2015 ANNUAL REPORT

MINNEAPOLIS HERITAGE PRESERVATION COMMISSION

Minneapolis
City of Lakes

2015 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, 2014-September 30, 2015. 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 Betsy Hodges
Council President Barbara Johnson
Council Vice President Elizabeth Glidden
Council Majority Leader John Quincy
Council Minority Leader Cam Gordon
Council Member Lisa Bender
Council Member Alondra Cano
Council Member Jacob Frey
Council Member Lisa Goodman
Council Member Andrew Johnson
Council Member Linea Palmisano
Council Member Kevin Reich
Council Member Abdi Warsame
Council Member Blong Yang

HPC STAFF

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COMMUNITY PLANNING & ECONOMIC DEPARTMENT (CPED)

250 South 4th Street
Minneapolis, MN 55415
www.minneapolismn.gov/cped

HERITAGE PRESERVATION FILES AND INVENTORY

Community Planning and Economic Development (CPED) is located in room #300 of the Public Service Center Building, 250 South 4th Street, and retains Landmark nominations and survey forms for properties in the city as well as inventory files for designated districts and 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 applications that have gone before the HPC for approval, as well as minutes from HPC meetings. 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 normal business hours. Those interested in researching any potential or known historic resource are encouraged to call for an appointment with CPED staff to discuss their specific needs or to view the HPC collection.
For more information or to schedule an appointment, contact HPC Committee Clerk Fatimat Porter, 612.673.3153 or Fatimat.Porter@minneapolismn.gov.

HERITAGE PRESERVATION COMMISSION

Created in 1971, the Heritage Preservation Commission (HPC) is a 10-member commission comprised of persons living within the City of Minneapolis who possess a demonstrated interest, as well as professional experience and expertise, in preservation work.

2015 HERITAGE PRESERVATION COMMISSION MEMBERS

Laura Faucher, Chair
Alex Haecker, Vice Chair
Chris Hartnett, Secretary
Paul Bengtson
Susan Hunter Weir
Ginny Lackovic
Linda Mack
Dan Olson
Ian Stade
Constance Vork

APPOINTMENTS

The HPC received one new first-term commissioner in January, Dan Olson, and confirmed the reappointments of commissioners Linda Mack and Constance Vork.
Dan Olson was appointed to fill the vacancy created by the resignation of Robert Mack. Dan is a Land Use Planner with the State of Minnesota's Department of Natural Resources. With over 15 years' experience in planning, including seven years as a heritage preservation planner with the City of Northfield, Dan's strong interest in history and land use planning are a huge asset to the Heritage Preservation Commission.

35TH ANNUAL STATEWIDE HISTORIC PRESERVATION CONFERENCE

The 35th Annual Statewide Historic Preservation Conference was held in Little Falls, MN, September 17 through 18. John Smoley, CPED staff, attended the conference. Heritage Preservation Commission Chair Laura Faucher also attended the conference.

MINNEAPOLIS HERITAGE PRESERVATION AWARDS

Co-sponsored between the HPC, the Minneapolis Chapter of the American Institute of Architects, and Preserve Minneapolis, the Preservation Awards recognize individuals and projects that promote and enhance heritage preservation in Minneapolis. The Annual Preservation Awards ceremony and luncheon was held on May 21, 2015, at the International Market Square. The following awards were presented this year:

HISTORIC RESTORATION, REHABILITATION, OR ADAPTIVE REUSE PROJECT

These are projects that return an existing place, property, building, or landscape to its original character in a manner that is respectful to the property's historic past, or which transform and reinvent the property to incorporate both new and old elements in a way that is respectful of yet different from the form of the past. The following projects received this honor:

- AMERICAN SWEDISH INSTITUTE TURNBLAD MANSION KITCHEN RESTORATION
- BENNETT-MCBRIDE HOUSE
- GRAIN BELT OFFICE BUILDING REHABILITATION
- SANDBO ROOF REPLACEMENT
- VALSPAR HEADQUARTERS/VAST REHABILITATION

