20 years, celebrated a friend’s birthday.
DIVE BARS INCUBATE NEW RESTAURANTS


By Amelia Rayno Star Tribune  NOVEMBER 3, 2017 — 11:02AM

The former Sunrise Inn is now Bull's Horn, serving a welcome change to the famed

DIVE BARS INCUBATE NEW RESTAURANTS
A DIFFERENT KIND OF ANCHOR TENANT

A DIFFERENT KIND OF ANCHOR TENANT

http://finance-commerce.com/2017/04/cpm-pitches-more-northeast-minneapolis-
A DIFFERENT KIND OF ANCHOR TENANT
Adverse effects on historic properties include, but are not limited to:

(i) Physical destruction of or damage to all or part of the property;

(ii) Alteration of a property, including restoration, rehabilitation, repair, maintenance, stabilization, hazardous material remediation and provision of handicapped access, that is not consistent with the Secretary’s Standards for the Treatment of Historic Properties;

(iii) Removal of the property from its historic location;

(iv) Change of the character of the property’s use or of physical features within the property’s setting that contribute to its historic significance;

(v) Introduction of visual, atmospheric or audible elements that diminish the integrity of the property’s significant historic features;

(vi) Neglect of a property which causes its deterioration, except where such neglect and deterioration are recognized qualities of a property of religious and cultural significance to an Indian tribe or Native Hawaiian organization; and

(vii) Transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property’s historic significance.

NATIONAL HISTORIC PRESERVATION ACT OF 1966

Section 106 Process
Adverse effects on historic properties include, but are not limited to:

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(vii) Transfer, lease, or sale of property out of Federal ownership or control without adequate and legally enforceable restrictions or conditions to ensure long-term preservation of the property's historic significance.
National Historic Preservation Act Amendments of 1980, III, Sec. 502

National Historic Preservation Act only protects tangible historic resources—historic properties. Other aspects of the nation’s heritage remain unprotected.

The Secretary of the Interior and the American Folklife Center of the Library of Congress are directed to study methods of preserving “intangible elements of our cultural heritage” such as arts, skills, and folkways,” as well as “historic, ethnic, and folk cultural traditions.”

Propose administrative and legislative actions for Federal Government to pursue.
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CULTURAL HERITAGE

Narjarian family's Sevan Bakery,
Watertown, MA.
Documented in 1982 by Folklife Center’s Ethnic Heritage and Language Schools Project.

Street View Camera Loan Application

The Google Street View camera loan program is here to help you share 360 experiences from amazing places around the world via Google Maps.

This program is open to pro photographers, travelers, and organizations (such as tourism boards, non-profits, government agencies, universities or research groups). It’s also open to others seeking to promote areas of cultural, historical or touristic significance as well as those who intend to photograph business interiors.

Under this program, we may offer to lend you a Street View Trekker backpack or a Street View app-compatible 360 camera, depending on availability and what may best match your needs.
GAGE & TOLLNER
OPERATIONAL 1879-2004
LANDMARK DESIGNATION 1975
Nye's booth & sign

MNHS Collection

Date Printed: 11/08/2017

2017.14.1

Nye's Polonaise Room booth

One sided booth seat used at Nye's Polonaise Room. The booth is upholstered in gold colored sparkle vinyl with a button tufted back rest. The back rest curves down at the center. The booth is supported by legs. Nye's Polonaise Room, a restaurant serving Polish and American food with piano bar and polka lounge, reflected the Eastern European (especially Polish) immigrant population in the Northeast (Nordeast) neighborhood of Minneapolis. The restaurant, opened by Al Nye in 1950, closed its doors April 3, 2016. (Catalog)

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Associations:

Use - Geographic Location: used in Minneapolis, Hennepin County, Minnesota, United States;

Content - Subject: about Restaurants--Minnesota--Minneapolis;
Jorge Otero-Pailos takes in the scent of a nineteenth-century book. / Photograph by Christine Nelson

It has musty top notes, a hint of almond, and a leathery finish.

A terrible wine? Not exactly. It’s the scent of an 1820 edition of Cervantes’s *Don Quixote* owned by the Morgan Library and Museum in Murray Hill, Manhattan.

