



MINNEAPOLIS HERITAGE PRESERVATION COMMISSION 2024 ANNUAL REPORT



2024 ANNUAL REPORT FOR THE HERITAGE PRESERVATION COMMISSION

This publication is the Annual Report for the Minneapolis Heritage Preservation Commission (HPC) for its fiscal year October 1, 2023–September 30, 2024. It has been prepared according to the guidelines outlined in “Procedures for Applying for and Maintaining Certified Local Government Status (CLG).” CLG status is administered by the Minnesota State Historic Preservation Office (SHPO) for the National Park Service. Each year, the HPC applies for CLG grants through the SHPO. An Annual Report is one of the requirements for maintaining CLG status.

CITY OF MINNEAPOLIS

Mayor Jacob Frey
 Council President Elliott Payne
 Council Vice President Aisha Chughtai
 Council Member Andrea Jenkins
 Council Member Robin Wonsley
 Council Member Michael Rainville
 Council Member LaTrisha Vetaw
 Council Member Jeremiah Ellison
 Council Member Jamal Osman
 Council Member Katie Cashman
 Council Member Jason Chavez
 Council Member Linea Palmisano
 Council Member Emily Koski
 Council Member Aurin Chowdhury

COMMUNITY PLANNING & ECONOMIC DEPARTMENT (CPED)

505 4th Avenue South, Room 320
 Minneapolis, MN 55415
www.minneapolismn.gov/cped

HPC STAFF

Kimberly Holien,
 Manager, Land Use Design and Preservation
Kimberly.Holien@Minneapolismn.gov
 612.673.2297

Andrea Burke,
 Supervisor, Historic Preservation
Andrea.Burke@minneapolismn.gov
 612.673.3489

John Hedstrom, Ph.D., Senior City Planner
John.Hedstrom@minneapolismn.gov
 612.673.2830

Rob Skalecki, Senior City Planner
Robert.Skalecki@minneapolismn.gov
 612.673.5179

Erin Que, Senior City Planner
Erin.Que@minneapolismn.gov
 612.673.3990

HERITAGE PRESERVATION FILES AND INVENTORY

Community Planning and Economic Development (CPED) is located in room #320 of the Public Service Building, 505 4th Avenue South, and retains landmark and historic district nominations for properties in the city as well as inventory and other research files for other potentially historic properties. Some of these materials are in survey form and typically contain brief descriptions of the resource or building, an approximate date of construction, a statement of significance, and a photograph. For locally designated properties, CPED maintains records on land use applications that have either gone before the HPC for approval or have been reviewed administratively. There is also a collection of books maintained on the history of Minneapolis.

RESEARCH AND CONTACTS

Survey and research information is available to the public during business hours. Those interested in researching any potential or known historic resource are encouraged to call for an appointment with CPED preservation staff to discuss their specific needs or to view the HPC collection.

TRUTH IN SALE OF HOUSING REPORTS

Local historic designation status is recorded on all Truth in Sale of Housing (TISH) reports following CPED preservation staff's efforts. TISH evaluations are required for single-family houses, duplexes, townhouses, and first-time condominium conversions that are sold in Minneapolis. They have long displayed zoning classification but are now listing historic designation status to let property owners know that they are buying a locally designated historic property in the city.

NEW AND IMPROVED WEBSITE

From October to December 2023, CPED preservation staff worked with IT colleagues to overhaul our program's website and rewrite the content in plain language. Staff took the opportunity to review and revise how information was presented in order to better serve the public. Check it out here:

<https://www.minneapolismn.gov/resident-services/property-housing/preservation/historic-preservation/>

Highlights include a step-by-step process for nomination review and alteration design review, access to all design guidelines that have been adopted by the HPC, and a plain language translation of the Secretary of the Interior's Standards for Rehabilitation.

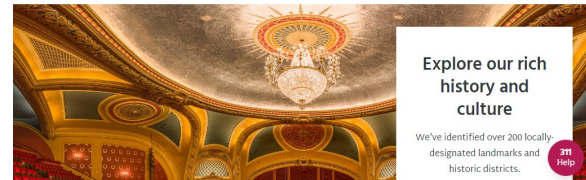
Since December 2023, staff have been working on a second phase of the project to update and revise online profiles about each landmark and historic district, which will be finished in FY2025.

New home page:



Historic preservation

We study and guide changes to our City's historic landmarks and districts. They teach us about our past and help us plan for our future.



HERITAGE PRESERVATION ORDINANCE REVISIONS

The local preservation ordinance is Title 23, Chapter 599 of the Minneapolis Code of Ordinances, which planning staff use to administer the City's preservation program. Chapter 599 was last comprehensively updated in 2001. Other minor text amendments were adopted from 2006 to 2021. Practices and processes in historic preservation have changed in Minneapolis and in the United States in the last 25 years. New building materials and technologies have advanced, there are shifts in how we recognize history of underrepresented groups, and the volume of surveyed and designated properties has increased.

CPED preservation staff began a comprehensive revision of Chapter 599 - Heritage Preservation Regulations in 2024. Proposed changes will streamline and/or clarify a range of items in the code text while aligning processes with the federal historic preservation standards. A reorganization of

the text is proposed along with the addition and removal underutilized articles. Several new concepts are proposed related to potential historic resources, nominations, designations, demolitions, and historic design review. In September 2024, Council Member Osman introduced the preservation ordinance text amendment to update and modernize the regulations. CPED anticipates bringing the text amendment to HPC for a recommendation to the City Council by the end of 2024 and for adoption by the City Council in early 2025.



HERITAGE PRESERVATION COMMISSION

Created in 1972, the Heritage Preservation Commission (HPC) is a ten-member commission comprised of persons living within the City of Minneapolis who possess a demonstrated interest, as well as professional experience and expertise, in historic preservation work.

2024 HERITAGE PRESERVATION COMMISSION MEMBERS

Marais Bjornberg, Chair
 Kimberly Sandbulte, Vice Chair
 Barbara Howard, Secretary
 Paul Mellblom
 Ethan Boote
 Kelly Mastin
 Travis Herr
 Toshihiko Karato
 Kelly Fischer (resigned in September 2024)
 Carole Merrill

APPOINTMENTS

The City Council confirmed the new appointments of Commissioners Carole Merrill, Kelly Fischer, Travis Herr, and Toshihiko Karato. Kelly Fischer later resigned.

NATIONAL PLANNING CONFERENCE IN MINNEAPOLIS

In April 2024, Minneapolis hosted the American Planning Association's National Planning Conference (NPC) in downtown Minneapolis at the Convention Center. Over 4,000 people attended. CPED staff hosted a large number of sessions, mobile workshops, and learning labs.