NEW ADDITION TO AN HISTORIC BUILDING

This category is intended for those where an addition was made to an existing place, property, building, or landscape in a manner that is respectful to the property's historic past. The following project received this honor:

- EMANUEL HOUSING

GRASSROOTS: ADVOCACY AND EDUCATION

This category is meant to recognize individuals and organizations for a range of preservation-related advocacy, education, outreach, and community engagement activities. The following project received this honor:

- LEGENDARY HOMES OF THE MINNEAPOLIS LAKES - A BOOK AUTHORED BY BETTE HAMMEL AND KAREN MELVIN

THE STEVE MURRAY AWARD

The Steve Murray Award is considered the top individual honor for preservation in Minneapolis. It is awarded to an individual who has displayed leadership, courage, and dedication to heritage preservation in Minneapolis in the last year or over the course of his or her career or lifetime. The following individual received this honor:

- BARBARA BEZAT

DESIGNATION

This year the HPC designated three individual landmarks and three historic districts.

LOCAL INDIVIDUAL DESIGNATIONS

THOMAS LOWRY MEMORIAL

2330 HENNEPIN AVENUE
DESIGNATION: MARCH 20, 2015

The memorial consists of a bronze statue on a granite pedestal, set in front of a carved granite screen. The memorial was originally located at the Virginia Triangle, and was moved to its present location in Smith Triangle Park in 1967. It is eligible under Criterion #1 for its association with Minneapolis' streetcar heritage, Criterion #2 for its association with Thomas Lowry, founder of the Twin City Rapid Transit Company and real estate mogul, and Criterion #6 for its association with master sculptor Karl Bitter.

CAMDEN PARK STATE BANK

705 42ND AVENUE NORTH
DESIGNATION: MARCH 20, 2015

This building is a vernacular brick commercial building with some neoclassical influences, above the main entry "Camden Park State Bank" is carved into the entablature. It is eligible under Criterion #1 for its association with streetcar related development in Minneapolis, Criterion #2 for its association with distinctive elements of Camden's community identity, and Criterion #6 for its association with master architects Septimus J. Bowler and Ernest C. Haley.

TCRT NORTH SIDE STATION

2418 WASHINGTON AVENUE NORTH
DESIGNATION: JUNE 19, 2015

This industrial building is a former Twin City Rapid Transit Company streetcar storage and maintenance facility. It is eligible under Criterion #1 for its relationship to the development of the Minneapolis streetcar system and its influence on the built environment of the city. It is one of the last pieces of Twin City Rapid Transit infrastructure that exists in Minneapolis and Criterion #2 for its association with the long-lived Twin City Rapid Transit Company and the exceptional people who founded and managed this organization.

LOCAL HISTORIC DISTRICT DESIGNATIONS

DINKYTOWN COMMERCIAL HISTORIC DISTRICT

MULTIPLE ADDRESSES
DESIGNATION: JULY 10, 2015

The Dinkytown Commercial Historic District is a collection of small-scale buildings centered on the intersection of 4th St SE and 14th Ave SE. The district is significant under Criterion 1, 2, 3, 4, and 5 for being emblematic of a streetcar commercial hub linked to the early twentieth century development of the people and places in and around the University of Minnesota's east bank campus.

LOWRY HILL EAST RESIDENTIAL HISTORIC DISTRICT

MULTIPLE ADDRESSES
DESIGNATION: AUGUST 21, 2015

This historic district is a cohesive and eclectic collection of late 19th and early 20th century residences built in high fashion for their time, namely in the Colonial Revival and Queen Anne styles. Prairie and Craftsman styles are also represented in the district. It is eligible under Criterion #1 for its association with streetcar related development in Minneapolis, Criterion #4 as it is an excellent example of popular architectural styles of its time, and Criterion #6 for its association with master builders T.P. Healy and Henry Ingham and also master architects William Kenyon, Edward Stebbins, William Channing Whitney.

