



Loring Park Neighborhood Master Plan

September 30, 2010

Community Gathering The History and Shaping of Loring



Event Summary

Opening Remarks: Kicking Off The Master Plan!

Presenting Stories of Loring

Event Preview Document (published ahead of the event by web & email)

Outline of Sept 30th Kickoff Remarks

Community Input – Pink Note-card Questions

What is your favorite thing about the Loring Park Neighborhood?

What is one thing that we should work on – change and how?

Handout (2 page)

This Evening's Program

Panelist bios

Handout (2 page)

Planning & Design Consultant bios



Loring Park Neighborhood Master Plan

Event Summary

by Peter Musty, updated October 24, 2010.

Nearly 100 community members gathered September 30, 2010 at the Loring Park Community Arts Center to kick off the master plan process - and to hear stories that traced an arc through the history of the neighborhood.



Opening Remarks: Kicking Off The Master Plan!

The kickoff remarks; *Picture: Gail Dorfman speaking*

- welcomed community members to the planning process and explain the importance of issues at hand and for their participation.
- described the reasons & background for the master plan
- described the key issues outlined in the Master Plan Request for Proposals, and the process leading to selection of the consultant team.
- introduced the Master Plan Steering Committee.
- announced the beginning of formal meetings, interviews & stakeholder interactions (*see Appendix, 1.0*).
- introduced the consultant team, and announced the beginning of their Discovery work (*see Appendix, 2.0*).



CLPC Board Member and Steering Committee Member **Neil Reardon** introduced Hennepin County Commissioner **Gail Dorfman** and Minnesota State Senator **Scott Dibble**. Commissioner Dorfman and Senator Dibble both delivered strong endorsements of the community based design approach – and pledged support for the master plan process. Commissioner Dorfman spoke of the need to address livability, health and emissions control through design for walkability.

Steering Committee Co-chairs **Robert Cook** and **John Van Heel** presented the background of the process, and explained key issues that will be covered in the master plan including the key sections in the Request for Proposal...

- “Sustainable Land Use & Urban Design”
- “Pedestrian Circulation & Transportation”
- “Cultural Assets & Economic Vitality”
- “Historic Preservation”





Loring Park Neighborhood Master Plan

Consultant team leader **Peter Musty** outlined the 50 hours of structured stakeholder interactions, including...ten stakeholder interviews, six focus groups, four Thursday evening community gatherings, and four Saturday morning community workshops. He then previewed explained the four master plan phases; Discovery, Visioning, Planning & Urban Design, then Master Plan Document Development.

Presenting Stories of Loring

John Lauber of the consultant team introduced five long time community members, who each related stories of their experiences in Loring, providing all of us a sense of historical context. *Panelists pictured: Sydney Beane, Katie Hatt & Bob Copeland*



- **Sydney Beane** presented the ‘under-told’ story of his ancestors - the first residents of the land that later became Minneapolis. *(insert summary review of MTN video here.)*
- **Jean-Nickolaus Tretter** told the stories of the Pride community in Loring – and related the importance of Loring as a center of gravity for the GLBT community. *(insert summary review of MTN video here.)*
- **Robert (Bob) Copeland** explained his love for the neighborhood – relating the communities evolution through urban renewal, the loss of old urban fabric, the creation of Loring Greenway, and the trials of tribulations of preservation efforts over the years. *(insert summary review of MTN video here.)*
- **Katie Hatt** , a life-long resident of Loring, described her childhood in Loring living with her family on Loring Hill, and the fondest of memories playing in Loring Park. *(insert summary review of MTN video here.)*
- **Robert (Bob) Glancy** presented several aerial images and maps of Loring from the nineteenth and early twentieth centuries. *(insert summary review of MTN video here – maps will be requested of Mr. Glancy for inclusion in the Event Record.)*

Performance by Loring Artists

Local musician Dan Chouinard wlkng and played accordion as people socialized before the event.

Spoken word artist and MCTC student **William Menday** concluded the evening discussion with a short version of an original spoken word that has written and created.

Mikkel Beckmen & Eliza Blue played in the lobby as community members and panelists socialized and adjourned.



