

common ground

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**NEIGHBORHOOD RENEWAL:
PRESERVING HOMES,
CREATING JOBS**

special section: a guide to the
parade of neighborhoods

**PLUS:
Reviews & Histories**

parade of neighborhoods

The special supplement, a Guide to the Parade of Neighborhoods, is not merely a set of tour maps. It is a collection of statements by forty-one neighborhoods. Each statement was written by some person or group within a given neighborhood; some are official statements from a neighborhood association. As a group, the statements express the differences in values, lifestyles, aspirations, and struggles which different neighborhoods hold. As such, they offer an informative record of where we, as neighborhoods, are today, one that should prove historically valuable for marking our progress toward neighborhood self-determination.

At one time, planners talked of ten "communities" in Minneapolis, and only seven in St. Paul. It is clear, however, that the people in the Twin Cities define themselves more strongly as much smaller and more numerous neighborhoods which share common goals, yet hold unique characters. The vitality of these neighborhoods should be obvious, and the diversity among them should make clear the need for decentralized government which allows local people to develop solutions suited particularly to their locale.

commonground

For over a year, we at Common Ground have worked to advance the idea of community in Twin Cities' neighborhoods and workplaces. We take a close look at people in the Twin Cities who are working together to assume more control over their neighborhoods and who are creating new jobs that allow them to work full-time for community self-determination in a particular community.

One of our major thrusts is to provide practical information. Common Ground isn't always suited to armchair reflection, but it usually does present some concrete suggestions you can use in your own locale.

Along with our coverage of new businesses, collectives, and organizations, we publish histories of Twin City neighborhoods. These histories are written by local residents who are not professional historians, because we believe that neighborhood people who wish to have more control over their own livelihood must also control their own history.

We invite you to become part of Common Ground. We are supported by our readers, rather than by advertisers, and we hope you will become a regular reader. A form for subscribing is inside the back cover.

Common Ground is a publication of the New Vocations Project, part of Cross-Roads Resource Center, an independent non-profit organization. New Vocations Project also publishes resource publications (The Vocational Skills Training Directory), organizes community business (such as Southside Community Garage) and acts as a resource group for people seeking better vocations. This issue costs \$1.00, or \$1.25 if mailed in the U.S.A.

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production staff

Ken Meter	-Issue Coordinator, Editing, Layout, Budgeting, Photography
Lynn Hinkle	-Editing, Layout, Drawing, Budgeting
Merille Glover	-Editing, Layout, Typing

With help from: Marcelle Williams and Chuck Logan (Illustrations), Steve Galey and John Roth (Mapmaking), Paul White and Ned Pratt (Photographs), Clarence Meter, Keith Wiger and Jerome Bette.

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The Killing

1

An iron fist

swung

and crushed

its skull,

while below

a big yellow jaw

bit chunks

from its guts

and spit them

into a truck.

2

Its brothers and

sisters

stood across

the street,

trembling, and I

heard the street moan

as the house

let out a shriek,

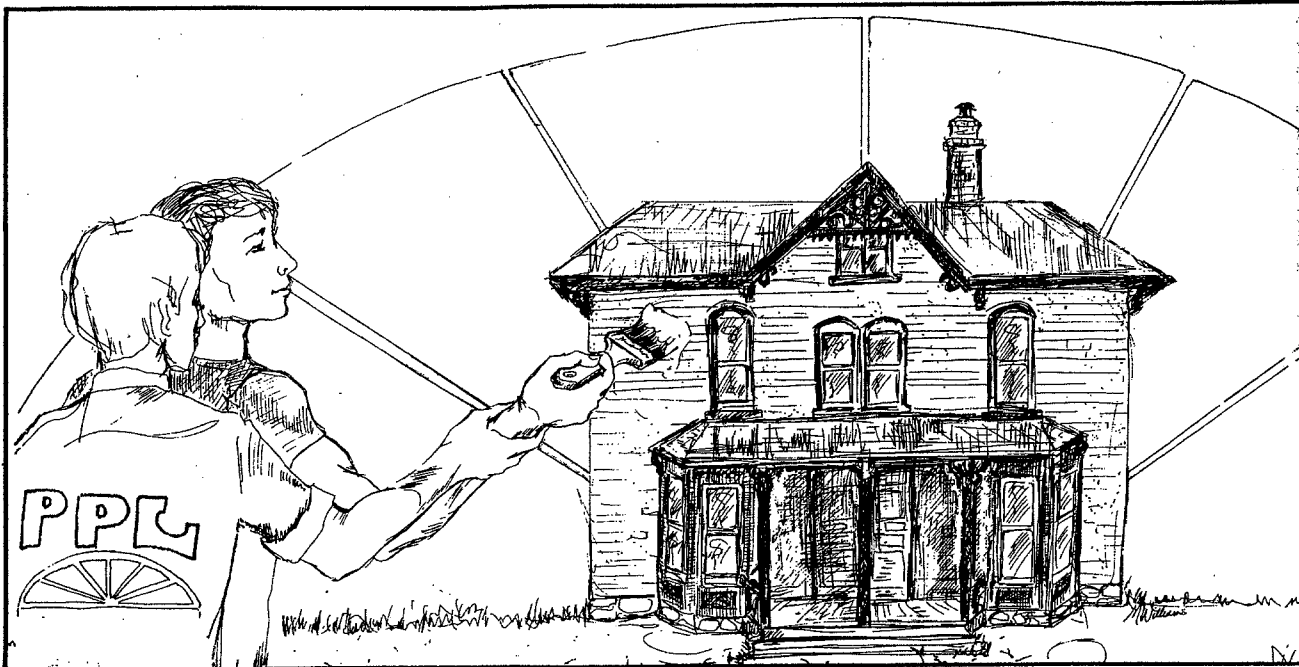
twisted,

and fell.

- George Polley 3/30/74

Non-Profit Rehab

Rehab for Low-Income Neighborhoods



by Joe Selvaggio

Neighborhood rehabilitation. Lots of people are talking about it, a few are even doing it. But it remains a mammoth job with most people wondering how best to go about it.

Approaches to Housing Rehab

In Minneapolis over the past year or two, I've run across several different approaches:

1) "the advocacy or PAC" approach where the neighborhood acts as a political pressure force trying to push HRA, HUD or GMMHC* into being more responsive to the needs of their neighborhoods.

2) "The Urban task force" approach where the community group hires two or three resource people to write specifications on houses, develop loan applications, select rehab. contractors, inspect the rehab. work, and service and counsel as necessary.

3) "Group contracting" approach where the residents attempt to get discount rates from sub-contractors by offering them contracts in groups of five (i.e. five roofs, five exterior paint jobs, etc.).

*Greater Minneapolis Metropolitan Housing Corporation

4) the "share and repair" way where residents volunteer to fix up each other's homes and recruit volunteers from service organizations for those who can't afford to pay.

5) the "loan and grant" program where residents are encouraged to take out low interest tax subsidized loans or even given grants in certain cases.

6) the "co-op skills bank and tool lending libraries" and

7) the "buy, rehab. and sell" approach where a non-profit corporation buys dilapidated building cheaply, thoroughly rehabilitates them and then sells them at a break even price.

Over the past year or two, Project for Pride in Living (PPL) has approached housing rehab. in many of the above mentioned ways, but also in its own particular way.

PPL's Non-Profit Rehab

PPL is a private non-profit corporation whose purpose is to help low-income people with their housing needs. In attempting to do this, we've had three basic programs: 1) an emergency home maintenance program which helps low income residents with emergency home repairs (leaky roofs, leaky

“ . . . if someone were rich enough to buy the (rehabed) house, PPL wouldn't want to sell it to them precisely because they could easily obtain a mortgage.”

plumbing, falling plaster, etc.); 2) a design/decorating program through the University of Minnesota's Design Department which helps low income clients brighten their living environment with paint, wallpaper, carpeting and other accessories, and; 3) a rehabilitation of vacant houses program where PPL buys a home, completely rehabs it and then sells it to a low or low middle income family. Since the rehab program is the most extensive and the one most neighborhoods could duplicate, I would like to concentrate on explaining what's involved in it--what the necessary requirements are for PPL or any other neighborhood organization to implement such a program.

First, PPL had to have a *commitment of mortgage money for the buyer*. Without this, PPL could buy the home, rehab it, but could not sell it to a low or moderate income family because they would have difficulty borrowing the money to buy it--and if someone were rich enough to buy the house, PPL wouldn't want to sell it to them precisely because they could easily obtain a mortgage. Having final mortgage money committed may seem like a simple requirement, but in these days of tight money, it is not. PPL was fortunate enough to have Midwest Federal, through its President, Harold W. Greenwood, Jr., commit \$1,000,000.00 of final mortgage money to PPL. It's also import-



A PPL craftsman readying home for non-profit rehabilitation. Photo by Ken Meter.

ant to have the mortgage company work with the organization in getting the best possible terms for the particular buyer. With Midwest Federal, we've run the gamut with conventional privately insured, FHA insured through the Minnesota State Housing Agency Subsidy, V.A. insured, and even the 235 subsidized interest program.

The second requirement is also a money one; i.e. we had to have the money to buy the house and pay for the labor and materials necessary to rehab it. This is normally called "*interim financing*" or "*construction financing*". Again, PPL was fortunate to have Midwest Federal willing to do our interim financing at a low 8% interest rate. (The Greater Minneapolis Metropolitan Housing Corporation is supposed to do this for non-profit groups at no interest.)

The way this works is to apply to Midwest Federal for an interim mortgage (from 3 to 12 months) for the amount of money necessary to buy the house, and renovate it. However, it's important that these two costs plus the selling costs (points, closing costs, etc.) do not exceed the final estimated sale price. If the costs did exceed the final estimated sale price Midwest Federal would not lend the money unless we could show we were getting a donation to cover the loss.

The typical figures on a house are approximately: \$2,000 to purchase the house, \$16,000 to rehabilitate it, and \$2,000 to sell it, generating a selling price of \$20,000. PPL takes out an interim mortgage of \$18,000 to pay for the purchase and rehabilitation costs. Then at the closing, the final mortgage given to the buyer pays off the interim mortgage held by PPL. The other \$2,000 cost of selling incurred by PPL is also paid off by the final mortgage and the down payment of the buyer.

A third requirement is a *resource to buy houses very cheaply*. Usually an old house needs very expensive repairs in order for them to pass the city code and FHA inspections. These repairs are roughly: \$1,000 for rewiring, \$1,000 for roofing, \$1,000 for interior painting, \$1,000 for sheet rock, taping and plastering, and carpentry, \$1,000 for exterior

“The typical (PPL) figures on a house are approximately: \$2,000 to purchase the house, \$16,000 to rehabilitate it, and \$2,000 to sell it; generating a selling price of \$20,000.”

painting, \$2,000 for plumbing, \$1,000 for insulation and weather stripping, \$1,000 for garage and site work, \$1,000 for sanding floors and carpeting stairs, \$1,000 for structural repairs, \$1,000 for aluminum combination windows, \$1,000 for tiling in bathrooms and cabinets in kitchens, \$2,000 for management fees, and \$1,000 for utilities, interest, and misc.

In order to have enough leeway to spend this much money the non-profit corporation must buy houses very cheaply. It is usually very hard to buy that cheaply from a private party. The best resource PPL has found to buy houses cheaply is the Department of Housing and Urban Development (HUD). They repossess houses that have FHA insured mortgages on them when the mortgagee defaults on his/her mortgage payments. Then HUD pays off the mortgage company, takes a loss, and sells the house to a profit or non-profit organization to recycle it and put it back on the market. HUD has been a rich and valuable resource to PPL in obtaining low cost housing for rehabilitation.

The fourth requirement is some *technical expertise* you can trust. At first PPL hired an \$18,000 a year man to work on the job and had a variety of technical advisors. Then we went to a construction manager who supervised our crews for 10% of the rehabilitation costs. We still

have this arrangement and this manager is now training a Native American work crew in rehabilitation skills. PPL is receiving money from the Concentrated Employment Training Act (CETA) to help pay for this training program.

Recently, PPL has begun contracting out a whole house to a general contractor. This is the simplest rehabilitation method since it puts the responsibility of finishing the houses for the estimated costs on the contractor. An outside service of checking on the contractor can be purchased from Mr. Sol Selaski of Action Electric. For \$250 he will write the specification, have three interim inspections and a final inspection. Besides technical experts who may be hired the city code and FHA inspectors are very thorough in making sure that quality work is done.

This is simply a rough sketch of what is involved in the rehabilitation of older homes. It is not an easy task but it can be done and it must be done unless we want to live with continuing urban deterioration or "urban renewal".

A resident of South Minneapolis, Joe has been working with problems in that community for 8 years. Now director of Project for Pride in Living, Joe is a board member of Phillips Neighborhood Improvement Association.



Part of a PPL rehab crew outside a home in the Powderhorn neighborhood. Photo by Ken Meter.

For-Profit Rehab

Can Investors Serve Neighborhoods?



by Carol Matlack

Can a community organization find happiness with a capitalist? It doesn't exactly sound like a marriage made in heaven, but in at least two Twin Cities communities, residents are working together with corporations on the problem of building rehabilitation.

In one case--the Lexington-Hamline community in St. Paul--a single structure comprised of a few storefronts and apartments is involved. The "corporation" is nothing more than a two-person partnership with an initial investment of less than \$50,000.

Stevens Square & General Mills

But in the other, the Stevens Square neighborhood in Minneapolis, more than 1000 apartment units will eventually be purchased and rehabilitated. The corporation in this case is General Mills, which

intends to invest \$2-3 million in equity, which means they may actually own property valued at ten times their investment.

Despite the differences in scale, both projects operate on the same assumption: that private money, wisely invested in rehabilitation projects, can not only improve the quality of life in a neighborhood, but also return a profit to the investor. And though it's still too early to tell (both projects are less than a year old), the first few months' work has elicited optimism from community residents and investors alike.

Take Stevens Square, for example. In recent years, the neighborhood (bounded by I-94 and 35W, Franklin and LaSalle), has been in a period of decline. Buildings were deteriorating, and absentee landlords showed no interest in making necessary re-

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pairs. City services, such as trash and snow removal and street maintenance, had also deteriorated. Many of the neighborhood's residents were elderly, and most of the rest were transients, making it difficult for the community to make demands with a strong voice.

One of the few bright spots in this period of decline was Stevens Court, Inc., a local company headed by Jim Larson which owned and managed several buildings in the area of Stevens Square Park. Unlike other landlords (described as "faceless wonders" by Bill Grimberg, a member of the Stevens Square Community Organization), Larson was an active and visible member of the community. In addition to being conscientious about maintaining his buildings and surrounding property, Larson had worked with the Stevens Square Community Organization on projects like the neighborhood fair. His office on 18th Street was, according to Grimberg, "a place where you could get some response to your problems." Larson had already rehabilitated a few apartments in his buildings, but Stevens Court Inc. lacked the capital for a large-scale rehabilitation project.

Last summer, General Mills approached Larson with a dramatic proposal. General Mills offered to sign a contract with Stevens Court, Inc., in which the corporation would invest up to \$2 million over a period of ten years. The money would be used to purchase and rehabilitate 1000 apartment units--about half the total number of units in the area including the Stevens Square neighborhood and extending as far south as 26th St. It would be one of the largest rental property buy-ups in the city's history. General Mills would put up the money, but Larson would be responsible for the day-to-day operation of the project. Major policy decisions would be made by a board of directors.

"It was a tremendous opportunity," said Larson, "and I signed the contract. A few days later I had my first check."

General Mills' plans were released to the press in order to make their involvement public knowledge, and to present their plans as an example of "corporate social responsibility." Inevitably, people in the community

were skeptical. What, they wondered, about corporate accountability?

At a community meeting shortly after the contract was signed, representatives of General Mills listened to residents' concerns. According to Larson and Grimberg, General Mills made a public commitment at that time to keep rents moderate, to employ neighborhood people in the rehabilitation process, and to have community representation on the Stevens Court board of directors.

Since last summer, Larson has been purchasing buildings at a rate of one a month. Many have been completely rehabilitated, and a few have undergone major refurbishing such as rewiring and plumbing. Rents in rehabilitated units have gone up \$10 to \$15--from an average rent of \$130 to \$145 and a rental range of \$115 to \$175. "We feel that's very reasonable," said John McNamara, another member of the Stevens Square Community Organization who lives in a rehabilitated apartment overlooking Stevens Square Park.

Stevens Court, Inc. has also made good on the commitment to hire local people, Larson said. A great deal of the rehabilitation and maintenance work is done by neighborhood residents.

And, as promised, the board of directors has a community representative: Bill Grimberg is a member of the board, along with 4 General Mills representatives and Larson.

Both Larson and the community organization agree that General Mills' investment has helped the community. "You can walk down the street and feel comfortable," Larson said. "It doesn't feel like an institution. We're generating a nucleus of stability in the neighborhood."

Stevens Square Changes . . .

"Our neighborhood is beginning to form a strong image," agreed McNamara. "I think we're well on our way to becoming a stable, viable community."

"We see this as a possible model for other corporations and other communities," Grimberg said. "If this is successful,

"Our neighborhood is beginning to form a strong image," agreed McNamara. "I think we are well on our way to becoming a stable viable community."

we hope other corporations will be influenced to channel money into communities."

The strong working relationship between the community organization and the capitalist in Stevens Square is largely based on the community's trust in one person: Jim Larson. "He has a good track record," Grimberg summarized. Thus far, Larson has been given free rein by General Mills in his day-to-day decision making, and residents are generally pleased with the results.

But what if there were no Jim Larson? Or what if the board of directors (on which General Mills outnumbers the community by 2 to 1) decided, say, to raise rents substantially? With nearly half the units in the area owned by General Mills, would residents be forced into a Cedar-Riverside-style rent strike? In short, does the community have any guarantee that General Mills will be a responsible, responsive landlord?

No, the Stevens Square Community Organization concedes, there is no such guarantee. Still, they remain optimistic. "General Mills has been involved for 8 months now," said McNamara, "and the only changes we've seen have been for the better. Their involvement hasn't changed Jim's [Larson's] profile in the neighborhood, and that's one

of the biggest things we've got going for us."

The Stevens Square experiment is still too young to be evaluated conclusively. If it succeeds in revitalizing a neighborhood without pricing the residents out of their homes, it will almost certainly become a landmark project and a model for other communities.

The neighborhood is fortunate in having a strong, active, well-informed community organization, one which can foster the interest and involvement which are a necessary supplement to the paint, plaster, and plumbing being furnished by General Mills' dollars. Unfortunately, though, even the most active members of that community organization must rely on faith and trust, for they have little power over the ultimate outcome of the project. They must place their faith and trust not only in Jim Larson, but also in a group of corporate officials on Betty Crocker Drive in Golden Valley.

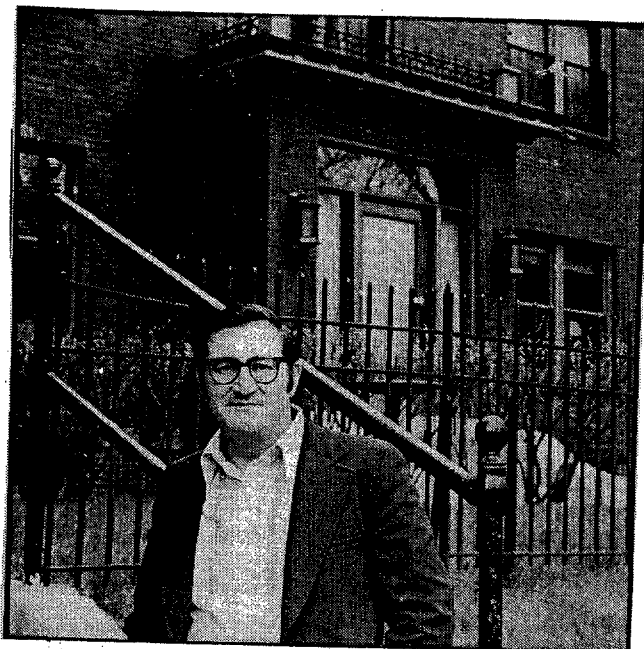
A Symbol in Lexington-Hamline?

On the southwest corner of Dunlap and Selby Avenues in St. Paul stands--quite possibly--a symbol. Until last fall, it was a boarded-up row of storefronts, painful evidence of creeping blight in the neighborhood. One by one, the hardware store, the bakery, the pharmacy had gone out of business. Lexington-Hamline residents, anxious to keep their neighborhood's identity separate from blighted areas on the other side of Lexington Avenue, were disturbed.

Today they are more optimistic.

Last September, Edward Knudson and Greg Sande, two men who live in the Lexington-Hamline neighborhood, started talking about the possibility of rehabilitating a building in the area. They talked with members of the Lexington-Hamline Community Council and were strongly encouraged to go ahead.

"We found the building, made a ridiculously low offer to the owners, and to our surprise, it was accepted," Knudson recalled. The community council was pleased with the choice and even made



Jim Larson, head of Stevens Court Inc.'s rehab program. Photo by Ken Meter.

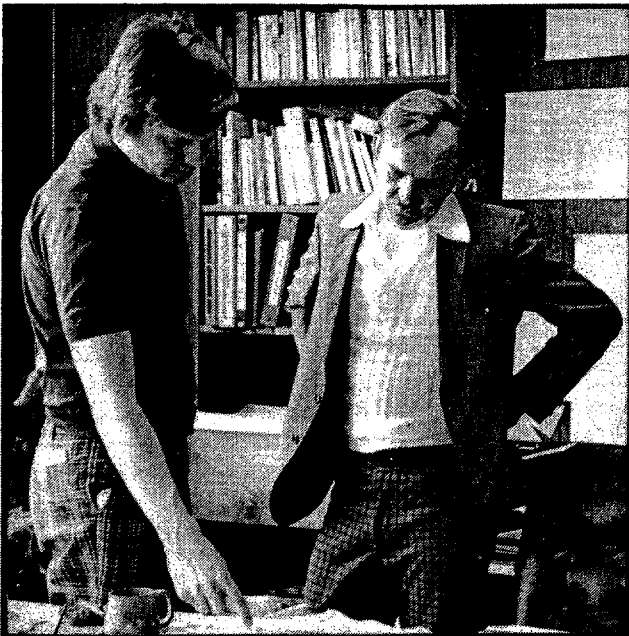
"An obvious question arises: Why didn't a community group form a non-profit corporation and do the same thing the two small-time capitalists have done?"

initial contacts with a local bank to help set up a loan.

Soon after the building's purchase, Sande and Knudson (now officially known as Sande-Knudson Associates, and housed in one of the storefronts on Dunlap), met with the community council to exchange ideas about rehabilitation plans. Residents hoped that small businesses would return to the storefronts, but, according to Knudson, "that was unrealistic. They could never compete with the established businesses nearby on Grand, Snelling, and University."

Instead, Knudson found a number of service organizations interested in renting the storefronts. The St. Paul Urban League, University of Minnesota Extension Division, Migrants in Action--and the Lexington-Hamline Community Council itself--became the new tenants.

Rehabilitation was begun in December and is still going on. Carpenters and electricians brush elbows with secretaries and social workers in the partially-completed offices. Tenants have also moved into the apartments on the second floor of the building, though these have not been rehabilitated yet. "Basically, we're working with a very sound structure," Knudson said.



Neighborhood businessmen Greg Sande (L) and Ed Knudson (R) discuss rehab plans. Photo: K.M.

"So far the cost of rehabilitation has been only \$10,000 to \$12,000.

Most important, Knudson said, "the place is coming back to life. There's a flow of people in and out, and people in the area can already see the change. I think this will become even more evident as the weather gets warm and people start getting out more to take a look around."

Although Knudson and Sande did seek advice from community members, they made all the financial decisions themselves. Nor have community members been involved in the rehabilitation work. "This project has a lot of the same old capitalist process to it," Knudson conceded.

An obvious question arises: Why didn't a community group form a nonprofit corporation and do the same thing the two small-time capitalists have done? Only a small initial investment was required, and a community-run corporation would insure greater accountability to residents.

The Lexington-Hamline Community Council had considered the idea, but felt it would be too time consuming. Also, preliminary contacts with banks indicated it would be difficult to get a loan for such a corporation.

But Knudson believes that even if these hurdles were overcome, "It's difficult to do something like this with a group. Decisions have to be made quickly, and groups can get bogged down into decision making. In order to make the building go, there had to be somebody in charge."

So the building on the corner of Selby and Dunlap is indeed a symbol, a symbol that--so far--the investment of private capital can help to revitalize a neighborhood. If it is successful in the long run, perhaps it will also become a suggestion--a suggestion that community groups might be able to do the same thing, thus maintaining an ever closer relationship with neighborhood residents.

Carol Matlack, currently a reporter for the Sun Newspapers, has been involved with community journalism for years. Active in the women's movement, Carol is a resident of South Minneapolis near Bryant Park.

Community Housing Coops

Putting Resident Housing Needs First



by Steve Parliament and Lynn Hinkle
 Steve and I are interested in revitalizing the neighborhoods in which we live: Cedar-Riverside and Powderhorn Park. We, along with people working in other neighborhoods, are interested in finding ways to at least build a sense of community among our neighbors, and halt the deterioration and destruction of housing. We believe that unless conventional patterns of property ownership, finance and management are transformed to reflect the needs of residents, these goals will not be achieved. This conclusion was derived by assessing the impact of absentee ownership on a community and determining how conventional property ownership, finance and management aggravate absentee ownership in low-to-moderate neighborhoods.

Let's look at the extent of absentee ownership in Minneapolis. In the low-to-moderate income Southside neighborhoods of Minneapolis' Model Cities, less than 20% of the housing units are owner-occupied, while one half of the residents for the entire city are tenants. A small number of individuals and corporations own a large percentage of all rental housing in Minneapolis. Cedar-Riverside Associates alone owns between 2,000 and 2,500 units of rental property. This means that a substantial portion of Minneapolis housing, particularly in low and moderate income neighborhoods is in the hands of people who don't even live in those neighborhoods. Many neighborhoods in Minneapolis and St. Paul are virtually tenant-communities.

What does absentee ownership mean? To begin with, it means economic suicide for low-income tenants (households earning less than \$5,000 per year) who represent at least 46% of renter households in Minneapolis.

"Typically about 40% of a tenant's rent goes to pay the landlord's financing costs. Another one-fifth to one-fourth goes for property taxes, and about one-third covers upkeep, management and other costs. The rest is the landlord's monthly profit, which is not to be confused with the gain he collects when he sells or refinances the building, or with the tax shelter benefits he receives from depreciation or interest write-offs. If inflation starts to gallop it doesn't hurt the landlord: he can raise rents and cut back services while his financing costs remain constant."

Peter Barnes, "Lamenting the Rent"
The New Republic, April 13, '74 p.15.

The refinancing or resale of a building adds further to the costs which are passed along to the renter. (For a more thorough discussion, see Common Ground #4, article by Jack Cann.)

In tenant neighborhoods like Phillips, Whittier and Powderhorn Park in Minneapolis or Summit-University in St. Paul, you can imagine the monthly flow of resources out of these neighborhoods into the hands of absentee landlords who will likely reinvest

"In short, absentee ownership bankrupts existing neighborhoods and in time can serve to substantially alter a tenant neighborhood without regard for residents."

in those neighborhoods only at the expense of residents. Even if our neighborhoods remained unchanged by developers, we'd be losing vast financial resources to absentee property owners. However, when a whole neighborhood becomes a tenant, residents have lost substantial control over the destiny of their community. Absentee owners won't suffer the consequences of letting their property deteriorate, then selling to a high-rise developer, a hospital for parking space or a business for offices. But these owners, not the residents, make the decisions about what will be built in the neighborhood and who the building will serve. Even with downzoning in tenant neighborhoods, residents are only given a tool to fight unwanted development, not the power to direct the development themselves. In short, absentee ownership bankrupts existing neighborhoods and in time can serve to substantially alter a tenant neighborhood without regard for residents.

What's Behind Absentee Ownership?

What are the forces that lead to the creation of this kind of tenant neighborhood? Clearly, the motor force behind absentee ownership is land speculation for investment. Neighborhoods in the Twin Cities, particularly neighborhoods close to the urban core, are the objects of intensive land speculation. The land in these neighborhoods is competitively sought by institutions, corporations and government agencies for offices, parking space and high density housing. Investors, however, need more than an intense interest in accumulating large parcels of property for such development--they need the opportunity to do so.

This is the key. Even though neighborhood residents may be politically well organized in opposition to profiteering developers, they can't realistically expect to control the sale of their neighbors' private properties. With residents isolated economically as private homeowners, our neighborhoods hold vast opportunities for land investors and developers. For example, a private homeowner, perhaps seeking relief from rising property taxes and a diminishing real income, may sell his/her property to a developer, unaware that the same developer has purchased property elsewhere in the community, maybe even next door.

As this process is repeated time and again, ownership of our communities slowly changes hands from the residents to absentee owners. These absentee owners, more interested in reselling their property at a healthy profit, are more willing to sell their properties to a hospital or university for parking space, a corporation for office space, or a developer for high density housing than maintaining their properties. Too late residents in a tenant neighborhood may find themselves squeezed out to help an investor make his/her profit. Private ownership of property may keep a neighborhood from deteriorating for years, even decades, but when the neighborhood becomes prime investment property, the economic isolation it creates actually paves the way for absentee ownership of our neighborhoods and the deterioration of housing that normally results.

We believe that putting resident needs first will require changes in these forms of ownership, finance, and management.

Converting to Coop Housing

Our proposal is for the conversion of either rental units or private owner-occupied houses into cooperatives where residents together own the housing in their community. In this way the tenants become resident-owners, are able to protect their property from land speculation forces, and keep the housing permanently at a level they can afford.

This article will describe the way a cooperative community can be organized and the advantages to individual residents. In the next issue, we will discuss the steps necessary to form a coop, and their financing.

A "cooperative" is simply a way of organizing people to achieve a common purpose. The reasons for joining a coop are the economic advantages available to members. Once formed, many housing coops develop a sense of community, a feeling of mutual responsibility. Coop members are resident owners and have the power to make community decisions and delegate authority to other trusted members who would act as managers.

Ed Kirshner and Eve Bach who work for the Community Ownership Organizing Project in Oakland, California, describe a housing cooperative in the following terms:¹

"Private ownership of property may keep a neighborhood from deteriorating for years, even decades, but . . . the economic isolation it creates actually paves the way for absentee ownership of our neighborhoods"

1) Any number or type of unit--apartments or single houses--can be converted to cooperative;

2) All the units would be financed by a single mortgage (a mortgage is simply a loan from a bank using land as security for the loan);

3) The mortgage would be held by a cooperative corporation which would be owned and controlled by the resident members who would own shares in the corporation;

4) There would be one share for each residential unit, and each unit would have one vote in the corporation;

5) The cost of a share (which would be the only entrance fee for both original and subsequent members) would be nominal, perhaps not much greater than a monthly payment. This gives the coop member the advantage (similar to a tenant in rental housing) of avoiding a large down payment. The coop member, by buying into the coop, also avoids damage deposits.

6) When a member moves, the cooperative buys back the share and re-sells it to a new member at no gain to the coop;

7) Members would make monthly payments to the coop equivalent to their portion of the total mortgage payment plus expenses like services and maintenance (units with lower value would pay less).

There are currently 160,000 coop housing units in the United States. A housing coop can run anywhere from a small apartment building to "Co-op City" in New York with 15,500 apartment units and a population of about 50,000 people.

Advantages of Coop Housing

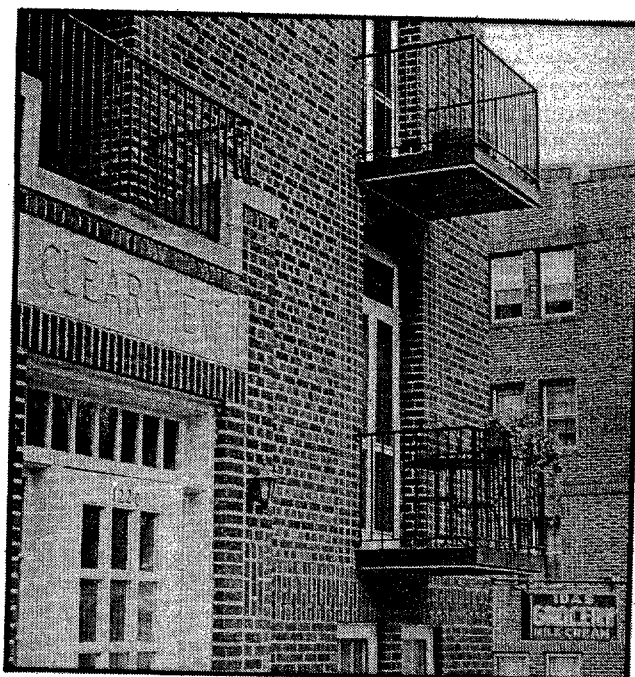
What are the advantages of cooperatives? There are two basic advantages, one economic and the other social: (1) "cooperative members would be protected from rising housing market [resale and refinancing] prices and free of the arbitrary control of a landlord"² and (2) coops create communities that protect privacy and individuality but that also provide an alternative to the increasingly atomized and isolated quality of urban life. In addition:

Coops are more cost effective than either owning your own home or renting: ACTION-Housing, Inc. in Pittsburgh reports a study comparing "...financial and management performance of 20 subsidized developments under cooperative ownership with 20 others owned by limited dividend (profit-making) corporations and a similar number owned by non-profit organizations. Monthly per unit cost of operations totaled \$103.65 for cooperatives compared to \$125.55 for non-profits and \$160.10 for limited dividends."³

Why do coops cost so much less?