CPED preservation staff coordinated and presented on five (5) different sessions to showcase preservation initiatives in the city and promote the City's heritage, highlighting history's intersection with urban planning and the contemporary built environment. The presented sessions and mobile workshops were:

John Hedstrom:

"Preservation and Development in Minneapolis' Warehouse District"

Erin Que: "Delivering on Decades of Planning at Upper Harbor"

Rob Skalecki:

"Streamline to Skyway:

Exploring Modernism in Minneapolis"; "Nashe Micto (our city): Ukrainian Influences on Minneapolis"; and "Exploring Recent Minneapolis Examples in Historic Church Reuse"



Tour of Upper Harbor, which is being reimagined as a park, music venue, and more

44TH ANNUAL STATEWIDE HISTORIC PRESERVATION CONFERENCE



The 44th Annual Statewide Historic Preservation Conference was held in Red Wing, MN, on September 18th - 20th. Ron Schirmer, PhD, gave the keynote address on decades of work to study archaeological resources in Red Wing. This work has been advanced through the development of relationships with the Prairie Island Indian Community and other community partners. Staff enjoyed learning more about the benefits of window restoration and commercial-to-residential conversions in historic buildings.



Erin Que participated in two sessions related to the Minneapolis African American Historic and Cultural Context Study. She joined Amanda DeCort from the National Park Service in a session about navigating grants, including the Underrepresented Communities Grant. She was also a co-panelist in the session “Centering Black Voices in Preservation Planning and Context Studies.” She was joined by Judge LaJune Lange, Nieeta

Presley, and Lindsey Wallace. They talked about various city-led and community-led projects in Saint Paul and Minneapolis to document African American history. In both cities, these efforts are impacting planning decisions.

NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS FORUM CONFERENCE BID FOR MINNEAPOLIS

In February 2024, Minneapolis met with a committee from the National Alliance of Preservation Commissions (NAPC) to present a bid to host the FORUM conference in Minneapolis in July 2026. NAPC is a national non-profit organization that serves to build local preservation programs through education, advocacy, and training. FORUM is a conference for local preservation commissions and other professionals held every two years to discuss issues and topics faces municipal preservation programs.

CPED preservation staff and SHPO took the site selection committee to various historic locations in Minneapolis and discussed how CPED has grown the preservation program with several recent grant awards. NAPC announced at their FORUM conference in July 2024 that Minneapolis was selected as the next FORUM conference location. Over the next two years, Minneapolis will work with SHPO and other partners to coordinate the conference.



HISTORIC DESIGN GUIDELINES

WASHBURN-FAIR OAKS DESIGN GUIDELINES

ADOPTED: June 18, 2024



Over the course of two years, CPED updated the historic design guidelines for the Washburn-Fair Oaks Historic District. The district was designated in 1976 and the guidelines that were adopted that same year were outdated and vague. Following an initial resurvey of the district that was funded with a CLG grant, CPED received another CLG grant in 2022 to rewrite the design guidelines. CPED hired consultants to conduct community engagement, hold focus groups, and complete a draft of the design guidelines. Following a public comment period, CPED revised the design guidelines.

The updated Washburn-Fair Oaks Historic District Design Guidelines include guidance for existing buildings and new construction and do not differentiate between contributing and non-contributing resources. Treatment guidance is recommended equally for all buildings in the district to manage change, preserve integrity, and create an ease of readability for the user. Subsections are further categorized by building features, such as fenestration, roofs, and walls. The guidelines for existing buildings include a specific section for Additions and there is an independent section for Accessory Buildings. There are also separate sections for mechanical equipment and trash enclosures, and landscapes and public realm infrastructure. This layout appeared to fit the needs of this specific historic district and its resources. The HPC adopted the updated design guidelines at their meeting on June 18, 2024.

DINKYTOWN COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES

ADOPTED: July 23, 2024



The Dinkytown Commercial Historic District was designated by the City Council in July 2015. Since then, the City of Minneapolis has used the Secretary of the Interior's Standards for Rehabilitation to evaluate changes in the district.

CPED preservation staff began drafting the new design guidelines in 2023. In late 2023, community meetings were held to gather input on the draft guidelines. These guidelines were revised to address community feedback and are intended to allow flexibility while retaining the district's eclectic character. They were developed to guide both alterations to existing buildings and new construction to allow flexibility without differentiating between contributing and non-contributing buildings.

The guidelines include specific treatments for building features and infrastructure while aligning with federal preservation standards. The HPC voted to adopt them at their public meeting on July 23, 2024.

NOMINATIONS AND DESIGNATIONS

This year the HPC nominated one (1) resource for designation. A designation study is ongoing.

LOCAL NOMINATION FOR DESIGNATION

GLENDALE TOWN HOUSES HISTORIC DISTRICT

Bounded by 27th Avenue, Delaware Street SE, Williams Avenue SE, and St. Mary's Place

NOMINATION: June 4, 2024

The Glendale Town Houses Historic District consists of 184 Townhomes spread across 28 buildings on 14.5 acres of land. Completed in 1952, the complex was developed by the Minneapolis Housing and Redevelopment Authority, and designed by architects Larson and McLaren, while landscape architect Hugh Feehan designed the landscape plan. The development was designed to follow the character of Prospect Park with curvilinear streets, sidewalks, grass boulevards, while the properties were designed with large lawns, green spaces, and playgrounds between the buildings.



The historic district has significance under Criterion 1 in the areas of social history and community planning for its role in the development of affordable housing in Minneapolis. Glendale was the first public housing complex built under the newly formed MHRA in response to the housing shortage after WWII. It also has significance under Criterion 5 for its approach to public housing in its development and landscape design. Glendale mirrored the quality and design of private housing, a departure from the dense urban living in other parts of the city. The complex was planned with low-density town houses that offered light, space, ventilation, and playgrounds with open lawns and public spaces – a new approach to affordable housing in the early 1950s. While significant, the complex has

compromised historic integrity. On June 4, 2024, the HPC overturned staff recommendation and voted to recommend approval of the nomination for the second time since April 2019. CPED is currently evaluating the potential historic district since the designation study was not voted on by the City Council in 2021.

GRANT PROJECTS

CLG GRANT: In 2023, CPED was awarded a CLG grant to resurvey in the locally designated Fifth Street Southeast Historic District. The Fifth Street Southeast Historic District is one of the City's original residential historic districts, having been designated in 1976. Much of the documentation for the district was from this era and needed to be updated to suit contemporary use. The \$20,000 grant award was combined with \$6,000 in CPED matching funds to hire a consultant to complete the work between February 2024 and July 2024. CPED hired New History as the lead consultant and the 106 Group was included as subcontractors. Staff and the consultant held two community meetings in Spring 2024 to talk about the project. Staff is planning to present the final deliverables the heritage preservation commission in late 2024.

During this same period, CPED applied for, and was awarded, a CLG grant to send three commissioners and staff members to the 2024 Statewide Preservation Conference held in Red Wing in September.

LEGACY GRANT: In December 2023, CPED was awarded a large legacy grant for \$67,500 with a \$5,250 City match to hire a consultant team to write a Minneapolis African American Historic and Cultural Context. In addition to drafting the context, the project includes conducting a selective architectural history survey of 25 properties. 106 Group was hired for this project and the work is underway, with an expected completion in June 2025. This continues to work done previously through a grant from the National Trust for Historic Preservation to conduct community engagement and draft an outline for the context study.

African American Heritage Work Group – To support this project, CPED proposed the formation of a new resident advisory body called the African American Heritage Work Group (AAHWG). The AAHWG was formally established by City Council and the Mayor in April 2024. Fifteen members of the public who are knowledgeable in African American heritage were appointed to this advisory body in July 2024. Artists, educators, community leaders, and planners are among the volunteers selected for the work group. They collectively represent experiences across several generations, throughout Minneapolis and beyond. In FY2024, they met twice to provide input on the research to be undertaken in the context study. They will meet five more times in FY2025 to help decide which properties should be surveyed and review drafts of the context study.