Loring Park Neighborhood Master Plan

September 30, 2010

Community Gathering “The History & Shaping of Loring”

Loring Park Community Center, Thursday, 6:30 pm (*social time at 6:00 pm*)



PREVIEW: “Citizens for a Loring Park Community have set up a public planning process in support of the Neighborhood Master Plan effort. The calendar of events and meetings includes two fall workshops, each with an informal Gathering on the preceding Thursday evening. The goal of the first gathering on Sept 30th will be to share stories about the history of Loring, but also begin to understand what it is like to be a part of the Community today. This gathering will be part of the orientation and foundation for visioning and design events to follow, leading to the development of the Master Plan next year. Our Panelists will be: Sydney Beane, Dakota History; Jean-Nickolaus Tretter, GLBT History; Katie Hatt, lifelong resident; Robert (Bob) Copeland, former HPC chair; Robert (Bob) Glancy, Minneapolis Historian; John Lauber, facilitator.

Our first objective is to find greater understanding of the historical and cultural arc of Loring Park

Neighborhood - in the context of the region and the city. What are the most important turns in the neighborhood’s intertwined physical, economic and cultural timelines? What role did Loring play in Minneapolis’ industrial revolution, the world wars, the sixties, urban renewal... What was Loring’s role in the evolution of the downtown economy and as home to so many regional religious and cultural anchors. To what do we owe the community that we have?

Our second objective is to begin to collect interesting facts, anecdotes & stories ...snapshots... of the reality of living, working & gathering in Loring, day to day. No amount of technical research or reading can allow planners to truly understand the neighborhood’s heartbeat. This needs to come from face to face conversations – as many as possible. We hope this gathering will be the first of many that will help us frame important questions; Who is Loring? What is Loring? What is like to live here? ...to work here?...to love and gather and worship here? Why do people love Loring? Why do people come here? Why do people stay here?

More Information...

All Master Plan Thursday Gatherings will include an array of Loring Park performing artists. (See website for latest lists.) CLPC will be organizing the event and conducting logistics with the assistance of the PETER MUSTY LLC consultant team of the Master Plan Steering Committee. The consultant team’s John Lauber will be facilitating the panel conversation (and will coordinate with panelists ahead of the event). Tom Borrup (consultant team) and Jana will be coordinating with artists. Full documentation of the event will be available at www.loringpark.org.

Updated September 23, 2010.



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Outline of Sept 30 Kickoff Remarks

(6:30pm, 20 minutes)

Welcome, Acknowledgements & Introductions *(Neil Reardon)*

Neil will introduce Gail, then Scott, individually. They will come forward individually.

Remarks by Hennepin County Commissioner Gail Dorfman

Remarks by Minnesota State Senator Scott Dibble

Master Plan Overview

Neil will introduce Robert, John VH & Pete together. They will come forward together.

Background of Neighborhood Planning *(Robert Cook)*

Reasons for the 2011 Neighborhood Master Plan *(Robert Cook)*

Robert Cook, long time Loring architect and community leader, has clearly explained the reasons for the Master Plan:

- There is need to unify the many layers of planning and reports the Neighborhood has undergone recently – to “reconcile” the many existing reports and initiatives.
- There is desire to create a plan for Loring Park that will identify the neighborhood ‘positives’ – and to preserve, augment and celebrate them, of course correcting a few flaws along the way.
- To position the neighborhood for an era of sustainability.
- There is a need to create an adoptable plan, driven by the community, reflecting / representing their aspirations.

Key Issues to be Covered in the Master Plan *(John Van Heel)*

The Loring Park Neighborhood Master Plan RFP, found at <http://www.loringpark.org/>, outlines four topics that will be covered in depth by the Master Plan Process:

- “Sustainable Land Use & Urban Design”
- “Pedestrian Circulation & Transportation”
- “Cultural Assets & Economic Vitality”
- “Historic Preservation”

Introduction of Master Plan Steering Committee & Coordinator *(John Van Heel)*

We are lucky to have a committed group of people that meet not only monthly, but put 5-10 hours in per month over and above their work on the Master Plan Steering Committee. The Steering Committee is made up of residents (both owners and renters), representatives from our historic churches, small business owner, MCTC and Lauren Huynh (pronounced WHIN) who is a member of the Minneapolis Planning Commission and an expert on LEED for Neighborhood



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Development standards. Please let them know your thoughts, talk with them tonight during our social time.