The coop is not a profitmaking corporation: surpluses are returned to the property for maintenance and physical improvements or reduced payments.

Coops are maintained better by the tenants because they are also the owners: vandalism costs, turnover rates and litter problems are less, according to ACTION-Housing. A study of five housing projects in Illinois, Connecticut, Washington D.C., and Boston indicates that all of these advantages were realized after the units were converted from rental to cooperatively owned housing. One of the authors visited a coop community in Hometown, Illinois,



Clearview, an 18-unit apartment on Powderhorn Park's North edge. Photo by Ken Meter

“ . . . cooperative members would be protected from rising housing market (resale and refinancing) prices and free of the arbitrary control of the landlord.”

just outside of Chicago. The coop is comprised of 384 walk-up apartments that are in immaculate condition though they were built 20 years ago. Before conversion to cooperative ownership they were run down and had a very high turnover rate. Now the community is beautiful, stable, and has a waiting list that takes 3 years for your name to come up. Ten years ago when the community converted, the prite of joining the coop was \$90. Today it is \$120, and that is the monthly payment for members.

Cooperative members are subject to the same tax advantages as homeowners. They pay the same low property tax rate as a homeowner, and can deduct interest paid on mortgages from their individual income tax.

Coop ownership eliminates increasing costs of refinancing a home or apartment building each time it is sold: this way the community protects itself against private owners selling when they have improved their home or apartment building, thus pushing the price of housing up and up in a particular neighborhood. The coop as an organization never sells anything. It buys it and keeps it, to the financial advantage of the member. To insure that the coop as a whole

never decides to sell and convert back to rental property, the charter or articles should state that the coop must not be converted to anything other than a community coop.

Savings produced through coop management and ownership could be used as an internal subsidy to the coop: any surpluses from operations could be used to reduce monthly payments, or establish services for members like coop grocery stores or day care centers.

The coop would provide employment for its members by hiring residents for administration and maintenance: large rental projects in particular hire managers and administration from outside the community. This is an economic drain on rental property that would be eliminated in a coop.

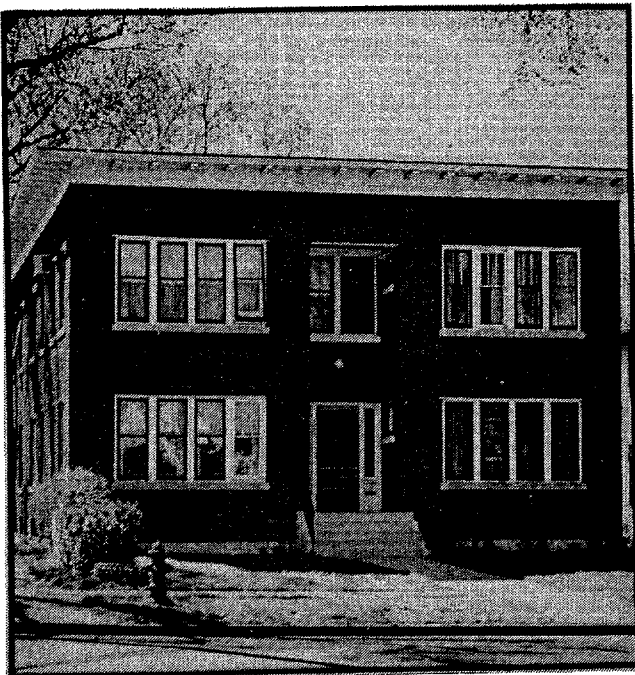
In the next issue we will discuss the steps necessary to form a coop, and some methods of financing coops. We need to understand the practical process of converting a building, a set of buildings, or a whole neighborhood into a cooperative community.

Information on tenancy, income etc. in the second and third paragraphs of this article was distilled from the Minneapolis Population and Housing Summary of the 1970 census.

1. Edward M. Kirshner and Eve Bach, "Low-to-Moderate Income Housing: A Proposal for Local Communities," Oakland, California: Community Ownership Organizing Project, December 20, 1973, revised, 3-10-74, pp. 4-5.

2. Ibid.

3. "Cooperative Conversion: A Strategy to Improve Subsidized Rental Housing," Pittsburgh, Pennsylvania: ACTION-Housing, Inc., January, 1975, p. 5. For further information on cooperative conversion, leasing coops, community sponsored new construction, rural non-farm housing, rehabilitation, and coop management, write TechniCo-op, In., 1010 Washington Blvd., Stamford, Conn. 06901.

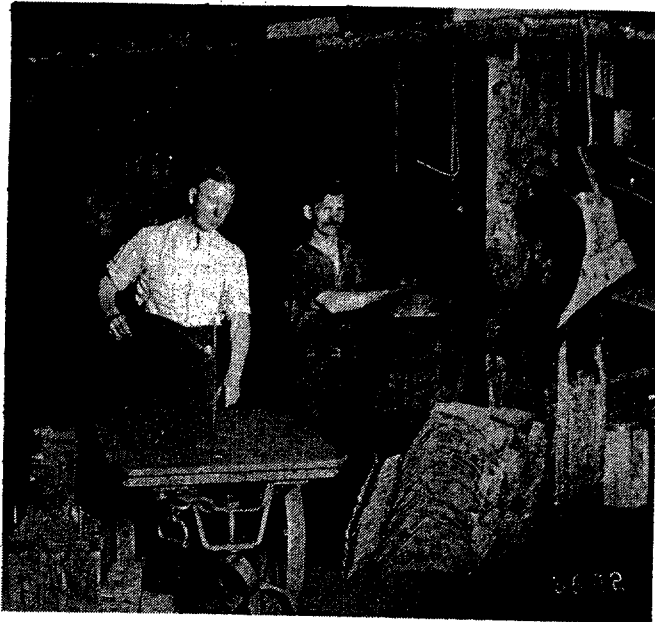


Coop apartment unit at 3652 Lyndale Avenue South. Photo by Ken Meter

Steve, active with the C-R Environmental Defense Fund and Lynn, active in Powderhorn Residents Group are pooling resources in an effort to develop coop conversion programs.

Businesses for Community

Using Profits for People



Mpls. Moline in 1920. Indiana-based firm closed in '72 displacing 2600 workers. HCHS.

by Tom Beer and Ann Norton
Singer John Pryne does a sad ballad of boyhood memories spent with his parents in western Kentucky. The land to which the boy, now a man, returns has been ravaged and lost. "Mr. Peabody's coal train has hauled it away."

Community Economic Decay

Like the land and the coal taken from the memory and people of that part of Kentucky, businesses and industry have also been taken from our own neighborhoods over the years. South Minneapolis, Cedar-Riverside and other areas of the city have suffered from the control of outside forces, the big business that "strips the land" and the people of employment and the control of their own communities. Other more subtle changes, the cost of basic goods and services and home mortgages or the leaving of small businesses--because profits decline or don't increase enough--also strip the neighborhoods.

Mr. Peabody's coal company in South Minneapolis may well have been White Motor Works, owner of the Minneapolis Moline plant when it closed its doors in 1972. At one time the Moline plant employed as many as 2600 workers. The wage paid to those people not only supported families but effected other service and commercial employment. Many South Minneapolis resi-



Community-based People's Clothes in '75, supported by Southside Community Enterprises. KM

dents had their livelihoods tied to Moline. It is now a vacant 60 acre field.

The Minneapolis southside (roughly the Model Cities area) is no stranger to economic calamity or business changes. That commercial services on the southside have been declining is not disputed. Between 1971 and 1974 only "adult" movie theatres and saunas increased in numbers in the area. Other services (recreation, food, repair) continued to exit or to change along Lake Street, Franklin Avenue and other business routes. Job producing enterprises and commercial services are essential for one another. Residents realize this as they point to both a lack of services and employment opportunities as reasons for leaving the community. Many other residents cannot afford or don't wish to leave. They would rather see rebuilding that emphasized jobs and basic services. Between 1963 and 1970 as well, a total of 15 industrial firms left the southside. With them went over 600 jobs and annual tax revenues to the city of \$27,000. While jobs, especially manufacturing jobs, continued to erode a parallel growth in publicly funded social service programs gave the southside its only recent "growth industry." Programs for the elderly, day care, employment training and other "soft" projects sprang from OEO, Model City and Concentrated

"Basically, you have to decide which side of the fence you're talking about: profits or people."

Employment. But the area continued its slide towards dependence. Model City, while operating a variety of needed programs, could not and the City of Minneapolis seemingly would not make a commitment to basic job producing economic development.

Losing More Ground

The decision to build a Target discount store on the old Moline site was one example. City officials claimed to have exhausted every effort to attract industry to the site. The land "had" to be made ready for use by commercial developers, so a letter of intent was signed with Target.

The fate dealt the Moline site by the city has been duplicated elsewhere. The Nicollet-Lake development district is one example. Earnings from Nicollet-Lake will go to private hands outside the southside, to investors and developers. Existing small business people around the corner may be squeezed out by the higher costs of the new development. Worst of all, the effect of employment will mock the very intention of the project. Lower paying service and retail jobs will result. Retail wage scales are substantially lower than industrial wages. In 1973 a weekly wage in a department store was around \$90, or slightly more than the maximum unemployment benefit. Weekly wages for light, electrical assembly work were around \$190. The point is not commercial versus industrial employment. The question is what needs exist to be met in a given area. The southside has one of the highest unemployment rates in the entire city. A \$90 a week job can hardly support one person. The need for family supporting incomes which only result from "employment intensive" development--industry and manufacturing--remain unmet in south Minneapolis.

A further example can be found in Cedar-Riverside. An older neighborhood situated near the University, Augsburg College and two major hospitals, it was a prime target for ambitious land speculators who proceeded to systematically buy up the residential and commercial property. Predictably, the area was slated for urban renewal and plans set for massive high rise maximum density development which the city and developer claimed would solve the housing and economic needs of Minneapolis. It was the residents of the

community, primarily low income, who realized that the only beneficiaries of the project would be the investors, the developers and the future residents, middle and high income persons who could afford to pay the exorbitant rents.

The reason that our neighborhoods become poor and seem to get poorer by the day stems from the very control of economic resources and decision making that residents lack and other interests--developers, banks and other for-profit enterprises--have.

Community Development Corporations

One response to this problem has been developed in other parts of the country and locally in South Minneapolis and Cedar-Riverside. This alternative to outside exploitation is called a Community Development Corporation, the basis of which is the belief that community representation in and control of the economic development process will result in greater ultimate benefits than a strategy which lacks such an orientation. It seems to make sense that opinions, concerns and talents of residents get incorporated when community policy is developed. The city council supported this view at least once recently when it endorsed legislation to create community councils in Minneapolis.

A CDC serves a variety of functions. Controlled by the residents themselves, it serves as the vehicle by which priority needs of the community--economic, social and political--are assessed. More importantly, it provides the solutions from within. Community owned and operated economic enterprises provide opportunities for employment, job training, skill improvement and income for residents. Profits generated by such endeavors remain within the community being used to provide the social services deemed necessary by the residents.

There are presently over 38 CDCs operating in poor communities throughout the country. Their economic activities range from large scale housing developments and industrial and manufacturing enterprises in larger cities like Chicago, New York and Philadelphia, to a blue jeans factory in Alabama or a sunflower seed processing plant in northern Minnesota. The profits from all these

"If SCE/Cedar-Riverside succeed, the residents—the people—will have won the right to determine the economic direction of their own communities."

enterprises remain within the respective communities supporting non-profit operations such as day care, health care and community educational facilities.

The CDC philosophy and the reason for their success was aptly summed up by Bernard Gifford, President of FIGHT in Rochester, New York when he spoke at a conference on CDCs. (Cambridge Institute Bulletin #2, June 1975)

"The Fight-On Corporation is wholly owned by the community organization. It's written into the by-laws that the profits generated by the businesses will be utilized building houses, hiring community organizers, things like that. There are no individuals who make private capital off Fight-On. It's got to be very clear in the beginning that money you get is community shared.

Basically, you have to decide which side of the fence you're talking about: profits or people. If your motivation is determined by material gain instead of human beings, then you're going to find yourself hung up in the same kind of situation that created these problems in the first place."

In Minneapolis, this approach has been adopted by residents in south Minneapolis and in Cedar-Riverside. In February of this year, nine residents were selected to the interim Board of Directors of the West Bank CDC (Cedar-Riverside). This very young CDC, recently incorporated, has plans for a community cooperative supermarket well underway. Within the past few weeks they have submitted for funding a development proposal emphasizing rehabilitation of existing housing, a priority repeatedly expressed by the residents. The interim Board's term expires at the end of this month, at which time the community will vote for the first official Board of Directors and for the control of their community.

The approach taken by Southside Community Enterprises (SCE) also reflects community concerns above private profit. As one CDC, Southside Community Enterprises is trying to recycle profits in its community by increasing ownership opportunities for residents and by emphasizing

job-intensive employment. Decisions to do this are made by the SCE board of directors, a resident group made up of neighbors and workers from the SCE service area. This policy body will soon hold its first election as well as make investment and loan decisions on the first batch of community enterprises. This later activity will consist of SCE funding, from a number of ventures, those which meet criteria selected by the corporation. Numbers of jobs effected, scale of wages paid, broad ownership opportunities, community service and other factors will be taken into account in making the decisions.

SCE and the West Bank CDC, Inc. are both small. Capital, the commodity which feels CDCs across the country is scarce and again, controlled by outside interests. Walking a tight rope of concerns, e.g., the community and those of institutions which control capital, will be the lot of SCE and West Bank CDC during their early years. Both CDCs hope to become lasting community institutions. The concerns of these CDCs are shared by community groups in other areas of the city. The programs suggested by the CDC approach could work on the Near North Side in North East or elsewhere. Many neighborhoods are concerned with unemployment or underemployment, dependency on large employers, the cost of basic goods and services, changes in the physical environment--in short, their local economic systems. The CDC is only one model of locally responsive development, specifically economic development. Others need exploring.

If SCE/Cedar-Riverside succeed, the residents--the people--will have won the right to determine the economic direction of their own communities. Until then, the southside and other areas of the city may see Mr. Peabody's coal train leave again, taking jobs, capital, and livelihood. To stop that kind of exodus will require broad scale efforts and strategies by communities voicing the case for their own control of decision making, be it economic, social or political.

Tom Beer and Ann Norton are board members for Southside Community Enterprises, and West Bank CDC respectively. Both have worked to free up State monies to help support CDC's in Minnesota.

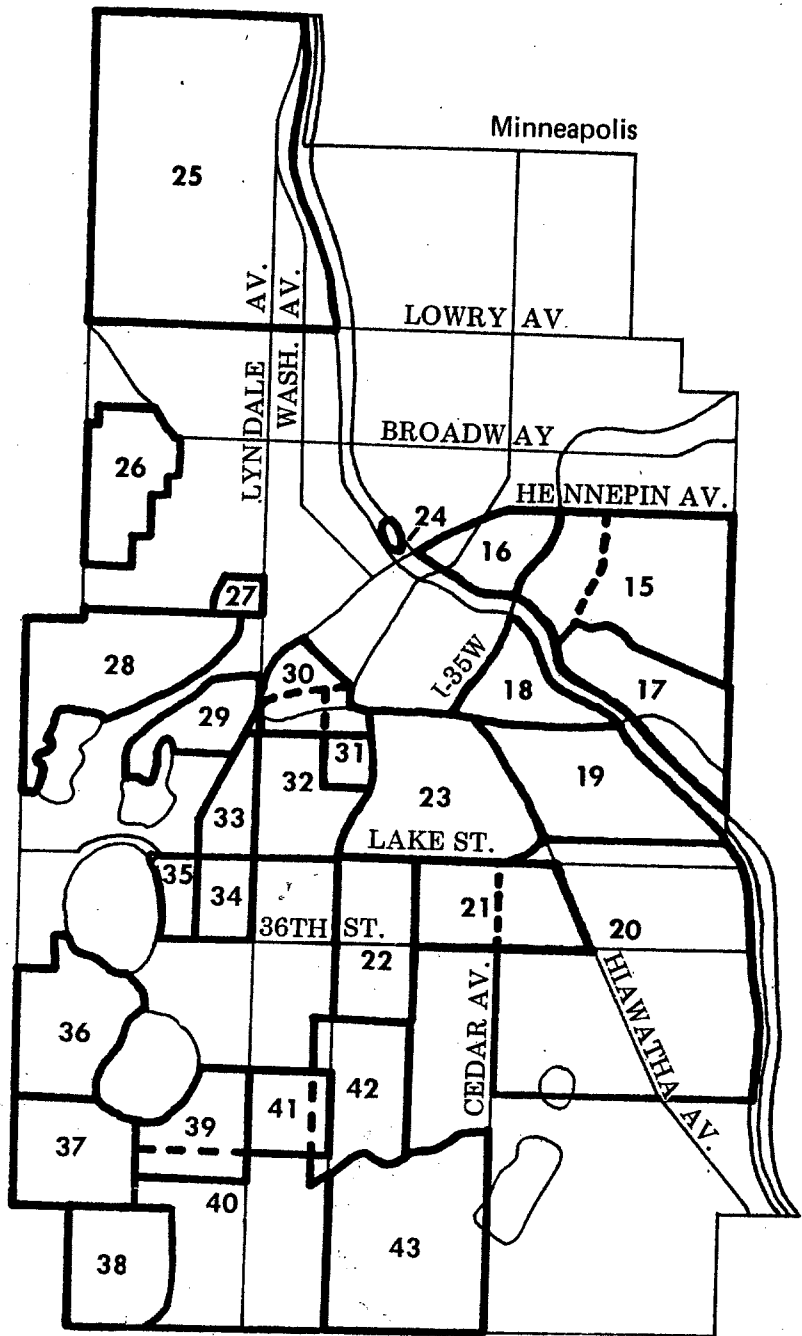
A Guide to the

PARADE OF NEIGHBORHOODS



SPONSORED BY: THE COUNCIL OF COMMUNITY COUNCILS, THE ASSOCIATION OF ST. PAUL COMMUNITIES,
AND THE CITIZEN'S LEAGUE. FOR MORE INFORMATION, TELEPHONE 338-0791.

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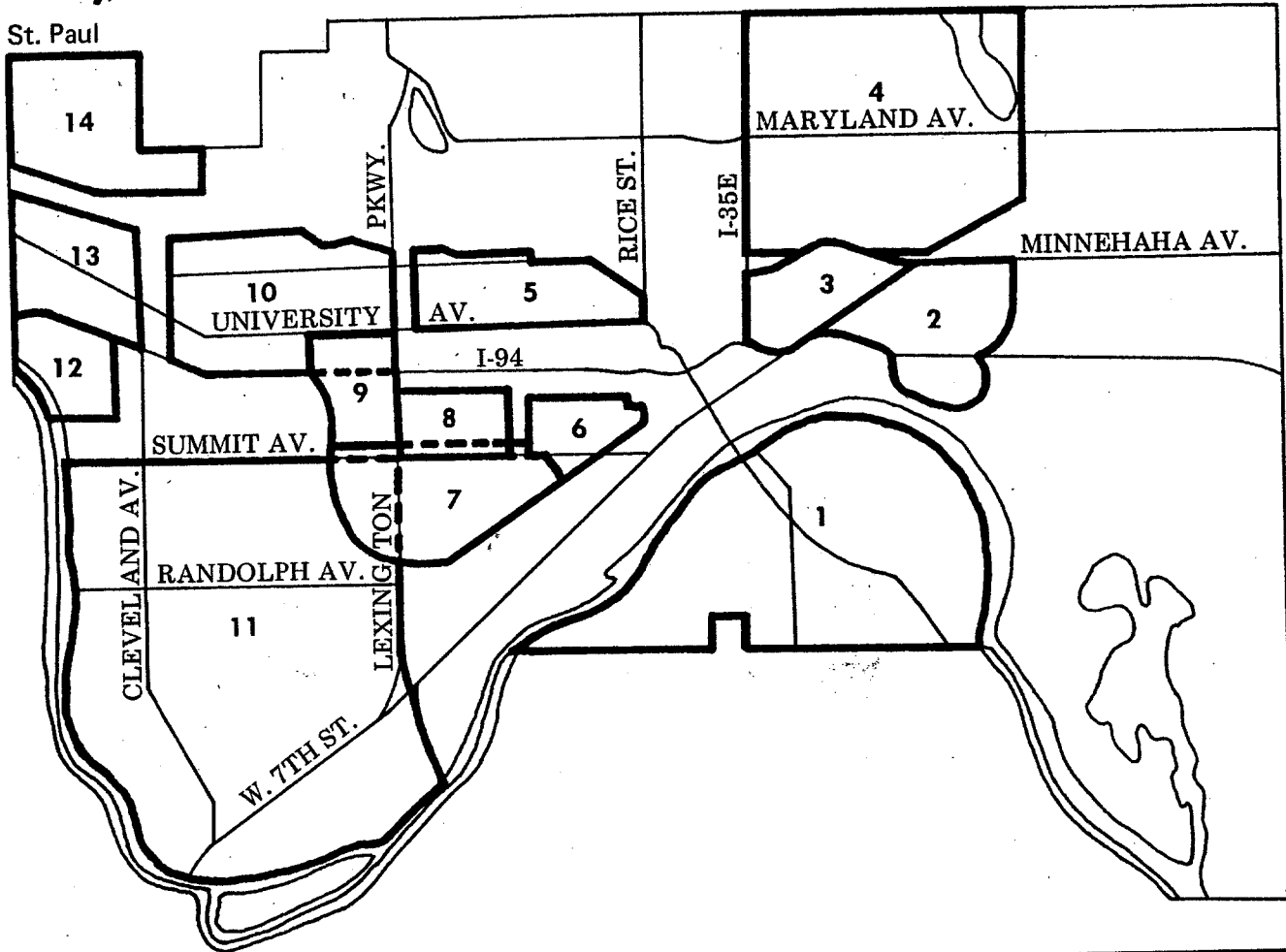


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Twin Cities Parade of Neighborhoods

Saturday, June 14, 1975 - 10am-6pm
Sunday, June 15, 1975 - Noon-6pm

St. Paul



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How To Use This Guide to the Parade of Neighborhoods

TO FIND THE NEIGHBORHOODS...

- Scan through the write-ups (pp. 20-61) to see which neighborhoods interest you.
- The Twin City map (pp. 17-18) will help you place the neighborhoods geographically.
- The Index (p. 64) lists all the neighborhoods alphabetically.

TO FIND THE CONTACT POINTS....

The Contact Point is the central point for all tours and activities on the Parade weekend. Local residents will be available at each Contact Point to provide information and to answer questions about their neighborhood.

Contact Points are marked on the maps with a black dot: ●

Specific street addresses are included in each neighborhood description.

THE MAPS....

show major thoroughfares, but most local streets were omitted because of space limitations. You may need to ask questions at the Contact Points to find all of the tour points indicated on the maps (by number).

Maps are different scales, because the neighborhoods vary so much in size. The scale is marked on each map, with the distance usually measured in miles:

(This sample marker is one-half mile end to end)



NEIGHBORHOOD BOUNDARIES....

are those given by the participants in each neighborhood. They do in some cases overlap with each other.

ALL NEIGHBORHOOD DESCRIPTIONS were written by a resident or group living in the participating neighborhood. Writers from each neighborhood chose how they wanted to present their material--through photos, words, or sketches. Common Ground staff edited only for clarity and space limitations. Graphic design was kept flexible to allow different neighborhoods to present themselves in different formats. Listings are arranged in rough order by geographic proximity. Clearly, the tour need not be taken in this order.

DRIVING is still the most convenient way to take the tour (although we recommend walking or biking if you don't intend to travel very far). You may want to pick up a Twin City map from a service station to help find your way.

TOURING BY BUS may be slow and will require long hikes from the nearest bus stops to the Contact Points. The only consolation we can offer is that we tried, but were unable, to arrange for charter buses running periodically between the Contact Points. For this year, you have to rely on the regular bus routes.

THE CHARTER BUS TOUR, "The City As It Really Is," is a fine tour of each city, but will not stop long enough to enable you to participate in neighborhood Parade events. Reservations for these bus tours should be made by June 10, Tuesday, by sending \$1.50 per ticket to:

Parade of Neighborhoods, 530 Syndicate Building, Minneapolis, Mn. 55402 (338-0791)

Separate tours of each city start at 11 a.m. and 3 p.m. Saturday and Sunday. Minneapolis tours originate at MTC garage, 31st and Nicollet. St. Paul tours originate from MTC garage at Snelling and I-94.

WE WELCOME YOUR COMMENTS....

We will be in our office the day after the Parade to receive your comments, criticisms, and suggestions. Call, write, or come in! (We are located at 2314 Elliot Avenue South, Minneapolis, Mn 55404 or can be reached at 871-3232.) If you help, we can make a better guide for next year's Parade of Neighborhoods.

West Side

The West Side has always been across the river, but it hasn't always been a part of St. Paul.

Sometimes referred to as St. Paul's "step-child" community, the West Side was adopted by the city in 1874. Since that time, many population changes have taken place. The flats, once known for its Jewish population, is now the home for local industry. Migration of Mexican Americans to the West Side has established the community as the area with the largest Chicano concentration in the state.

Census reports show that the West Side has 17,239 residents in over 6,000 residences. With its high minority population, school issues involving bi-lingual education, desegregation and "quality" education have embroiled West Siders. Residents have also been mobilizing at the legislature and at the school board for several years to get a new high school built to replace the inadequate Humboldt facility.

The school issues plus home rehabilitation, parks and open space and a proposed ski slope have combined to give birth and growth to West Side Citizens Organization (WSCO). Organized to give residents more control over their lives and more political clout, WSCO now has 325 individual members and 22 member groups.

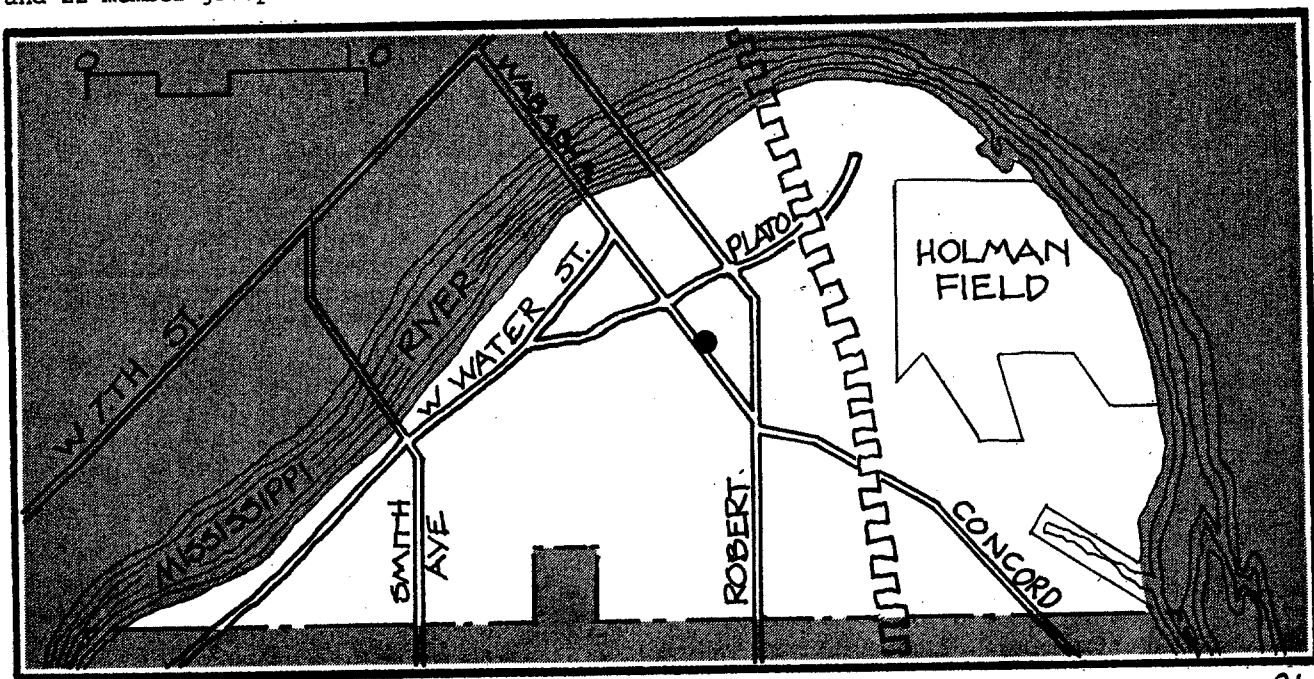
Other points of involvement for West Siders are Neighborhood House, the United Way Social Service Agency, West Side Voice, the area's community controlled newspaper, the Chicano Federation, a newly organized coalition of Chicano groups, Riverview Ecumenical Council and a host of other health, service and education related groups.

One West Side organization is conceptually unique in the whole country--Torre de San Miguel. A housing development named for and grouped around the old St. Michael's Church tower, Torre is a housing cooperative governed by its resident board.

Torre will be the focal point for the West Side's participation in the Parade of Neighborhoods. Sponsored by WSCO in cooperation with the Torre Board of Directors, the area will host an Arts Festival, an Ice Cream Social--West Side Style--Ethnic Food Fairs at the local restaurants and an Historical Homes Tour. Details on these events will be available at the contact point.

The West Side is a unique area of tradition and transition. It's got a lot to parade!

Contact Point: Torre de San Miguel
(Wabasha and Concord)

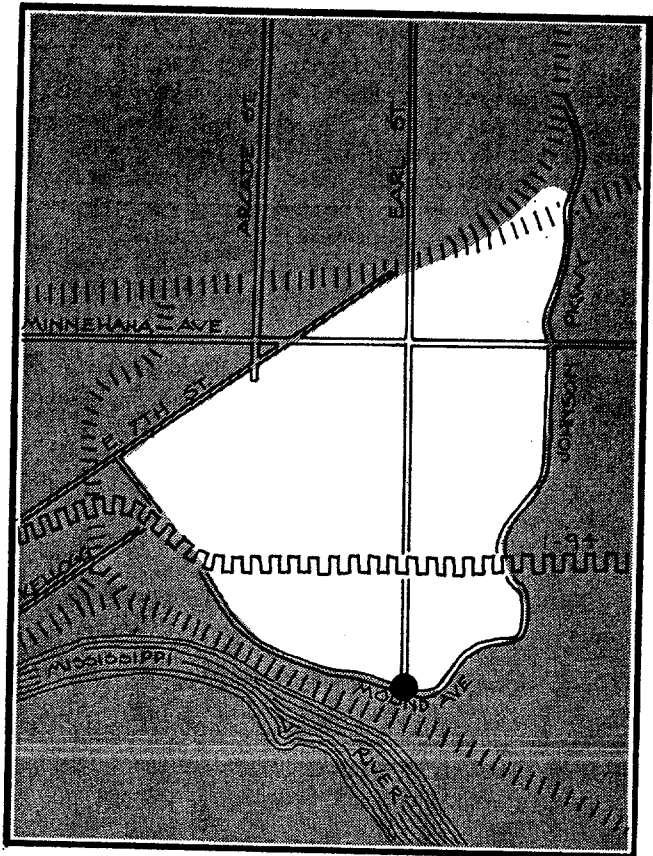


Dayton's Bluff

When St. Paul was a booming river port on the northern-most navigable part of the Mississippi River, an enterprising realtor, Lyman Dayton, built his home on the west ridge of a densely wooded bluff just east of the St. Paul business center and busy port area. Because of its proximity to "where the action is," settlers found this area, soon to be known as Dayton's Bluff, as an ideal place in which to live. In those days, the Bluff abounded in nature. Game, whether feathered or furred, was abundant. The Bluff was one huge park.

Much of this natural setting has been preserved on the south border of the bluff area and is known as Indian Mounds Park. Here, in the same glance, one can see the Indian burial mounds, a view of the river valley and the skyline of St. Paul. Picnic and recreation facilities are open to the public.

On the north boundary of the Bluff is



the industrial area housing such industrial giants as 3M, Whirlpool and Hamm's Brewery along with many other manufacturers and businesses.

The residents' homes for the most part are modest and well kept. The majority are owner-occupied. The community is served by grade, junior high and high schools. A doctors clinic and two hospitals are within the area along with other professional health services. Shopping is no problem since several centers are accessible to the community.

There is strong civic pride expressed by the residents of Dayton's Bluff. And when asked "why do you live here?" the unabashed reply is "we like it here."

Contact Point: Mounds Park Pavilion (Mound Boulevard and Earl Street). A community brochure will be distributed here for interested persons.

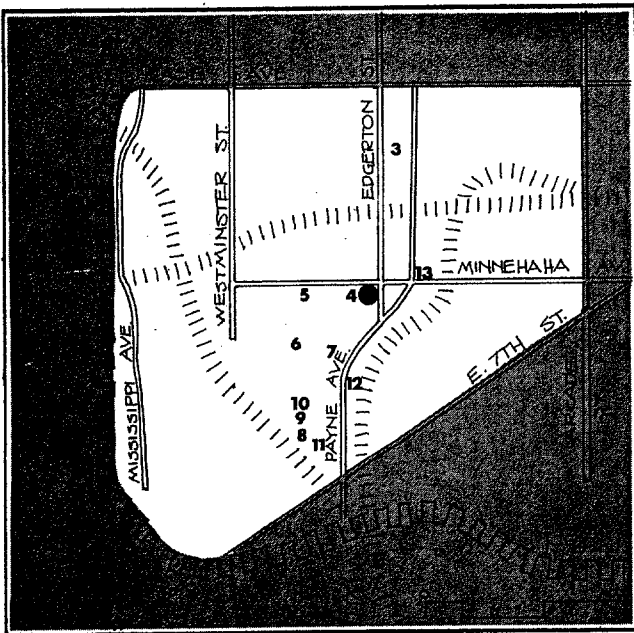
Payne-Minnehaha

"Railroad Island" is the term often used to describe the Payne-Minnehaha Area. The reason is the border of railroad tracks on the east, west and north sides.