NATIONAL PARK SERVICE UNDERREPRESENTED COMMUNITIES GRANT: In February 2024, CPED was awarded a \$75,000 grant through the National Park Service's Underrepresented Communities program for the Minneapolis African American Historic and Cultural Context Study. The agency's Grants Manager worked with staff to revise the scope, since CPED had also received state funding for this project. This grant will be used to build on the context study currently in progress to prepare a Multiple Property Documentation Form (MPDF) and at least three National Register of Historic Places nominations. A Request for Proposals will be issued in 2025, after the context study is completed.

NATIONAL REGISTER OF HISTORIC PLACES NOMINATIONS

The HPC commented favorably on two (2) NRHP nominations:

Third Avenue Bridge Carrying 3rd Ave S over the Mississippi River



The Third Avenue Bridge, also known as Minnesota Bridge 2440, carries 3rd Ave S over the Mississippi River. It is a reinforced concrete arch bridge that was built between 1914 and 1918. It is about 1,888 feet long and has seven (7) main, open-spandrel, Melan concrete-arch spans. City engineer Frederick W. Cappelen is considered the chief designer and worked with Concrete-Steel Engineering Company on the final design. The bridge has a distinctive inverted S-curve shape to accommodate unstable riverbed conditions. Reinforced concrete was the only suitable material for this design. The bridge

has experienced three major rehabilitations in its lifetime. It was listed in the NRHP in July 2024 in recognition of its significance under National Register Criterion A, in the area of *Transportation*, for its role in the development of Minneapolis' downtown transportation system and its position as a critical connector between the two sides of the river. It also has statewide significance under National Register Criterion C, in the area of *Engineering*, as an

example of the early phase of reinforced concrete bridge construction in the state. It is the first of the open-spandrel, reinforced concrete arch bridges over the Mississippi River in the Twin Cities. The period of significance is from 1918 to 1969, when the bridge ceased being the most traveled river bridge in Minneapolis due to the opening of the Interstate 35W Mississippi River Bridge.

Tifereth B'nai Jacob Synagogue-First Church of God in Christ
810 Elwood Ave N



The Tifereth B'nai Jacob congregation was founded in 1890 and built its synagogue at 810 Elwood Ave N in 1926. This two-story building features a low-pitched gable roof, dark brown brick, buff-colored limestone trim, Romanesque design elements, and significant stained-glass windows. A fire in 1932 caused extensive damage, leading to repairs by architects Liebenberg & Kaplan and wall paintings by Dahlstrom & Weinberger, which are rare examples of painted synagogue decoration and showcase important Jewish art. In the 1940s, the congregation began to decline as many members moved to the suburbs, resulting in the sale of the building to the First Church of God in Christ in 1957.

The construction of I-94 in the postwar era displaced many Black residents and businesses, including the First Church of God in Christ, prompting the church to move to the subject property in the late 1950s. The local congregation was founded by missionaries from Oklahoma who came to Minnesota during the Great Migration, many who were affected by the 1921 Tulsa Massacre. The congregation is linked to the first African American Holiness-Pentecostal denomination established in the U.S. in 1897. The nomination notes the church distinguished itself from other African American denominations by embracing African heritage. Traditional spiritual practices were incorporated, and religion served as a catalyst for social justice. The church has foundational commitments to Black identity and racial justice. The story of the First Church of God in Christ congregation at the building continues to this day as they are the owners and occupants of the building.

The building is significant under National Register Criterion A for Ethnic Heritage and Religion, reflecting the histories of marginalized Jewish and African American communities, and serving as the site of Minnesota's first Church of God in Christ congregation. It also holds statewide significance under Criterion C for its rare interior wall paintings, representing American Jewish religious art. The property retains excellent integrity in location, setting, and design, with minimal alterations since its 1932 remodeling, sufficient to convey its historical significance. The period of significance spans from 1926 to 1974.

Photo credit: Hennepin County Library (Tifereth B'Nai Jacob Synagogue in 1936)

PERMITS AND DESIGN REVIEW

The Minneapolis Heritage Preservation Ordinance requires the HPC and CPED staff to review alterations to landmarks, properties within historic districts, and properties under interim protection. Additionally, the ordinance requires CPED staff to review all wrecking and moving permits prior to issuance by the City to determine whether the

affected property is a historic resource. If CPED preservation staff determines that the property is a historic resource, the demolition requires approval by the HPC.

CERTIFICATES OF APPROPRIATENESS

The HPC reviewed **29** Certificate of Appropriateness applications.

HISTORIC VARIANCES

The HPC reviewed **two (2)** Historic Variance applications.

APPEAL OF THE PLANNING DIRECTOR

The HPC did not review any appeals of the Planning Director.

APPEAL OF THE HERITAGE PRESERVATION COMMISSION

The BIHZ Committee reviewed **two (2)** appeals of the Heritage Preservation Commission.

DEMOLITION OF HISTORIC RESOURCES

The HPC reviewed **four (4)** applications for the Demolition of a Historic Resource.

CERTIFICATES OF NO CHANGE

CPED staff administratively reviewed **266** Certificate of No Change applications for minor alterations that did not change the historic integrity or visual character of the property.

WRECKING PERMITS

CPED staff reviewed a total of **75** wrecking permits.

HISTORIC REVIEW LETTERS

CPED staff completed a total of **31** historic review letters.

CERTIFICATES OF APPROPRIATENESS – PUBLIC HEARING ITEMS

REVIEWED FROM 10/01/2023 TO 9/30/2024

NO.	DATE	ADDRESS	DESIGNATOR	PROJECT DESCRIPTION	OUTCOME
1	10/24/23	912 Park Ave S	Ninth Street South Historic District	To make alterations to the rear elevation, including window and door replacement and new porches.	Approved with Conditions
2	10/24/23	350 & 360 5th St N, 328 & 330 4th St N, 321 Washington Ave N	Minneapolis Warehouse Historic District	To install 21 signs.	Approved with Conditions
3	10/24/23	101 Grant St E	Wesley United Methodist Church	To repair and replace masonry and roof features, an individual historic landmark.	Approved
4	11/28/23	516 Hennepin Ave	Shubert Theater	To alter the front (east) elevation doors.	Approved
5	11/28/23	2507 1st Ave S	Washburn-Fair Oaks Historic District	To construct a duplex on the vacant parcel.	Approved with Conditions
6	11/28/23	2220 Clinton Ave S	Washburn-Fair Oaks Historic District	To make exterior alterations, including a window opening, the roof, and a non-historic basement entrance vestibule.	Approved with Conditions
7	11/28/23	619 10th Ave S	Hinkle House	To replace the fascia.	Approved with Conditions
8	12/12/23	106 25th St E	Washburn-Fair Oaks Historic District	To replace 11 windows and two (2) rear doors.	Approved with Conditions
9	1/30/24	321 2nd Ave N	Minneapolis Warehouse Historic District	To repair and replace brick, windows, doors, and cornices.	Approved with Conditions
10	4/30/24	31 – 53 Island Ave W	St Anthony Falls Historic District	To replace one fire-damaged garage building possessing two two-car garages; remodel a detached garage building possessing eight single-car garage spaces; and expand a roof deck.	Approved with Conditions
11	5/14/24	2801 Burnham Blvd	Neils House	To construct a new detached garage.	Approved with Conditions
12	6/4/24	115 2nd Ave S	St Anthony Falls Historic District	To allow for site improvements and exterior alterations to the first story.	Approved with Conditions
13	6/4/24	615 3rd St N	Minneapolis Warehouse Historic District	To add a vehicular entrance, construct a rooftop addition, and rehabilitate the property.	Approved with Conditions
14	6/4/24	305 5th Ave N	Minneapolis Warehouse Historic District	To remove paint and complete masonry rehabilitation for the property.	Approved with Conditions
15	6/18/24	1711 University Ave SE	University of Minnesota Greek Letter Chapter House Historic District	To replace 30 windows.	Approved with Conditions
16	6/18/24	2532 Stevens Ave	Washburn-Fair Oaks Historic District	To make alterations to the siding, trim, and roof.	Approved with Conditions
17	7/23/24	2125 Milwaukee Ave	Milwaukee Avenue Historic District	To construct a side (south) elevation porch enclosure.	Approved with Conditions
18	8/6/24	315 14th Ave SE	Dinkytown Commercial Historic District	To replace (7) non-historic doors with windows.	Approved with Conditions
19	8/6/24	210 2nd St N, #100	Minneapolis Warehouse Historic District	To add a storefront entry door.	Approved with Conditions