I'd like the members to stand up when I read their names:

Richard Sandberg

Neil Reardon

Christopher Hoffer

Janine Jelks-Seale

Paul Hinderager

Mike Marn

Marn Nelson

Steve Barberio

Peg Larson

Reede Webster

Bob Copeland

CLPC Coordinator, **Jana Metge**

City Planner, **Beth Elliott**

NRP Specialist, **Joe Horan**

Co-chair **Robert Cook**

and myself, **John Van Heel**

I'd like you all to thank them, let give them a round of applause.

Overview of Team & Process (*Peter Musty*) First – thanks for your patience as we get through this master plan overview...I am anxious to turn over the floor to our panelists.

First, I'd Like to Introduce the Consultant Team (*Peter Musty*)

I am convinced that my team was selected and commissioned - I believe - largely due to my three teammates. To a person – each are among the best guys you'll ever meet – so I suggest you get to know them or chat with them during this process (perhaps Saturday). The team includes

- Myself Peter Musty (lead) Urban Designer
- Bill Weber, Land Use and Transportation Planner
- Tom Borrup, expert in Community Building and Cultural District Development
- John Lauber, Historic Preservation and Community Planning There is a flyer on the table in front with more on our backgrounds...John has agreed to guide us through this evening's conversation on the History and Shaping of Loring.

Including time every month reviewing master plan work in detail with the steering committee, this Community Gathering is the first of 50 hours of face to face, formal & informal conversations the consultant team will have with community members, and countless hours of informal conversations that citizens will have with each other –

These conversations include individual interviews, focus groups, Saturday morning workshops, and Thursday Evening Gatherings. These Gatherings are designed as a preview of the workshop two days later – but also a chance for all of us to explore together the strengths of this community, from the history of Loring's people and the shaping of its urban fabric to a discussion about how to leverage the communities rich cultural and creative sector assets (this fall). In the Spring, as we move past discovery and visioning into further planning and urban design, we'll try to



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focus the ongoing discussion regarding Loring's role in implementing a truly sustainable city - which includes considering a more walkable and more multi-modal future.

Tonight we reflect on the Shaping of Loring, Saturday we launch our Discovery phase. The first of four phases, the Discovery phase (over the next six weeks) will be part technical analysis, part listening, part observation, and because we're in Loring – a review and reconciliation of no less than 37 (and counting) policy and design documents that currently impact neighborhood policy.

- **Discovery** phase we are starting right now will give way to a
- **Synthesis and Vision** phase, then on to
- **Urban Design** and eventually
- the development of **Master Plan Policy Documents**.

We invite you to attend as many of the meetings as you can – all Loring citizens and stakeholders are welcome and encouraged to attend.

Special Note: We will be addressing sustainability at three scales; *(Peter Musty)*

- **neighborhood wide planning** for future land use and a multi-modal public realm
- four urban design **focus areas** – including Nicollet, Harmon, the Loring Park Edge, and the Neighborhood Perimeter
- three **opportunity sites** – where we will look at ways we can guide and catalyze new investment on specific redevelopment sites

It will be the job of our team (working closely with the Steering Committee)

first to listen to the community, to develop expertise about the neighborhood – from its cultural history to the physical condition of the neighborhood today, to TRY to help you all make some sense of the policies that are out there now (and in the case of the Streetcar policy – developing as we speak), – and then channel the very best of the ideas into an easy to read document that can help set in place a helpful framework for Loring's growth for the next 20 years.

The Master Plan document will then go first go through CLPC Board review and approval, then will be submitted for consideration as Small Area Plan amendment to the City of Minneapolis Comprehensive Plan, which will have its own review and approval process. We will be meeting monthly with the City staff to ensure that the community work is in a format adoptable by the City Council and is useable for everyone.

Panel Discussion *(John Lauber)* John introduces each of the five panelists....

Syd Beane, Jean-Nickolaus Tretter, Katie Hatt, Bob Copeland, Robert (Bob) Glancy

Turn over to Jana... *(Jana Metge)* Announcements, (Saturday Workshop, etc) - Invite guests to stay for Spoken Word Artist William Menday...



EVENT PREVIEW

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Community Input - Notecards

Small pink note cards were handed out at the beginning of the evening to each community member – they write answers to two questions:

What is your favorite thing about the Loring Park Neighborhood?