This is an old neighborhood. Most of the land was settled by presidential grants dating back to the 1840's. During this time, Benjamin W. Brunson came here to plat the area. He built a home which still stands on the street that bears his name. About the same time, Samuel S. Eaton built a home on the same street. Both houses are being considered for the National Register of Historic Places.

The people are a working class--many immigrants from Italy, some from Mexico. A large number have lived here all their lives which accounts for the large number of senior citizens. Many families are living happy lives and make use of the recreational facilities at Lafayette and Wilder Playgrounds. Merrick Center, a United Way Agency, provides social services to the Greater East Side. Wilder Day Center provides child care for working parents. If the need for medical attention arises, there is the Wells Family Practice Clinic and Health Clinics at Merrick Center. St. Ambrose Church, an Italian-American parish, has helped maintain strong ethnic roots that offer a cohesiveness rarely seen in a neighborhood.

Many small businesses in the area have been handed down from father to son. Morelli and Kormann's Supermarkets and Geno and Yarusso's Restaurants are examples. The best known employer of many residents is Hamm's Brewery.



At present, residents under the leadership of the Payne-Minnehaha Community Council are working toward physically reviving and maintaining the stability of the neighborhood. Through the use of Community Development Revenue Sharing and the St. Paul Rehab Loan and Grant Program they hope to maintain a solid, primarily residential, area.

A project which involved many area residents is the making of Swede Hollow into a Nature Center. When it is completed in the fall, it will be transformed from a dumping area to a spot filled with flowers, grass and foot trails. A quiet spot in the middle of a noisy city.

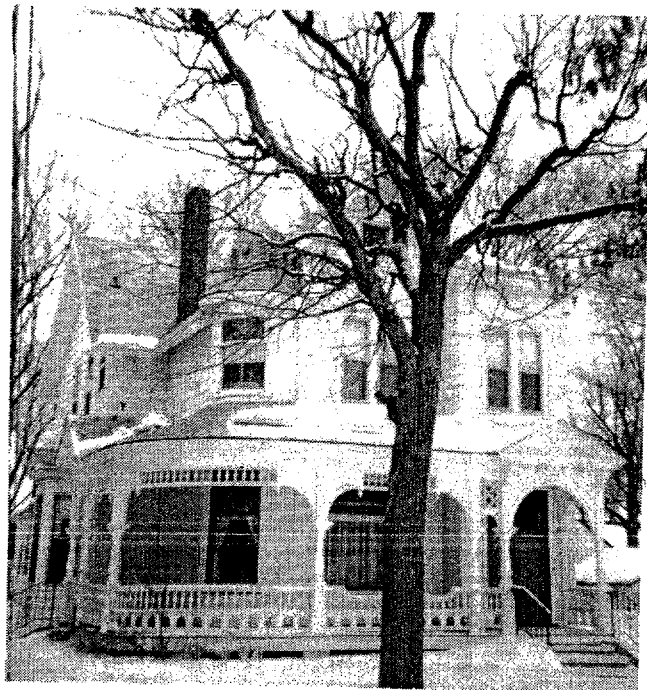
The land vacated for Highway 212 is still a concern to the Payne-Minnehaha Council. The area once contained houses. A proposal calls for using revenue sharing funds to provide low and moderate income housing.

It is difficult to find the time to just sit and visit with a neighbor. Payne-Minnehaha residents do get a chance several times a year at PMCC events: the Ice Cream Social, the Neighborhood Dance, at Hamm's Rathskeller in the Sky, and the Annual Festival. This year's Festival will be held in conjunction with the Parade of Neighborhoods, Saturday from 10 - 9 and Sunday from 12 - 6. There are also several Family Night Pot Luck Suppers. And one can expect the ladies to outdo themselves in preparing food--many dishes from old country recipes.

We hope you will enjoy your tour of our neighborhood as much as we enjoy living here.

Contact Point: Merrick Center (715 Edgerton). Here you will find: an information booth, entertainment, food and drinks, tour of the Center, historical display, PMCC volunteers for guided tours of the area, displays of arts and crafts, tours of historical houses and door prizes.

- (1) Wilder Playground
- (2) Wilder Day Care Center
- (3) Wells Family Clinic
- (4) Merrick Center (contact point)
- (5) St. Ambrose Church
- (6) Lafayette Playground
- (7) Highway 212 site
- (8) Brunson House (Kenny and Brunson, northwest corner)
- (9) Eaton House (between De Soto and Brunson)
- (10) Haas House (northeast corner of Hopkins and Brunson)
- (11) Fire Department
- (12) Swede Hollow
- (13) Hamm's Brewery



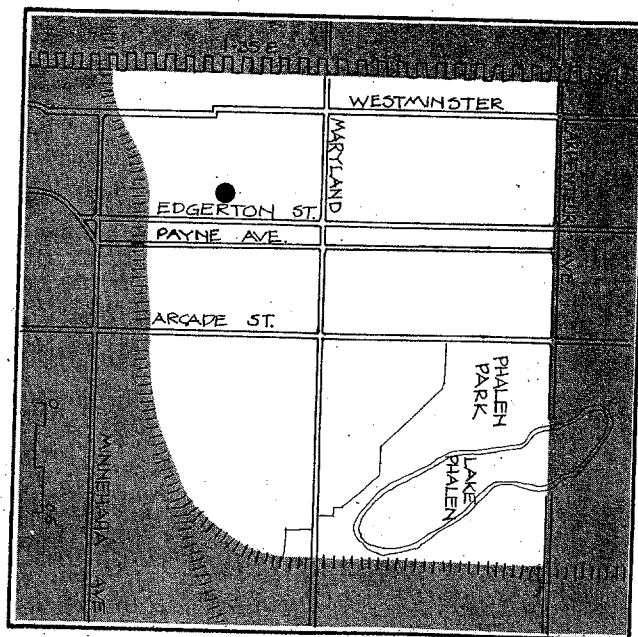
Phalen

We're located on St. Paul's East Side, just minutes from downtown--close to jobs, shopping, recreation, in the heart of the dynamic Twin Cities area. You'll find, however, that the Phalen Area has small-town qualities which are truly unique!

You'll find handsome, spacious homes, tree-lined boulevards, and plenty of room for a garden. Our varied architecture offers opportunities for creativity, too!

A healthy community is a community that gets involved--and Phalen Area is a good place to be.

Contact Point: Edgerton High Rise (Edgerton and Jenks). Maps showing a tour of the neighborhood will be available.



Thomas-Dale

Thomas Dale, better known as "Frogtown," was founded by German-Catholic immigrants who established homes in the northern part of St. Paul, in the swamps, which were then jestingly called "Froschburg" or "Frogtown."

One of the oldest parts of St. Paul, Frog-town has a fairly stable population. Through generation after generation, Frogtowners have stayed to enjoy the fruits of a "gemutlichkeit" found among friendly neighbors. The old folks have given way to sons and daughters who, in turn have gone into the suburbs to look and then come back to the neighborhood of their birth to stay.

In 1969, Thomas-Dale was designated an urban renewal area. A Project Area Committee (PAC), the Thomas-Dale Development Council, was set up to be the "voice of the community." The Thomas-Dale Development Council's office is now located at 537 North Dale Street.

Some of the outstanding accomplishments of the Council are the "Biff" Adams Ice Arena located at Minnehaha and Western, the Wilder Square Development located in the northwestern part of the community, and the Arundel-Mackubin development of single family homes.

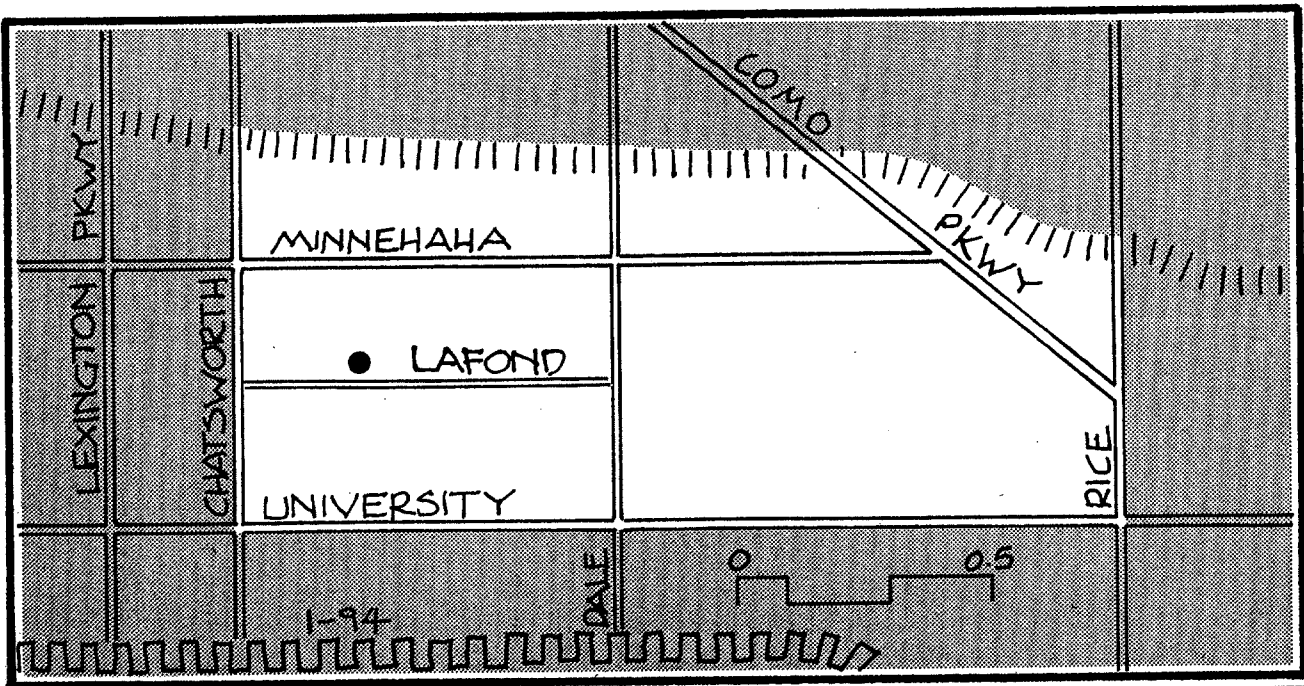
The Wilder Square Development is noteworthy as it is an atypical 236 (public housing) development featuring coop management. This is an experimental concept in

management and one of the first in the nation. The development consists of a hi-rise, 5 coop apartment buildings and 43 townhouses (2-3 bedrooms). As part of this development, a Community Center was built for the neighborhood--the Thomas-Dale Community Center located at 911 Lafond. This development is the result of four years of planning by the PAC group and the Wilder Foundation staff. This is also the first time the Foundation has been involved with construction of housing.

Arundel-Mackubin development is the result of four years of planning. This development called for the acquisition, relocation and demolition in a three-square block area bounded by Van Buren (north), Arundel (east), Thomas (south), and Mackubin (west). Single family homes have been built on much of the property in place of substandard homes on undersized lots. New homes are still being built as the entire development is not completed and is ongoing. As part of this development, project improvements (streets, curbs, gutters, lighting and trees) are being provided. This is a market-rate housing development.

The Thomas-Dale Development Council has many on-going activities and is active in advocating for community needs. For more information, please call 227-7029.

Contact Point: Thomas-Dale Community Center (911 Lafond)



Ramsey Hill

GIVE ME LIBERTY OR GIVE ME DEATH...Nathan Hale not only inspired the rebels for the republic, but he still stands in bronze at the little park where information will be distributed for the Ramsey Hill Area. His philosophy still lives in the hearts of people who believe in the roots of America. The people who are not afraid to exert muscle, time and effort to make quality life, rather than quantity life. Renovators and innovators have been working long hours into the night to preserve, restore, and enjoy the originals found here. It is with great pride and enthusiasm that people share the results of preservation. Grandma can still sweep the walk and talk with the neighbors if she wants to. All ages find a rich life experience in a full representation of the ages neighborhood. It is not patterned after sterile suburbia. It is a return to cooperative neighborhood spirit. The spirit of the past still lives among the giant trees and spacious homes. There is a base-rock feeling of permanence and homes here are individual with character of original design. This is "living where it's at," in Ramsey Hill.

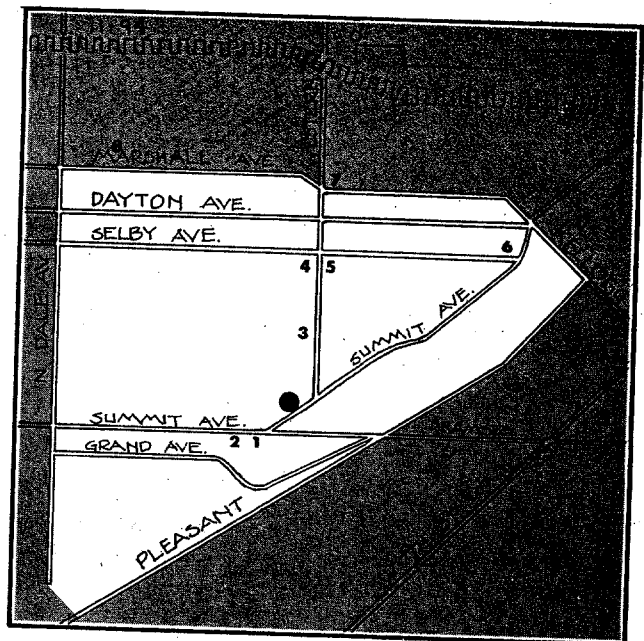
Contact Point: Nathan Hale Park (Summit and Western). Information available here about Ramsey Hill.

Points of Interest

- (1) University Club
- (2) Burbank-Livingston-Griggs House
- (3) Commodore Hotel
- (4) Blair House (former Angus Hotel)
- (5) Dacotah Building
- (6) Cathedral
- (7) Old St. Joseph's Academy
- (8) Martin Luther King Center

We believe that Ramsey Hill may well be one of the most uniquely intact historic neighborhoods in the entire nation. Though we are aptly labeled "inner city," and are not without our problems, Ramsey Hill residents have somehow been able to hold on to their history, preserve their greenery and enjoy their fresh air. Nor do we feel that the suburbs have any monopoly on good living. Where else can one be less than five minutes away from a Grand Avenue shopping spree, the nightlife of two landmark hotels, the religious experience of several churches or religious centers, the farm fresh vegetables and other natural foods of the Selby Co-op, the enjoyment of at least six active and passive parks, the intellectual stimulation of the Central Library or its convenient Bookmobile, the professional services of varied medical complexes, the high-pressure pulse of a major city--and still live in a building so historically unique, that there's probably not another like it in the area?

The secret is out for once and for all: Ramsey Hill is alive and well and living in St. Paul--yesterday, today and tomorrow!



Summit Hill

At the turn of the century, the heads of St. Paul's large mercantile businesses, the financiers and the prominent professionals, would climb into their carriages at the end of the day for the twenty-five minute trip home to what was then considered the closest suburb, Summit Hill. Today, a seven-minute car ride or a ten-minute bus ride delivers one to the same area which remains now, as it was then, one of the most desirable residential neighborhoods in St. Paul.

Summit Hill boasts of having been the home of many famous men. Frank Kellogg, co-author of the Kellogg-Brand Peace Pact, owned a house at 633 Fairmount. It still looks much as it did when Teddy Roosevelt and President Coolidge visited there (much to the delight of neighborhood children who would line up for handshakes). Probably the most celebrated resident was F. Scott Fitzgerald, whose daughter was born during the year he and his wife lived at 626 Goodrich. (Less well advertised is that the high-living Fitzgerald wrote to a friend during that stay here, "St. Paul is dull as hell.")

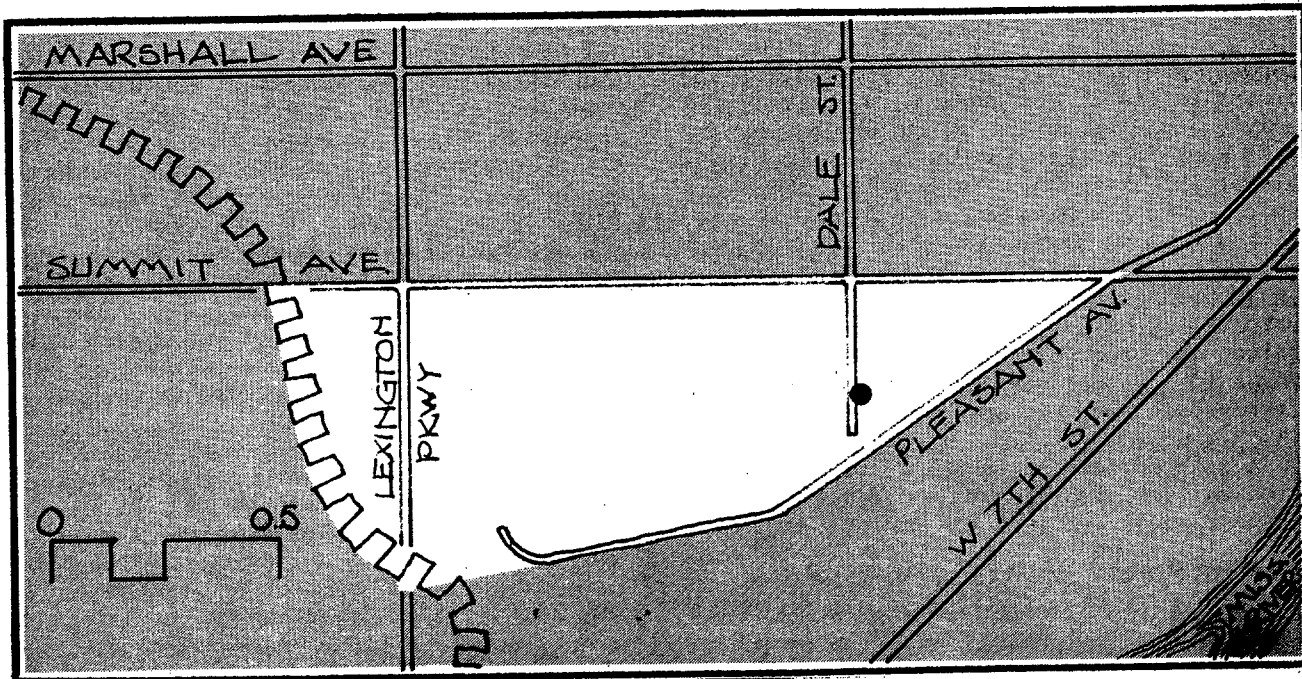
But it is the houses rather than the men who lived in them that lends character to the Summit Hill area. The ubiquitous house of the 1880's featured a conical-roofed tower freely combined with broad porches, pillared porticoes and classical capitals.

In the past decade, Summit Hill has experienced a new kind of vitality. As older residents have moved, their places have been taken by younger families, many of whom are newcomers to St. Paul. While diversity is a modern theme for the neighborhood, most of the current residents share an interest in preserving the ambience of the neighborhood. Significantly, a number of architects and urban planners have gravitated here. In increasing numbers, houses that had begun to show their age are sporting new coats of paint, often in those muted shades found mostly on houses in New England towns.

Even some of the older apartment houses on the perimeter of Summit Hill are taking on a new look. One was recently modernized and converted to a condominium, and the speed with which it was filled speaks well for such undertakings in the future. Grand Avenue, the one shopping street, is becoming a locus for interesting specialty shops.

The neighborhood organization, the Summit Hill Association, is increasingly active. It sponsors committees to facilitate preserving the character of the houses while ensuring positive changes in the neighborhood. Assuming only that you share these goals, the members of the Summit Hill Association bid you welcome to the neighborhood.

Contact Point: Information Center at Crocus Hill Park (Goodrich and Dale)



Portland Avenue

The Portland Avenue Association is actively strengthening a changing inner-city neighborhood located in the southwest quadrant of the Summit-University area of St. Paul.

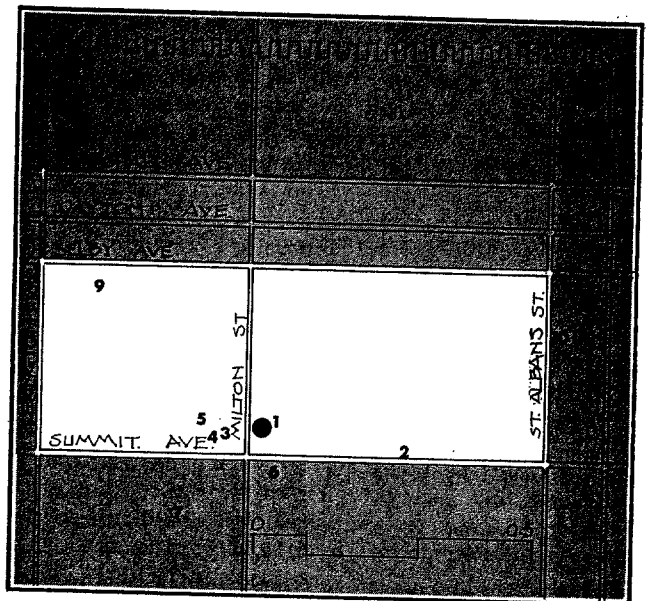
Large, old Victorian homes and majestic tree-lined streets make Portland a pleasant area. Revenue sharing money will aid a concentrated effort to halt present deterioration in a four block area.

The Association is establishing block groups to enable residents to work together solving local problems. Some blocks now meet monthly to eat together, socialize and discuss block issues. Such neighborhood cooperation has been found to be an effective deterrent to crime.

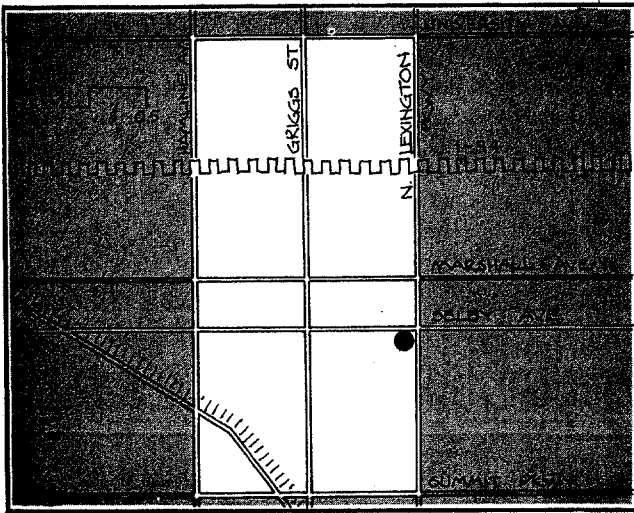
Bimonthly membership meetings provide information on city plans which will directly affect our neighborhood. An area clean-up and a rat control program have been initiated as programs for this spring and summer.

A walking tour of rehabilitated homes, some which will be for sale and open for inspection, is planned for Sunday, June 15.

Contact Point: St. Clement's Episcopal Church (Portland and Milton). Maps with the location of the homes on the tour will be available.



- (1) St. Clement's Episcopal Church
- (2) 797 Summit is House of Hope Presbyterian Church with one of the oldest congregations in St. Paul. It operates a nursery school and is in the process of completing a passive park on Portland and Grotto.
- (3) 929 Summit built in 1890 was the home of Dr. Alfred Wharton, a well-known early St. Paul physician.
- (4) 937 and 934 Summit are homes designed by Cass Gilbert, architect of the State Capitol.
- (5) 977 Portland Avenue was the home of Archbishop John Ireland, an early resident of the area, from 1890 until his death in 1918.
- (6) St. Paul's United Church of Christ, 900 Summit, sponsors a Senior Citizen's Center and a day care center for working parents.
- (7) Window-shop along Grand Avenue which features a variety of unique shops selling pottery, plants, imports, ice cream, antiques and works of art.
- (8) Oxford Playground at Oxford and Iglehart includes a new indoor swimming pool, baseball fields, a playground, and a gymnasium.
- (9) J.J. Hill is the new elementary school for this area located at Selby and Oxford.
- (10) Holcombe Park, a European-like square originally called Market Square is located at Laurel and St. Albans. Somewhat seedy today, we hope it will one day be revitalized.



Lexington-Hamline

Contact Point: LHCC office (1104 Selby)

The Lexington-Hamline Community is a unique and viable community because it brings people together...people young and old of different social, economic, racial and religious backgrounds. Its most distinguishing characteristics would undoubtedly be its gracious older homes and its residents. The fact that so many homes retain their original woodwork and leaded glass is evidence that the residents of Lexington-Hamline have always held their homes and their neighborhood in high regard. The Lexington-Hamline Community Council, which has become known in St. Paul for its energy and scope, is a major factor in the continued community spirit of its residents.

The reasons that people have for living in the Lexington-Hamline area seem to be as diverse as the types of people living here. Some are members of families whose parents and grandparents have lived here. Some live here because this is where they found just the perfect house to fit their life-style. And with construction costs hitting 40 to 50 thousand dollars for moderate bungalows in the suburbs, more and more families are finding that neighborhoods such as Lexington-Hamline offer more room than they had dreamed of for half the cost, not to mention the kind of detail and architectural variety which make these homes an expression of individuality and interest simply not available in a new home.

The Lexington-Hamline Community Council (LHCC) reflects the diversity of its residents, enabling involvement in a wide variety of areas including housing, education, recreation and communication. The monthly newsletter, the Eavesdropper, keeps resi-

dents informed of events affecting the neighborhood, actions through which they may help to determine the quality of life in their environment and opportunities to socialize with each other. Current projects include a cooperative home maintenance program (see the article in Common Ground No.4), participation in the St. Paul Rehab Loan and Grant Program (for which Lexington-Hamline has been designated as a priority area), structuring of the St. Paul Citizen Participation Program and the planning for the design of the Hague Playground which will be funded through Community Development Revenue Sharing monies.

Many of our residents are quite adamant about having chosen Lexington-Hamline instead of just following the crowds to the suburbs. And when you stop to think about things like heritage and tradition, huge comfortable homes reasonably priced, the proximity to downtown and public transportation, a diverse group of neighbors, and an equal diversity of opportunity for social, recreational and community involvement...why would anyone want to live anywhere else?

To help you get to know us and our neighborhood, Lexington-Hamline has planned these following activities for the Parade of Neighborhoods:

- (1) Open House at the LHCC office. The office is located in the Selby-Dunlap Building which will also be holding an Open House after redecorating. Other office spaces have just been rented to the Labor Education Advancement Program of the Urban League, the University of Minnesota for free extension classes available to area residents, and Migrants in Action (see article in this issue on page 6).
- (2) Schematic and architectural plans for the Hague Playground, Central High School remodeling and construction and the new Oxford Community Swimming Pool will be displayed at the LHCC office.
- (3) Agents from several realty companies who have homes for sale in the neighborhood will be on hand to show their homes to prospective buyers.
- (4) Residents will be making a special effort to spruce up their homes and yards and to be as visible as possible so that the guests to our neighborhood may stop and chat, have a cup of coffee on the front porch and generally find out first-hand why we feel this is a good place to live. We hope that all of you will feel free to park your car or ride over on the MTC and just stroll up and down our beautiful tree-lined streets.

Highland-Groveland-Macalester

An area with a contemporary look, but with roots in the past, describes the Highland, Groveland, Macalester area of St. Paul. Six families settled in the area in 1830, near the Ford Parkway Bridge, where you will begin your tour.

Three private colleges mark the boundaries of the area and set its tone--cultural opportunities within walking distance.

Homes range from large, luxurious residences to small, moderately priced ones. They're old and new, single family dwellings and apartment complexes. When homes north of Randolph were being built in the 1910's and 20's, the area south of Randolph remained in small farms and large estates. Development followed several decades later.

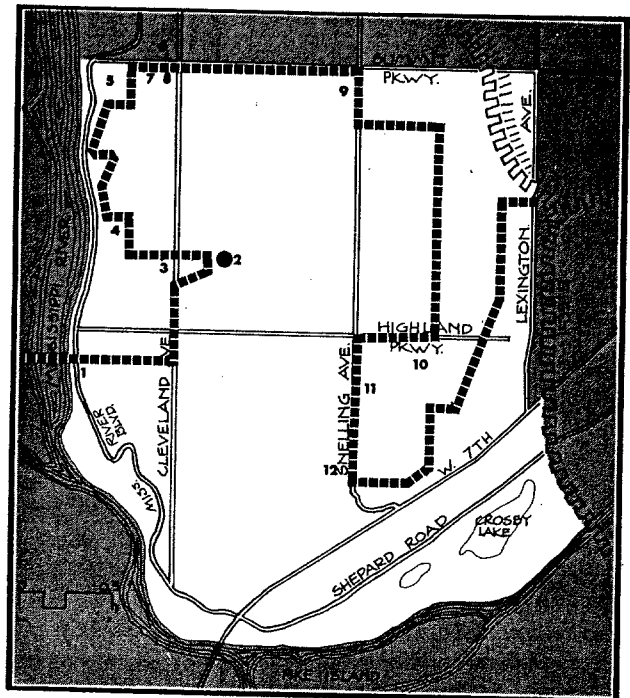
Within these boundaries there is a well defined shopping center, "Highland Village," and a street with specialty shops, Grand Avenue. Both feature festivals or art fairs during the year.

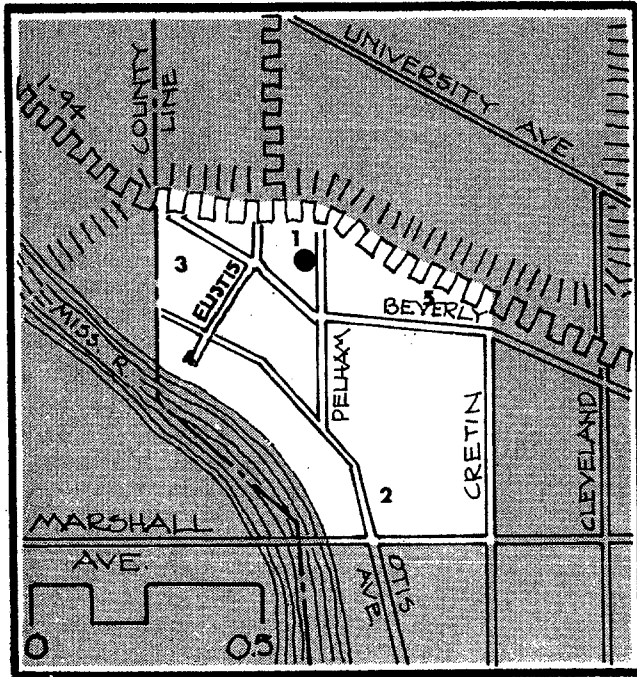
On the west you find biking, hiking trails all along the Mississippi River bluff. On the east is the 264-acre Highland Park with its two golf courses and an Olympic sized swimming pool slated for construction in 1976.

Contact Point: College of St. Catherine (Randolph and Cleveland Avenues)

FOLLOW THE TRAIL FROM THE OLD TO THE NEW IN HIGHLAND, GROVELAND, MACALESTER FROM AN 1850's SETTLER'S HOME TO THE LATEST CONSTRUCTION

- (1) Ford Motor Company (Ford Parkway and Mississippi River Boulevard)
- (2) College of St. Catherine (Randolph and Cleveland Avenues). Contact point: Enter the campus on the corner of Randolph and Cleveland, follow the road to the Dew Drop, an artificial lake on campus. Tours of O'Shaughnessy Auditorium may be available.
- (3) Early settler's home (2064 Randolph Avenue). Originally the home of Friedrich Knapheide, built in the 1850's and later extensively remodeled.
- (4) 1860's home (375 Mt. Curve Boulevard). Limestone house built by Frederich Spangenberg in the 1860's. Limestone cut from the banks of the Mississippi River and probably hauled up the path at the foot of Jefferson Avenue.
- (5) College of St. Thomas (Cleveland and Summit Avenues)
- (6) St. Paul Seminary (Mississippi River Boulevard and Summit Avenue)
- (7) William Mitchell College of Law (Summit and Cleveland Avenues)
- (8) Christ Child School for Exceptional Children (Summit and Cleveland Avenues)
- (9) Macalester College (Summit and Snelling Avenues). Tours of Fine Arts Building and Weyerhaeuser Chapel may be available. Check at St. Catherine's for information.
- (10) Highland Golf Course (Montreal from Snelling to Lexington Avenues)
- (11) Highland Water Tower. Highest point in area.
- (12) Highland Junior and Senior High School (Snelling and Edgcombe Avenues). On campus, see original Mattocks School, built around 1860.





Desnoyer Park

POINTS OF INTEREST

- (1) Desnoyer Park Recreation Center (former school). Contact Point.
- (2) Town and Country Golf Club
- (3) KEEY-AM and KEEY-FM (station and radio tower)
- (4) Longfellow Brick House (Eustis and Mississippi River Road)
- (5) Halfway House Site (Doane Avenue)

Desnoyer Park is one of the few neighborhoods named after its pioneer settler. Stephen Desnoyer came to what is now the Midway area in 1843, bought a tract of over 300 acres of land and built an inn which he named "Halfway House," so called because it was halfway between St. Anthony and St. Paul. The large elm tree that shaded the inn now marks the site near the intersection of Doane and St. Anthony Avenues. St. Anthony Road (Avenue) was the last stretch of the Red River Ox Cart Trail, the fur trade trail that began north of St. Cloud and followed the east side of the Mississippi River to the market in St. Paul. The Bois Brules (French traders) brought down their first cartloads of furs and pemmican in June, 1843, after a hazardous, two-month journey. Their last stop before they drove to St. Paul was Halfway House.