Jorge Otero-Pailos, a Columbia professor of historic preservation, was savoring the book’s almost nutty aroma on a recent Monday morning while leading a first-of-its-kind olfactory investigation of the library.
DS+R
The Art of Scent
2013 exhibit
Museum of Arts & Design

http://madmuseum.org/exhibition/art-scent
SISSEL TOLAAS
Scent Researcher
Artist

https://www.semipermanent.com/profiles/sissel-tolaas
Multi-sensory fireworks
Tasted and smelled of fruit
London
New Year’s Eve, 2013/14

http://madmuseum.org/exhibition/art-scent
O-PHONE

Scented text messaging

https://onotes.com/
http://odditymall.com/includes/content/ophone-lets-you-send-smells-digitally-to-your-friends.jpg
DESIGNED ETHNOGRAPHIC VERNACULAR HISTORIC SITES

16th Street Mall
DENVER, CO

3303 Water Street
WASHINGTON, DC

3525 Turtle Creek
DALLAS, TX

601 Lexington Avenue
NEW YORK, NY

63rd Street - Heckscher Playground
NEW YORK, NY

Abbott Park
FARMINGTON, ME

https://tclf.org/category/landscape-category/designed-landscape
“In the last 15 years dozens of studies have been conducted throughout the United States, by different analysts, using different methodologies. But the results of those studies are remarkably consistent—historic preservation is good for the local economy. From this large and growing body of research, the positive impact of historic preservation on the economy has been documented in six broad areas:

1) jobs,
2) property values,
3) heritage tourism,
4) environmental impact,
5) social impact, and
6) downtown revitalization.”
THE USUAL TOOLKIT
INTERIOR DESIGNATION

THE FORUM
1914 Saxe Theater
1930 Forum Cafeteria opens
1975 Forum Cafeteria closes
1976 National Register; reopens as Scottie’s disco
1983 Reopens at City Center; various operators
INTERIOR DESIGNATION

THE FORUM
1914 Saxe Theater
1930 Forum Cafeteria opens
1975 Forum Cafeteria closes
1976 National Register; reopens as Scottie’s disco
1983 Reopens at City Center; various operators
20% Tax Credit

A 20% income tax credit is available for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior, through the National Park Service, to be “certified historic structures.” The State Historic Preservation Offices and the National Park Service review the rehabilitation work to ensure that it complies with the Secretary’s Standards for Rehabilitation. The Internal Revenue Service defines qualified rehabilitation expenses on which the credit may be taken. Owner-occupied residential properties do not qualify for the federal rehabilitation tax credit. Learn more about this credit before you apply.

Each year, Technical Preservation Services approves approximately 1200 projects, leveraging nearly $6 billion annually in private investment in the rehabilitation of historic buildings across the country. Learn more about this credit in Historic Preservation Tax Incentives.
TAX CREDITS

20% for “certified historic structures”

10% for

• Pre-1936
• Non-residential
• Non-historic (not a designated landmark)

10% Tax Credit

The 10% tax credit is available for the rehabilitation of non-historic buildings placed in service before 1936. The building must be rehabilitated for non-residential use. In order to qualify for the tax credit, the rehabilitation must meet three criteria: at least 50% of the existing external walls must remain in place as external walls, at least 75% of the existing external walls must remain in place as either external or internal walls, and at least 75% of the internal structural framework must remain in place. There is no formal review process for rehabilitations of non-historic buildings. Learn more about this credit in Historic Preservation Tax Incentives®.
TAX CREDITS

20% for “certified historic structures”

10% for
• Pre-1936
• Non-residential
• Non-historic (not a designated landmark)

Low income housing

New market tax credits

Mills Act (California)
ENERGY-RELATED SOURCES

Section 179D Commercial Buildings Energy Efficiency Tax Deduction (federal, state or local)
PACE (Property Assessed Clean Energy)
QECB (Qualified Energy Conservation Bonds)
LOCAL INCENTIVES

TIF (tax increment financing)
Municipal bonds
Tax abatement (PILOT/SILOT)
LOCAL INCENTIVES

TIF (tax increment financing)

Municipal bonds

PILOTs: Payments In Lieu of Taxes
payments made by a property tax-exempt organization to a municipality to help cover the cost of municipal services to that tax-exempt property.