NO.	DATE	ADDRESS	DESIGNATOR	PROJECT DESCRIPTION	OUTCOME
20	8/6/24	4740 Emerson Ave S	District/St Anthony Falls Historic District Lynnhurst Residential Neighborhood District	To demolish the existing garage and build a new garage.	Approved with Conditions
21	8/20/24	300 Washington Ave N	Minneapolis Warehouse Historic District	To modify the existing rooftop deck.	Approved with Conditions
22	8/20/24	2300 40th St W	Como-Harriet Streetcar Line	To construct a freestanding canopy.	Approved with Conditions
23	9/10/24	401 5th St SE	Fifth Street Southeast Historic District	To replace six (6) double-hung sash attic-level windows.	Approved with Conditions
24	9/10/24	2417 Bryant Ave S	Lowry Hill East Residential Historic District	To make exterior alterations to the roof, skylights, chimneys, and a dormer.	Approved with Conditions
25	9/24/24	606 Washington Ave N	Minneapolis Warehouse Historic District	To replace 18 windows and repair four (4) windows.	Approved
26	9/24/24	109 24th St E	Washburn-Fair Oaks Historic District	To replace thirteen (13) double-hung sash windows.	Approved with Conditions
27	9/24/24	2401 1st Ave S	Washburn-Fair Oaks Historic District	To replace eleven (11) double-hung sash windows.	Approved with Conditions
28	9/24/24	2409 1st Ave S	Washburn-Fair Oaks Historic District	To replace two (2) double-hung sash windows.	Approved with Conditions
29	9/24/24	2405 1st Ave S	Washburn-Fair Oaks Historic District	To replace seven (7) double-hung sash windows.	Approved with Conditions

DEMOLITION OF HISTORIC RESOURCES – PUBLIC HEARING ITEMS

REVIEWED FROM 10/1/2023 TO 9/30/2024

NO.	DATE	ADDRESS	DESIGNATOR	PROJECT DESCRIPTION	OUTCOME
1	12/12/23	400 Prospect Ave	Washburn-Fair Oaks Historic District	Proposed demolition	Denied by HPC, Approved on appeal by City Council
2	2/26/24	Nicollet Ave Bridge (Bridge No. 90590)	Nicollet Ave and 29th Street Bridge	Proposed demolition	Approved with Conditions
3	2/26/24	1st Ave Bridge (Bridge No. 92347)	1st Ave S and 29th Street Bridge	Proposed demolition	Approved with Conditions
4	7/9/24	3800 3rd Ave S	White Eagle Oil Corp. filling station	Proposed demolition	Approved with Conditions

CERTIFICATES OF NO CHANGE – ADMINISTRATIVE REVIEWS

REVIEWED FROM 10/01/2023 TO 9/30/2024

NO.	DATE	ADDRESS	DESIGNATOR	PROJECT DESCRIPTION
1	10/5/23	4701 Emerson Ave S	Lynnhurst Residential Historic District	Reroof the flat roof portion of the roof

NO.	DATE	ADDRESS				DESIGNATOR	PROJECT DESCRIPTION
2	10/3/23	2429	Bryant	Ave	S	Lowry Hill Residential Historic District	Dwelling and detached garage reroof
3	10/6/23	2313	Milwaukee	Ave		Milwaukee Avenue Historic District	Reroof the house
4	10/6/23	1027	University	Ave	SE	University of Minnesota Greek Letter Chapter House Historic District	Repairs/rehabilitation after fire - 3rd story vinyl window replacements and reroof
5	10/8/23	4121	4th	Ave	S	Tilsenbilt Homes Historic District	Basement-level window
6	10/10/23	420	5th	St	N	Minneapolis Warehouse Historic District	Masonry Repairs
7	10/11/23	2429	Colfax	Ave	S	Lowry Hill East Residential Historic District	Reroof house, garage, and shed
8	10/11/23	2309	Bryant	Ave	S	Lowry Hill East Residential Historic District	Reroof the house
9	10/11/23	100	22nd	St	E	Charles S. Pillsbury House	Gas Meter Relocation
10	10/11/23	2211	3rd	Ave	S	Washburn-Fair Oaks Historic District	Window replacements
11	10/12/23	920	Lake	St	E	Sears Building	Partial reroof
12	10/16/23	201	11th	St	S	Second Church of Christ Scientist	Certificate of No Change for signage
13	10/17/23	3116	3rd	Ave	S	Healy Block Historic District	Reroof of non-historic roof
14	10/18/23	2442	Bryant	Ave	S	Lowry Hill East Residential Historic District	Roof reroof
15	10/18/23	2418	Stevens	Ave		Washburn-Fair Oaks Historic District	Reroof the house and garage
16	10/18/23	88	17th	St	N	Basilica of Saint Mary	Reroof
17	10/20/23	208	5th	Ave	SE	St. Anthony Falls Historic District	Mini-split HVAC replacement.
18	10/23/23	329	10th	Ave	SE	University of Minnesota Greek Letter Chapter House Historic District	Reroof the house
19	10/24/23	2512	Stevens	Ave		Washburn-Fair Oaks Historic District	Reroof residence and detached garage
20	10/26/23	156	Bank	St		St. Anthony Falls Historic District	Replace the front and rear decks
21	10/26/23	1705	Stevens	Ave		Stevens Square Historic District	Replace one window on northeast corner
22	10/26/23	2424	Bryant	Ave	S	Lowry Hill East Residential Historic District	Reroof the house and garage
23	10/26/23	100	Hennepin	Ave		St. Anthony Falls Historic District	Wall sign installations
24	10/30/23	2530	Clinton	Ave		Washburn-Fair Oaks Historic District	Reroof of garage and dwelling
25	10/31/23	2030	Clinton	Ave		Washburn-Fair Oaks Historic District	Reroof the house and garage
26	10/31/23	4825	Minnehaha	Ave		Minnehaha Historic District	Site improvements
27	11/3/23	2437	Colfax	Ave	S	Lowry Hill East Residential Warehouse Historic District	Rear elevation porch repairs