Desnoyer Park now numbers over 350 families. Included within its boundaries are Radio Station KEEY and The Town and Country Club which is one of the oldest golf courses in the country.

The Desnoyer Park Improvement Associa-

tion (DPIA) was organized by residents of the area over 40 years ago to work together for the purposes of mutual advantage. The activities planned for 1975 include planning a new recreation center as well as the usual parades, arts and crafts exhibits, civic programs and recreational activities.

Contact Point: Desnoyer Park Recreation Center (former school). Doane Avenue at Pelham Boulevard.

Program of Activities

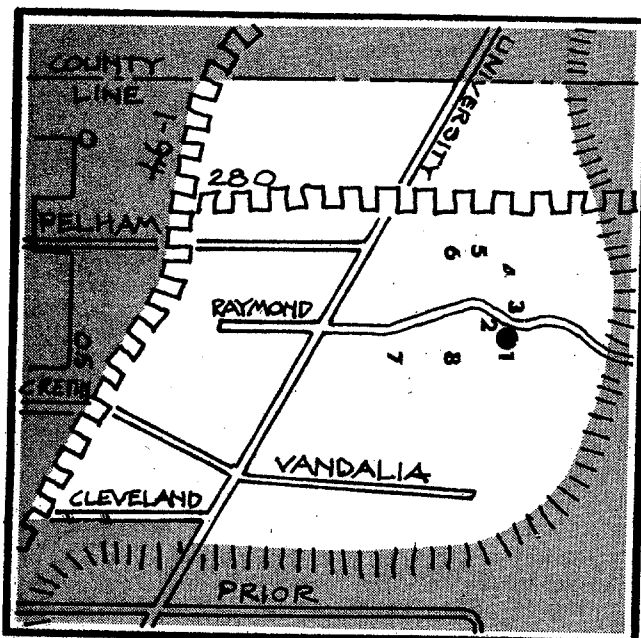
Saturday, June 14	Desnoyer Park
12 noon - 5 pm	Art Festival
Sunday, June 15	Desnoyer Park
12 noon	Children's Parade (starts at KEEY)
1:30 pm - 6pm	Games and Athletic Events--Picnic with Pioneer Stew

South St. Anthony Park

South St. Anthony Park, "The Little Gem of the Midway," lies at the western edge of St. Paul, surrounded by the bustling Midway industrial area. A small neighborhood, South St. Anthony's very existence was threatened in the 1960's by freeway construction and industrial expansion. But friends and neighbors joined together to fight for their homes, and in 1968, the St. Paul City Council approved a renewal plan that called for rehabilitation and redevelopment of the residential area.

Since that time, much has been achieved:

- many homes have been rehabilitated
- Hampden Square, a new family housing complex of 84 apartments and townhouses, opened last spring
- a hi-rise for the elderly is currently under construction
- former industrial land has been acquired for additional housing
- the South St. Anthony Park playground is being enlarged and will have a new recreation building constructed this fall



--almost all streets in the area will be resurfaced in the next two years, including new curbs, sidewalks, and street lights.

These changes have not all come easily. Many hours of volunteer effort have been put in by South St. Anthony Park residents. One of the most encouraging things about this neighborhood has been the joint effort by the older, long-time residents and the younger new residents.

Green Grass, a cooperative neighborhood grocery store, was started because many residents felt there was a need for another grocery store in the neighborhood. Some of the younger residents had experience with cooperative food stores and suggested that alternative as a way to fill the need. Money was raised entirely within the community, volunteers fixed up the building, and Green Grass Grocery became a reality.

Operation Bookstart, a six-week nursery school program, was established in 1970 by a group of mothers to combat the educational disparity between youngsters in South St. Anthony Park and other parts of the city. The initial funding was raised from area businesses. The program has benefited an average of 32 children each year since its inception.

Contact Point: South Saint Anthony Park Association office, 2380 Hampden (corner of Raymond and Hampden)

Points of Interest

- (1) South St. Anthony Park Association office
- (2) Green Grass Grocery
- (3) Green Grass Park
- (4) Environment for Learning (Montessori School)
- (5) St. Cecilia's Church
- (6) South St. Anthony Park Playground
- (7) Elderly hi-rise (under construction)
- (8) Hampden Square Housing Complex

Saint Anthony Park

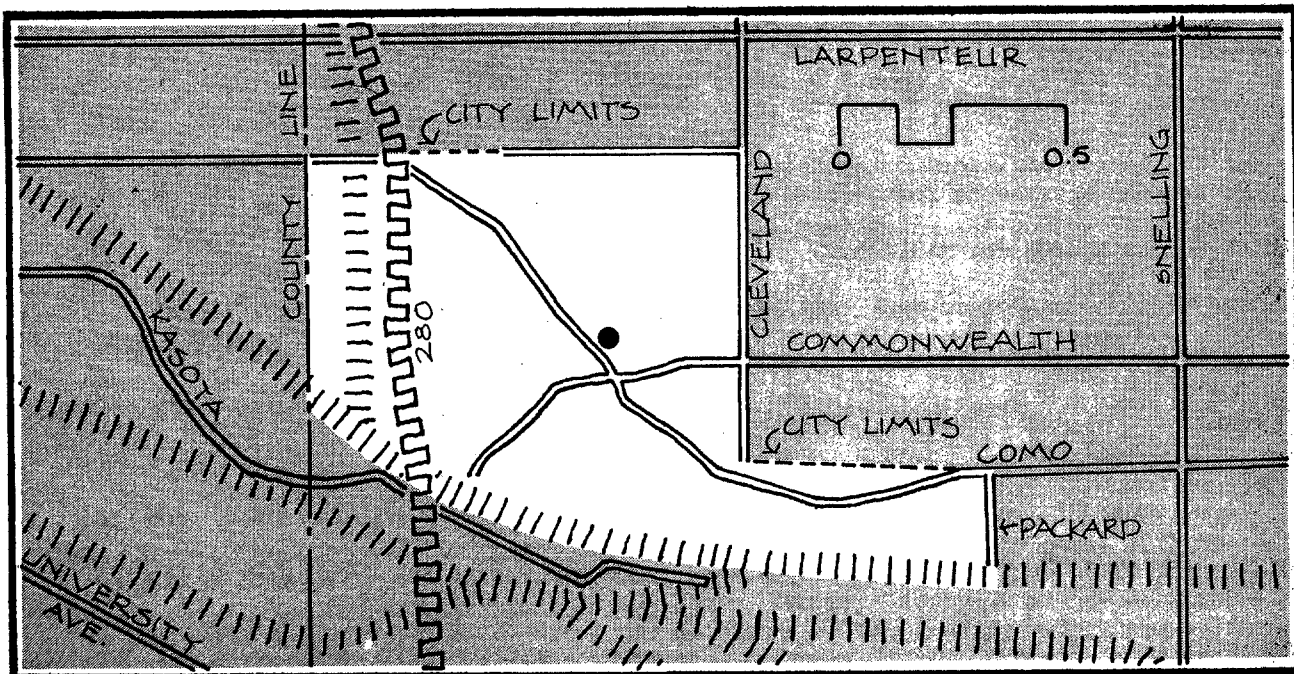
St. Anthony Park, located on the northwestern edge of St. Paul, is one of the older communities of the city. Its hilly topography and winding streets reflect the remnants of past glaciation. Originally the property of William R. Marshall, governor of Minnesota from 1866-1870, it was laid out as a "suburb of large country estates" by a nationally known architect, Horace W.S. Cleveland of Chicago.

A definite contribution to the development of St. Anthony Park was the establishment in the 1880's of the University of Minnesota School of Agriculture. This

brought staff, faculty and students to the area and contributed to the early pastoral quality of the neighborhood. Even today, residents comment on the elm-lined streets, rather spacious, well-kept yards and old homes as essential charms of the park.

There is a very definite business community along Como Avenue and good public transportation to both cities.

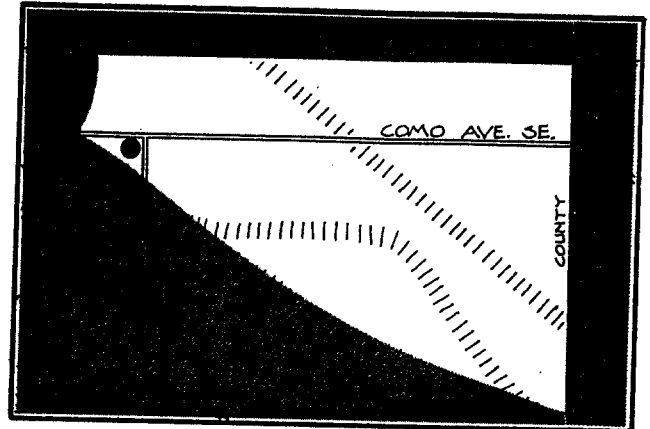
Contact Point: St. Anthony Park Branch Library (Carter and Como)



Como

The Como Neighborhood is the area of predominantly one-and-a-half and two-story style family homes located directly north of the University of Minnesota.

Historically, the Como neighborhood has been blessed with "easy access" and good transportation. Since Como Avenue (from which the neighborhood gets its name) was the main route between Minneapolis and St. Paul, it was serviced by the early horse-drawn trolley which started in 1875. Houses built along this route during the first quarter of the century were the homes of hard working, middle class families, many of whom were employed by the railroads, the university or nearby mills.



Fifty years later, the neighborhood is still a family neighborhood appealing to younger university families and retired couples especially as it is serviced by both the intercampus and MTC bus lines. Only biking distance away from the main campus of the University of Minnesota, it is a popular area for "energy conscious" and "economy minded" residents. Future plans will also place the Como neighborhood on the route of the first rapid transit system linking the two campuses in Minneapolis and St. Paul.

(1) In recent years, Como has become an increasingly desirable area in which to live, attracting many new families. It has been stabilized by one of the first successful Code Enforcement programs in the city of Minneapolis, up-dating homes and improving the street lighting, paving, and sidewalks in the area.

(2) Tuttle School, the neighborhood school since 1890, is now an integral part of Southeast Alternatives, offering the residents the latest in educational opportunities, including a high degree of parent and volunteer involvement in community education.

(3) Family participation in sports and community activities is encouraged by the new recreational facilities at Van Cleve Park, built three years ago by the Park Board with input and support of neighborhood groups such as Southeast Allsports, S.E. Como Improvement Association and neighborhood residents. One of the successful programs offered there annually is the "New Life For Your Old Home," a series designed to train homeowners in methods of home improvement.

(4) The latest addition to the neighborhood is a whole new block of two and three bedroom townhouses and apartments for married students and their families, built by the University of Minnesota this past year. It offers 279 units managed on a cooperative basis, with day care and community center for residents.

Contact Point: Van Cleve Park Recreation Center. (15th Avenue S.E. south of Como)

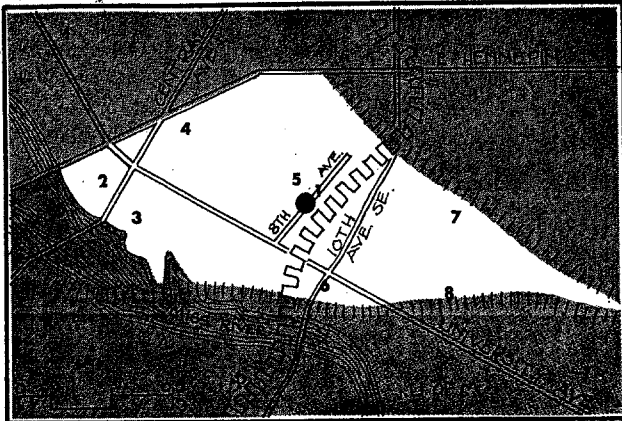
During the Parade you'll want to see:

- new streets and sidewalks, lighting and landscaped traffic diverters in the Code enforcement area
- Open House at Van Cleve Recreation Center
- Open House of two older homes recently renewed with the help of loan and grant money and "New Life For Your Old Home"
- Tuttle Playground--cooperatively planned and paid for by community residents
- New Como Married Student Housing
- Bikeways system in the Como neighborhood
- Stop in at the Van Cleve Recreation Center for a map and more information about events for the Parade.

University District

The oldest neighborhood in Minneapolis, in fact predating the city of Minneapolis, University District is the site of the town of St. Anthony located on the east side of the Mississippi adjacent to and just downstream from St. Anthony Falls.

Early homes of Minnesota governors, mill owners, University presidents and ordinary citizens have been mostly replaced by newer single family homes and 2-1/2 story apartments, but some of the early buildings still stand and will be featured in the Parade of Neighborhoods.



The University District's nearness to downtown and University opportunities attracts as residents a wide diversity of ages and life-styles--a diversity many residents claim as another reason for living there.

The feeling of "neighborhoodness" is fairly high considering several factors operating against it: the high percentage of transient residents which diminishes the number who can work on long term solutions, the absence (until last month) of any community newspaper and the slicing of the neighborhood in two by the I-35W canyon.

Despite these handicaps, the residents both singly and through their neighborhood group, the University District Improvement Association, are optimistic that their area can continue as an exciting mix of housing styles and people styles.

Contact Point: First Congregational Church (500 S.E. 8th Avenue--take 4th Street S.E. Exit 18 off of I-35W).

(1) First Congregational Church

Get maps and brochures!			Start Bike Tours here!
	FOOD	FUN	DISPLAYS
Learn about Southeast's:			
--arts	--easy access by bus, car		--mix of ages
--schools	--variety of housing styles		

(2) Historic St. Anthony

- Our Lady of Lourdes Church ("French church") Open House
- Site of Republican National convention of 1892
- First frame house in St. Anthony
- Old Pillsbury library
- New Labor Temple

(3) Old Main Street and Pillsbury "A" Mill

(4) Holmes renewal--Open House

- nation's smallest renewal area
- Manor Homes of Old St. Anthony (newest family homes in University District)
- Fish Enterprises--Campus Church Open House...also Minneapolis Dance Theater

(5) Historic home of General Horatio Van Cleve (Minnesota's only Civil War general)

(6) --University Courts--excellent example of early urban planning

- Historic Cutter (Gilfillan) residence
- Pillsbury courts (new faculty housing)

(7) Marcy Open School, part of Southeast Alternatives, innovative, parent-built playground

(8) World famous Dinkytown!

- Chateau Coop apartment building (Open House)
- Beautiful S.E. library (designed by R. Rapson, who designed Guthrie Theater)
- Marshall University Highschool
- site of famous bridge Crash of '75!

Prospect Park

Contact Point: Tower Hill (Malcolm and University)

Prospect Park is a physically attractive area with many trees, hills and winding streets laid out to follow the cow paths that existed when the area was farmland. The first settlers arrived in 1880 and many of the old, but well-kept, homes still standing were built during a "building boom" which resulted from a streetcar line built in 1886 along University Avenue. The neighborhood has remained a predominantly single family residential area ever since. Also included are a few low-rise apartments and the 180-unit Glendale homes (the first Federal public low-rent housing development to be built in Minneapolis).

One of the neighborhood's unique features is the mixture of its population and the variety of life-styles and interests that coexist. Income levels range from low to high, occupations, though mostly in the professional fields, are varied. The population is interracial and there is a range of ages with children, college students and senior citizens included.

The residents are known as activists and are involved in activities that range from local to national to neighborhood. Neighborhood groups include the Prospect Park and East River Road Improvement Association (founded in 1906), the Glendale Community Improvement Association and the Prospectors, a recreation planning council.

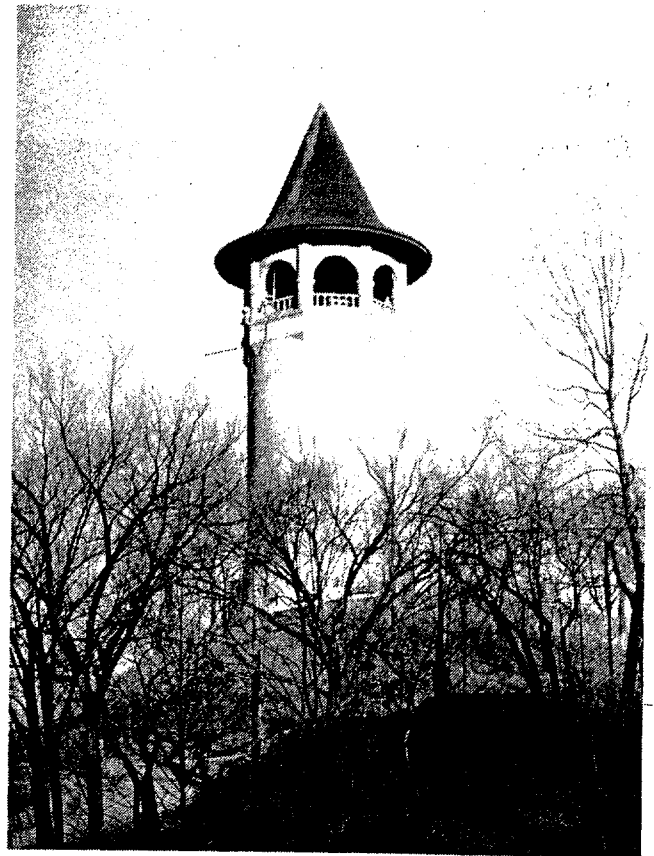
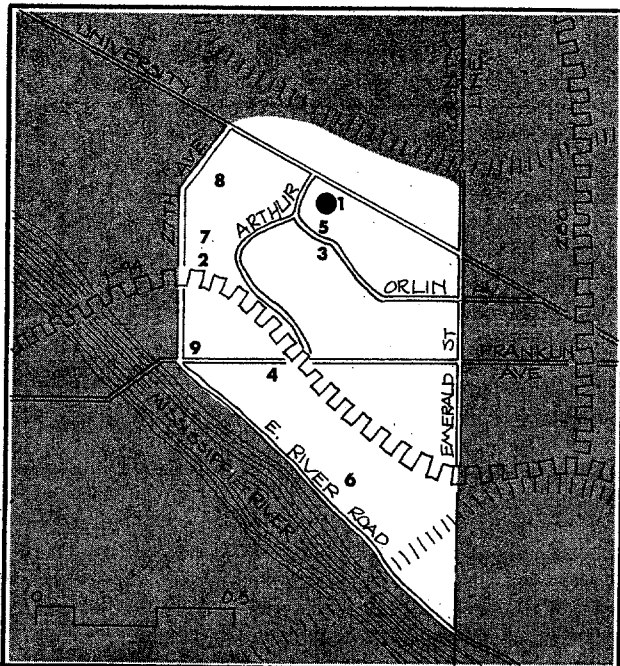


Photo by Nancy Conroy

Residents are organized and committed to continually working to improve the quality of the environment and livability of Prospect Park. A visit to this neighborhood will confirm the success of their efforts.

- (1) Tower Hill. TOWER WILL BE OPEN. Maps showing tour points available here.
- (2) Prospect Park
- (3) United Methodist Church. Orlin and Malcolm, across from Tower Hill. Founded in 1903. Maps will be distributed here in case of rain. Slides shown.
- (4) St. Francis Cabrini Church. 1500 Franklin S.E.
- (5) Pratt School. Orlin and Malcolm S.E. Alternative school. Continuous progress curriculum.
- (6) Free School. Motley School building.
- (7) Luxton Park House. Arthur and Williams. Award winning structure. Maps available. Arts and crafts exhibited.
- (8) Day Care Center. St. Mary's and St. Mary's Place S.E.
- (9) Landscaping and Gardens. Gardens in Glendale homes, planting in street triangles, various lawns and Franklin Bridgehead (Franklin and East River Road).
- (10) Houses of interest. Historical, architectural significance. Rehabilitation.

Cedar-Riverside

Cedar-Riverside is a community of many corners and concerns. Located on the West Bank of the Mississippi, encompassing a wide array of edifices including the University of Minnesota, Augsburg, St. Mary's and Fairview Hospitals, the neighborhood stirs with patrons of the many businesses, institutions, social services and cultural centers, as well as with active and community-conscious residents.

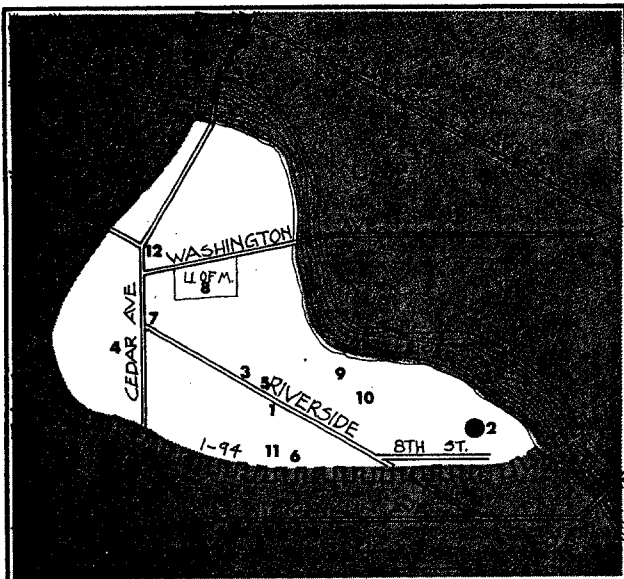
The rich history of the West Bank still lends character to the neighborhood, though it's been threatened by concrete and anonymity at every turn. It has been largely a working-class community, heavily populated with immigrants. In the 1860's, the inhabitants were mainly Irish and the area was called Murphy's Addition. Murphy's Square still remains and is the oldest park in Minneapolis. Toward the end of the century a large influx of Scandinavians and Czechoslovakians moved to Cedar-Riverside, many of whom squatted near the river's edge in an area called Bohemia Flats. It was about this time that Cedar Avenue received the nickname, "Snose Boulevard," from the snuff ("snus" in Swedish) users who, according to one long-time resident, strolled along the Avenue, ptyalizing. The Scandinavian influence has been strongly felt ever since and there are still many Czechoslovakian and Swedish residents in the neighborhood.

More recently, Cedar-Riverside has become known for its strong community awareness and organization. With the entrance of urban

renewal on the scene, the residents have coalesced behind a common cause--to protect their neighborhood, their homes, their parks and to have a voice in the planning of their community. The need for neighborhood organization has increased as the conflict between the developers and the residents has grown. The community feeling has strengthened through collective effort and that effort is at last beginning to be felt. A Community Development Corporation has been formed, a Tenants Union established and, through these coalitions and the perseverance of the people, there is no chance of passivity and a very good chance for a people-planned community.

On Sunday, June 15, during the Parade of Neighborhoods, several activities are planned on the West Bank. An information booth with maps and brochures will be set up at Riverside Park and there are plans for a picnic and entertainment. The People's Center will be open, as will some of the other social service agencies. The New Riverside Cafe, the Food Co-op, and the Drygoods/Hardware/Book Co-op will be open, too. There are plans, this same weekend, for a Buying Club/Co-op Conference to be held at Metro College in downtown Minneapolis. The workshops will focus on how to organize a buying club.

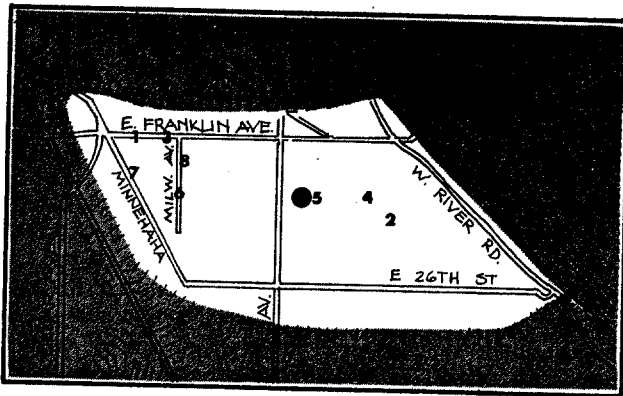
Other plans for the 15th include tours of Cedar Square West--the new town in town, possibly a whole foods pot-luck, and, hopefully, some wholesome West Bank revelry.



- (1) North Country Food Co-op
- (2) Riverside Park
- (3) Cedar-Riverside People's Center
- (4) Cedar Square West
- (5) North Country Dry Foods
- (6) Murphy's Square
- (7) New Riverside Cafe
- (8) University of Minnesota
- (9) Fairview Hospital
- (10) St. Mary's
- (11) Augsburg College
- (12) Seven Corners

Contact Point: Riverside Park (27th Avenue South and 8th Street South)

SUNDAY ONLY, JUNE 15



Seward

Contact Point: Matthews Center (East 24th Street and 29th Avenue South)

Because of its well-defined natural boundaries, the Seward neighborhood has a strong community consciousness. The Mississippi River to the east, the railroad tracks to the south and west and the freeway I-94 to the north, mark well the circumference of Seward. Isolated rather than sprawled, the Seward neighborhood possesses an intimate environment. Seward's small-town atmosphere, together with its proximity to the major institutions of the city such as the University and the Fairview-St. Mary hospital complex and the amenities provided by parks and access to mass transit offer a unique residential neighborhood.

The neighborhood is an old one (most of its houses were built in the late 19th and early 20th centuries), and its people share a sense of history. Many neighborhood landmarks such as Milwaukee Avenue, serve as the source of a colorful folklore. The residents also share a purposeful commitment to the future of their neighborhood. They actively participate in community affairs and have been involved with the substance and form of the Urban Renewal Project in Seward.

The eastern portion of Seward recently completed a successful rehabilitation program through urban renewal. The older section of the neighborhood, "Seward West," is currently experiencing the effects of urban renewal. The elected residents' association, the Seward West Project Area Committee (PAC) has initiated a large scale rehabilitation program, is assisting residents who want to build new homes or to homestead, and is implementing the rehabilitation and restoration of historic Milwaukee Avenue. Nearly completed is the PAC-sponsored Milwaukee Avenue Townhouse project. The twelve new townhouse units were designed to blend with area character. Financed through the Minnesota State Finance Agency, the 1890-style townhouses will provide low and moderate-income housing. Seward West possesses a strong neighborhood identity and its residents are attempting to maintain their community in spite of the disruptive force of urban renewal.

At the center of the neighborhood, the Seward School-Matthews Park complex is the focus of the community's recreational and educational activity. Completed in 1967, the enthusiasm and energy emanating from this facility is reminiscent of that aroused by the old "Billy King Fairs" that were held on that very spot 100 years ago. The Matthews Center provides a variety of services to the community. Structured activities for young and old, evening classes and social events are but a few of the Center's efforts to meet the needs of the community.

Altogether, the residents are committed to preserving the community feeling and small town atmosphere that is so strong in Seward.

- (1) Seward Community Cafe. 2129 East Franklin Avenue. Cooperative whole foods restaurant: sandwiches, soup, 25¢ beer.
- (2) Freewheel Cycle. 3336 East 25th Street. A non-profit bicycle coop: sales, parts, service.
- (3) Seward Community Coop. 2201 East Franklin Avenue. Non-profit whole foods grocery.
- (4) Seward Child Care Cooperative. 3200 East 24th Street. Neighborhood cooperative day-care center.
- (5) Matthews Center (at Seward School). East 24th Street and 29th Avenue South. Country Fair, Sunday 1-9. Headquarters for tour information both Saturday and Sunday. 721-6691.
- (6) Milwaukee Avenue Townhouses. Corner of 24th Street and Milwaukee and 23rd Avenues. Twelve newly completed 2-bedroom townhouse units. Designed to blend with 1890-style design of historic Milwaukee Avenue.
- (7) Senior Citizens' medium-rise. 2121 Minnehaha. Building completed January 1975.
- (8) Milwaukee Avenue. Between 22nd and 23rd Avenues running north and south between East Franklin Avenue and East 24th Street. The street and its 1880-vintage houses were added to the National Register of Historic Sites in the spring of 1974. The houses will be rehabilitated through a phased redevelopment process.

Longfellow

The Longfellow Residents and Property Owners Organization, Inc. (LARPO) is a community organization encompassing many sub-neighborhoods. All have a definite common interest in the 27th and Lake Community Service Area which includes a post office, a police station, library and many thriving commercial establishments.

The name Longfellow was chosen because the major portion of the area served by LARPO is known as the Longfellow Community (City Planning designation). The area is one of lower density, characterized by single family homes, and small apartment units.

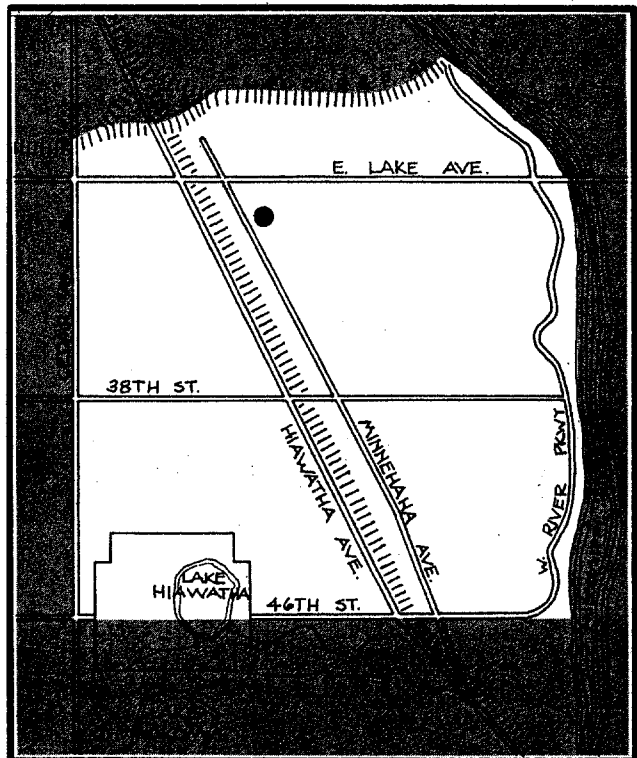
Various educational institutions are based in the area. Brown Institute, Northwest Institute of Medical Lab Techniques, Elkins Institute, Minnehaha Academy, Michael Dowling, Northwest Electronics Institute and Robinson's Beauty School make Longfellow a center for vocational training. Primary and secondary schools include Cooper, Longfellow, St. Albert the Great, Sanford and South High. Because of all of these institutions and because of the close proximity to the University of Minnesota, education is a significant influence on the life of the community.

The major resource of this area is its people. People who, whether they live in big homes, in small homes, or in apartments, are concerned about their community. People who asked that Brackett Park be improved via petition, even though it meant increasing their taxes. Another example of concerned people is Operation Brotherhood started by Tom McDonald as an effort to match people who needed help with people who could help without a lot of red tape. It now has gained world-wide attention.

Contact Point: Holy Trinity Church
(28th Avenue and 31st Street)

Walking tours of new constructions sites around 27th and Lake will start at Holy Trinity. These include the new East Lake Library site, housing for the elderly, and the new Target store and Shopping Center development.

For those who have more time, opportunities to hike and bike along the beautiful river gorge area will be available. Come to Holy Trinity for more information.



Powderhorn

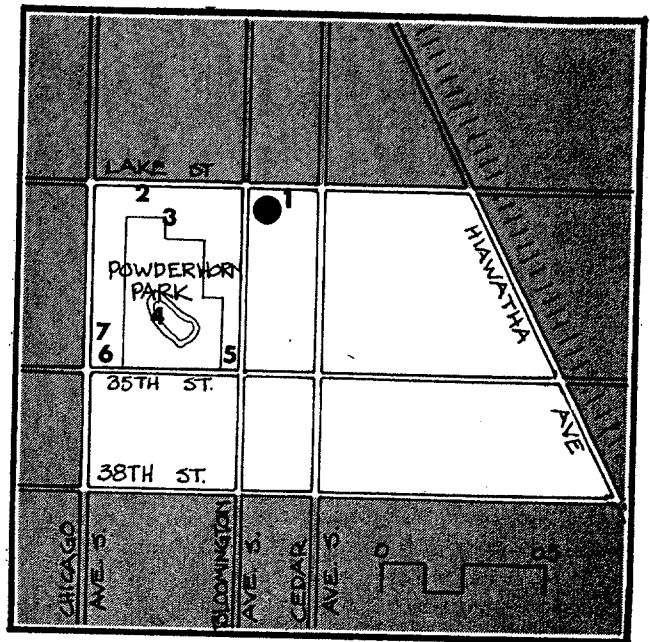
Powderhorn residents are working to rebuild their own neighborhood.

The flight to the suburbs and absentee landlords have taken their toll on the housing stock--today only 15% of us own our own homes. Many of us are actively struggling to keep more homes from being torn down, and to begin cooperative ownership of existing residences.

In the last few years, there's been a change in the neighborhood: new life, new energy. Young people are buying homes. Families are moving in, eager to rehabilitate older homes. People are willing to make an investment in a community where there is still the opportunity to participate in politics and the future while working on the preservation of that which is worthwhile from the past.

There is another dimension to the new life of the Powderhorn neighborhood. That dimension is the presence of not a few highly creative and talented individual artists and performing groups. In the fifties if you wanted to see "art," you went to the Walker Art Center, the Institute of Art, the Minneapolis Symphony Orchestra. You had to go outside the neighborhood; there was no alternative.

But now in 1975 there are at least five theatre companies working and/or living in the neighborhood. Walker Church and Community Center, built in 1909 and located at the corner of 31st Street and 16th Avenue, is the focus of many of the art activities in South Minneapolis. In the last five years the building has provided office, rehearsal or performing space for many of the groups that are now members of the Southside Neighborhood Arts Council (SNAC), a coalition of independent arts organizations including Alive & Trucking Theatre, Powderhorn Puppet Theatre, Circle of the Witch Theatre, The Palace Theatre, Choreogram Dance and the Walker Arts & Crafts Program.