SILOTs: Services In Lieu of Taxes
services provided to municipalities by a property tax-exempt organization to help offset the cost of municipal services to that tax-exempt property.
MORE TOOLS?
Minneapolis is working with small businesses, both new and established, to help them prosper in the Twin Cities. Recently, the city opened a small business “navigator” office. The office helps navigate city business regulations, and works to coach businesses to success. There are several laws that are written to help small businesses compete in a fair and equitable way. These laws are geared toward keeping the business environment fair.
Second act for Minneapolis deli Delmonico's on hold

DECEMBER 11, 2016 — 8:55PM

GRANDFATHERED?

Owner Jessica Rivera with former owners Bob and Terry Delmonico. They have become like her Italian uncles she said. ] GLEN STUBBE * gstubbe@startribune.com Thursday, Dec 6, 2016 Jessica Rivera's is working to
EASEMENT PROGRAM

Revolving Fund (1971)

http://www.portlandlandmarks.org/preservation-easement-program/
GREAT STREETS
Minneapolis
AIR RIGHTS EXCHANGES

New York City zoning
DOWNTOWN IMPROVEMENT DISTRICTS

Business-led
501(c)6 non-profit (in Minneapolis)

http://www.mplsdid.com/about
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- **Access** private real estate assets directly
- **Save** up to 40% on costs through technology
- **Earn** better expected returns overall

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**Who we are**  
Our team brings a unique combination of investing and technology expertise.  
[Learn more](https://cadre.com)

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https://fundrise.com/investing-with-fundrise  
https://cadre.com/
1% FOR ART

In MN since 1984
25 other states have similar programs
RETAIL AS LIVING HISTORY

HATCH SHOW PRINT
1879 – opened in Nashville
1992 – purchased by Gaylord Entertainment (Grand Ole Opry) and gifted to the Country Music Hall of Fame

http://hatchshowprint.com/history/hatch
RETAIL AS LIVING HISTORY

BOWNE & CO STATIONERS
1775 – opened as dry goods store
1975 – folded into Seaport Museum; also generates sales and venue-rental income for its parent organization

RETAIL TOOLS
PARIS

2004, 2008
Vital’Quartier


>> Paris: Reinventing the Storefront City
En Buenos Aires, algunos bares fueron punto de encuentro de grandes personalidades y escenario de actividades culturales significativas. ¡Conocélos!

**Bar El Colonial**
Se encuentra ubicado a una cuadra de la "Manzana de la Luces"...  

**Confitería del Hotel Castelar**
Lugar elegido por grandes personalidades en las primeras décadas del siglo

**Confitería El Progreso**
Es uno de los tradicionales del barrio de Barracas...

**Bar El Federal**
El edificio donde se encuentra El Federal, en el corazón de San Telmo, data del siglo XIX.

**Confitería La Ideal**
Inaugurada hace más de un siglo, fue testigo de la belle époque...

**Confitería Le Caravelle**
Abrió sus puertas en 1962, hoy el Café se mantiene como entonces...
BARCELONA

Guapos per Sempre

ENGLAND

2011
Localism Act
Part 5 Community Empowerment
Pubs, shops and playing fields as "assets of community value"

By Philafrenzy - Own work, CC BY-SA 4.0
Under the terms of the legislation, registration as an asset of community value covers four aspects:

*Removal of permitted development rights for change of use and demolition of public houses:* owners seeking to change a pub's planning use class or to demolish it must allow its users (for example, a pub's regular drinkers) to comment;

*Material planning consideration:* ACV status is a material consideration in a planning application and can be used by the Planning Inspectorate as a factor in refusing planning permission for change of use or demolition;

*Community right to bid:* this allows an ACV to be purchased by a group representing its users or the local community;

*Compulsory purchase rights:* an ACV-registered building can be compulsorily purchased by the local authority or council "if the asset is under threat of long-term loss to the community".

San Francisco is a world-class city known for independent and historic small businesses. But our legacy restaurants, bars, retail stores, galleries, and nonprofits have never been more at risk.

Over the past 15 years, San Francisco commercial rents have risen by 256%. Otherwise healthy businesses that act as anchors for our commercial corridors are being closed down for good.

San Francisco businesses forced to close or relocate:

500
In 1992

4000
In 2014
57% VOTERS APPROVED

City of San Francisco
Legacy Business Historic Preservation Fund
Proposition J
(November 2015)

ENDORSEMENTS

City of San Francisco
Legacy Business Historic Preservation Fund
Proposition J
(November 2015)

ENDORSEMENTS
Join our broad coalition of elected officials, neighborhood leaders, and historic preservationists and Vote Yes on Prop J!