NO.	DATE	ADDRESS				DESIGNATOR	PROJECT DESCRIPTION
28	11/6/23	115	18th	St	E	Stevens Square Historic District	Selective repointing and brick replacement
29	11/6/23	209	19th	St	E	Stevens Square Historic District	Selective masonry rebuild
30	11/6/23	1900	3rd	Ave	S	Stevens Square Historic District	Selective masonry rebuild
31	11/6/23	204	1st	St	N	St. Anthony Falls Historic District	Install two louvers at the northeast end of the northwest elevation
32	11/6/23	2523	1st	Ave	S	Washburn-Fair Oaks Historic District	Reroof the house and garage
33	11/7/23	2421	Clinton	Ave		Washburn-Fair Oaks Historic District	Reroof
34	11/9/23	2916	Lake	St	E	Old East Lake Library Branch	New doors and HVAC screening
35	11/9/23	2520	Stevens	Ave		Washburn-Fair Oaks Historic District	Reroof and skylight replacement
36	11/10/23	2420	1st	Ave	S	Washburn-Fair Oaks Historic District	Reroof the apartment building
37	11/14/23	111	Marquette	Ave		St. Anthony Falls Historic District	Two new signs
38	11/14/23	425	Oak Grove	St		Charles Lyon House	Reroof
39	11/16/23	322	1st	Ave	N	Minneapolis Warehouse Historic District	Canopy and projecting signs
40	11/16/23	607	Washington	Ave	N	Minneapolis Warehouse Historic District	Chimney
41	11/16/23	1315	Harmon	Pl		Harmon Place Historic District	Reroof
42	11/16/23	521	2nd	St	SE	St. Anthony Falls Historic District	Composite deck replacement
43	11/17/23	100	2nd	St	SE	St. Anthony Falls Historic District	Roof replacement at unit 801
44	11/17/23	2316	Milwaukee	Ave		Milwaukee Ave Historic District	Reroof the house
45	11/20/23	2436	Bryant	Ave	S	Lowry Hill East Residential Historic District	Reroof
46	11/22/23	104	25th	St	E	Washburn-Fair Oaks Historic District	Reroof
47	11/22/23	302	26th	St	E	Washburn-Fair Oaks Historic District	Reroof the house
48	11/22/23	106	25th	St	E	Washburn-Fair Oaks Historic District	Reroof and replace three (3) skylights
49	11/22/23	156	Hennepin	Ave		Minneapolis Warehouse Historic District / St. Anthony Falls Historic District	Wall Signs
50	12/5/23	2421	Bryant	Ave	S	Washburn-Fair Oaks Historic District	Reroof of the residence and garage
51	12/7/23	2415	Colfax	Ave	S	Washburn-Fair Oaks Historic District	Non-historic reroof
52	12/21/23	350	5th	St	S	Fifth Street Southeast Historic District	Interior Remodel
53	12/7/23	14	University	Ave	NE	St. Anthony Falls Historic District	Wall signs
54	12/7/23	2308	Milwaukee	Ave		Milwaukee Avenue Historic District	Replace a non-historic casement window system in-kind
55	12/14/23	2201	1st	Ave	S	Washburn-Fair Oaks Historic District	Certificate of No Change
56	12/15/23	2015	2nd	Ave	S	Washburn-Fair Oaks Historic District	Replace lead-positive windows

NO.	DATE	ADDRESS				DESIGNATOR	PROJECT DESCRIPTION
57	12/19/23	524	10th	St	S	Ninth Street South Historic District	Replace the front doors
58	12/20/23	2412	Bryant	Ave	S	Lowry Hill East Residential Historic District	Reroof the house and garage
59	12/27/23	323	Washington	Ave	N	Minneapolis Warehouse Historic District	Two (2) temporary signs and two (2) permanent signs
60	12/28/23	1721	University	Ave	SE	University of Minnesota Greek Letter Chapter House Historic District	Replace a basement hood
61	1/8/24	111	25th	St	E	Washburn-Fair Oaks Historic District	Non-historic reroof
62	1/17/24	323	Washington	Ave	N	St. Anthony Falls Historic District	One temporary wall sign and two permanent wall signs
63	1/19/24	1300	Harmon	Pl		Harmon Place Historic District	Reroof
64	1/19/24	323	5th	St	SE	Fifth Street Southeast Historic District	Reroof
65	1/22/24	1806	3rd	Ave	S	Stevens Square Historic District	Egress
66	1/29/24	2314	Milwaukee	Ave		Milwaukee Avenue Historic District	Replace one non-historic AC condenser
67	1/29/24	428	2nd	St	S	St. Anthony Falls Historic District	Sign reface
68	2/1/24	4020	4th	Ave	S	Tilsenbilt Homes Historic District	Replace non-historic siding
69	2/9/24	700	2nd	St	S	St. Anthony Falls Historic District	Pizza oven on rooftop
70	2/12/24	325	West River	Pkwy		St. Anthony Falls Historic District	Selective brick replacement at garage stalls
71	2/12/24	911	24th	St	W	Lowry Hill East Residential Historic District	Non-historic reroof
72	2/12/24	409	River	St		St. Anthony Falls Historic District	Non-historic window and door replacements
73	2/14/24	9	4th	Ave	N	St. Anthony Falls Historic District	Install a fireplace vent
74	2/20/24	2608	Blaisdell	Ave		Calvary Baptist Church	Masonry rehabilitation, lighting, steeple repairs
75	2/21/24	15	Main	St	SE	St. Anthony Falls Historic District	Rooftop mechanical alterations at the Brown-Ryan Stable
76	2/22/24	2015	2nd	Ave	S	Washburn-Fair Oaks Historic District	Replace the stucco
77	2/23/24	241	5th	Ave	N	Minneapolis Warehouse Historic District	Multi-tenant wall sign
78	2/26/24	310	2nd	St	N	Minneapolis Warehouse Historic District	Projecting sign installation
79	2/28/24	302	1st	St	N	Minneapolis Warehouse Historic District	10'-15' high steel mesh fence
80	2/28/24	212	1st	St	N	Minneapolis Warehouse Historic District	Wall Sign installation
81	3/1/24	700	2nd	St	S	St. Anthony Falls Historic District	Gas fireplace vent
82	3/1/24	424	3rd	Ave	N	Minneapolis Warehouse Historic District	Signs