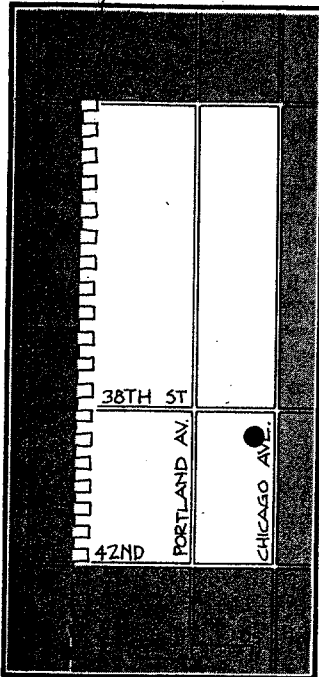
On June 14 and 15 Walker Church and SNAC will sponsor a two-day Art Festival featuring an outdoor exhibit and sale of arts and crafts, theatre, music, dance and puppet shows for children and adults. It will be a joyful celebration of the commitment of these artists to stay in the neighborhood, to live here and work here.

Contact Point: Walker Church and Community Center (31st Street and 16th Avenue)

Visit these important neighborhood sites (except for Walker Church, no formal events are planned at these places).

- (1) Walker Church and Community Center
- (2) Powderhorn residents recently prevented rezoning that would have permitted high rises here on the north end of the park.
- (3) Clearview cooperative is an apartment building owned by all the tenants.
- (4) Powderhorn Park is the focus for several activities year round. Fireworks on the 4th of July are the only free display left in the metro area--the celebration is entirely paid for and organized by PAC.
- (5) Powderhorn Food Community, est. 1972, is run entirely by neighborhood volunteers.
- (6) Large old homes surround an old street railway stop at 35th and Chicago where the neighborhood was born.
- (7) Mann Parent Center is the focus for residents' involvement in our schools.

Bryant-Central



Bryant-Central Neighborhood moved from a World War I community of alien residents, Greek fruit shops, German butchereries and Jewish clothing stores to an "average" middle class neighborhood of Scandanavian ancestry during World War II. Today it is racially integrated with a population near 12,000. Approximately 38% are Black. In fact, Bryant is the only neighborhood in the Powderhorn Community that finds whites in the minority.

The neighborhood's people are youthful when compared to city averages. Unfortunately, this relatively youthful population is beset with problems of crime, hunger and poverty. Citizen Block Watch and Whistle Stop programs have attempted to deal with the area's high rate of juvenile delinquency. Sabathani Community Center witnesses the overwhelming increased demand for emergency food from its food shelves and statistics tell us that income levels are low.

The picture is not all bleak. Model City programs were introduced to the neighborhood in 1969 with the key concept of "maximum feasible resident participation." The consequent establishment of social service agencies, child care facilities and recreational programs indicate that the community people are responsive to the individual and social needs of their neighborhood. Progress has been slow, the future is uncertain, but determination is making for success. Here are a few examples of accomplishments:

Afro-American Cultural Arts Center is giving sanctuary and exposure to the arts of the Black American. Special exhibits and a variety of class offerings focus on strengthening Black identity.

Model City Communications Center provides weekly job information sheets, operates a Community Information and Referral program and was the publisher of The Paper.

Parent Center offers adult education, a Summer Youth Recreation Program, legal counseling and much more.

Model City Dial-a-Ride is a home pick-up transportation service.

Southside Services for Retarded Citizens works in a variety of ways with the retarded and their families. Recreation, counseling and fine arts are part of their services.

Other positives for the Bryant-Central neighborhood include Pillsbury House, Sabathini Community Center, the new Laura Ingalls Wilder School (scheduled to open this fall), Hosmer Community Library (which offers homebound service to shut-ins), U-Meet-Us (a senior citizen center for assistance and fun for those over 65), Onashanobe Wakegan (chemical dependency programs for Native Americans), the Southside Community Clinic and the South-Central Interagency Council (which comprise a group of community agencies, churches and schools who work for improved communication for the betterment of the entire neighborhood).

Contact Points: Phelps Park (39th Street and Chicago Avenue) and Afro-American Cultural Arts Center (24 East 31st Street)

The Parade of Neighborhoods idea has resulted in something other than a parade for the Bryant-Central neighborhood. The area will hold a Neighborhood Fair for the entire weekend.

Come to Phelps Park for art displays by local artists. Resource booths, open poetry reading, musical entertainment, puppet shows, games and prizes, food and more. Programs and maps will be available.

Join us at the Afro-American Cultural Arts Center for tours of the Center and African folktale puppet shows co-sponsored by the Hosmer Community Library.

Phillips

Phillips has the distinction of being one of the oldest neighborhoods in Minneapolis. It developed independently of the downtown area when railyard workers built homes in eastern Phillips close to their jobs. It wasn't until several years later that development spreading out from downtown reached the early Phillips homes with the construction of huge mansions on Park Avenue.

Its early beginnings have resulted in Phillips being a unique place to live. The workers built their solid old homes so closely together that today, as then, Phillips people know their neighbors. The familiarity is exemplified in our strong and active community organizations. We have our 13-year old Phillips Neighborhood Improvement Association which is a group of neighbors working together to protect and enhance the residential character of our neighborhood. Residents have also formed the Stewart Field Activities Council to provide athletic programs for neighborhood youth. After four years of hard work, members have built the

largest recreational program in the city. The Phillips Area Inter-Agency Council is a group of social service people who have formed a professional organization to coordinate social services and develop neighborhood improvement projects.

Our older homes are lower in cost to rent and own than those in many other parts of the Twin Cities. This has attracted a variety of ethnic groups and lifestyles to Phillips. The rich diversity of our community life is reflected in many special interest organizations like the Native American Center, the American Swedish Institute, the Ebenezer Society residences, Pillsbury-Waite Cultural Arts Center and Mill City co-operative food store.

Take a tour through Phillips and see the great variety of people, places and homes of which we are so proud. It doesn't matter where you're coming from, we're close by. The old railroaders knew where the center of the Cities was at.

Contact Point: The Native American Center (Bloomington and Franklin Avenues)

(1) The Native American Center at Bloomington and Franklin. Contact point. A recent, unique addition to our community. See Indian culture in a natural-like setting and get free medical tests at the Health Fair sponsored by Community Health Inc.

(2) Visit South High Housing and see how a cluster development with large open spaces creates a park-like atmosphere in the midst of the city. Special activities are scheduled for the Community Center during this weekend.

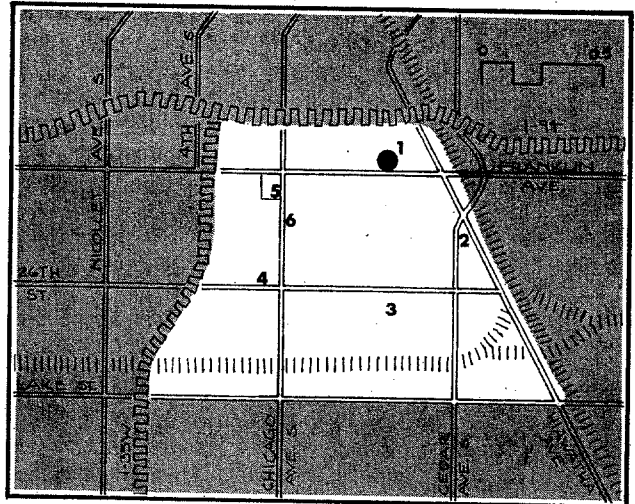
(3) Project for Pride in Living Model Rehabilitation Home at 2711 Bloomington will be open. See what can be done with an older home. Price tags are displayed.

(4) Pillsbury-Waite Cultural Arts Center, our neighborhood arts center at 724 East 26th Street. See theatre and arts exhibits during Parade Weekend.

(5) On June, 15, 1975, the Peavey Park Community Association will dedicate the building of two tot lots in Peavey Park. These lots are the culmination of more than a year's work for the PPCA which obtained a commitment of \$20,000 from the Park Board for these

lots. We hope that each of you can stop by the park, meet the members of the Association and also see the work that we are doing in the neighborhood surrounding the Park. Our projects include beautification, renovation of homes, and improved security for our residents of our Senior Citizen High Rise.

(6) Free bus tours of the neighborhood will begin at Our Savior's Church at 24th and Chicago. Check contact point for times.

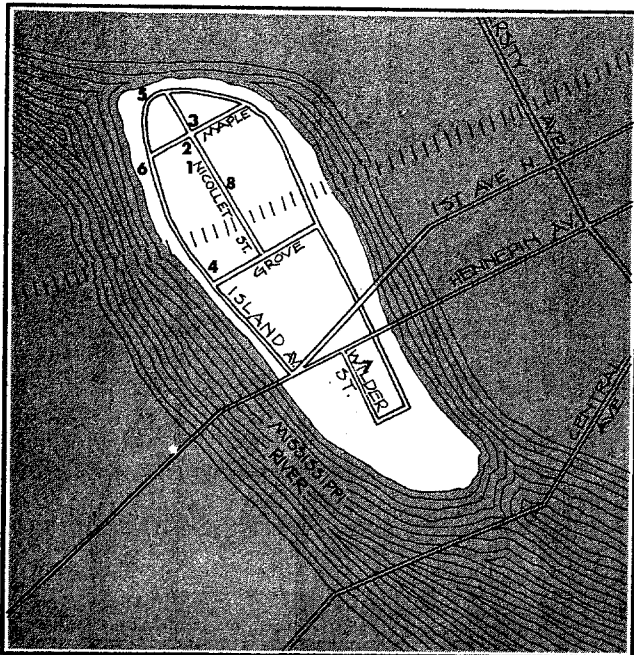


Nicollet Island

Nicollet Island has been shielded from change because of its physical isolation from the mainland. Even though it has lost much of its elegance through lack of maintenance, its quiet residential quality has been retained.

The historic value of Nicollet Island to the city of Minneapolis will be kept. Funds have been allocated for restoration of five 100-year old houses and the relocation of one business on the north tip of the island.

Join us for a tour of the island at the Community Park on June 14 and 15. We welcome the opportunity to share Nicollet Island with you.



Contact Point: Community Park
(Maple Place and Nicollet)

- (1) Home of the donkeys Pearl and Sheba.
- (2) The Community Park. Contact point.
- (3) Community Garden. Used by the people in the community.
- (4) Eastman Flats. Have been vacant for two years. Restoration is possible.
- (5) Wooden stairways to the Mississippi River.
- (6) River. These were built by Island people under the direction of the PAC coordinator.
- (7) Island Sash and Door Company. Vacant. Restoration is planned.
- (8) Light industry and commercial area.

Camden

PAST: All of the history of Minneapolis begins with the River and it will always be so. Each stream that empties into this timeless ribbon has its own history influencing community development. Shingle Creek is no exception: Indian tribes and wild animals were its earliest inhabitants, early settlers cleared forested lands and water powered industries that built Camden Place.

The first mill was Farnham's Shingle Mill. It was followed by flour mills, saw-mills, brick factories and churches. Many ethnic groups with various talents worked together to make our heritage. Ox cart trails became our main roadways. Railroads and stagecoaches connected settlers. Where forest and prairies once existed, now stand homes and buildings.

PRESENT: Some stores have changed hands, others are gone. In fact, many buildings are gone, but the memories and heritage of a proud community remains.

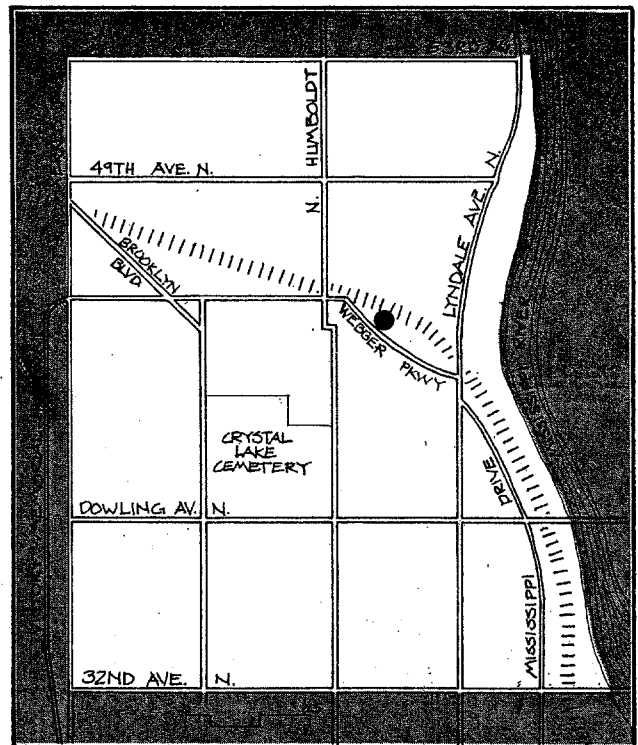
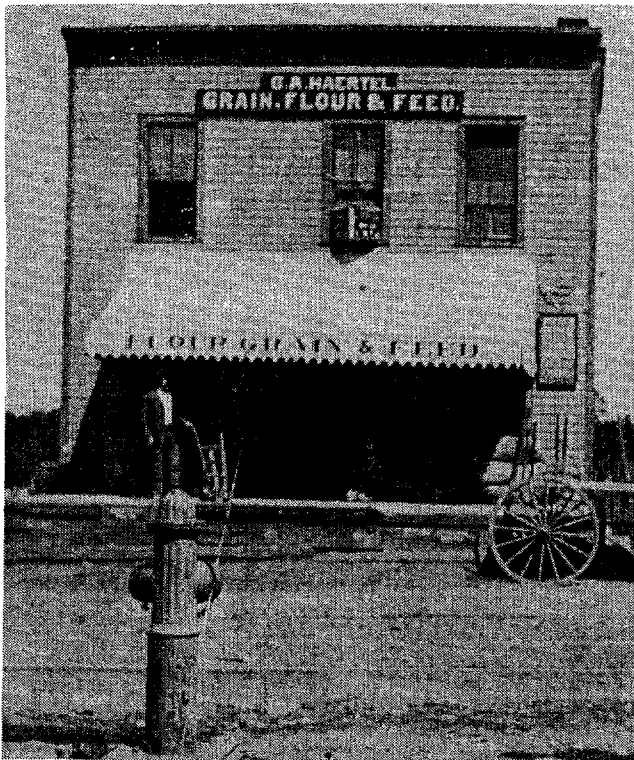
Webber Park, fondly remembered by many for good times (the pool, band concerts, canoeing, the library and picnics), patiently waits for the former crowds to gather.

FUTURE: The Park Board's Gordon Morrison tells us that the pond will be stocked with fish again this year and that the water is pure enough to be drinkable after last year's cleanup. And the promenade and gardens around the old pumping station will be utilized again as a park where the remnants of logging days can be found.

One of the big events coming up will be the replacement of the Camden Bridge to be ready in 1976.

But June 14 and 15, the Parade of Neighborhoods, will be the time to remember. A wandering minstrel, organ concert, doll display, youth groups to display crafts, picnics, fun for all, and a map with historic markings will all be there for you to enjoy.

Contact Point: Webber Library (4380 Webber Parkway)



Willard-Homewood

The Willard-Homewood neighborhood is a credit to the northside of Minneapolis. Tree-lined boulevards, high-quality housing, parks that lend themselves to various activities, new high-rating schools throughout the area, churches of all faiths, neighborhood shopping facilities, and people who care about their community, make Willard Homewood community a great place to live.

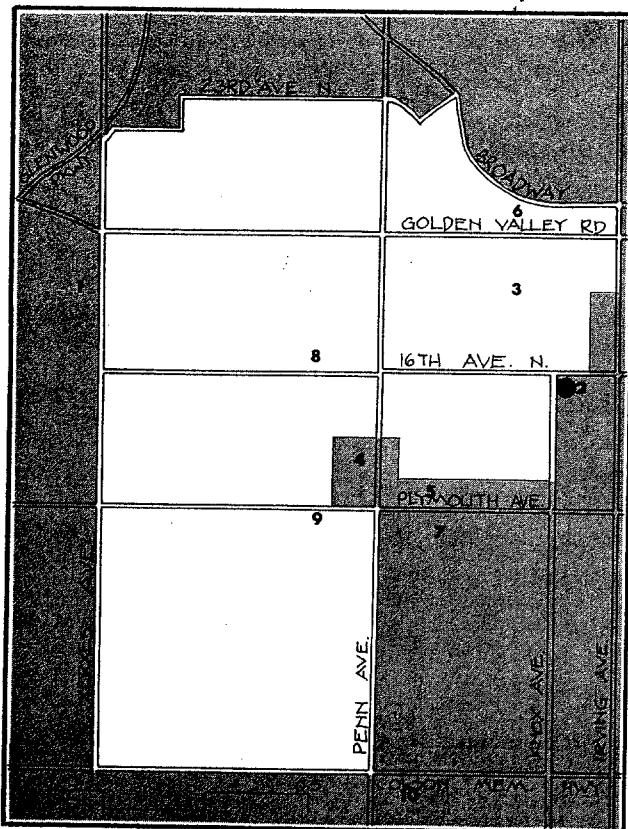
It is also a concerned area. After neighborhood elections in November, 1970, the Willard

Homewood Organization was officially formed. Made up of elected residents, its purpose is to obtain funds to plan and carry out a neighborhood rehabilitation program with residents' determination to improve their homes, schools, parks and streets.

Residents are also actively involved in urban renewal. A primary objective is to carry out a comprehensive plan of rehabilitation, conservation and development which will maintain and create a sound residential community.

Contact Point: North High School
(16th and James Avenues)

- (1) Theodore Wirth Park
- (2) North High School
- (3) North Commons
- (4) Pilot City Health Center
- (5) First Plymouth Bank
- (6) YMCA
- (7) Plymouth Avenue Shopping Center
- (8) Willard Elementary School
- (9) New Salem Baptist Church
- (10) Sumner Olson Library
- (11) Lutheran Church of the Messiah
- (12) Metropolitan Cultural Center
- (13) Trinity Tabernacle



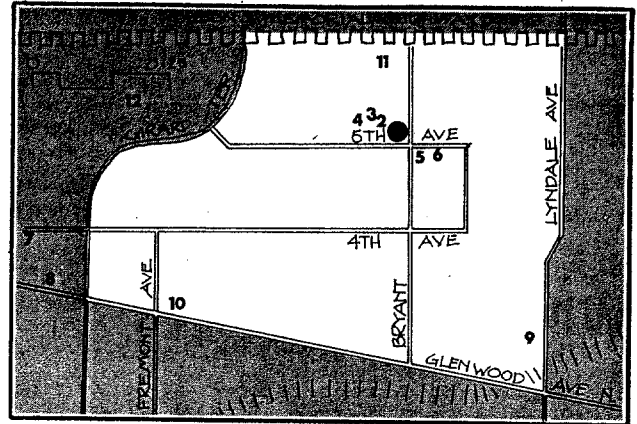
Glenwood-Lyndale

CONTROLLED BY THE PEOPLE THROUGH THE
"GLENWOOD-LYNDALÉ RESIDENTS COUNCIL"

Predominantly black neighborhood, high density population area, high number of children under the age of 18. Majority of families are single parent families.

The suggested route through the neighborhood is to enter on Bryant and make a circuit of 4th and 5th Avenues over to Girard Avenue and back out north or south on Bryant Avenue.

Contact Point: Community Center (5th Avenue North and Bryant). Prince of Glory Lutheran Church and MHRA office nearby are additional focal points.



(1) Community Center provided by MHRA with programs administered and run by Northside Settlement Services.

(2) Control by Glenwood-Lyndale Residents Council, an elected citizens group which provides an active voice for residents.

(3) Northside Settlements Pre-School Program is a comprehensive 5-day per week program for pre-school children with emphasis on the child-to-the-school situation.

(4) MHRA developed the area of 180 acres, 62 city blocks composed of 1100 families and 200 single people. Out of this came Glenwood-Lyndale low-rent housing units and high rise units for the aged, as well as the Girard Terrace private housing.

(5) Prince of Glory Lutheran Church serves a ministry for the intellectual, religious, and emotional development of the people in the area who care to participate.

(6) The Bryant-Glenwood Educare Center is a Montessori-type school offering a 5-day-a-week school experience for pre-school children of working parents.

(7) Harrison Elementary School offers programs in the Minneapolis Public School System for children of the area.

(8) Convenient for grocery shopping for our residents is "Super-Valu" located at the southern end of our neighborhood.

(9) Munsingwear, Inc. provides employment for people of all ethnic backgrounds who reside in our neighborhood.

(10) Glendale Adventist Church also provides religious and spiritual resources for many of our neighborhood residents.

(11) Glenwood Shopping Center, partially occupied with a drug store, dry cleaners and laundromat affords opportunity for new commercial ventures.

(12) Girard Terrace, private apartment housing for families.



Bryn Mawr

Contact Point: Anwatin Learning Center
(256 Upton Avenue South)

PARADE OF NEIGHBORHOOD EVENTS

Art Fair at Anwatin School
Short tour of the school
Ice cream social at Bryn Mawr Presbyterian Church (Saturday only)

Bryn Mawr is a city neighborhood with an unusual combination of qualities: nearness to downtown; yet quiet, residential atmosphere, choice of housing ranging from Victorian to split level and park land along all the neighborhood's boundaries.

Today's Bryn Mawr residents include families and single people, professionals and laborers, students and office workers--all ages. Most are homeowners who enjoy the rare joining of the best features of city and suburban living.

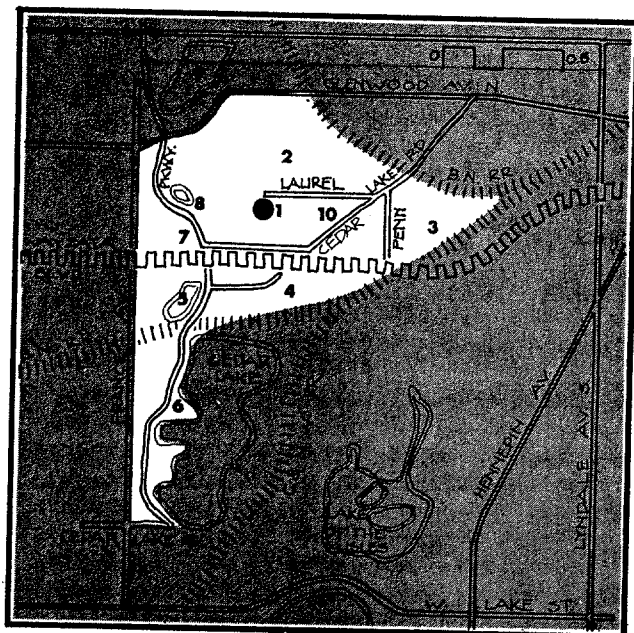
The neighborhood is part of the West

Cluster of Schools, offering a variety of educational styles. The newest addition to the school system, the Anwatin Learning Center on the former St. Margaret's Academy campus, is in Bryn Mawr.

Park facilities that ring the neighborhood include the Eloise Butler Wildflower and Bird Sanctuary, Theodore Wirth Park, Parkway, and Lake, Bassetts Creek, Bryn Mawr Meadows and Cedar Lake and Parkway. Together, these open spaces provide for water sports, picnicking, athletics, pre-school play areas, cross country skiing, tennis, nature study, bicycling and hiking.

HIGHLIGHTS OF YOUR TOUR OF THE NEIGHBORHOOD

- (1) Anwatin School
- (2) Bassetts Creek and Freun Mill
- (3) Bryn Mawr Meadows (tot lot and athletic fields)
- (4) Cedar View Townhouses (Pentom project)
- (5) Brownie Lake (beginning point of chain of lakes)
- (6) Cedar Lake and Parkway (the two "points" provide beach, canoe racks, fishing dock and scenic spots for your picnic). Bike and walking paths are marked along the lake shore.
- (7) Theodore Wirth Park and Parkway. Hiking and biking.
- (8) Eloise Butler Wildflower and Bird Sanctuary. Self-guided or guided tours.
- (9) Wirth Lake. Beach, picnicking, tot lot, hiking, tennis.
- (10) Bryn Mawr Presbyterian Church, location of Saturday's ice cream social.



Lowry Hill

Lowry Hill, one of the oldest neighborhoods in Minneapolis, is bound by Mt. Curve, Hennepin Avenue, 22nd Street and Kenwood Parkway. The Lowry Hill neighborhood combines nearness with diversity, offering a range of options in gracious housing, lifestyle, education, cultural facilities and recreation. Lowry Hill is a unique blend of cosmopolitan convenience and leisurely enjoyment.

Lowry Hill is near to:

Downtown - With distinctive shops on the Mall, entertainment and business.

Parks and Recreation - Parks serving the area include: Parade Grounds and adjacent new Ice Center, Loring Park, East Lowry Hill Park, Euclid Triangle, Kenwood Park, Seven Pools Park, and 6-1/2 miles of parkway along Lake of the Isles and Lake Calhoun. In these park areas are organized sports, canoeing, sailing, tennis, concerts, ice skating, and cross country skiing. There are both bicycle and pedestrian paths.

Cultural Facilities - The Walker Art Center and Guthrie Theatre are within easy walking distance. Orchestral Hall, Minneapolis Institute of Arts and Children's Theatre are just minutes away.

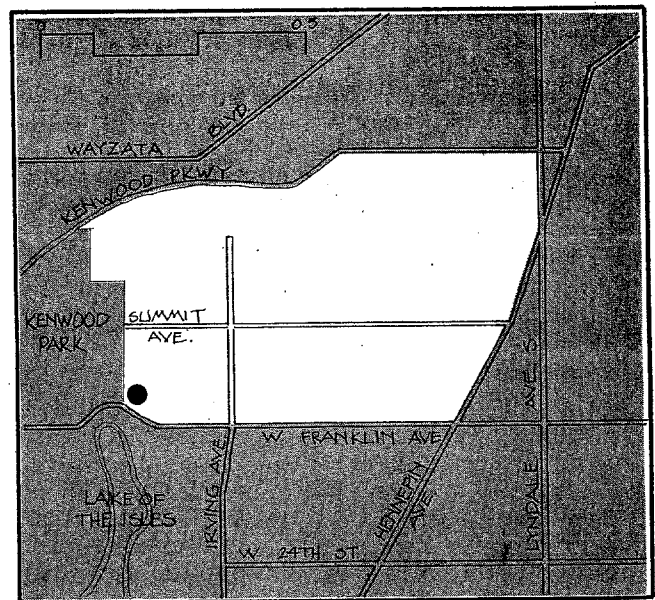
Education - A variety of educational institutions are located in the area. The Walker Community Library serves as a com-

Contact Point: St. Paul's Episcopal Church
(1917 Logan Avenue South)

community informational and recreational resource.

Transportation - Seven bus lines serve the area, including an express bus to the University of Minnesota.

Be your own guide on a walking tour of historical Mt. Curve homes. Information will be available at the contact point.

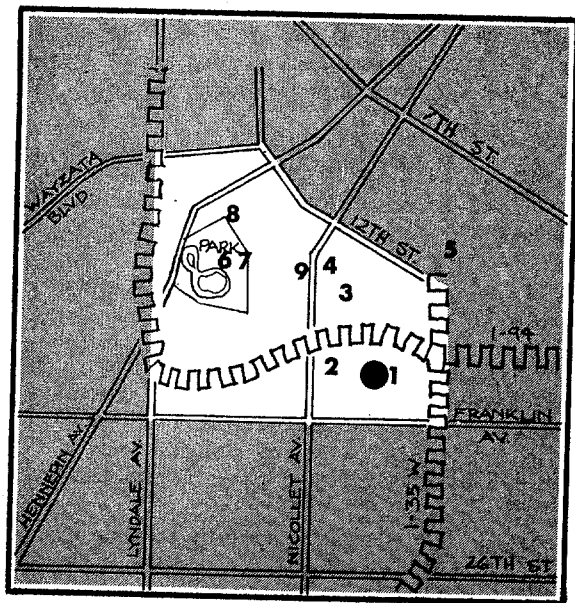


Loring-Nicollet

Any citizen interested in the growth and development of this extraordinary metropolis would do well to consider the rare attributes of Loring Nicollet if he is to chronicle the best of the city and the worst of the city--an area of rich contrasts and continuing change, heading into a bright future.

Fortunes founded on lumbering and milling brought wealthy families to Loring Nicollet-- Pillsbury, Washburn, Carpenter, Welles, Bovey, Webber, Walker and Brooks. They helped provide the community with stability and prosperity, at least until the 1940's.

But Loring Nicollet was to succumb to the ravages of inner-city forces. By 1962, a number of non-profit institutions in the area had become aware that their environment was deteriorating at a pace that was creating major crises. Several of them suggested organizing to provide constructive leadership for the community. This led to the formation of the LNCC by 23 institutions located in the area.



Through the efforts of its membership (now 34), a close constructive relationship with city officials and agencies, as well as that of other community improvement organizations, the Council has achieved an enviable record of accomplishment.

With its geographical position immediately adjacent to the core city, enhancing as it does the gemlike quality of Loring Park, the area is considered an ideal location for development.

Contact Point: Stevens Square
(18th Street and 2nd Avenue South)

- (1) The Stevens Square area project. A workable plan of neighborhood improvement initiated by the Stevens Square Community Organization that is already having great success.
- (2) The Minneapolis Age and Opportunity Center together with other social services activities at 1801 Nicollet.
- (3) The tree planting program along upper Nicollet around the Auditorium, in the Mini-parks, in the Emerson School yard. A total of 80 healthy trees.
- (4) Loring towers, a 208-unit elderly hi-rise.
- (5) The Central Interchange landscape project to be ready for planting this fall.
- (6) The Loring Park site development project. Plans have been completed and work will start soon.
- (7) The Berger Fountain location.
- (8) Metropolitan Community College. Its expansion plans include a "marriage" with a new area Vocational Technical Institute to be built on an adjacent site.
- (9) Now in the planning stage with construction to start in the fall: a 500-unit housing project covering a square block between Nicollet and Grant, 14th and La Salle. It is a non-profit project initiated by the Loring Nicollet Development Corporation, an arm of the LNCC.

Stevens Square

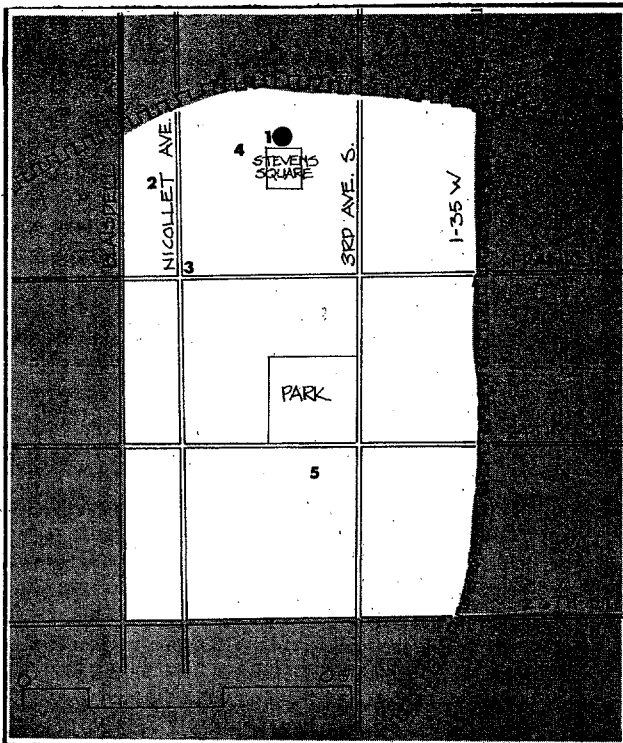


Stevens Square consists of people. People of all sizes, colors, interests and eccentricities. Many are young students or professional people, some are middle-aged and more mature, but the majority are as old as the buildings, born before the 20's.

Age, however, means nothing. For in this neighborhood, the people and the buildings have formed a philosophical partnership. Together they inspire self renewal, a hand-in-hand restoration.

The heart of the neighborhood forms a square--Stevens Square--a grassy hill with trees, park benches and winding paths, one square block in area. Scores of red brick buildings stand sentinel around the park and scatter throughout the Stevens Square neighborhood. Many of these buildings are owned by Stevens Court, Inc., the corporation which initiated a partnership with the neighborhood to bring about its mutual renaissance. Jim Larson, president, represents the neighborhood to a larger corporation, General Mills. Residents of the neighborhood, in turn, serve on his corporate board.

Contact Point: Model Apartment
(18th Street and Stevens Avenue South)



(1) A tour begins on the corner of 18th and Stevens in a Stevens Court, Inc. model apartment. The refinished hardwood floors and woodwork frame the freshly plastered and painted walls. Updated wiring, plumbing, heating and modern fixtures have been added within its original structural framework. The neighborhood contains 300 other renovated units such as this one--all renting for \$110 to \$170.

(2) Next, walk over to the Red Owl Shopping Center, 19th and Nicollet. Many small businesses line the avenue--all support the neighborhood.

(3) Catch the MTC on Nicollet. Either go downtown and back or go south and transfer on Franklin Avenue. The Franklin bus carries many University of Minnesota students, employees and staff from Stevens Square to the campus.

(4) Emergency? Abbott-Northwestern Hospital, 110 East 18th Street, is just around the corner. The hospital lists its job openings first with Stevens Court, Inc. so neighborhood residents have first chance.

(5) Stroll a few blocks further to the Art Institute, 131 East 25th Street. Many artists-in-residence live in Stevens Square.

Whittier Is...