ALL 11 SAN FRANCISCO SUPERVISORS

Supervisor John Avalos
Supervisor London Breed
Supervisor David Campos
Supervisor Julie Christensen
Supervisor Malia Cohen
Supervisor Mark Farrell
Supervisor Jane Kim
Supervisor Eric Mar
Supervisor Katy Tang
Supervisor Scott Wiener
Supervisor Norman Yee

http://legacybusinesssf.com/endorsements/
ENDORSEMENTS

City of San Francisco
Legacy Business Historic Preservation Fund
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ENDORSEMENTS

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SAN FRANCISCO COMMISSIONERS

President, Small Business Commission, Mark Dwight*
Small Business Commissioner, William Ortiz-Cartagena*
Small Business Commissioner, Kathleen Dooley*
Small Business Commissioner, Steve Adams*
President, Historic Preservation Commission, Andrew Wolfram*
Vice President, Historic Preservation Commission, Aaron Jon Hyland*
Historic Preservation Commissioner, Diane Miyeko Matsuda*
Historic Preservation Commissioner, Jonathan Pearlman*
Historic Preservation Commissioner, Karl Hasz*

* Title for Identification Purposes Only
ORGANIZATIONS

American Institute of Architects, San Francisco
Bay Area Reporter
California Music and Culture Association
California Preservation Foundation
Chinese Chamber of Commerce
Coalition for San Francisco Neighborhoods
D5 Action
Evolve-CA
Golden Gate Restaurant Association
Haight-Ashbury Neighborhood Council
Hispanic Chambers of Commerce of San Francisco
Hospital Council of Northern & Central California
League of Pissed Off Voters
National Trust for Historic Preservation
San Francisco African American Chamber of Commerce
San Francisco Beautiful

San Francisco Bay Guardian
San Francisco Council of District Merchants Associations
San Francisco Examiner
San Francisco Heritage
San Francisco Human Services Network
San Francisco Labor Council
San Francisco League of Conservation Voters
San Francisco Rising
San Francisco Tenants Union
San Francisco Tomorrow
San Francisco Women's Political Committee
SEIU 1021
Sf.Citi
Sierra Club
South Beach Mission Bay Business Association
VanishingSF

DEMOCRATIC CLUBS

African American Democratic Club
Bernal Heights Democratic Club
Black Young Democrats of San Francisco
Central City Democrats
District 3 Democratic Club
District 5 Democratic Club
District 8 Democratic Club
District 11 Democratic Club
FDR Democratic Club
Harvey Milk LGBT Democratic Club
Latina/o Young Democrats of San Francisco
New Avenues Democratic Club
Potrero Hill Democratic Club
Richmond District Democratic Club
San Francisco Democratic Party
San Francisco Latino Democratic Club
San Francisco Tech Democrats
San Francisco Young Democrats
30+ YEARS

Two Jack’s Nik’s Place (1977)

http://legacybusinesssf.com/how-it-works/
CONTRIBUTE TO NEIGHBORHOOD HISTORY

Community Boards Center 1975
http://legacybusinesssf.com/how-it-works/

“It was amazing that we walked into the room with tension and anger and walked out shaking hands.”

Founded in 1975, conflict resolution, mediation, conflict provided citywide Cantonese. We Mediators and year-round. We (94-2382967) [spanish] [chinese]

Upcoming Con Coaching 101 on November Conflict coaching provides skill sets. Conflict coaching

More Info »
MAINTAIN NAME, IDENTITY, CRAFT

Original or new owner
Generally non-chain

Precita Eyes Muralist Association (1977)

http://legacybusinesssf.com/how-it-works/
# PEOPLE EMPLOYED

Yearly grant
$500 per employee up to 100 employees

Toy Boat Dessert Café (1982)

Photo Krystyna Maliniak
10+ YEAR LEASE

$4.50 per SF
Cap of 5,000 SF
Cannot be broken by property sale

Specs’ Twelve Adler Museum Café (1968)

http://legacybusinesssf.com/how-it-works/
https://sf.eater.com/2015/10/14/9529743/specs-scenes#12
NOMINATION/ APPROVAL

Submit application
Be nominated by Mayor or Board of Supervisors
Be approved by Small Business Commission

Pacific Café (1974)

http://legacybusinesssf.com/how-it-works/
Is Prop. J for preservation, or a slush fund?
Why Do Old Places Matter? Memory

Old places help us remember.