NO.	DATE	ADDRESS				DESIGNATOR	PROJECT DESCRIPTION
83	3/1/24	607	Washington	Ave	N	Minneapolis Warehouse Historic District	Masonry repairs
84	3/1/24	420	5th	St	N	Minneapolis Warehouse Historic District	Gate and fence
85	3/4/24	614	1st	St	N	Minneapolis Warehouse Historic District / St. Anthony Falls Historic District	Unpermitted masonry rehabilitation work
86	3/7/24	10	2nd	St	NE	St. Anthony Falls Historic District	Wall sign installation
87	3/8/24	3119	2nd	Ave	S	Healy Block Historic District	Remove lead paint from windows
88	3/10/24	116, 120, 128, 134, 133, 154, 164, 174	Bank	St		St. Anthony Falls Historic District	Siding replacement
89	3/10/24	606	Washington	Ave		Minneapolis Warehouse Historic District	Projecting signs
90	3/15/24	2411	Clinton	Ave		Washburn-Fair Oaks Historic District	Replace the roof and gutters due to hail damage
91	3/15/24	2441	Colfax	Ave	S	Lowry Hill East Residential Historic District	Replace the roof
92	3/20/24	418	3rd	Ave	N	Minneapolis Warehouse Historic District	Reroof
93	3/20/24	2432	Bryant	Ave	S	Lowry Hill East Residential Historic District	Reroof the house and garage
94	3/20/24	314	1st	Ave	N	Minneapolis Warehouse Historic District	Masonry Repairs
95	3/20/24	225	3rd	Ave	S	Milwaukee Road Depot	Ladder guard
96	3/20/24	100	3rd	Ave	S	St. Anthony Falls Historic District	Masonry repairs
97	3/28/24	2447	Bryant	Ave	S	Lowry Hill East Residential Historic District	Replace the roof, gutters, and copper trim
98	4/10/24	621	5th	St	SE	Fifth Street Southeast Historic District	Replace the rear flat roof
99	3/22/24	108	25th	St	E	Washburn-Fair Oaks Historic District	Reroof the front awning
100	3/27/24	310	2nd	St	N	Minneapolis Warehouse Historic District	Projecting sign
101	4/1/24	1710	2nd	Ave	S	Stevens Square Historic District	Stucco replacement
102	4/1/24	4752	Emerson	Ave	S	Lynnhurst Residential Historic District	Replace the front steps
103	4/2/24	70	10th	Ave	S	Minneapolis Warehouse Historic District	Replace the plank road trail between Portland Ave and the Mill City Museum
104	4/2/24	2	26th	St	E	Washburn-Fair Oaks Historic District	Two wall signs (Cross Bridge Noodle)
105	4/4/24	126	Franklin	Ave	E	Hewitt House	Reroof and skylight replacement

NO.	DATE	ADDRESS				DESIGNATOR	PROJECT DESCRIPTION
106	4/4/24	2420	Bryant	Ave	S	Lowry Hill East Residential Historic District	Reroof
107	4/8/24	108	24th	St	E	Washburn-Fair Oaks Historic District	Reroof the house, rear porch, garage, and shed, and replace siding and gutters on the shed
108	4/8/24	1301	Hennepin	Ave		Harmon Place Historic District	Reroof
109	4/8/24	4616	Dupont	Ave	S	Lynnhurst Residential Historic District	Rebuild the chimney
110	4/9/24	120	3rd	Ave	N	Minneapolis Warehouse Historic District	Projecting sign (AVA)
111	4/9/24	1811	1st	Ave	S	Stevens Square Historic District	Family rear stair and landing replacement
112	4/9/24	102	19th	St	E	Stevens Square Historic District	Concrete planter replacement
113	4/12/24	401	1st	St	S	St. Anthony Falls Historic District	Replacement of select windows and doors
114	4/15/24	227	1st	St	N	Minneapolis Warehouse Historic District	Install 3 signs
115	4/16/24	106	24th	St	E	Washburn-Fair Oaks Historic District	Roof repairs and skylight replacement
116	4/16/24	2214	4th	Ave	S	Washburn-Fair Oaks Historic District	Replace roof shingles, skylights, gutters, downspouts, rotted trim boards
117	4/16/24	1729	Morgan	Ave	S	Webster-Deinard House	Replace the roof
118	4/17/24	107	3rd	Ave	N	Minneapolis Warehouse Historic District	Install a painted wall sign on a non-primary elevation
119	4/17/24	2211	Milwaukee	Ave		Milwaukee Avenue Historic District	Replace the roof
120	4/18/24	2301	Milwaukee	Ave		Milwaukee Avenue Historic District	Reroof
121	4/19/24	333	22nd	St	E	Washburn-Fair Oaks Historic District	Reroof
122	4/19/24	2548	Clinton	Ave		Washburn-Fair Oaks Historic District	Reroof
123	4/19/24	20	Park	Ln		Kaufmann House	Stucco rehabilitation and flashing
124	4/24/24	4740	Emerson	Ave	S	Lynnhurst Residential Historic District	Replace the roof, selective masonry repair, and install a side yard fence
125	4/29/24	513	8th	Ave	SE	Fifth Street Southeast Historic District	Reroof the house
126	4/26/24	2420	Stevens	Ave		Washburn-Fair Oaks Historic District	Reroof
127	4/29/24	350	5th	St	S	Minneapolis City Hall	Interior remodel of suites 30, 26, and 24, occupied by the Hennepin County Sheriff
128	4/29/24	2400	Aldrich	Ave	S	Lowry Hill East Residential Historic District	Reroof
129	4/29/24	2311	Bryant	Ave	S	Lowry Hill East Residential Historic District	Reroof
130	4/30/24	24	3rd	St	N	Minneapolis Warehouse Historic District	Install a projecting sign
131	5/1/24	315	4th	St	S	Minneapolis City Hall	Add fire protection to select areas of the towers and attic

NO.	DATE	ADDRESS				DESIGNATOR	PROJECT DESCRIPTION
132	5/1/24	4621	Fremont	Ave	S	Lynnhurst Residential Historic District	Replace a rear storm window
133	5/2/24	16	Wilder	St		St. Anthony Falls Historic District	Reroof
134	5/2/24	2116	Milwaukee	Ave		Milwaukee Avenue Historic District	Replace an AC condenser
135	5/2/24	2307	Milwaukee	Ave		Milwaukee Avenue Historic District	Reroof
136	5/3/24	14	Grove	St		St. Anthony Falls Historic District	Replace AC
137	5/3/24	333	Washington	Ave	N	Minneapolis Warehouse Historic District	One wall sign
138	5/3/24	115	25th	St	E	Washburn-Fair Oaks Historic District	Replace the roof
139	5/6/24	2400	Bryant	Ave	S	Lowry Hill East Residential Historic District	Replace a fence
140	5/7/24	21	4th	Ave	N	St. Anthony Falls Historic District	Replace 13 windows and 2 storm doors on a non-contributing resource
141	5/6/24	4600	Emerson	Ave	S	Lynnhurst Residential Historic District	Replace the roof
142	5/6/24	2100	Milwaukee	Ave		Milwaukee Avenue Historic District	Reroof and in-kind skylight replacements
143	6/21/24	2100	1st	Ave	S	Washburn-Fair Oaks Historic District	Reroof
144	5/7/24	2420	Colfax	Ave	S	Lowry Hill East Residential Historic District	Reroof
145	5/9/24	2410	Colfax	Ave	S	Lowry Hill East Residential Historic District	Reroof the house and garage
146	5/8/24	201, 215	Bank	St		St. Anthony Falls Historic District	Reroof three buildings on the same property
147	5/11/24	2421	Bryant	Ave	S	Lowry Hill East Residential Historic District	Front stairway replacement
148	5/13/24	3115	2nd	Ave	S	Healy Block Historic District	Replace the roof of the house
149	5/15/24	1900	3rd	Ave	S	Stevens Square Historic District	Masonry Repair
150	5/15/24	1906	3rd	Ave	S	Stevens Square Historic District	Masonry Repair
151	5/16/24	2432	Colfax	Ave	S	Lowry Hill East Residential Historic District	Reroof
152	5/17/24	128	26th	St	E	Washburn-Fair Oaks Historic District	Reroof the house and garage at 2450 Stevens Ave and the garage at 2543 Stevens Ave
153	5/21/24	3600	Hennepin	Ave		Lakewood Memorial Chapel	Install fire protection devices at Lakewood Memorial Chapel
154	5/21/24	3928	5th	Ave	S	Tilsenbilt Homes Historic District	Replace the roof
155	5/23/24	200	2nd	St	N	Minneapolis Warehouse Historic District	New projecting sign
156	5/23/24	1725	University	Ave	SE	University of Minnesota Greek Letter Chapter House Historic District	Fencing and gutters
157	5/29/24	1905	Stevens	Ave		Stevens Square Historic District	Replace the flat roof at 1905-07 Stevens Ave and 1910-12 3rd Ave S