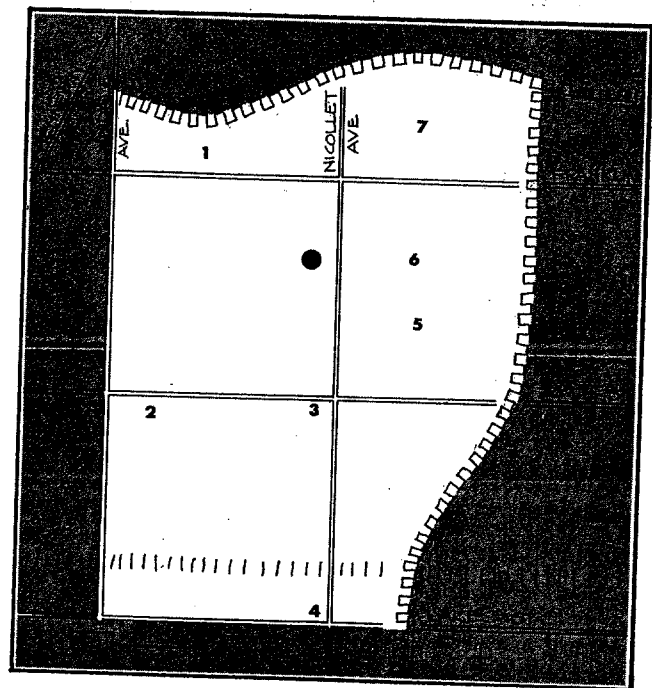
...a community with a prosperous agricultural past which gave rise to great flour mills. The Pillsburys and their peers left a legacy of fine old buildings, parks and trees. Many merchants and professional people followed them.

Although some of the fine old dwellings are in great disrepair, today Whittier's traditions remain: mansions, museums and, naturally, the trees. Today, the merchants and professionals are joined by workers and clerks of all kinds (some 25,000 in all)--singles and families, renters and homeowners.

But amidst all this diversity, the area's identity was lost for a while. It needed a name. So today and tomorrow, the Whittier Community Organization is among many community groups working to join them all in rebuilding community spirit. They meet weekly to share their concerns, pinpoint their problems, develop solutions and carry them through. They are preparing for a future as prosperous in personal wealth as their past was in material wealth. Whittier is a community which cares for itself and for others.

Welcome to Whittier...

- (1) On the north of Whittier, along Ridgewood and Franklin Avenues, many of the fine old mansions still command a view of the ever-changing downtown Minneapolis skyline.
- (2) Whittier's past, present and future are reflected in the new Whittier Park which was sought since 1912.
- (3) Whittier School, where classes met for many years, was the scene of the second of 5,000 Town Meetings to be held throughout the U.S. for the Bicentennial.
- (4) The new Nicollet-Lake Shopping Center will stand, appropriately, at an axis of commercial activity.



(5) Whittier is the home of one of the world's finest art centers, comprised of the Minneapolis Institute of Arts, the College of Art and Design and the Children's Theatre.

(6) Just north lies beautiful Fair Oaks Park, once the front yard of an earlier mansion for few; in September, 1974, the site of the first "Sunday in Whittier" celebration for many.

(7) Stevens Square, a fine old park, stands at the opening of one of Whittier's "doorways to downtown."

Contact Point: Minneapolis House
(2302 Blaisdell Avenue)

Lowry Hill East

Lowry Hill East Neighborhood is a wedge-shaped area bounded by 35W, Lake Street, Lyndale and Hennepin Avenues. The Lowry Hill was named for Thomas Lowry, who founded the Minneapolis and St. Paul street railways. A memorial to Lowry stands at 24th and Hennepin.

People living in Lowry Hill East like it for its diverse population, proximity to the city's cultural center (Guthrie and Walker), churches, schools, downtown Minneapolis and the lake area.

This was an exclusive residential neighborhood at the turn of the century--the "silk stocking" area of the city. Beautiful turn-of-the-century homes still abound, with their natural woodwork, carvings, curved stairways, stained glass, fireplaces and lots of room for growing families. Many home-owners here are hard at work rehabilitating and restoring these older homes, as they represent a quality of workmanship, still at reasonable prices, not found in today's newer homes.

The Lowry Hill East Neighborhood Association, formed as a temporary organization in August, 1970, has grown to over 250 members, become a non-profit corporation and has worked with city planners to develop a neighborhood park and to re-zone the area to a lower density. The Association sponsors a monthly community newspaper, The WEDGE, spring clean-ups, rummage sales, picnics, art fairs, ice cream socials and a number of like activities in a continual effort to increase community awareness and bring neighbors together. Increasingly, people cite the fact that Lowry Hill East is an involved, caring neighborhood where people meeting and greeting each other by name on the street is one of their reasons for living there.

Contact Point: La Petite Academie (2552 Colfax Avenue South)

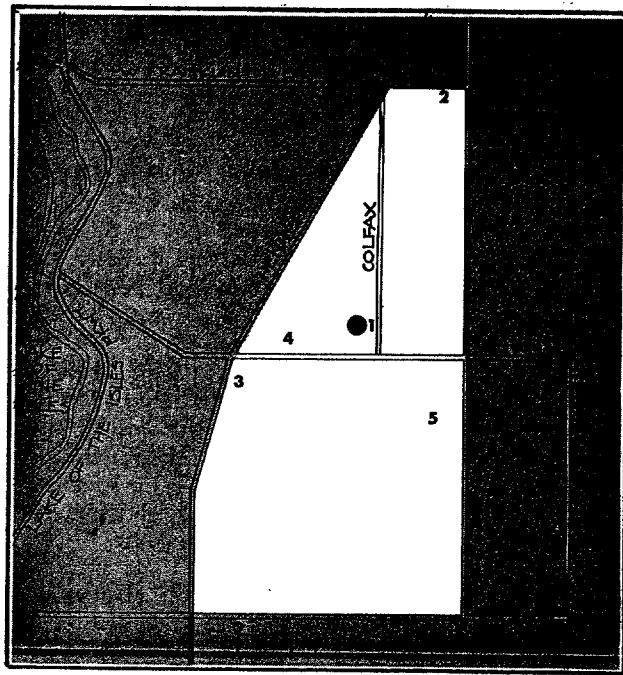
EVENTS

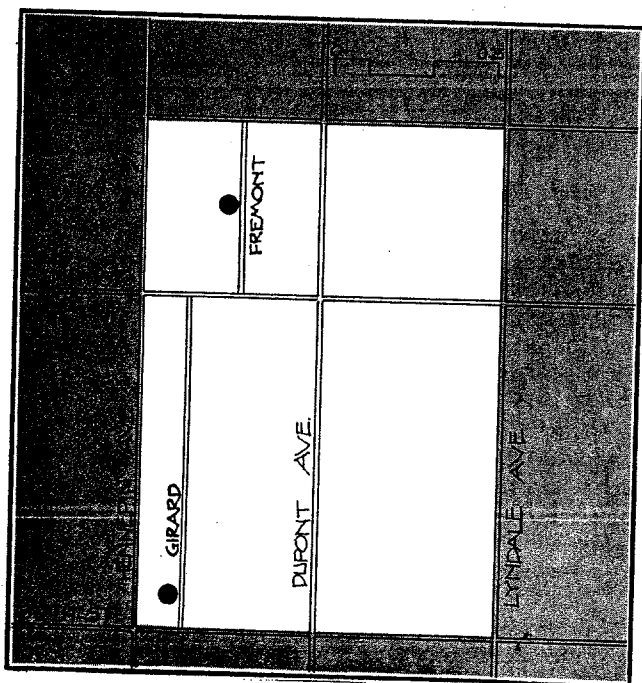
CONTINUOUS COFFEE KLATCH, 2552 Colfax Avenue South. Come meet the folks who live in Lowry Hill East at La Petite Academie (1), a Child Development/Day Care Center. La Petite was once a single family home and great care has been taken to preserve its original architectural beauty while creating a delightful center for the children.

ARTS/CRAFTS FAIR, right outside on the 2500 block at Colfax, featuring neighborhood artisans.

THE BLUE BUTTERFLIES, INC. will perform modern dance at various intervals during the fair.

Drive by the WEDGE Co-op food store (2) at 715 West Franklin, NIP (Neighborhood Involvement Program) at 2617 Hennepin Avenue (3), Jefferson School (4), to be a continuous progress grade school next fall, at 26th and Fremont, Tom Sawyer Park (5) created by residents from a vacant junk lot at 27th and Aldrich.





Calhoun Area

THE AREA: Calhoun Area Residents Action Group is an organization of individuals who live in the area east of Lake Calhoun, from Lake Street to 36th Street and between Hennepin and Lyndale Avenues.

It is a pleasant, highly livable area, with a mixture of residential housing and some apartment buildings.

There's a game reserve adjoining Lake-wood Cemetery which offers the opportunity for quiet walks in beautiful surroundings. The preserve has deer, beaver, muskrat and a variety of birds including pheasants. Along the woodland paths are many wildflowers.

Close by are the lakes--Calhoun, Harriet, Lake of the Isles--and all in the midst of a large city.

THE ORGANIZATION: For people in the Calhoun area, the organization people turn to for action on community problems is the Calhoun Area Residents Action Group (CARAG). The group was formed in March 1972 and has 70 dues-paying members.

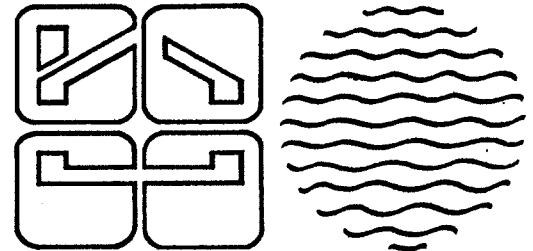
CARAG has gained considerable public interest and attention for its activities on a wide range of projects which include the following: candidates meetings, bicycling, paper sales and hearing and vision screening for pre-schoolers. CARAG has also mobilized opposition to the building of large, high-rent apartment house complexes. That means getting the city to downzone our neighborhood which would prohibit the construction of such apartment houses.

CARAG has regular meetings which you are encouraged to attend. It also has a regular newsletter, mailed to members and hand delivered to the community at large.

CARAG will throw a "Super Sale." There will be lots of garage sales in the community as well as a Parade Party from 2pm-10pm at Calhoun School. For more information, contact Joyce House or Juanita Bernard, CARAG president.

Contact Point: Joyce House (1222 West 31st Street, 825-4431) and Bernard's House (3516 Girard Avenue South, 824-8211)

East Calhoun



The East Calhoun Community Organization represents the people of the area east of Lake Calhoun bounded by Lake Street to 36th Street-Lake Calhoun to Hennepin Avenue. There are approximately 4,000 residents in this area. We consider our people to be our greatest asset because they represent a diversity in age, life-style and economic status.

It is an area rich with history. At one time an Indian village marked the neighborhood. The first Caucasians to inhabit the area were missionaries--the Pond Brothers--who pioneered subsequent migrations of Europeans. Eatonville was the name of an experimental town built in the present area in the 1820's.

The ECCO neighborhood is bounded on one end by the Uptown Business Community--a com-

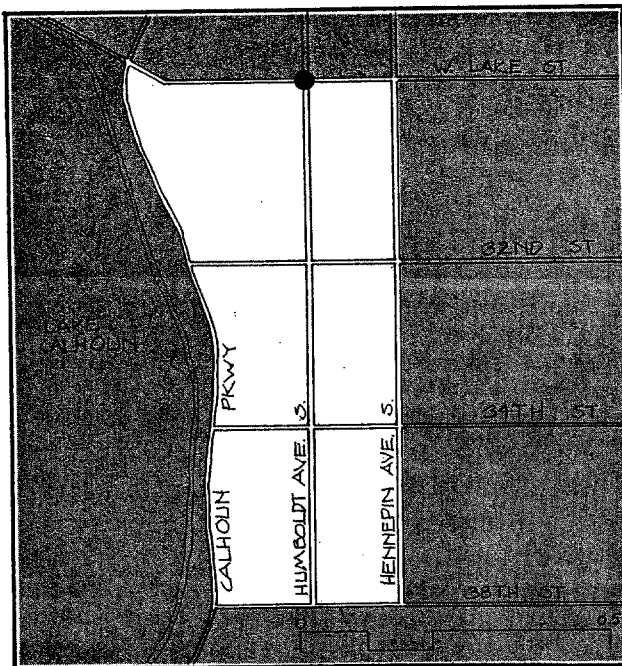
mercial area with shops as diverse as our residents. At the present time, the Uptown businessmen are engaged in developing plans for the future of the business community. ECCO and its residents are actively involved in the formulation of those plans.

The area's biggest asset, of course, is Lake Calhoun. It is the scene of numerous activities, including sailboat racing and the Minneapolis Aquatennial. It is, of course, the focal point for many forms of recreation in the neighborhood.

Shopping, entertainment, higher education facilities and downtown are only minutes away because of our central location and easy access to public transportation.

For the future, ECCO is currently involved in developing a comprehensive plan for the area along with the Minneapolis Planning Department. We are interested in increasing the green space in the neighborhood through the addition of a neighborhood park and exploring the possibility of closing some of our streets. We are involved in improving the quality of existing homes--restoring and maintaining them.

The ECCO display for the Parade of Neighborhoods will reflect the past, present and future of our neighborhood as seen by our residents. There will be residents at the display to answer any questions that you may have about any aspects of the neighborhood.



Contact Point: 5th Northwestern Drive-In Banking Facility (Humboldt Avenue South and Lake Street)

Linden Hills

A VILLAGE IN THE CITY

Much of Minneapolis history and reputation is tied to its lakes. Linden Hills neighborhood shares this fortunate geography: Lake Harriet creates its eastern boundary and Calhoun a portion of the Northern one.

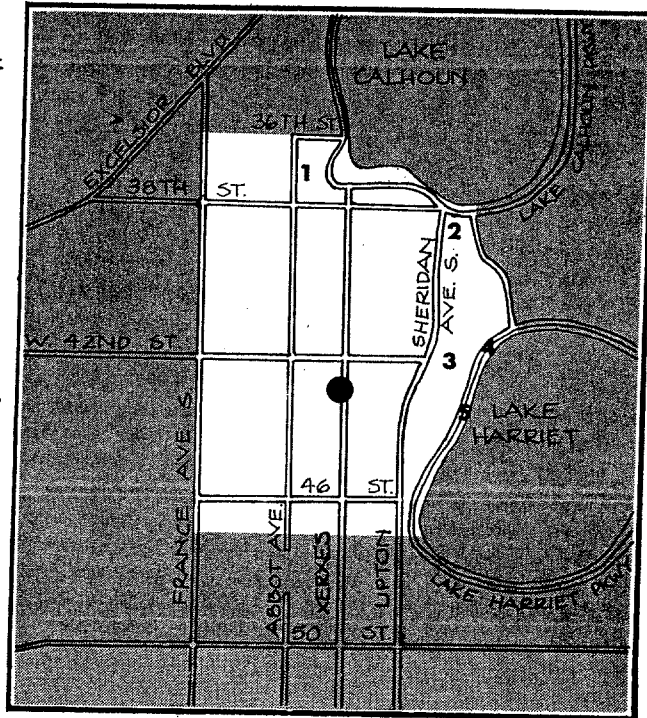
Let's take an imaginary walking tour to review this history. Dakota were followed by Ojibway Indians who camped on the east shore of Calhoun which they called "The Inland Lake" (1). In 1850, lots were platted and by 1896, about 300 people were living south of Lake Calhoun (2). In 1835, Reverends Pond and Stevens built the first school in the city. The school was intended for Indian children. A tablet now marks this site (3).

A reminder of the many famous Lake Harriet Pavillions is the Lake Harriet Bandstand (4). The first Pavillion was a tent in which residents produced plays. This was followed by a series of Pavillions where dining, dancing, theatre and musical entertainment as well as a free streetcar ride in "the country" drew large crowds. Several Pavillions were later destroyed by fire.

Lake Harriet's bike path was predated by a three mile track built in 1903 (5). Today, city residents can jog, bicycle or walk around the lakes; canoe, sail or swim; cross country ski, skate or enjoy neighborhood park activities as well as band concerts, picnics, a stroll through Roberts' Bird Sanctuary, the Rose Garden or the 26-acre William Berry Park.

The tour ends here--but not the story of Linden Hills. Diverse and complete are descriptive of the neighborhood today. A stimulating and interesting mix of people have a wide variety of housing types available to them, with many older, mid-range homes worth the refurbishing investment. Two public and one private elementary school and Southwest High serve the area. Alternatives are available through "open program," "continuous progress" and "contemporary" choices. Residents share a continuing interest and commitment to these educational alternatives. Residents are also involved in a variety of other issues on behalf of their community. Two shopping areas offer many different services and central location insures access to diverse metropolitan opportunities. Diverse and complete--a good place to live. Join us, "the village in the city," and see for yourself.

Contact Point: Neighborhood Recreation Center (43rd and Xerxes).



HIGHLIGHTS OF EVENTS

•Audubon tours of Bird Sanctuary •Sailing on Lake Harriet •Sports •Tours of renovated homes, historic sites and natural areas •Audubon School tire playground •Slides shows of educational programs •Community library display •Rides on "The Trolley" •Business area "open houses" •Rose Garden tour •Environmental training sessions •Details and other events will be available June 14 and 15 at contact point

Armatage

AN ACTIVE COMMUNITY WITH PRIDE

"Okay, Billy, it's your turn to bat."
Swish. "Strike one!" Swish. "Strike
two!" Swish. SMACK! "It's a hit. Run,
Billy, run!!"

Yes, it's that time of year again and Billy is just one of the literally hundreds of children to take advantage of the many supervised activities at Armatage Park. The park and nearby Armatage Elementary School serve as centers for an active community.

The Armatage Community, served by the school and park, encompasses an area (see map) containing approximately 130 blocks, 3500 dwellings and 10,000 people. A varied cross-section of age groups are represented with 15% of the population under the age of 10, 19% between 10 and 19, and 17% age 60 or older. There are few multiple dwellings in this primarily residential area where most own their own home and pride of ownership is evident as one tours the community and sees block after block of well-groomed yards and homes. The combination of young couples and senior citizens has contributed greatly to the stability of the community.

Constructed in the early 1950's, Armatage

Park is one of the largest neighborhood parks in Minneapolis. It has 8 baseball diamonds, 4 tennis courts, a football field, hockey rink, play area for tiny tots, wading pool, picnic facilities, plans for a soccer field, and a shelter that, although small, provides activities year round including crafts, dramatics, pre-school classes, and teen night, to name just a few. Plans are now underway for construction of a new 6,000 square foot park building that will allow for even more activities for all age groups.

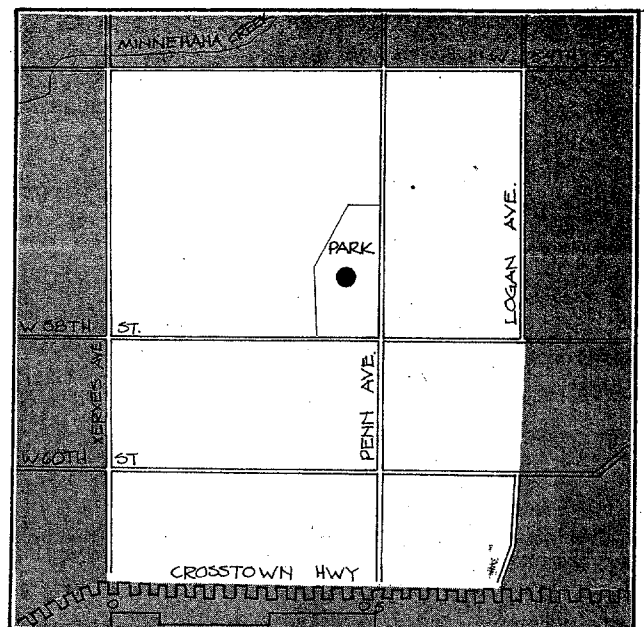
The Armatage Community Council works actively to initiate and coordinate a variety of community projects.

Armatage Elementary School provides a permanent meeting place for an active senior citizens group as well as facilities for the Armatage Community School, which offers day and evening classes to all ages. The school's Little Theater serves many purposes--community meetings, dramatics, and songfests featuring our own singing group, the Noteworthyies. Winter Fun Day is a combined school-park function which young and old alike look forward to each year.

Contact Point: Armatage Park (58th Street and Russell Avenue) 10am - 6pm Saturday

- (1) Baseball and softball games all day. Special coaches vs. 8th and 9th graders at 4 pm.
- (2) A tennis tournament open to all ages.
- (3) An Ice Cream Social is scheduled for 2:30 pm.
- (4) Community crafts will be displayed.
- (5) Representatives from the Community School and Council, P.T.A. and Park Board will be on hand.
- (6) Information will be available on area churches, bus lines, and shopping areas as well as the general make-up of the neighborhood.

Come and join us to witness firsthand an active community with pride.



Lynnhurst

One of the real estate brochures describes Lynnhurst as "the real Minneapolis," and people living in the area would agree with that definition. Dominated by water and its recreational potential, the area is a choice residential neighborhood.

The first true settling of the area started in 1893 when nine fast rising young businessmen were offered three lots each on the 4600 block of Fremont South if they would agree to build houses worth not less than \$3,000. At that time, the area was known as "The Colony," but it was quickly renamed Lynnhurst and the nine homeowners dubbed "The Lynnhurst Boys." Their names, prominent in Minneapolis history, were: James Mc Clanahan, Arthur Armatage, John Baxter, Douglas Lansing, John Rickels, Frank Metcalf, George Tuttle, Douglas Fiske and Edward Decker. A son born to the Edward Deckers and also named Edward, was the first child born in this little enclave of houses on September 29, 1893. Because the little settlement was so far from the rest of the city, the homeowners had difficulty in obtaining service from a milkman, but solved the problem by buying three "community cows" to supply their dairy needs. Within a few years a telephone was installed in the Ar-

matage house with eight call buttons and connecting wires to the other houses.

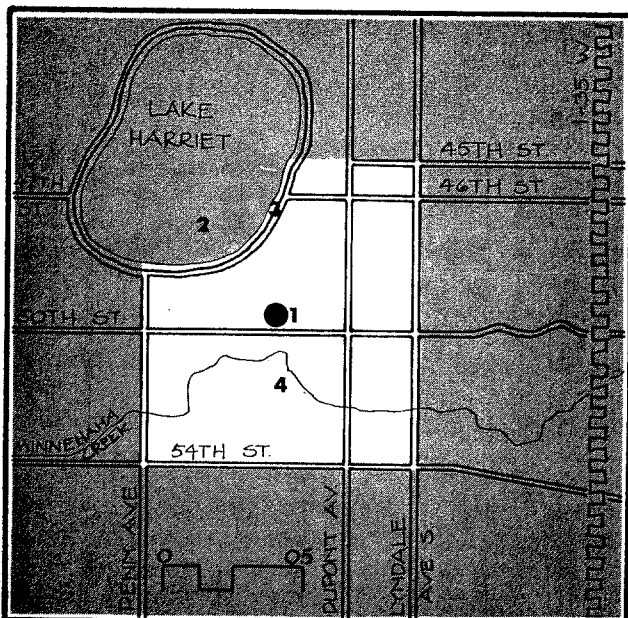
The area known now as Lynnhurst (or Burroughs) is bounded roughly by 46th Street, Lyndale Avenue, 54th Street and Penn Avenue. The predominant features are Lake Harriet and Minnehaha Creek with their bike and walkways meandering through park areas. Hundreds of people use these amenities for their source of recreation, either sailing, canoeing, walking, biking or picnicking.

The residents are served by several small businesses located at busy intersections. Churches are numerous and the Burroughs School/Lynnhurst Community Center is the main community focal point. A neighborhood association distributes a newsletter and holds periodic meetings on subjects of general interest.

During the Parade of Neighborhoods weekend, visitors are invited to stop at the Community Center to sign the guest book, pick up a schedule of events in the area and take part in the activities. There will be an arts and crafts fair, ice cream social and various demonstrations, such as gun safety and karate. Also planned is canoeing and innertubing in Minnehaha Creek. Information regarding rental equipment and entrance points into the Creek for these activities will be available at the Community Center. Swimming in Lake Harriet will be supervised at the 47th Street Beach. And of course, anyone and everyone is encouraged to bike and hike along the trails in the neighborhood.

Contact Point: Lynnhurst Community Center
(50th Street and Minnehaha Parkway)

- (1) Lynnhurst Community Center
 - Art Fair
 - Ice Cream Social
 - Demonstrations
 - Information on canoeing and inner-tubing
- (2) Lake Harriet
- (3) 47th Street Beach
- (4) Biking and hiking trails



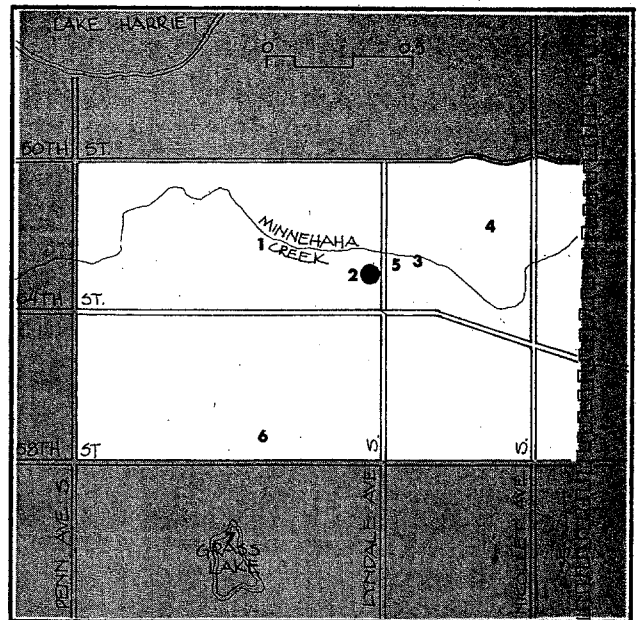
Southwest Corner

The Southwest Corner of Minneapolis is an area rich in social and economic diversity. Encompassing the Burroughs, Kenny, Windom and Tangletown neighborhoods, this section of the city is primarily one of single family dwellings. Commercial developments exist along the major streets of Lyndale, West 50th Street and Nicollet. Scenic Minnehaha Creek and the adjoining parkway (opened in 1893) provide a well preserved natural area perfect for biking, canoeing, jogging, ski touring or leisurely strolling. One day this parkway will be the southern link of a system of walking trails encircling the city.

The majority of homes north of 54th Street were constructed between the years 1920 and 1939, while most homes south of this point were built after 1940. Kenny, Armatage and Lynnhurst Playgrounds provide 36 acres of recreational space and the area boasts many fine public, private and parochial schools.

Contact Point: Washburn Community Library (53rd Street and Lyndale Avenue)

- (1) Come to our neighborhood picnic, bring your own picnic basket or enjoy hot dogs and refreshments which will be available at the site. Minnehaha Parkway at Girard Avenue South.
- (2) Join in an organized bike rally through our neighborhood. Details will be available at the contact point.
- (3) Minnehaha Creek and Parkway. Take a walk, ride your bike or bring your canoe! Many large beautiful homes are also situated along the parkway.
- (4) Tangletown and the Washburn Water Tower. Enjoy getting lost among the beautiful older homes in Tangletown's curving environment. South of West 50th Street between Lyndale Avenue South and Nicollet Avenue South.
- (5) The residents of our community formed the Southwest Corner Association in order to provide an effective voice for the people. One of the first projects was to prevent a high rise from being built along Minnehaha Parkway at Lyndale Avenue. This project is now in the hands of the Minneapolis Housing and Redevelopment Authority which assures the neighborhood a meaningful representation in all future decisions concerning this property.
- (6) Kenny Park. A beautiful little playground situated between Anthony Junior High School and Kenny Elementary School.
- (7) Grass Lake. A small scenic lake situated just north of the Crosstown Expressway. This is the southern most lake inside the city limits.



Fuller

The Fuller Neighborhood exemplifies many of the attributes which make the Twin Cities' life-style so attractive. Located in south Minneapolis, approximately one mile east of Lake Harriet, half a mile north of Minnehaha Creek and just west of 35W, the Fuller neighborhood is a well-balanced residential area featuring older single family homes and tree-shaded streets.

Almost 2600 people live in the Fuller area, with the population continuing to grow slowly in recent years. Fuller is a family oriented area with most of the homes being owner-occupied (over 85%).

The Fuller neighborhood is an excellent place to live. It combines the following elements: friendly and interesting people, older homes with charm and character, proximity to many of the Twin Cities' best recreational facilities and excellent mass transportation services.

The Fuller area was settled intensively during the 1920's, although there were many

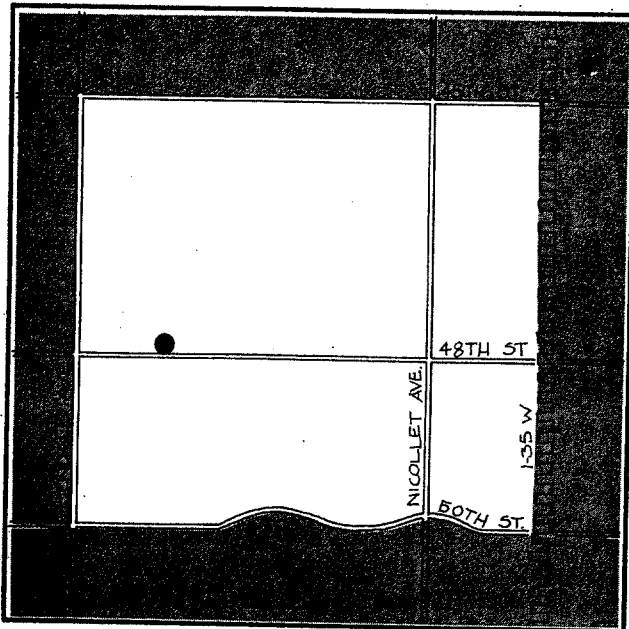
homes in the area well before that time. Two main attractions drew people into the area: first, the Fuller School which was built in the 1890's and named after Margaret Fuller, an early advocate of equal educational opportunities for women, and second, the Grand Avenue Street Car Line which terminated near the center of the area. The area was originally heavily wooded and was developed one house at a time over a period of years. The houses still reflect the diversity of the original builders' tastes and incomes.

The Fuller School remained the focal point of the area until it was torn down in 1974. At that time, a group of concerned neighbors joined together in an effort to convince the city to build a park on the old Fuller School site. Their efforts have been successful and the formal planning and development process for the park is currently underway with completion of construction expected by the fall of 1976. Local citizens continue to have ample opportunity to take an active part in the park planning process.

The Fuller Neighborhood Association evolved from the efforts of these neighbors working together to build the park. It is dedicated to strengthening the community, fostering good personal relationships among the people of the neighborhood, improving the quality of life in the neighborhood and developing a sense of individual involvement in the neighborhood. Membership is open to anyone in the area.

Contact Point: Old Fuller School Site
(48th Street between Harriet and Grand)

Already planned for Saturday, June 14, is Fuller's second gala Neighborhood Picnic, featuring fun and games for all ages including volleyball, paper airplane contest, kite flying contests and other exciting activities. Contact Bill Straub at 827-2762 with any questions about the picnic or other Parade-related activities.



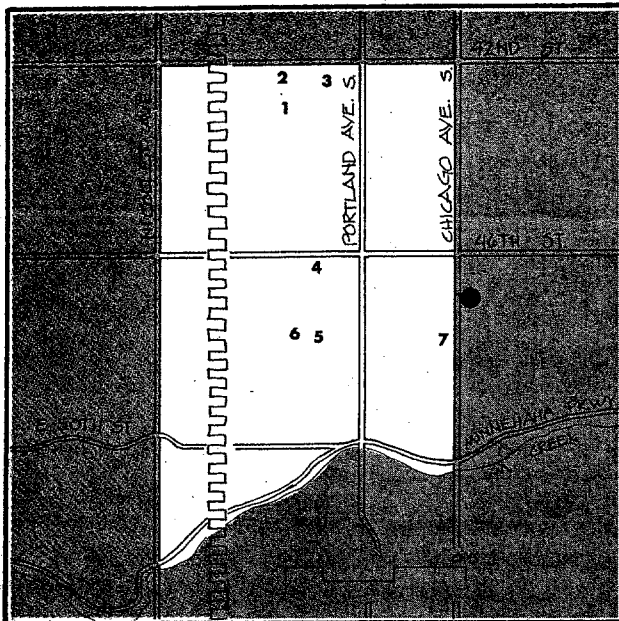
Contact Point: McRae Park (47th Street and Chicago Avenue). Information available here about all activities.

Activities are concentrated between 12:00 - 6 pm on both Saturday and Sunday.

Games and children's activities at McRae Park, 12:00 - 3:00 Saturday

Open House and Ice Cream Social at Town Oaks 1:00 - 3:00 Sunday

Adult softball game, hot dogs and ribs at McRae Park 4:00 pm Sunday



Field-Regina

Field-Regina Neighborhood covers approximately one square mile. The area includes about 2000 homes, mostly stucco and brick. Approximately 85% of these are single family units and about 80% are owner occupied.

The neighborhood is proud to have one of the few townhouse developments in Minneapolis. Town Oaks is located between 43rd and 44th Streets and 3rd and 4th Avenues (1).

Other points of interest are sprinkled throughout the area.

Regina High School, immediately north of Town Oaks, offers a varied educational program to girls from all over the Twin Cities and along with Field School, provides the Community Education Program for the area (2).