High density neighborhood
Beauty
Diversity
The Urban-ness
Small scale European feel of the Loring Hill neighborhood
Garden in Park
The Park
The human, urban scale
Diversity of people & architecture
Garden of the seasons
Density
Diversity
Historic buildings & location
The Park & Greenway
Living here
Loring Park
Historic, Euro style
2 to 4 story classic residential walk-ups (no more hi-rises)
Loring Park
The balance between a residential community and nearby commercial areas
That we have some of the best & friendliest people running our neighborhood organizations

Location – close to urban core
The centralized Park and highly diversified population and enterprise
The diverse cultural & architectural landscape
Greenway
Access to theatre, museums, restaurants, exercise options, stadium, and of course the beautiful park!
Diversity
How eclectic the neighborhood is and rich with cultural assets
The neighborhood and park have a sense of intimacy
Near Bus Stops
Loring Pond

What is one thing that we should work on – change and how?

Ensure that street lights are functional and on by the time it is dark
Free public internet needs to come back to Dunn Brothers for those of us with no home
Computers
Need more employment for folks in the neighborhood – FT & PT – especially in this recession
Keep the Qwest (pay) phones – many people don't have phones in their homes in this recession

(continued...)



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What is one thing that we should work on – change and how? (con't.)...

Be creative about creating a parking structure and better retail culture
Tighter community
Engage all community members – start by saying hello to each other
Host more events for community members to gather at
Develop Nicollet Ave. from Grant to the Highway!
Crossing from Office Building to the Park
Safety – Better Lighting, police presence, neighborhood watch, etc.
No loitering or drugs in the Park and/or on Nicollet Avenue
Urban Farming!
Consolidate neighborhood commercial services in one place making it a place to go to
No fireworks in the Park! Not sure why a few selfish people can over rule the wishes of the Majority of area residents
Finding a balance between contemporary and classical architecture
Consider a personal rapid transit system connecting Loring Park, Hennepin, and the Convention Center
Bike lands and even better, bike paths
Retail on Hennepin Avenue
Make streetscape more attractive
Crosswalks into Loring Park
Create Student Housing for MCTC

Get rid of cattails in the Park
Allow food to be grown by allocating space in Loring Park!
More shops & walkable retail
Fix the Berger Fountain!
Bringing everyday amenities to Loring Park – especially a full grocery store/Co-op/Farmer's Market
Pedestrian Access to Loring Park
Lowry Hill – Pedestrian corridors/crosswalks
Keeping that scale – no large, tall developments
Harmon Place (what a wasteland of empty space)
Get rid of the cattails in the Lake
Building code: Two to three story buildings should be the norm
Infill vacant lots – parking and otherwise
Increase security – safety has decreased greatly this summer – feels bad on the street walking
Security
Feels unsafe biking and walking these days
Get rid of the cattails in the Lake



EVENT PREVIEW

Loring Park Neighborhood Master Plan

Notes by Bill Weber, Consultant

Team:

‘Workshop – Thursday 30 September

Loring Park Community Center

(Welcome by Neil Reardon, CLPC Board)

1. *Gail Dorfman: Hennepin County Board Commissioner (10 minutes)*
 - *So many neighborhood assets*
 - *Doing this because you love your neighborhood*
 - *You embrace diversity & tolerance*
 - *Planning is ???*
2. *Scott Dibble, State Senator (5 minutes)*
 - *Formerly in Jana’s job*
 - *Plan is opportunity to do good.*
 - *Neighborhood unique and special.*
 - *Plan will guide city.*
3. *Robert Cook: Co-Chair of Steering Committee*
 - *Master Plan Background: Plan sprang from NRP Action Plan.*
4. *John VanHeel: Co-Chair of Steering Committee*
 - *Master Plan Issues, Introduction of Steering Committee Members.*
5. *Peter Musty: Consultant Team Lead*
 - *Outlined Four Step Process, Introduced Consultant Team*
6. *John Lauber, (consultant team, panel facilitator)*
 - *Listed assertions that we will examine regarding neighborhood history*
7. *Sydney Beane*
 - *Descendant of Seth Eastman*
 - *Intermarried in Dakota Community*
 - *Grandson of Cloud Man, who died in prison at Ft. Snelling*
 - *Teaches community development at MCTC*
 - *Recognize history & culture in the plan: (not understanding culture*

when planning is like ‘divorcing mother earth & father sky’)