NO.	DATE	ADDRESS				DESIGNATOR	PROJECT DESCRIPTION
158	5/30/24	2009	Milwaukee	Ave		Milwaukee Avenue Historic District	Reroof
159	6/3/24	700	2nd	St	S	St. Anthony Falls Historic District	Add planters and seating to the rooftop
160	6/5/24	144	26th	St	E	Washburn-Fair Oaks Historic District	Reroof 11 buildings on MCAD's campus due to hail damage
161	6/3/24	57	4th	Ave	N	St. Anthony Falls Historic District	Garage door replacement
162	6/6/24	2412	1st	Ave	S	Washburn-Fair Oaks Historic District	Reroof
163	6/6/24	2405	Colfax	Ave	S	Lowry Hill East Residential Historic District	Reroof
164	6/7/24	2308	Milwaukee	Ave		Milwaukee Avenue Historic District	Reroof
165	6/11/24	188	Bank	St		St. Anthony Falls Historic District	Alter the rear porch
166	6/11/24	1	De Lasalle	Dr		St. Anthony Falls Historic District	Install temporary banners for the 125th anniversary
167	6/11/24	2102	Clinton	Ave		Washburn-Fair Oaks Historic District	Replace the roof
168	6/14/24	4735	Emerson	Ave	S	Lynnhurst Residential Historic District	Replace the fence
169	6/13/24	608	3rd	St	N	Minneapolis Warehouse Historic District	Add fuel fill stations at the Duffey 2.0 project site
170	6/14/24	2215	Milwaukee	Ave		Milwaukee Avenue Historic District	Replace the roof and skylights
171	6/24/24	2409	Bryant	Ave	S	Lowry Hill East Residential Historic District	Replace the roof
172	6/20/24	4741	Emerson	Ave	S	Lynnhurst Residential Historic District	Build a fence addition
173	6/21/24	3600	Snelling	Ave		St. James AME Church	Install a mini split A/C unit
174	6/20/24	430	1st	Ave	N	Minneapolis Warehouse Historic District	Install eight (8) signs
175	6/21/24	15	Main	St	SE	St. Anthony Falls Historic District	Roof Sign Installation
176	6/25/24	315	14th	Ave	SE	Dinkytown Commercial Historic District	Minor alterations to the front elevation
177	7/11/24	2544	Clinton	Ave		Washburn-Fair Oaks Historic District	Reroof the house and garage
178	6/24/24	911	Park	Ave		Ninth Street South Historic District	Replace the roof
179	6/25/24	212	3rd	Ave	N	Minneapolis Warehouse Historic District	Wall sign
180	6/27/24	4735	Emerson	Ave	S	Lynnhurst Residential Historic District	Replace a second-story window on a side elevation
181	6/27/24	1601	Park	Ave		Legg House	Front and rear porch repairs
182	6/27/24	2608	Blaisdell	Ave		Calvary Baptist Church	Church reroof
183	7/2/24	704	2nd	St	S	St. Anthony Falls Historic District	Repair masonry on the Wheat House
184	7/1/24	315	4th	St	S	Minneapolis City Hall	Replace waterproofing system at the 5th Street Tower, remove failing clay tile form steel beams, and replace the non-historic flagpole

NO.	DATE	ADDRESS		DESIGNATOR		PROJECT DESCRIPTION
185	7/3/24	2106	Milwaukee Ave		Milwaukee Avenue Historic District	Replace the roof and two (2) skylights
186	7/3/24	2433	Colfax Ave	S	Lowry Hill East Residential Historic District	Replace rotted wood trim
187	7/9/24	323	1st Ave	N	Minneapolis Warehouse Historic District	Projecting sign
188	7/3/24	28	Saint Mary's Ave		Glendale Town Houses Historic District – INTERIM PROTECTION	Replacement or repair of asphalt and concrete features
189	7/8/24	327	5th St	SE	Fifth Street Southeast Historic District	Replace the roof
190	7/9/24	3148	3rd Ave	S	Healy Block Historic District	Remove non-historic siding and replace the roof
191	7/9/24	300	Clifton Ave		Eugene Carpenter House	Reroof the house
192	7/10/24	508	Washington Ave	N	Minneapolis Warehouse Historic District	Install one (1) wall sign and one (1) projecting sign
193	7/11/24	2415	Bryant Ave	S	Lowry Hill East Residential Historic District	Rebuild the chimney on the rear roof slope
194	7/10/24	111	Franklin Ave	E	Washburn-Fair Oaks Historic District	Flat roofs reroof of building
195	7/10/24	2119	3rd Ave	S	Washburn-Fair Oaks Historic District	Reroof
196	7/10/24	202	2nd St	N	Minneapolis Warehouse Historic District	Awnings
197	7/11/24	504	University Ave	SE	St. Anthony Falls Historic District	Replace the roof
198	7/16/24	1921	1st Ave	S	Stevens Square Historic District	Replace the roof
199	7/18/24	2506	1st Ave	S	Washburn-Fair Oaks Historic District	Replace the roof
200	7/18/24	416	1st Ave	N	Minneapolis Warehouse Historic District	Install one (1) wall sign
201	7/25/24	2436	Stevens Ave		Washburn-Fair Oaks Historic District	Replace the roof and a skylight
202	7/19/24	219	2nd St	N	Minneapolis Warehouse Historic District	Masonry retaining wall
203	7/19/24	20	4th St	N	Minneapolis Warehouse Historic District	Wall signs
204	7/22/24	1300	Harmon Pl		Harmon Place Historic District	New flashing and brick replacement
205	7/24/24	2517	Clinton Ave		Washburn-Fair Oaks Historic District	Non-Historic Window Replacements
206	7/24/24	401	1st Ave	N	Minneapolis Warehouse Historic District	Canopy signs
207	7/25/24	405	14th Ave	SE	Dinkytown Commercial Historic District	Move an existing wall sign and add a second wall sign
208	7/25/24	1407	4th St	SE	Dinkytown Commercial Historic District	Install a wall sign
209	7/26/24	400	1st St	N	St. Anthony Falls Historic District	Replace six (6) non-historic windows on a side elevation