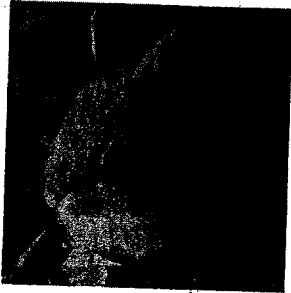
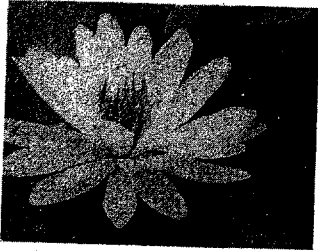
The 4th Avenue Boys Club is housed on the corner of 43rd Street (3).

The Field "half" of the Field-Hale complex is on 4th Avenue and 47th Street (4).

The only Child Resource Center in Minneapolis is on 48th Street at 4th Avenue (5). The Center provides information and workshops regarding almost any phase of child rearing.

On the opposite corner, Community Electronics Corporation is the thriving result of some creative ideas about management, employment and social change (6).

The business community of 48th and Chicago (7) serves the entire neighborhood as does McRae Park on 47th and Chicago.



In And About Diamond Lake



Have you ever wondered where you might go to discover the exciting flora and fauna of nature's wilderness? Are you interested in possibly spotting a pied-billed grebe, ring-necked pheasant, or blue wing teal?

Have you ever wanted to tour a beautiful residential area on a "British" double decker bus?

If the answer to the above is yes, come to the Diamond Lake Neighborhood of South Minneapolis on June 14th or June 15th.

On Saturday, June 14th

Double Decker bus tour of the Neighborhood (free)

10 am, 12 pm, 2 pm, 4 pm

by car must be accompanied

Guided nature walk around

Diamond Lake (free)

11 am, 1 pm, 3 pm, 5 pm

On Sunday, June 15th

Double Decker bus tour of the Neighborhood (free)

1 pm, 2 pm, 4 pm

by car must be accompanied

Guided nature walk around Diamond Lake (free)

1 pm, 3 pm, 5 pm

In addition to the scheduled nature tour and the bus tour, view a beautiful set of nature slides which will be shown in the park building.

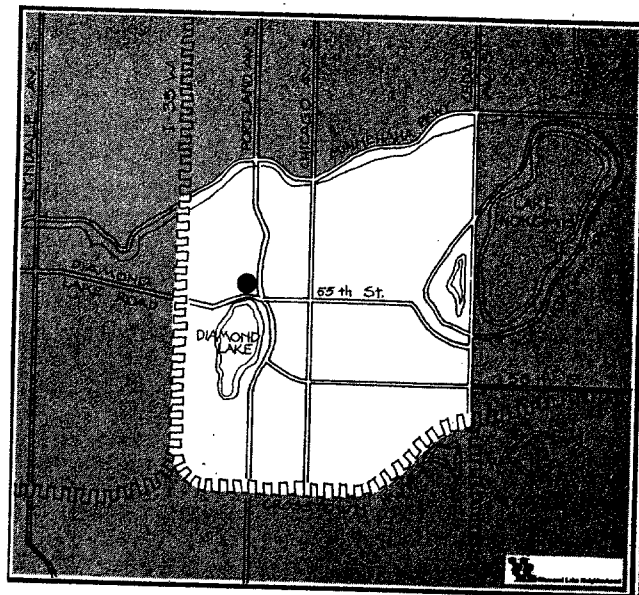
The Diamond Lake Neighborhood of South Minneapolis, once a part of Old Fort Snelling and more recently a part of the City of Richfield, is conveniently located within just minutes of downtown, the International Airport, a major sports complex, and the University of Minnesota.

The Diamond Lake Neighborhood where you find outstanding schools, numerous churches, many park areas, and convenient shopping facilities.

The Diamond Lake Neighborhood where, according to the Planning and Development Profile of Minneapolis, over 81% of the housing units are owner-occupied and the juvenile delinquency rate is the lowest category for the entire city.

The Diamond Lake Neighborhood where you can watch ducks and pheasants, sail on Lake Nokomis, canoe in Minnehaha Creek, and cross-country ski.

Contact Point: Pearl Park (Diamond Lake Road and Portland Avenue)



More Useful Information

These neighborhoods are part of the parade, but don't have full page write-ups:

Hamline-Midway

BOUNDARIES: Pierce Butler Route to Interstate I-94; Prior to Lexington

CONTACT POINT: Jehovia Lutheran Church (Thomas and Snelling Avenues)

Fulton School

BOUNDARIES: 47th to 54th Streets; Penn to France Avenues

CONTACT POINT: Pershing Park (48th and Chowen Avenue South)

Photo on opposite page by Ken Meter

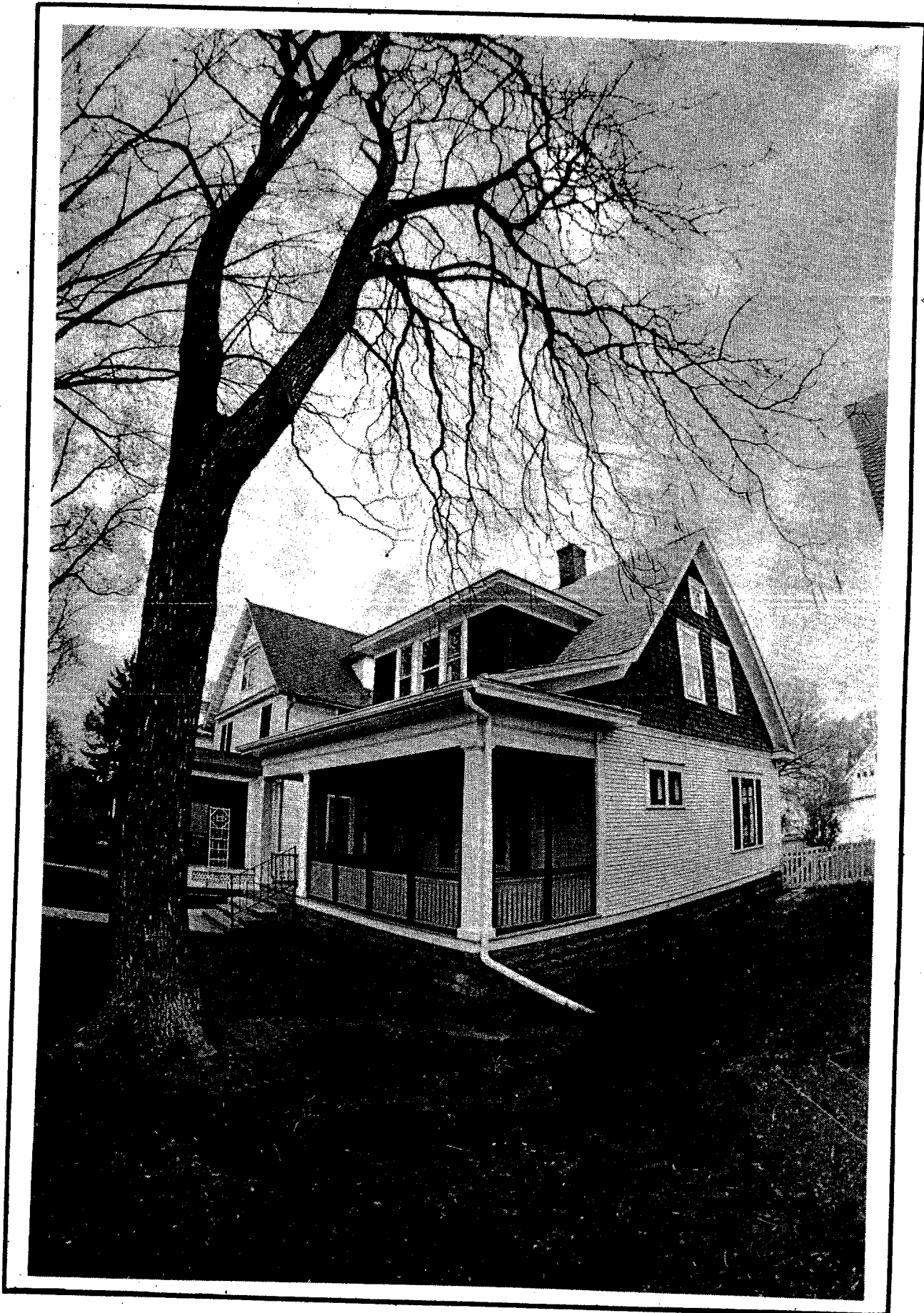
Contributors

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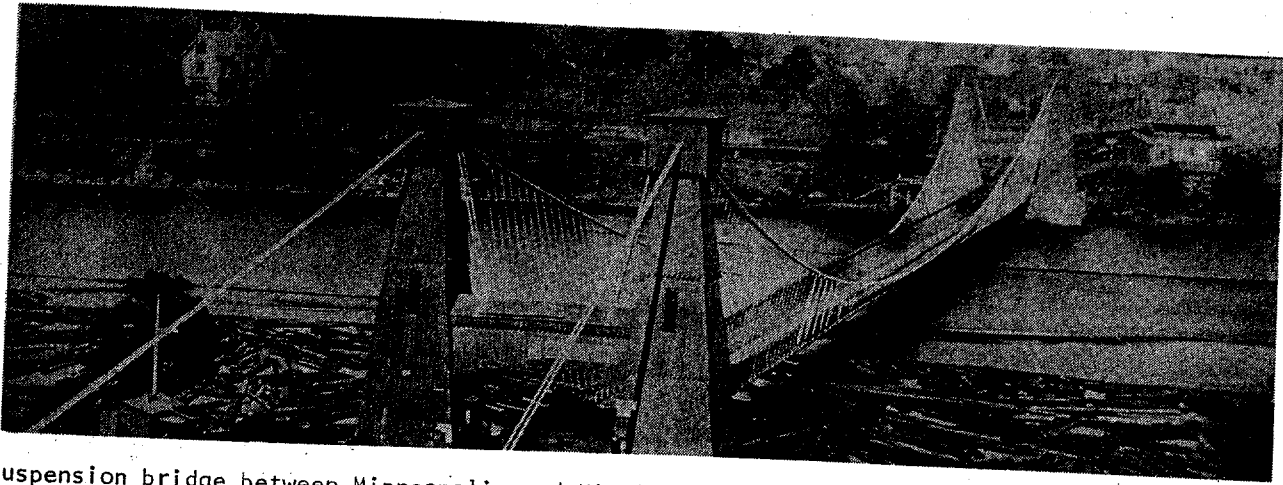


PARADE OF NEIGHBORHOODS



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Suspension bridge between Minneapolis and Nicollet Island circa 1856.

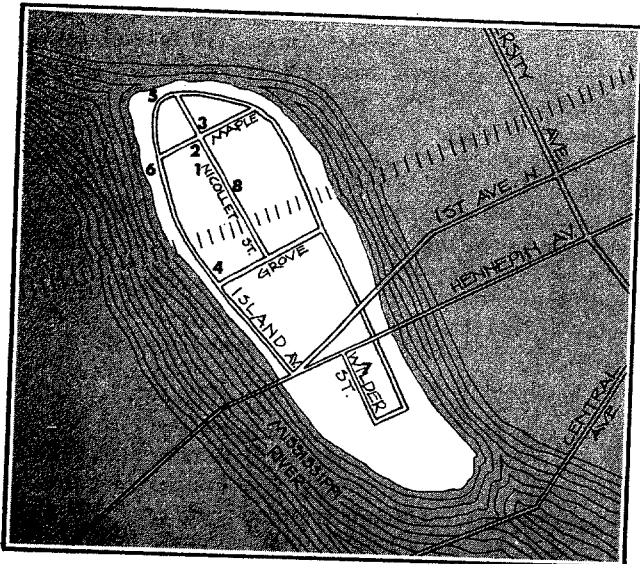
HCHS photo.

ISLAND IN THE RIVER

by Ned Pratt

In the heart of Minneapolis lies Nicollet Island. Thousands of cars cross it daily, but few even recognize it as they pass. Fewer still realize that one of the oldest residential areas of the city still exists on the North Tip of the Island.

The falls now called St. Anthony were well known by the earlier inhabitants of the area, the Sioux and Chippewa. Known as Kakibakah by the Chippewa and Minirara or Owahmenah by the Sioux, the falls were renamed by Father Hennepin, a French priest who first saw the falls in 1680. The first known permanent structure in the area was a post of the Hudson's Bay Trading Company in the middle 1700's. This had been abandoned when Lt. Zebulon Pike concluded a treaty with the Sioux in 1805 granting the United States Government land for Fort Snelling; the grant included Nicollet Island. In the 1830's, the region was visited by the French scientist and geographer, Joseph Nicolas Nicollet, exploring on commission from the United States Government, after whom the Island was named.

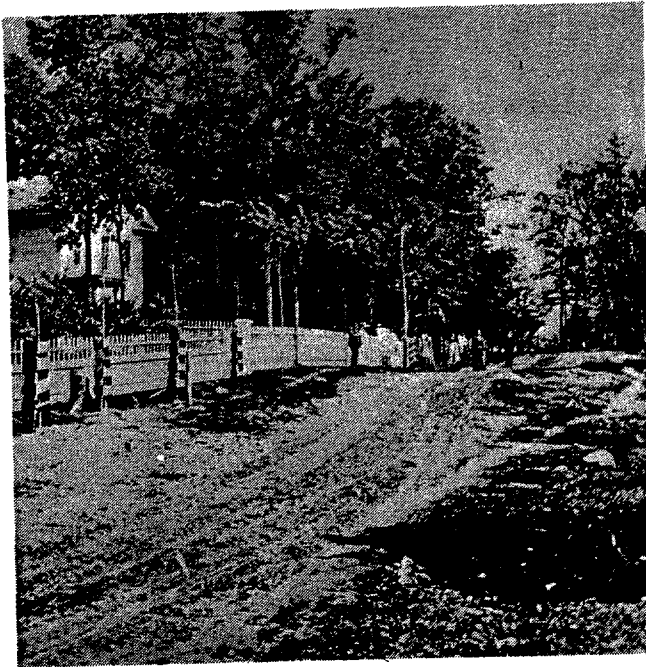


A settlement of squatters grew up around the falls, waiting for the day the land would be opened for settlement. The day came in 1848, when a land sale was proclaimed by President James K. Polk. Nicollet Island, along with Boom Island and part of the East Bank, was purchased by Franklin Steele for \$1.25 an acre (which comes to about \$60.00 for the Island). In this same year ferry service was established. Minneapolis was opened for settlement the next year, and the two communities, based economically on sawmills powered by the falls, grew quickly.

In 1854, the two communities decided to build a bridge over the West Channel. (A smaller bridge across the East Channel to the Island had been built previously.) This crossing, the first on the Mississippi in its entire length, was completed and opened to traffic on January 23, 1855. A toll bridge, rates were 25¢ per team and 5¢ for pedestrians. Nicollet Island, as a bridge between the communities of St. Anthony and Minneapolis, played a crucial role in their eventual union as one city.



1850 Dakota Sioux encampment across from the Island on the site of the railway depot in downtown Minneapolis. MHS Photo.



West Island Ave. circa 1856. MHS Photo.

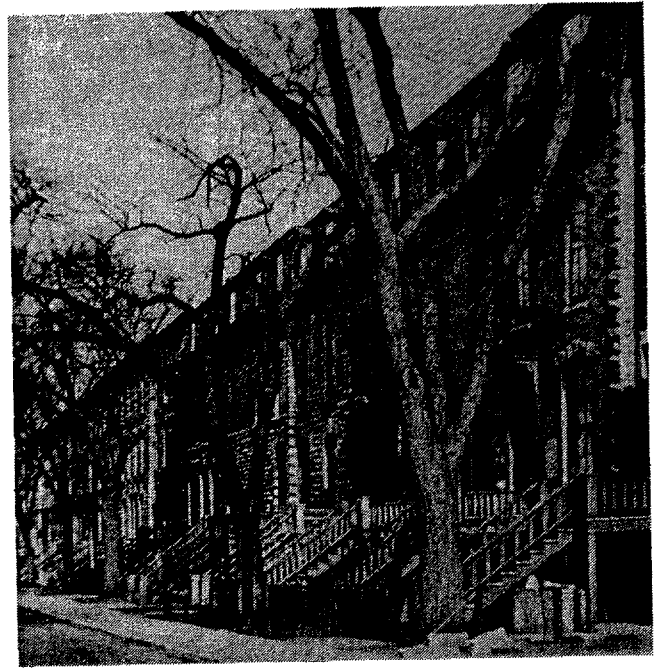
William Eastman acquired Nicollet Island in 1866. He began developing the northern half as residential land and continued expanded industrial use of the southern portion. This basic division has continued to this day, although light industry has crept northward, leaving the residential area a far cry from its elegance in the late 19th century.

PART II

The residents of Nicollet Island form anything but a typical community. Today, about 60 people live on the North Tip. The residents are a diverse group, students, artisans, mechanics, young and old, united only by their appreciation of the Island, the river, and the sense of community that exists on the Island. A rough survey of the residents shows a vast majority are either between twenty and thirty-five or over 60. The educational level is high-- a majority of the population has completed at least two years of college.

But statistics, while they give some information, are poor vehicles to describe a community, and a diverse, unique, but strangely cohesive community does indeed exist on the Island. Perhaps the words of the Islanders themselves can provide a better description.

Doris Armbrust, a resident of Nicollet Island for 26 years, and currently Chairperson of the PAC, said, "Since the 1900's, many different schemes have been brought up for the Island, and the islanders have been



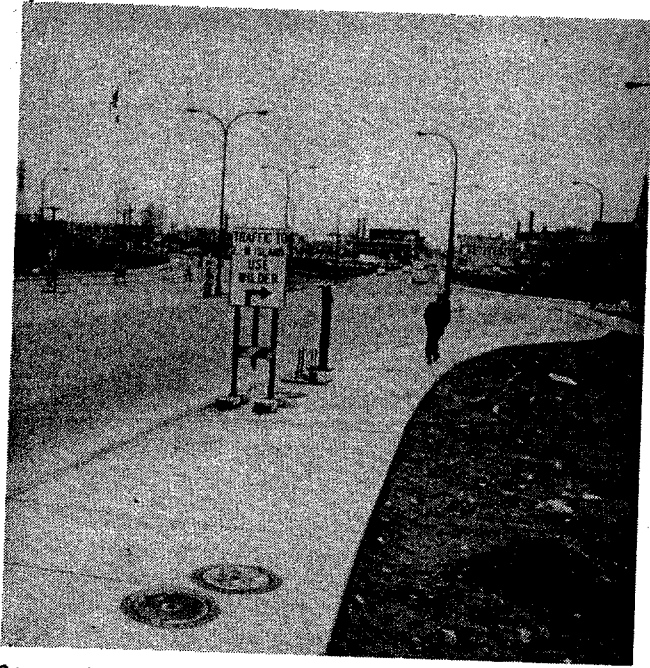
Eastman Flats in 1930's. MHS Photo.

threatened with removal. Many times, as plan after plan fell through, we still had our Island. We still want our Island, we who have lived here and loved this place for all these years. We would like to have a part in what happens next and still be part of the Island."

The Island functions more like a small town in the country than as part of a great city. In a preliminary report when the residents were organizing, Fred Markus, one of the people involved, wrote the following:

"The atmosphere of the Island itself helps generate this sense of community. The pace of life slows and there is always time to stop and say hello to one's neighbors, to enjoy the tranquility of a summer's evening, to look across the river at the city as if it were a distant land, inhabited by strangers who have lost their sense of community and sharing, who have lost their sense of identity with the past and with the land and live in the country of the blind. The buildings have stood for many generations and live on in quiet old age, looking upon the affairs of young and old alike with the impassive dignity of eyes that once looked upon the city in its infancy. And the river, the Father of Waters, flows beyond the pale of human concern."

"In such surroundings, feelings of self-sufficiency and personal worth, reinforced by what amounts to a classless society, are given more credence than the concerns that preoccupy more structured societies. There are no grocery stores, drug stores, card



Stone Arch Bridge replacement. Ned Pratt.



Demolition along E. Hennepin. Photo: N.P.

shops, fire stations, schools (save De La-Salle, which lives in a world apart), or even churches; but no one seems to notice the lack of these "essential services." Privacy is viewed as a social grace and money somehow never a major concern...."

"...No one can live in an area like this for even a short time...and fail to be impressed with the seasoned judgement of the older residents and the creative imagination of the young in years and at heart."

One cannot help but be amazed at the level of interpersonal interaction on the Island. Although, as remarked above, a distinct generation gap separates the two major segments of the population, everyone knows one another and pitches in to help when the need arises.

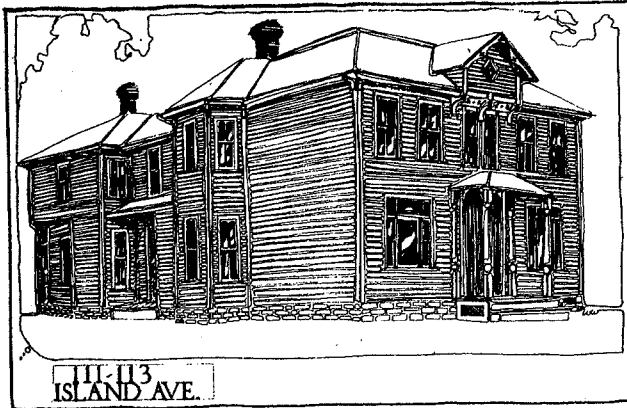
PART III

Nicollet island has been a focus of attention for generations of city planners and architects. William Eastman offered to sell the Island to the city for a park in the 1880's; the first comprehensive plan for the city, published in 1906, called for redevelopment of the area into a park-like atmosphere in the central city; but little was ever done. Finally, in the 1960's, the city instituted an Urban Renewal Program. Unfortunately, the residents soon began to feel that the plan would likely result in the acquisition and demolition of the entire residential project area committess and nice old houses

neighborhoods along Hennepin Avenue and on the North Tip, as architects, with visions of concrete high-rises dancing in their heads, gleefully contemplated the North Tip.

After numerous neighborhood meetings, a residential organization began to coalesce, and the Nicollet Island-East Bank Project Area Committee was incorporated. The first series of battles, to retain some of the structures along Hennepin, was lost as the Hennepin County Highway Department, oblivious to the cries of residents and insulated by levels of bureaucracy, inexorably moved on, demolishing the beautiful old stone arch bridge across the East Channel on Hennepin Avenue and replacing it with the two bridges now standing. The old buildings have been replaced by a swath of concrete nearly 100 yards wide at some points, and a flock of temporary signs and blinkers.

Recently, however, the PAC has met with more success. For years residents have been aware of the history of the Island, realized that a nucleus of buildings from the original settlements on the Island remained. The St. Anthony Falls area was declared a National Historic District in 1971. As a result of this and numerous other factors, not the least of which was the often-voiced, but seldom heeded wishes of the residents, the MHRA commissioned a study on the feasibility and desireability of preserving some of the older residential structures. A report was completed by Miller-Dunwiddie Architects in March of 1974.



Rob Lemons' place. Drawing Courtesy Miller Dunwiddie Architects Inc.

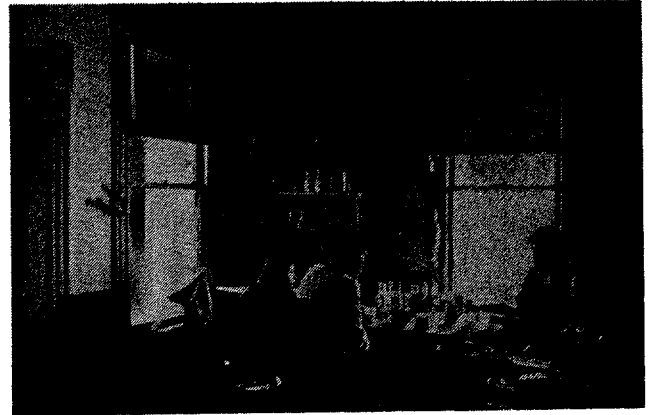
This report was of major importance to the residents, as it provided a view of the Island which could be accepted as credible by planners and politicians. After tracing the history of the city and Nicollet Island, the report supported the Islanders' claims that their neighborhood and its buildings did indeed possess historic and architectural merit and were worthy of continuing efforts for their preservation:

"A surprising number of buildings remain that once played a role in the early history of the city...returned to their original condition, this collection of buildings can once more make a positive contribution to the City of Minneapolis...."

"The relative isolation of Nicollet Island on the other hand has resulted in the retention of structures that have already disappeared elsewhere in the City. To find five 100-year old houses, all located within a single block is unusual in itself, es-



The fireplace, like the house, Tim and Maureen restored. Photo: Ned Pratt.

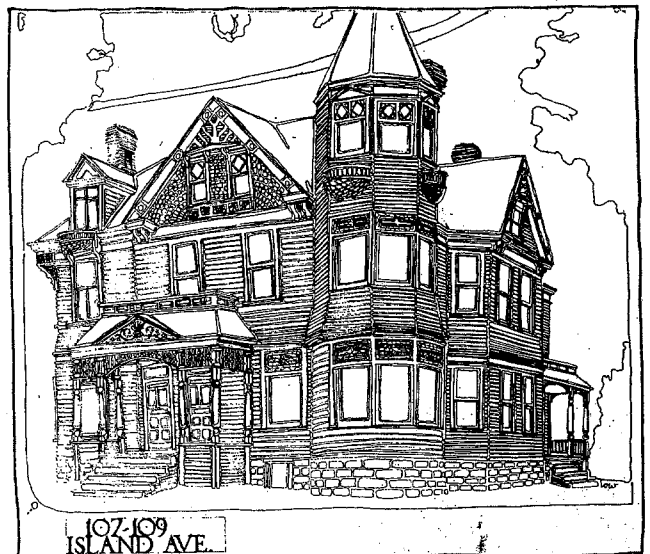


Tim and Maureen with friends at 107 Island Avenue. Photo: Ned Pratt.

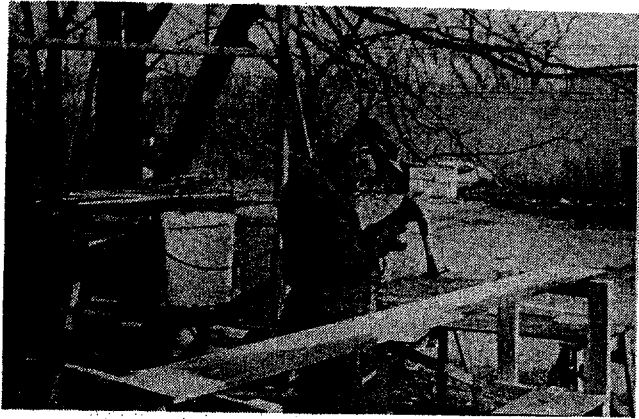
pecially in view of the extensive demolition that has taken place in what were the older areas of the City. When one considers that much of their original fabric remains intact, it is even more unusual! There may be other examples to be found elsewhere in the City, but they certainly are not present in abundance."

With this survey as background, the PAC applied for Community Development funds last fall and their proposal was approved by the Citizens Advisory Committee and the City Council. The City's application to the Federal Government is now being processed and the MHRA hopes to have these funds by June of this year.

This past year funds again became available through the Federal Neighborhood Development Program (NDP) and activity on the Island increased. What the residents have done with this aid, coupled with the existing resources of the community, demon-



Time and Maureen's home. Drawing Courtesy Miller Dunwiddie Architects Inc.



Gus Rudey working in his yard at 163 East Island Avenue. Photo: Ned Pratt.



Doris Park with friend at 15-17 Maple Place. Photo: Ned Pratt.

strates the value of the program.

In recent months, the Islanders have been hard at work. After successfully lobbying to get some funding approved for stabilizing five of the houses on the Island, they are now working to insure that they have some part in the actual planning and hopefully the work that will be done when the funds finally arrive. In addition, the PAC successfully organized and carried out a fall clean-up and is planning another for spring. One tie stairway from the top of the Island down to the river has been built, and another should be finished when this article appears. All the planning and all the labor has been provided by the PAC.

Much work is yet to be done. The PAC hopes that once some of the houses are fixed up, support can be generated to finish restoring the architecturally and historically significant buildings on Nicollet Island. What should the ultimate disposition of these historic structures

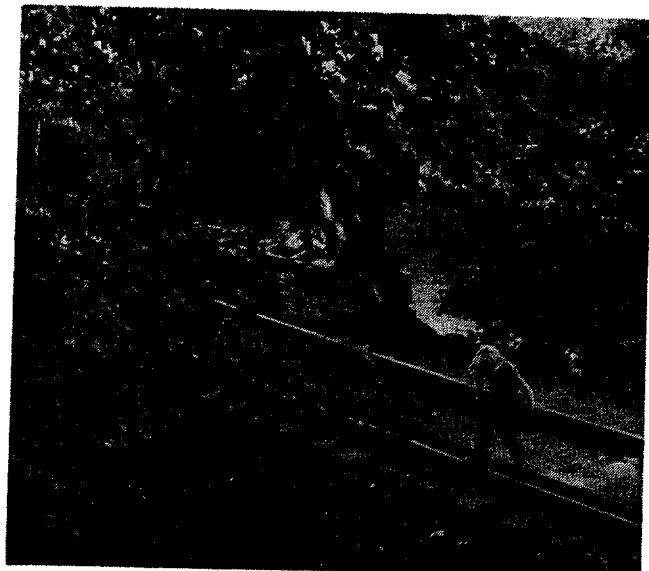
be? What should be done with the rest of Nicollet Island? The residents ask for your support, and more important, your ideas.

The fight is far from over. Community input has been ignored before and will be again. As of this writing, the PAC has been waiting since February for some explanation of what the City Planning Department has in mind. Their most recently published plans for the Island seem to be unchanged from 1972, when they suggested creating a historic village on the South Tip, which is now industrial, and a park on the North Tip, where the nucleus of the old community still exists. The residents firmly believe that broad based citizen input is both a valid step in planning our community's future and a necessary one.

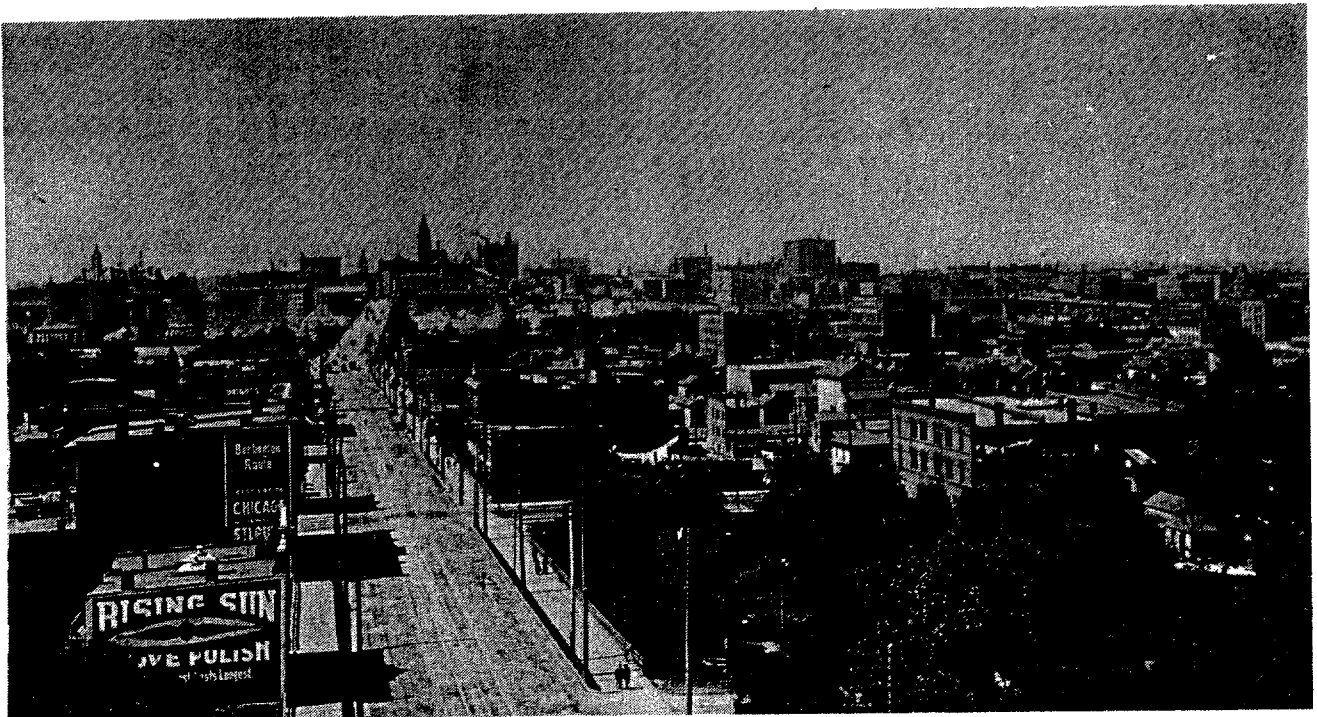
Ned Pratt worked with Islanders for three years as an advocate designer and is currently working with the MHRA.



Jack Chaffee (L) and Rob Lemons work on stairway to River. Photo: Ned Pratt.



Jack Chaffee along tracks on the Island's North Tip. Photo: Ned Pratt.



Looking downtown via Wabasha Street Bridge, circa 1925.

Photo by MHS and Paul White

WEST SIDE ST. PAUL: MEXICAN-AMERICANS ON THE FLATS

by Kris Jacobs-White

The West Side (or Riverview) is a crescent-shaped area in St. Paul, located between Annapolis Street city limits and the Mississippi River. Elevation ranges nearly three hundred feet from the waterfront to the high point at Annapolis and Cherokee Boulevard. Two bluff lines separate the flats, the hill and the upper bluff area.