8. *Jean Nickolaus Tretter: GLBT leader & scholar U-PT*
 - *Long GLBT history*
 - *Considered ‘gay ghetto’ – older apartments*
 - *Pride Festival location since 1972 – (told story of first Pride, marching down Nicollet & NOT getting arrested, tried to move Pride twice – once to Parade Stadium – for \$1 admittance – no one came – everyone just went over to Loring Park to picnic.*
 - *GLBT community can contribute to planning process.*
9. *Katie Hatt: lifelong resident*
 - *Childhood memories (include playing in the park, views from several towers she lived in – memorable.)*
10. *Bob Copeland:*
 - *Loss of old buildings @ Hyatt Hotel, I-94, Convention Center, Loring Greenway, spots here and there*
 - *The park is much improved and safer with lights*
 - *Freeway created an edge; aided identity*

Welcome! Thank you for gathering with us to kick off The Loring Park Neighborhood Master Plan.



Members of CLPC, Citizens for a Loring Park Community, have organized a community participation process to develop a Master Plan document intended for submission as Small Area Plan amendment to the City of Minneapolis Comprehensive Plan. Tonight's discussion will begin 50 hours of structured community interactions, including four Saturday morning workshops, each with a topical community discussion the preceding Thursday evening. The goal of tonight's first gathering will be to share stories about the history and shaping of Loring's and its urban fabric, but also begin to discuss what it is like to be a part of the Community today. This gathering will be part of the orientation and foundation for

visioning and design events to follow, leading to the development of the Master Plan next year. Each Thursday gathering will feature some of Loring Park's best performing artists.

Conceived and structured in consultation with the City of Minneapolis Department of Planning and Economic Development (CPED), this planning process is organized and managed on behalf of Loring citizens and stakeholders by **Citizens for a Loring Park Community** (Jana Metge, Executive Director). Public participation events, project calendar, archives, documents, contact email, and other event information will be published during the process at www.loringpark.org, or can be obtained alternately by inquiring at #612-874-9002.

CLPC Master Plan Steering Committee

Members

Richard Sandberg
Neil Reardon
Christopher Hoffer
Janine Jelks-Seale
Paul Hinderager
Mike Marn
Marn Nelson
Steve Barberio
Peg Larson
Reede Webster
Bob Copeland

CLPC Coordinator

Jana Metge

Special Thanks:

City of Mpls Planner

Beth Elliott

Neighborhood Revitalization Program

Specialists

Joe Horan
Robert Thompson

This Evening's Program:

Welcoming Remarks

Neil Reardon, CLPC Board
Hennepin County Commissioner Gail Dorfman
Minnesota State Senator Scott Dibble

Background & Overview

Robert Cook, Co-Chair of CLPC Master Plan Steering Committee
John Van Heel, Co-Chair of CLPC Master Plan Steering Committee
Peter Musty, Master Plan consultant team leader

Stories & Discussion:

The History & Shaping of Loring

Sydney Beane
Jean-Nickolaus Tretter
Robert (Bob) Copeland
Katie Hatt
Robert (Bob) Glancy
John Lauber, Master Plan consultant team, panel facilitator

Thank you to this evening's artists!

Dan Chouinard, Musician
William Menday Spoken Word Artist, MCTC Student
Mikkel Beckmen & Eliza Blue, Musicians

Thank you to this evening's panelists!

Sydney Beane

Sydney D. Beane was born on the Mdewakanton Dakota/Flandreau Santee Sioux Reservation in South Dakota. His Mdewakanton ancestors were exiled from Minnesota after the 1862 Dakota War. He is a former Minnesota high school History/Political Science teacher with a graduate degree from Arizona State University where he also taught Community Development and Community Organizing courses in the graduate college. Syd is currently teaching and developing a Community Development Degree Program at Minneapolis Community & Technical College.

Syd is also a documentary filmmaker who most recently was the producer/writer of *Native Nations: Standing Together for Civil Rights* a documentary on the American Indian Civil Rights Movement broadcast nationally by ABC, NBC, and the Hallmark Channel. He is currently producing a documentary film about his great uncle Charles Alexander Eastman a Minnesota born Mdewakanton Dakota who became a medical doctor and internationally recognized author. Syd and his wife Becky reside in Plymouth, Minnesota.

