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The AAMC Teams with PAM on Developer RFP

The Armory Arts & Music Center (AAMC) has teamed with the Preservation Alliance of Minnesota (PAM) which is the State's leading preservation advocacy organization to create a Request for Proposal (RFP) for potential development partners. PAM recently created a real estate development branch to better serve the preservation community. Will O'Keefe who leads the group noted, 'PAM realized that preservation is almost always at its heart a real estate issue'. PAM feels they

can help the AAMC achieve its goals by utilizing their experience and taking advantage of their relationships within the development community. The Armory is one of the first projects that PAM's new real estate group has been engaged with. The RFP was issued in early September and is due at the end of October. The AAMC hopes to have several developers submit proposals with the goal to partner and redevelop the Armory.

The Music Resource Center Welcomes Cash

The AAMC's Music Resource Center is very excited to announce that Cashmere Hagbourne has come on board as the new Program Coordinator. 'Cash' is a Masters of social work student, in the graduate program at UMD. He has a love for young people, music and a special interest in helping kids in foster care. Cash did an internship last year at Denfeld High School as a school social worker and began working with students after school creating music. Cash helped kids produce positive hip hop, rap and R&B music and taught them how to record their own vocals and write music. This summer Cash received a grant from the Pollination Project which offers grants to people with projects to empower the community. The proceeds from the grant have been used to buy two IMAC computers and Protools 11 software to create two professional recording studios at the MRC. The studios also include PresSonus interfaces and Ableton launch pad drum machines.



Cashmere Hagbourne at one of the new MRC studios

The Music Resource Center is a free after school music program for kids from 6th – 12th grade. The MRC is open from 4:00 – 6:00 on Tuesday and Thursday and is currently located at Sacred Heart Music Center. The MRC will move to the Armory when it is remodeled.

The Mission of the Armory Arts & Music Center is to preserve the Duluth Armory and its historic value to American culture and the arts, while encouraging its reuse, placing emphasis on arts and education.

Intern Architects Share Their Ideas

The Emerging Professionals Committee of the Northern Chapter of the American Institute of Architects recently completed a design charrette that looked at ideas to reuse the Armory. Six architectural interns created designs which included a winter garden/ice skating rink and a factory for ultralight canoes among others. The charrette gave the group a chance to practice their design skills while helping bring awareness to the community about the importance and opportunities associated with renovating the Armory. The designs were unveiled at the AIA's annual dinner and will be publicly displayed at various locations including the Armory Annex.



Interns Samantha Schultz, Erik Schwarzkopf, Eric Lagergren, Caralyn Stevens, Jake Booth, and Dave Booth (not shown) working on Armory charrette

Board Approves New Direction

The AAMC Board approved pursuing housing in the Head House portion of the Armory this spring. This is a change of direction from office space that was the previous focus. The change came just prior to the City of Duluth's new emphasis on housing and has generated a lot of interest from developers. The AAMC, while open to other ideas, envisions the Drill Hall with community space near the historic stage and commercial space such as a restaurant/brew pub on the west end. Tribute spaces dedicated to the veterans that served and the musicians and entertainers that inspired the Northland are also planned for the Drill Hall. The MRC is planned to be located on the intermediate level below the stage. Artist studio space and parking for the housing would be below the Drill Hall

Preservation Corps Clean Bricks

The newly formed Northern Bedrock Historic Preservation Corps (NBHPC) cleaned mortar off of almost 100 year old Armory brick. The NBHPC is based on the CCC tradition of non-military service and focuses on historic preservation projects. The Corps hires young adults who gain knowledge and experience doing hands on preservation projects like the Armory. Darrell Koffler, the lead mason with MacPherson Towne taught the crew brick cleaning techniques and let them get to work. The crew cleaned almost 1,750

Forging Community now 501c3

Congratulation to the Forging Community (FC) blacksmiths for getting their official non-profit 501c3 status! The AAMC has served as FC's fiscal agent while they worked to become independent. This is a role that the AAMC has played for other emerging artists and organizations as well including Bradfest. The people of FC led the renovations at the Armory Annex after the 2012 flood and made the Annex possible. The group of blacksmiths are dedicated to keeping alive and sharing the tradition of metal working. They have public demonstrations and give classes (which are really fun!). FC also operates the gallery/gift shop where you can purchase some great gifts.



(Above) Northern Bedrock crew at the historic Duluth Armory (from left to right: Alexandra Kosik, Jennifer Sustar, Meghan Weber, Anne Ketz (Crew Leader), Zach Small).

brick in two days! The bricks fell off the north parapet wall during a heavy snow in the spring of 2013. The AAMC hopes to be able to reinstall the brick next spring as part of the masonry stabilization project.

Renovation Update

A lot of renovation has been happening at the Armory this year including repair of the Chester Creek culvert, masonry tuck-pointing and stabilization, roof repair, asbestos abatement, electrical repairs and window refinishing. The repair of the Chester Creek culvert started last winter and ended in August. The 4-1/2" concrete cap of the City owned culvert burst in the June 2012 flood. Work included a new 18" concrete cap on the culvert, removal of 50 large dumpsters of debris, and replacement of lights and outlets in the basement. The new sod that was installed when the project was completed really looks great.



MacPherson Towne is doing masonry repairs on the Armory. LHB did the design work which focuses on replacement of the mortar in the brick joints and terra cotta, called tuck-pointing to stabilize the masonry. Some repair of terra cotta is also being addressed. One pleasant surprise was the color of the brick when the masons cleaned 100 years of dirt off of them. Green and orange bricks were among the mix of colors. The AAMC decided to clean the bricks on the London Road side to show off the beautiful colors. This work is funded by a \$250K Legacy grant from the Minnesota Historical Society along with matching money from the AAMC.



Kraus Anderson has been leading the repair work on the Drill Hall roof. The piece of roof collapsed due to snow buildup from last year's record snow. The new roof structure designed by Northland Engineers has a similar look while adding structural capacity. AW Kuettel will be installing a rubber roof and 4" of rigid insulation on top of the wood roof deck. The silver lining of the collapse was



that it exposed part of the large steel trusses that looked great. Everyone also liked the natural light let in by our 'voluntary skylight' and we may include skylights in the final renovations.

Pat Hey has been refinishing two windows at the Armory to show how great they can look and function. Old windows are an important part of the character of historic buildings and the MN Historical Society highly encourages saving them. Pat refinishes and reglazes the windows and then gives them new coats of paint and gets the old hardware working. Epoxies are used to solidify deteriorated wood to make them stronger than new. Storm windows will be added in the future to provide energy efficiency. The final windows look amazing!



The last repair projects from the 2012 flood are underway and include abatement of water damaged hazardous materials by Mavo Systems and electrical repairs by Energy & Air Systems. The Armory is shaping up!

CONTACT INFO

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MRC Hours

Tuesday/Thursday
4:00-6:00



Welcome

Welcome to the Armory Arts & Music Center’s first newsletter! There have been so many great and interesting things happening that we want to share them with you. The Board of Directors, volunteers and our MRC team have been working hard to make the vision of a vibrant renovated Armory a reality. The AAMC continues to bring art and music opportunities to the twin ports area. This year is our 4th year of operating the MRC music program, we had our third annual Dylan Fest concert, it was our first annual Winter Dance Party and we have been operating the Armory Annex with its gallery gift shop and artist studio spaces. We’re looking forward to 2015 and the 100th anniversary of the Armory. We hope you will join us!

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