In a study done by Carol Aronovici in 1917, the flats area was described as a "slum of the worst character." At that time, the housing was congested and poor, "populated by squatters and renters," and was considered one of the several focus areas for juvenile delinquency. It was said that rubbish was a public nuisance, that "the most serious conditions were found in the West Side Lower Levee and Flats...with considerable accumulation in the Upper Levee District ...and under the High Bridge."

In the early 1920's, Mexican families began to settle in the flats where there was already a concentration of other immigrants from Russia, Sweden, Poland and Italy. They moved in at a time when the dominant Jewish population was already moving out to other neighborhoods.

The Mexican immigrants kept to them-

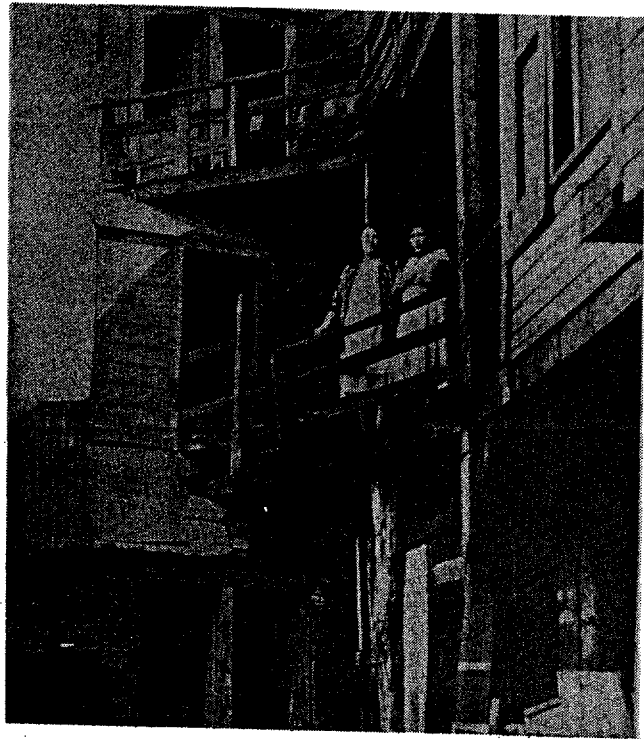
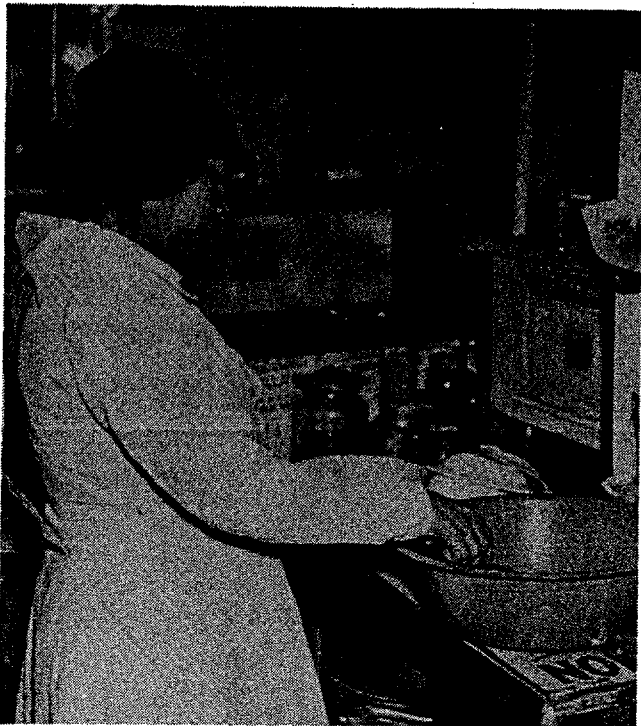
selves, forming a cohesive community and maintaining their language, customs and culture. They were able to get help for special language, recreation and education problems through Neighborhood House (a social service agency and community center established in 1897) and later through our Lady of Guadalupe Mission (founded in 1930).

Work in factories and fields was plentiful. Coming from a nation of farmers, they knew how to make the soil productive and employers found their work more than satisfactory. It was with the help of the Mexican-Americans that Minnesota's beet sugar industry was made a success.



1920's Neighborhood House activity.

N.H.



By the 30's and 40's, the flats area continued to be one of the worst slums in St. Paul. And even though the area was rejected as a possible urban renewal area because of "adverse geographical conditions," the Mexican-Americans were often blamed for the poor environment. Photos by MHS and Paul White.

But the Depression came and took its toll on all Americans. Pressure mounted to deport Mexicans. In 1934, 328 Mexicans, including American-born children, were deported.

The second World War began to change the picture. Once again, Mexican-Americans found themselves in demand due to the shortage of manpower. This employment led to steady work and for the first time, children of former migrants were able to stay in school.

Celebration of Mexico's Independence Day was expanded and began to draw large crowds from all ethnic backgrounds. The Mexican-Americans formed business, cultural and civic organizations, the first of which was The Anahuac Society founded by the first Mexican immigrant to Minnesota, Luis Garzón, a musician and businessman. The main object of this club was to raise money through dances and other affairs to help fellow Mexicans who might be in need.

In 1962, the flats area was razed by the Port Authority. Before this time, the area had been populated by about six hundred families living in one and two room shacks. The housing conditions were often unfairly attributed to Mexican residents.

Robert Curry, in a 1965 examination of the conditions of the flats area, pointed out that there were many features of the area which must be considered independent of Mexican influence. For instance, the flats had always been open to flooding, and in fact, in 1951 and 1952, floods caused considerable property damage and hardship for residents.

In 1937, when major urban redevelopment was in progress, the district was not "considered seriously for a proposed development simply due to adverse geographical conditions. It would be impossible to maintain the standard it is wished to establish."

In fact, the area was considered the worst housing slum in St. Paul until it was razed. Aid to homeowners in the area was never readily available, and residents were not willing to invest in it on a permanent basis. Over the years, the land was filled in by sand from the river, making some housing fifteen feet below street level and necessitating the building of steps from the street level down to the front door.

According to Curry's study, the flats residents were not given proper compensation for their forced relocation. The "fair

market" value of the appraisals was based on "wet land" prices. The only appeal was through condemnation proceedings and most of the residents were unwilling or unable to pay the lawyer and court fees. While moving compensation was paid, it only amounted to \$25 per room with a maximum of \$100.

Accurate information on the pattern of relocation is not available, but one list of fifty families showed an equal number of new locations on and off the hill. The aged were said to have been the most significantly affected. Many older persons unable to obtain new mortgages, became dependent on public assistance or relatives, and entered housing projects such as Dunedin Terrace Housing Project. Torre de San Miguel was built as a cooperative home-ownership project to alleviate the housing shortage caused by the razing.

Current estimates by Migrants-In-Action Inc. (a non-profit resettlement and social action organization working in the Twin Cities), based on local and statewide data on the Spanish speaking, show approximately 23,000 Mexican-Americans in the seven county metropolitan area, with 10,000 residing

on the West Side. Further indications are that one third moved there since 1965.

In addition, since 1970, approximately one hundred and twenty five families (six to seven hundred persons) per year have attempted to "settle out" of the migrant stream and into St. Paul.

Today, the West Side Chicanos have sought vigorously to institute bi-lingual and bi-cultural education for their children. The goals are:

"to provide an integrated curriculum of learning experiences eventually extending from early childhood through post-secondary, involving adults from the community, as well as the 3 to 8-year olds. Such a program would, it is hoped, with its related components, culminate in the West Side as a whole being able to legitimately be called a bi-lingual and multi-cultural community which will respect and understand the components of the several cultural value systems and linguistic variations which it contains."

In the quest for self-pride and cul-

West Side Chicanos seek bi-lingual, bi-cultural schools. Photo courtesy Neighborhood House.



tural identity, the Chicano community is demanding that the schools "accept the home as a home, understand and support its particular functions, try not to seek to change the home or undermine it, and finally to seek a union with the home at the point of common interest--the successful progress of the child in school."

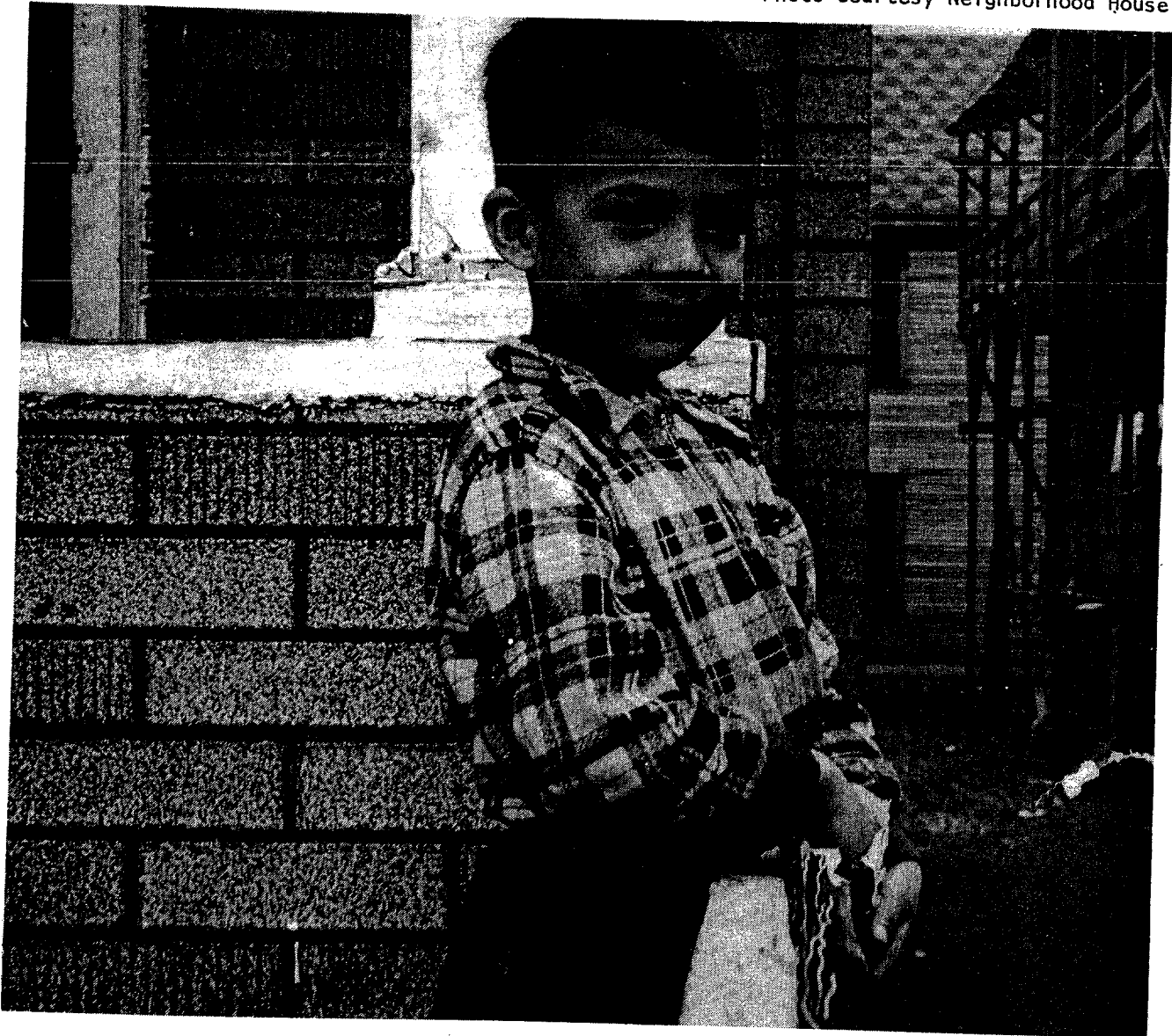
Today, there are more than ten Chicano organizations. Among these are the Chicano Federation, the Spanish Speaking Cultural Club, the Mexican-American Resource Center, Mi Cultura cooperative day care center, Concerned Parents Committee for bi-lingual education, the Mexican-American Task Force on Education, Migrants-In-Action Inc., the New Mexican-American Celebration Committee and the clubs affiliated with Neighborhood House and Guadalupe Church and School.

Mexican family customs are adapting to acculturation into the Anglo society, but it is generally felt a responsibility of the parents to instill a sense of ethnic pride and to adhere to the basic tradition of strong family and community cooperation. One needs only to look at the number of active Chicano organizations in relative comparison to Anglo organizations to realize the commitment to their people felt by the Mexican-Americans on the West Side.

Special thanks to S.J. Hernandez, Mexican-American consulate to the St. Paul Schools for research assistance.

Kris Jacobs-White works full-time with the West Side Voice and contributes to the Twin Cities Journalism Review.

Photo courtesy Neighborhood House



COMMUNITY BUILDING



Photo by Ken Meter

Cedar-Lake Child Care Coop

Parents put their children in day care centers to get rid of them, right? Then why would a group of mothers and fathers spend three months hassling with bureaucracies, grubbing for equipment, raising funds and putting up their own money--all to establish a day care center that they must staff themselves?

"We didn't have any say at another center she was in," said Sally Setzer, smiling down at 3-year old Gretchen the other day at the Cedar-Lake Child Care Cooperative. "We wanted a chance to be involved."

For Ms. Setzer and her husband, Steve, parent involvement is more than a progressive ideal. When she went to pick up Gretchen one day at the other center, she found the child tied to a chair. "They said they were understaffed," Ms. Setzer said. "Another member of our coop had the same experience."

"Control" is the word Betty deFiebre repeats a lot when she talks about the rationale for cooperative child care. At the Cedar-Lake coop, parents control the budget, the children's diet, the curriculum, everything. They know that their children aren't tied to chairs.

Ms. deFiebre began organizing the coop last December, when she learned that the site of a former 15-child propriety center,

the ground floor of a duplex at 3017 Cedar Avenue, was for rent. Two years earlier she had been in a group seeking to establish a cooperative center, and they had disbanded because they were unable to find a licensable location in south-central Minneapolis, where few of the older buildings meet the state's stringent standards. So the building on Cedar seemed to be a golden opportunity.

It wasn't. A parade of inspectors demanded thousands of dollars worth of improvements, this in a building that a year earlier had housed a for-profit center. Tighter regulations, grandfather clauses, they explained. New stove, new refrigerator, new sink, new kitchen floor, bathroom fan, \$650 worth of toys.

For the parents, assembled mostly from Powderhorn Food Community and the Powderhorn Babysitting Coop, this was a deep setback. They had gotten a \$2,000 grant from the Minnesota Department of Welfare and had raised several hundred dollars with a series of benefit concerts, but the budget couldn't take what was being demanded. There was talk at the weekly meetings of giving up, until they found a loophole.

The loophole was the "group family day care home," where children can be subjected to old refrigerators and tarnished kitchen floors within the limits of the law. "It did everything we wanted," said Ms. deFiebre, "except that we can have only 10 kids."

With the building problem settled, the parents got down to other questions. They set fees (\$15 a week for full-day, \$8 for half-day) and work requirements (15 hours a month plus committee and clean-up work). They made policy (for example, no smoking in the center, no artificial foods or sugar in the children's snacks). Perhaps most important, they hired a staff person, Mary Gutnecht, who taught at a number of south Minneapolis alternative schools. She works 9 a.m. to 3 p.m. daily, with parents filling in before and after.

The next challenge is more recruitment, to fill up to capacity and get the coop on steadier financial footing. Five of the ten slots (four full-day, two half-day) now are filled. "The basic organization took so much energy that it just hasn't been done yet," Ms. deFiebre said. (If you're interested, call 722-8792 weekdays.)

COMMUNITY BUILDING

Meanwhile, since the March 3 opening, parents and children alike have been savoring the benefits of cooperative child care. Judy Meier, a VISTA who says she couldn't afford child care before, said 3-year old Joshua "has learned a lot-- colors, cutting with scissors" in his first month at the coop.

"You learn a lot about child rearing by working with other parents and children," said Ms. deFiebre, whose daughter Jennifer just turned 4. "This way we have more resources; all the parents have different backgrounds. They all share with each other and with the children."

"Child care is a right that should not be taken away from parents," she added. "Many feel intimidated by schools and day care centers; they're afraid to complain and ask questions. We have control of the curriculum; we suggest lessons and give feedback to the teacher and then we can evaluate it all."

"Parents have more to give than they realize," Sally Setzer said. "You don't need years of training and experience to do what we can do here."

--by Conrad deFiebre

Child Care Workers Unionizing!

Child care workers in Minneapolis are organizing! Many of the people who make the slogan "child care now" a daily reality have finally taken up the methods of collective action for child care used by university students, minority communities, feminists and community-control activists in the past. Those of us who work in child care programs that presently meet (at the most) only 20% of the need in Hennepin County see both the promise and the problems in child care as it exists now.

Several of us are teachers or organizers in parent coop child care centers. Many of us work in non-coop child care. Most of us have been, or still are, activists in the community-control oriented organizing for universally available child care.

How did we all agree to focus our



Worker-controlled Discovery Center in North Minneapolis will soon unionize. Photo: KM.

energies on unionizing? By last summer, we knew that unionizing was definitely in the air. After all, workers who were just recently covered under minimum wage law, who were told what important work they were doing and then faced with long hours, often without lunch breaks, and expensive compulsory continuing education requirements, were bound to get ideas that something was rotten (Denmark having one of the more impressive child care systems) in America.

We knew what we didn't want in a union. We didn't want a "professional" union that might create divisions between workers with different credentials.

I'm making 2.25 an hour.
What are you making?

I'm making 2.75, but
I'm a professional!

We also didn't want a union that told us that they'd "take care" of us. We had too many bosses, politicians, and boyfriends who'd said that. We wanted to build an independent fighting organization that would deal with all the issues we faced as child care workers. Besides incredibly low wages and benefits, we wanted to fight poor working conditions, racism and sexism (as teachers and in the curriculum), funding cutbacks, bureaucratic red tape and harrassment, unnecessary hierarchies, and job insecurity. We wanted to build another unified community group demanding more child care.

COMMUNITY BUILDING

We were inspired when we heard about a child care workers organization in Boston called the Boston Area Day Care Workers Union (BADWU). Its newsletter showed us a real live union that seemed to be conscious of all these issues. Since then we've heard of other organizing drives in Chicago and in Portland (with the I.W.W.!).

One of the problems facing many child care workers, and non-profit service workers in general, is that there is no one person or department that we are accountable to. The "boss" is mystified or hidden. We know it's not the "taxpayers" or parents who control wages, budgets and the organizational forms child care programs take, although they are often used as an excuse for the status quo. Government takes on more and more functions in providing goods and services (from SSTs to TLC). A union must overcome the feeling of despair at overlying bureaucracies and futility over the tactic of robbing Peter to pay Paul (increasing taxes on the poor to increase the wages of the poor) by the development of creative new analyses, tactics and demands. As united child care workers we hope to understand better where the real power lies, and more importantly, discover where the weak points exist.

We want to work on building a union for several reasons. Many of us have in the past, and may in the future, work in non-coop programs. We want to share with other workers in non-coop programs our vision of non-hierarchical, democratic parent and worker control. Although some may not need a collective bargaining unit at this time, we want to work on other issues within a united child care workers organization which can add strength and energy to our efforts.

Besides child care workers, there are others that we hope may join us. Many directors of child care programs, for example, which rely on federal support to subsidize the costs for low income parents actually have very little control. They find themselves caught in the middle between exploited employees and a hostile County, City, State or HEW. We invite the support of those directors for a union that hopes to shake things loose--for the benefit of children, teachers, parents and child care as a whole.

We think parent control is a crucial

demand toward building the power of the people against classism, racism, and paternalism. We think parents and workers should have much more to say in what goes on in child care programs. We hope to meet more parents through labor unions and through the Coalition of Labor Union Women to encourage them to demand child care and parent control. We invite parents to support our organizing because it will strengthen the overall movement for universal, community-controlled child care. We want to continue to work together on common issue and keep each other honest.

This article was written collectively by the union temporary steering committee. This article does not necessarily express the views of the entire union (especially since we don't have one yet!). Contact: 722-0174.

Our Daily Bread



Our Daily Bread - 383 Michigan at W. 7th, St. Paul, Tuesday-Saturday, 6 a.m.-5:30 p.m.

Can a whole-foods bakery make it in a traditional working-class neighborhood? Our Daily Bread Baking Company, in the West Seventh neighborhood, one of a growing number of small collective businesses developing in older neighborhoods around the cities, may soon find out.

Our Daily Bread is a collective (15-20 people at any one time) which in February, 1975 bought a long-standing neighborhood bakery business. The new bakers worked with

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the retiring Kriz family and learned how to bake the traditional sweets and breads the community trade was accustomed to. Within a short time, however, the collective decided to switch to whole-foods baking, and at present there is no place in the West 7th area to buy freshly-baked doughnuts and white-flour baked goods.

Around the Twin Cities, the whole-foods co-ops and collective businesses have been under attack for some time by those who feel that they talk about community participation but exclude the communities in which they are located by ignoring their needs and traditions. This is currently a hot issue among the co-ops, and reams will be devoted to it before it is resolved. Without taking on the whole argument, we can examine the ways one particular business is involved with this issue.

Responding to two pressures, to serve the St. Paul co-ops adequately, and to produce foods the workers wanted to bake, the bakery group made a full-scale transition and in the process lost a large portion of the neighborhood business.

Referring to the whole foods products offered now, Jan Knutson, a worker in the neighborhood, said, "Personally, I'm not into that stuff myself. I usually bought bakery goods for meetings; last time we went in to get something for a seniors' meeting, I didn't buy anything because I know the seniors aren't into that type of food. Offhand, I don't know anyone in the neighborhood who is."

"Our storefront business has really fallen off since we made the change," one baker told me. This decrease in neighborhood trade has been offset, however, with a growing demand from the co-ops for the bread, granola, and treats the collective produces. "Our original plan was to continue with the Krizes' recipes, gradually adjusting them and substituting more nutritious ingredients because we didn't want to lose the neighborhood trade. But the group felt that process was too slow, and we weren't sure we could do that and serve the co-ops," explained one of the bakers.

As it was always intended, the Baking Company has developed a line of nutritious goodies (date-nut bars, oatmeal-raisin-sunflower cookies, and peanut butter cookies,

among others), but now it is faced with the need to re-attract the West 7th neighborhood to the store, a more difficult process perhaps than their first choice, but now a necessity. Oliver Towner, of the St. Paul Dispatch, has helped, giving repeated rave reviews of the whole-wheat kolachies. The collective has distributed a leaflet in the neighborhood, describing their new business to their old patrons, and an open house was held in the spring. Said one worker, "Most important, we don't want them to think of us as arrogant hippies who disapprove of the way they live. It's taken each of us a long time to learn how to eat and cook nutritiously, and for each of us, healthy eating has a different meaning."

Those who do frequent the storefront are often met by a baker who is preoccupied with the heavy demands of producing for the co-ops. This impersonality can reinforce pre-existing negative images of some customers. "We know that it helps to talk to the customers. They're skeptical at first, but generally we encourage them to try something new, then we can take the time away from the baking to deal with each one personally."

How does the bakery's collective operating style affect the neighborhood? "Where else do they ask the neighbors to come to meetings, offer a chance to work or help out? Where else do they ask the neighbors what products they want?" While many neighbors have made their needs known by staying away, some are getting involved. "We have a customer who's painting our new sign, and two new bakers from the neighborhood are working here now."

"If the community wants white-flour goods and fried rolls, they should be here baking. We'd be glad to teach them what we've learned. Maybe eventually they will come in. We're serious about neighborhood and worker control, and we hope that people with the time or interest will use that to influence production," a baker explained.

Unlike some whole-grain baked goods available, the breads from Our Daily Bread are moist with a pleasant texture, which should please those who don't characterize themselves as "health-food nuts," as one customer put it. The bakers have also begun making cakes to order, on a limited basis, and hope to reach out to neighborhood food-buying clubs as well.

--by Ann Blonston

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Commonplace Restaurant Photo by Ken Meter

Commonplace Restaurant and New Riverside Cafe

Commonplace Restaurant in St. Paul and the New Riverside Cafe in Minneapolis both serve inexpensive vegetarian meals. But it is the way in which they structure the work necessary to serve their food that seems most important in reviewing these two cafes.

Each restaurant is owned and managed by a collective of men and women numbering between fifteen and twenty-five. On Mondays the groups meet in their storefronts to divide up the work for that week. Members of the collective sign up for several shifts on the work schedule and take responsibility for other tasks such as shopping and book-keeping. New Riverside people work about 35 hours a week and Commonplace workers do about 20 hours. Workers at New Riverside receive room, board, transportation plus \$10 per week, while people at Commonplace are paid according to need. There are no bosses who get paid more to tell other people what to do. Decisions are made by consensus without a hierarchy of authority. A collective process teaches people to take responsibility for themselves as well as for others. I think most people prefer being treated this way, which partly accounts for the close-knit feeling among the workers.

I found this family-like working atmosphere to be the strongest similarity between these two restaurants. Even though their work can be harried and tiring, the people were easy to approach. One reason for this is that workers quickly get to know each other well. All of the New Riverside people live communally in several houses and several Commonplace folks also share living space. People usually decide to join either collective because they like the people they are working with as much as the work itself. Eating in either places I liked the friendly atmosphere and felt that members of the collectives enjoyed their work. Talking with several people from each restaurant reinforced this feeling.

Another reason for the closeness, the family-like atmosphere, is that in both cafes efforts are made to break down the distinctions between customers and workers. Workers generally will engage customers in conversation to make them feel more comfortable. Many of those who come to Commonplace are regulars who are greeted warmly and the cafe's recipes are freely shared with anyone who is interested. Both places have customers set their own tables and put away their own dishes. The idea being that by everyone sharing in the work we lighten each other's burdens. At New Riverside there have been no established prices and customers are asked to pay what they can afford. Currently they are reevaluating this policy because of financial pressures. Commonplace offers a range of prices for the customer to choose from. These policies suggest that those who work want to involve those who buy in determining what the food is worth to all concerned. Both cafes do catering at times in their communities.

There are differences between the two restaurants and within each collective. More people at New Riverside seem involved in local political issues than at Commonplace. New Riverside regularly puts on live musical entertainment at night and also runs North Country Kitchens which serves lunches in the cafeteria of the Newman Center on the University campus. They are also purchasing a farm together where some members will live and raise vegetables. Commonplace does daily catering for a day care center. It seems to draw its customers from a more heterogeneous neighborhood, while New Riverside

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serves primarily those of student ages. Within each collective there are debates between those who want a more structured organization and those who would rather take care of problems when they arise. Other issues that both restaurants have dealt with are their pricing policies and political differences among members. These and other problems are resolved or not resolved as time passes and new ways of looking at the situation are discovered.



New Riverside Cafe Photo by Ken Meter

The way that their work is structured on the job seems to have widespread implications for these two restaurants. Work itself is redefined as something not looked upon as drudgery, but rather as being chosen for its positive aspects. There is no stigma attached to leaving the collective. Working within a spirit of family cooperation is seen as a way to bring people closer together rather than divide people within a spirit of competition for money and the chance to quit as soon as possible to do other things. I think a more humanistic outlook is developed by the workers through their commitment to each other and to the work they cooperatively share. This is reflected partly in the kinds of food served by each cafe. The meals prepared are simple and nutritious vegetarian foods. The menus are constantly changing as different people cook each day and new members join the collective and add their ideas.

Stop by for a relaxing nutritious meal at:

Commonplace - 366 Selby Avenue, St. Paul
11-9 Tuesday through Saturday. 222-9242

New Riverside Cafe--Riverside and Cedar,
Minneapolis. 12-12 Tuesday through Satur-
day. 333-9924

--by Tom Copeland

The Malt Shop

Two years ago, you might have sat in the Malt Shop all afternoon engaged in a leisurely conversation with friends and workers, enriched by good food. You would have thought yourself one of a small group of people shaping their own common way of life.

Today, you'll probably stand in line, regret the crowd, and wonder what happened to all those workers now looking so harried and remote. Is the Malt Shop just another expanding business? Has your appetite caused it to lose its way?

Opened as a place where a few friends could work amiably together and get by, the Malt Shop has evolved through a mix of communal ideals and economic circumstance. Founders created a restaurant that would treat food in the same manner as they chose to relate to their fellows: with care, diligence and respect. Quality food was sought, but was not solely limited to organic or whole food sources.

Workers brought together through friendship effectively built a community in the name of the Malt Shop. As distinct from a geographic community or neighborhood, this group created a deliberate synthesis of ways of living and ways of working. Friends, place, work, and ideals slowly blended together. People were treated as neighbors, and originally, patrons were neighbors. The meaning of a poem left instead of a tip was understood by all.

One day, however, a prominent columnist published the pleasures of the place for his public. Lines started the next day, and haven't stopped since. The demands of increased business led the Malt Shop through painful periods of stress and uncertainty. But these changes also led it to re-examine the nature of its community. By losing itself, the Malt Shop has begun to find itself.

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The Malt Shop.

Photo: Ken Meter.

Three Bozos own the Malt Shop. So-called because of their alternate bouts with being crazies, businessmen, gadflies, and visionaries, the Bozos purposefully lent an informal air to decision making in the early Malt Shop. Immediate demands of growth and success, however, marred this informality, and often required authoritative decisions by the Bozos. Yet at the same time, the Bozos felt responsible for maintaining the amiable relationship between worker and workplace, and provided the continuing initiative for building the new organization. Experience has produced quite apprehensive feelings in the Bozos about the positions they are being led into.

The "successful" Malt Shop has often been met by ambiguous feelings by workers, too. But it has challenged their creative potential and given broader meaning to their earlier purposes. Always characterized by a dynamic balance of independence and cooperation, the spirit of the Malt Shop has grown to encourage the beginnings of a larger integrated economic structure. The purchase of a farm, work with the earth. Growth of the Malt Shop has created more diverse work roles in the restaurant and in new, associated small businesses. A cooperative general store and credit union are starting. Some members hope to support the community's basic needs in this fashion.

For the time being, then, the Malt Shop has relied on itself and its friends. Involvement of neighborhood and patrons has not been actively sought in the transformation. Their involvement has been thought inappropriate to guide such changes.

Growth of the Malt Shop has not meant increased profits for a few, but more benefits for the whole. Few original amenities made for difficult working conditions, but the resulting struggle to get by was a rewarding one fostering cooperation and a sense of unity. Conditions have decidedly improved since then! and a new ventilating system, new dishwashing equipment, and larger work areas have been added. But more importantly, workers have benefited from the satisfaction and dignity derived from broadening their style of work. More tasks need to be done, for the restaurant or for the community and people express themselves through voluntarily doing them.

The nature of the work in the Malt Shop proceeds more from a system of informal roles based on personalities and creative ambitions than the order of functional roles. Yes, it is a tenuous balance. Within the community are shamen, hunters, headmen, and clowns. The unity of these roles is essential to the synthetic nature of the community, for they allow people to act as they see themselves, above what a structure demands of them, and has thus created a large pool of ideas and aspirations for transforming the whole. Within this framework lies the genesis and spirit of the larger economic community, as well as a continual source of tension and conflict.

The Malt Shop as a collective owned by workers has been an idea toyed with by Bozos and workers for quite some time. Until recently, the issue was relatively unimportant, for the Malt Shop's nature and mode of operation prompted the feeling that it kind of was, anyway. But now with an increase in scale and intensity of the restaurant and an active pursuit of an integrated economy, both Bozos and workers generally feel that a time of structural reckoning has come. Some members see as crucial or explicit change by going through the "ritual" of defining the community as a collective to strengthen the integrity of informal patterns and ensure the accountability of leadership. It is a time of testing whether recent directions and circumstances can be reconciled with the original values of the Malt Shop.

Evolution of the Malt Shop continues to be a participatory learning process. Hard and bittersweet is the way of the Malt Shop, but there is dignity in the community: it is their way.

-by Tom Caspar

next issue:

The Fall issue of Common Ground will take a look at art and culture in the Twin Cities. Articles in this issue will look at what art in the Twin Cities currently reflects and will explore the possibilities of publicly funded art. We'll run a firsthand report on art and culture in the People's Republic of China, a description of how a play can be written and produced collectively, the history of culture in early populist movements, and our regular section on community building and reviews.

back issues:

If you missed Common Ground #1, #2, #3, or #4, you can still get copies! (See Subscription Form below).

Our first issue, "The Cities' Backyard," examines history from the viewpoint of people who live and work in nine different neighborhoods in the Twin Cities: Powderhorn, Phillips, Beltrami, Seward West, Skid Row, Nicollet Island, and the West Bank in Minneapolis and W. 7th Street and the early Black Community in St. Paul.

Common Ground #2, "Playing for Keeps," focuses on neighborhood parks and open space planning. Issue #2 also contains articles on vacant lot playgrounds and gardens, the history of South St. Anthony Park in St. Paul, and descriptions of a new bike coop and a new cafe.

Common Ground #3, "Towards Community Control?" tries to provide background for the current discussion of citizen participation and Community Councils. Arguments for and against Community Councils are developed by five Twin Cities folks. A history of St. Paul's Swede Hollow, a review of a new community cafe, recommendations for crime control, and a surprising housing cooperative are also featured.

Common Ground #4, "The West Bank: Resident Initiative Takes Root," looks inside the West Bank residents' strategies for control of their community. Included are descriptions of how developers like Cedar-Riverside Associates make large profits at tenants and taxpayers' expenses and how the West Bank experience is helping other communities organize resident controlled development. Reviews of a new women's restaurant, theatre (Chautauqua, Circle of the Witch and Alive & Trucking) and a photo history of the Payne-Phalen area of St. Paul round out the issue.

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People have long gathered at the Neighborhood House in St Paul's West Side for celebrations such as this one. See Page 70 for a history of the Mexican-Americans in the West Side. Neighborhood House photo.

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