Jean (Gene) Tretter

Jean-Nickolaus Tretter grew up in Little Falls, Minnesota in a family that first settled in Morrison County in 1848, before Minnesota was a territory. Born in 1946, Tretter had sensed since childhood that he was attracted to men but assumed he had to hide his attraction. However, the Stonewall Riots signaled a new chapter in his life. By April 1972, he was out of the closet and out of the Navy where he had served during Vietnam as a decorated linguist. When Tretter returned to the Twin Cities, he and his friends organized the first Twin Cities commemoration of the Stonewall Riots in June 1972, which began and ended in Loring Park. At the same time, Tretter began to collect Gay and Lesbian materials in a piecemeal fashion. He didn't start out with the grand scheme of an archive; he just gathered the things that seemed to matter.

Tretter studied social and cultural anthropology at the University of Minnesota from 1973-1976 and wanted to specialize in Gay and Lesbian

anthropology but could not get the institutional support he needed. Tretter dropped out of the University and began working as a counselor at a Ramsey County residence for youth with multiple disabilities. He also began studying Gay and Lesbian history on his own, beginning the accumulation of the thousands of books, photos and documents that currently make up the collection.

Tretter has always worked as a visible activist for Gay and Lesbian issues. In 1982, he acted as co-chairman of Minnesota's Gay/Lesbian Olympic Committee and helped assemble the third largest delegation after San Francisco and Los Angeles. Tretter even talked California organizers into diverting their New York to San Francisco torch run into the Twin Cities.

Katie Hatt

Katie's family moved into an apartment on Oak Grove Street in 1974 when she was six months old, and she's been a Loring Park resident for nearly her entire life. She loved having the park as a community hub growing up and has especially fond memories of ice skating and sledding during winters.

A graduate of Minneapolis South High School and the University of Minnesota's Urban Studies Program, Katie has served as Principal Aide to Hennepin County Commissioner Peter McLaughlin since 2007. Katie is a past member of the Citizens for a Loring Park Community's Board of Directors and was honored to chair the Eitel/Allina Task Force.

Robert (Bob) Copeland

Through the 1970's and 1980's Bob walked and biked daily through the Loring neighborhood on his way to or from work or school, and became very fond of this inner-city local. He's lived in the Loring Park neighborhood since 1989, when he and his partner bought a condo in the Wellington Condominium. They have since moved into their second condo in the same building, showing how much they like and enjoy the Loring neighborhood.

Part of the original NRP group for Loring Park, Bob has enjoyed seeing and participating the many developments and improvements wrought by that program. Bob was pleased to serve at one time on the Board of Directors of CLPC. He has

served on the Loring Park Land Use Committee since its inception, and even served for a while as its chair.

Bob was also on the Board of Directors of the Preservation Alliance of Minnesota, and served as chair of their Façade Easement committee. His fascination with architecture and local Minneapolis history lead Bob to become a member of the Minneapolis Heritage Preservation Commission, and eventually served as its chair.

Bob has a large collection of postcards reflecting Loring Park, as well as Minneapolis, St. Paul, and the University of Minnesota, that help him in his research on local history. Bob truly believes that the Loring neighborhood is the best urban living experience in the Twin Cities.

Bob Glancy

Bob Glancy has been researching and documenting Minneapolis neighborhoods and the buildings in them for more than 30 years. He got hooked on local history after buying an 1898 house in Lowry Hill in 1973. His interest led to his cataloging the architects, builders, original owners and construction dates of more than 2,000 houses in the Lowry Hill, Lowry Hill East, East Isles, Kenwood and Cedar-Isles-Dean neighborhoods. He later created a searchable database from his research. He has been a Realtor specializing in these neighborhoods and historic properties for 30 years.

Bob has served as a commissioner on the Minneapolis Heritage Preservation Commission, as office manager and magazine editor for the Preservation Alliance of Minnesota and is currently on the board of directors of the Hennepin History Museum.

Bob has written more than 25 house histories as *The Sherlock of Homes* and has offered tours, talks and consultation through his own firm – the Old House Company. He has led more than 60 walking tours. Among his recent activities in the Loring Park Neighborhood, he wrote an illustrated history of the block on which Hennepin Avenue United Methodist Church stands. He also conducted a series of three bus tours through the neighborhood for the Hennepin History Museum and Elderhostel. His hands-on experience in preservation includes the restoration of two nearby houses.