NO.	DATE	ADDRESS				DESIGNATOR	PROJECT DESCRIPTION
210	7/25/24	2008	Pillsbury	Ave		HewsonJ House	Rehabilitate two (2) historic window openings on the side elevation
211	7/30/24	275	Market	St		Northwestern Knitting Co. Building	Replace 11 non-historic windows on the east elevation
212	7/29/24	622	9th	St	S	Mayhew Rowhouses/Ninth Street South Historic District	Replace the roof
213	7/29/24	601	5th	St	SE	Fifth Street Southeast Historic District	Replace the roof shingles
214	7/31/24	500	10th	St	S	Ninth Street South Historic District	Replace the roof
215	8/2/24	110	Bank	St		St. Anthony Falls Historic District	Replace a roof at Level 25
216	8/5/24	2405	1st	Ave	S	Washburn-Fair Oaks Historic District	Reroof and non-historic metal cladding replacement
217	8/5/24	2401	1st	Ave	S	Washburn-Fair Oaks Historic District	Reroof and non-historic metal cladding replacement
218	8/5/24	109	24th	St	E	Washburn-Fair Oaks Historic District	Reroof and non-historic metal cladding replacement
219	8/6/24	107	3rd	Ave	N	Minneapolis Warehouse Historic District	Install a projecting sign
220	8/9/24	818	2nd	St	S	St. Anthony Falls Historic District	Replace the roof on the main stage section of the building
221	8/9/24	2524	Clinton	Ave		Washburn-Fair Oaks Historic District	Reroof
222	8/12/24	101	25th	St	E	Washburn-Fair Oaks Historic District	Non-historic re-siding
223	8/13/24	430	1st	Ave	N	Minneapolis Warehouse Historic District	Install one (1) wall sign
224	8/13/24	3136	3rd	Ave	S	Healy Block Historic District	Reroof of house and garage
225	8/16/24	201	24th	St	E	Minneapolis Institute of Arts / Washburn-Fair Oaks Historic District	Parapet repairs, new flashing/coping/parapet cap system on non-contributing addition
226	8/16/24	1300	Harmon	Pl		Harmon Place Historic District	Site work/landscape changes
227	8/21/24	2409	Colfax	Ave	S	Lowry Hill East Residential Historic District	Reroof the house and garage
228	8/27/24	280	2nd	Ave	N	Minneapolis Warehouse Historic District	Replace the roof and six (6) skylights
229	8/22/24	24	University	Ave	NE	St. Anthony Falls Historic District	Projecting sign re-face
230	8/22/24	333	Washington	Ave	N	F.C. Hayer Co. Building / Minneapolis Warehouse Historic District	New free-standing sign
231	8/23/24	2423	Clinton	Ave		Washburn-Fair Oaks Historic District	Replace the roof
232	8/28/24	2415	Bryant	Ave	S	Lowry Hill East Residential Historic District	Replace the roof and three skylights
233	8/26/24	619	10th	St	S	Hinkle House	Install gutters
234	8/27/24	4829	Colfax	Ave	S	Parker House	Replace the roof
235	8/27/24	2447	Colfax	Ave	S	Lowry Hill East Residential Historic District	Install a min-split A/C

NO.	DATE	ADDRESS				DESIGNATOR	PROJECT DESCRIPTION
236	9/5/24	4730	Dupont	Ave	S	Lynnhurst Residential Historic District	Rebuild the rear chimney from the roofline up
237	9/3/24	100	25th	St	E	Washburn-Fair Oaks Historic District	Replace the roof and one (1) skylight
238	9/5/24	2440	Stevens	Ave		Washburn-Fair Oaks Historic District	Replace the roof
239	9/5/24	2418	Bryant	Ave	S	Lowry Hill East Residential Historic District	Replace the roof
240	9/6/24	1601	Hennepin	Ave		Harmon Place Historic District	Replace the roof
241	9/5/24	401	1st	St	S	St. Anthony Falls Historic District	Landscape and trellis features
242	9/5/24	129	2nd	St	N	Minneapolis Warehouse Historic District	New window opening and double-hung sash window
243	9/5/24	415	1st	St	N	St. Anthony Falls Historic District	Replace 5 non-historic windows
244	9/6/24	301	Washington	Ave	N	Minneapolis Warehouse Historic District	Replace the roof
245	9/6/24	505	6th	Ave	SE	Fifth Street Southeast Historic District	Replace the roof
246	9/6/24	727	24th	St	E	Brooberg House	Reroof
247	9/9/24	4501	Hiawatha	Ave		Fire Station 24	Remove the rooftop billboard structure
248	9/11/24	2425	Colfax	Ave	S	Lowry Hill East Residential Historic District	Replace the roof and a skylight and rebuild the rear chimney
249	9/11/24	621	5th	St	SE	Fifth Street Southeast Historic District	Replace the roof and rebuild the chimney
250	9/9/24	730	Stinson	Pkwy		Cream of Wheat Building	Masonry rehabilitation
251	9/11/24	2530	Clinton	Ave		Washburn-Fair Oaks Historic District	New rear door/balcony
252	9/12/24	620	1st	St	N	Minneapolis Warehouse Historic District	Replace the roof
253	9/13/24	102	25th	St	E	Washburn-Fair Oaks Historic District	Replace the roof and three (3) skylights
254	9/13/24	37	Island	Ave	W	St. Anthony Falls Historic District	Deck alterations
255	9/16/24	510	6th	Ave	SE	Fifth Street Southeast Historic District	New rear (east) elevation deck
256	9/16/24	2315	Clinton	Ave		Washburn-Fair Oaks Historic District	Install two bath fan vents
257	9/18/24	2532	Clinton	Ave		Washburn-Fair Oaks Historic District	Reroof the house and garage
258	9/18/24	702	1st	St	N	St. Anthony Falls Historic District	Replace a rear door
259	9/23/24	411	Washington	Ave	N	Minneapolis Warehouse Historic District	Build a rear stair
260	9/26/24	1600	Hennepin	Ave		Basilica of Saint Mary	Replace the roof on the east side of the building
261	9/26/24	15	1st	St	S	St. Anthony Falls Historic District	Replace a portion of the roof
262	9/27/24	2400	Colfax	Ave	S	Lowry Hill East Residential Historic District	Reroof

NO.	DATE	ADDRESS				DESIGNATOR	PROJECT DESCRIPTION
263	9/27/24	2517	Clinton	Ave		Washburn-Fair Oaks Historic District	Re-side non-historic condo townhomes
264	9/30/24	2517	Clinton	Ave		Washburn-Fair Oaks Historic District	Install a mini-split
265	9/30/24	2428	Bryant	Ave	S	Lowry Hill East Residential Historic District	Reroof the house and garage
266	9/30/24	241	5th	Ave	N	Minneapolis Warehouse Historic District	Additional wall louver

Cover Page Photo Credits:

Top Row (L to R): Fifth Street Southeast Historic District in 2024 (New History) and Washburn-Fair Oaks Historic District in 2024 (CPED)

Bottom Row (L to R): Dinkytown Commercial Historic District in 2023 (CPED) and Third Avenue Bridge in 1918 (Hennepin County Library)

Report prepared by Andrea Burke, Erin Que, Elena Roberts, and Rob Skalecki.