Like many people, my earliest memories are of places—a pasture on our old farm where I napped in the warm sun until a cow licked me, and the dining room of my grandfather’s house where we watched President Kennedy’s funeral cortège. Simply seeing a place again may bring back a flood of memories—whether it’s the Caffe Reggio in Greenwich Village, which I frequented in my 20s, or the Davidson College Library where I pored over architectural history books as a teenager. “Old buildings are like memories you can touch,” the architect Mary DeNadai tells her granddaughter. It’s a succinct explanation of how old places—our homes, libraries, schools, barns, and parks—seem to hold and embody our memories.

Most people experience this connection between memory and place. The connection was acknowledged by John Ruskin, who wrote in The Lamp of Memory about architecture, “We may live without her, and worship without her, but we cannot remember without her.” But how important are places to memory? Does preserving old places—and the memories they represent—matter? Do the individual and collective memories embodied in old places help people have better lives?

“Memory is an essential part of consciousness,” says Randall Mason, chair of the Graduate Program in Historic Preservation at the University of Pennsylvania, talking to me about the large and ever-growing topic of memory studies. Philosophers, psychologists, writers, geographers, sociologists, and historians have written, studied, and theorized about memory, from Proust (yes, that famous madeleine that triggered memories of, what else? a place) to Freud to French historian Pierre Nora, who coined the term Lieux de Memoire — "Sites of Memory." Among the thousands of books, studies, and essays on memory and place, many analyze or critique the way memories are shaped or manipulated, including how historic preservationists and others choose what places to preserve and why. Yet, even taking into account the criticism of what we preserve and why, most of these writers seem to support what the geographers Steven Hoelscher and Doreen Abinger refer to as the “inextricable link between memory and place.” Places embody our memories, even when those
But here’s the key point. The fact that these arguments occur highlights the importance of the place…

The continued existence of the place permits the revision, reevaluation, and re-interpretation of memories over time…

Memories can survive if places disappear. But memory—collective or individual—will not prove as durable—nor as flexible—when that vortex of memory, that mnemonic aid, that urban reminder, that historical trace—the old place—is gone.”
Non-traditional practice
GREG DONOFRIO
Associate Professor
Director of Heritage Conservation & Preservation
University of Minnesota

http://arch.design.umn.edu/directory/donofrigo/
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http://www.som.com/FILE/25863/09_leverhouseplaza_830x630_kensmith_asla.jpg
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https://c1.staticflickr.com/5/4287/34841423750_bdeda09e7a_b.jpg
MEGHAN ELLIOTT, PE
President and Founder
PVN
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President and Founder
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MEGHAN ELLIOTT, PE
President and Founder
PVN
BRIAN SCHAFFER, AICP
Principle Project Coordinator for Long Range Planning Community Planning Economic Development City of Minneapolis

Content provided by panelist
The Minneapolis Plan for Sustainable Growth

The Minneapolis Plan for Sustainable Growth was unanimously adopted by the Minneapolis City Council since being approved by the City Council and the Metropolitan Council.

- Lowry Avenue Strategic Plan and North Loop Small Area Plan added - March 22, 2011
- Transit Station Areas along the Central Corridor LRT line added - August 16, 2011
- Chicago Avenue Corridor Plan added - January 13, 2012
- Stadium Village University Avenue Station Area Plan added - August 31, 2012
- Loring Park Neighborhood Master Plan added - October 18, 2013
- Linden Hills Small Area Plan added - December 13, 2013
- Marcy-Holmes Neighborhood Master Plan and Dinkytown Business District Plan added - August 11, 2014
- Nicollet Island - East Bank Small Area Plan added - October 17, 2014
- Sheridan Neighborhood Small Area Plan added - October 17, 2014
- St. Anthony East Neighborhood Small Area Plan added - October 17, 2014
- Very High Density Comprehensive Plan Amendment added - February 13, 2016

http://www.ci.minneapolis.mn.us/cped/planning/cped_comp_plan_update_draft_plan
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http://www.ci.minneapolis.mn.us/hpc/landmarks/hpc_landmarks_north_loop_warhouse
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City of Minneapolis

http://www.a-millartistlofts.com/
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#Placekeeping

#A17MN