GOLDEN VALLEY ROAD APARTMENTS HISTORIC DISTRICT

2509, 2517, 2601, 2711, AND 2721 GOLDEN VALLEY ROAD; 1900 THOMAS AVENUE NORTH AND 1900 UPTON AVENUE NORTH
DESIGNATION: AUGUST 21, 2015

The district consists of seven ornate 2.5 story apartment buildings clustered around the former streetcar terminus at Golden Valley Road and Thomas Avenue North. It is eligible under Criterion #1 for its association with Minneapolis' streetcar heritage, as an excellent example of streetcar development patterns, Criterion #4 for its incorporation of Period Revival styles, namely Tudor Revival and Spanish Colonial Revival, including Churrigueresque elements, and Criterion #6 for its association with master architect Perry Crosier.

CLG GRANT

The City of Minneapolis was very pleased to have its FY 2014 $14,978 certified local government grant application fully funded. With matching funds from the City of Minneapolis, the grant funded the completion of four designation studies and design guidelines of properties significant for their association with streetcar-related development. The Thomas Lowry Memorial at 2330 Hennepin Avenue South, the Camden Park State Bank at 705 42nd Avenue North, and the North Side Station at 2418 Washington Avenue North were all designated as local landmarks in 2015. The grant also funded the designation of the Lowry Hill East Residential Historic District. Being under budget, the City of Minneapolis used remaining funds to prepare a designation study and design guidelines for the Golden Valley Road Apartments Historic District. Contact John Smoley at 612.673.2830 or John.Smoley@minneapolismn.gov with questions.

NATIONAL REGISTER OF HISTORIC PLACES NOMINATIONS

The HPC commented favorably on the following NRHP nominations:

PROSPECT PARK RESIDENTIAL HISTORIC DISTRICT

THE DISTRICT IS ROUGHLY BOUNDED BY UNIVERSITY AND WILLIAMS AVENUES SOUTHEAST, EMERALD STREET SOUTHEAST AND INTERSTATE 94.

This district is significant under Criterion A and Criterion C as a unique Minneapolis neighborhood and as a representation of the pattern of development as the city matured in the nineteenth and twentieth centuries. The neighborhood's platting was influenced by the picturesque movement in landscape design. Within this setting, the community was shaped by its unusual topography, its progressive residents, and the related organizations. The result was a closely knit neighborhood with modern amenities and a diverse housing stock reflecting a spectrum of styles in vogue between 1884 and 1968.

STRUTWEAR KNITTING COMPANY BUILDING

1010 7TH STREET SOUTH

This property is significant under Criterion A for its representation of one of the most important labor victories in city history: the 1935 to 1936 Strutwear employee strike. Workers prevailed against not only company officials but also against the Minneapolis Citizens Alliance, a powerful anti-labor business association. The victory was most beneficial for Strutwear's nearly 900 female employees, whose efforts caused the American Federation of Hosiery Workers to admit female members

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

CERTIFICATES OF APPROPRIATENESS

The HPC reviewed 43 Certificate of Appropriateness applications.

HISTORIC VARIANCES

The HPC reviewed four Historic Variance applications.

APPEAL OF THE PLANNING DIRECTOR

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

DEMOLITION OF HISTORIC RESOURCES

The HPC reviewed three applications for the Demolition of a Historic Resource.

CERTIFICATES OF NO CHANGE

CPED staff administratively reviewed 230 Certificate of No Change applications for minor alterations that did not change the historic integrity or visual character of the property.

WRECKING PERMITS

CPED reviewed a total of 157 wrecking permits.

CERTIFICATES OF APPROPRIATENESS - PUBLIC HEARING ITEMS

REVIEWED FROM 10/1/2014 TO 9/30/2015

NO.	DATE	ADDRESS	DESIGNATOR	PROJECT DESCRIPTION	OUTCOME
1.	12/2/14	321 2nd Avenue N	Warehouse	Shed removal	*Approved*
2.	12/2/14	25 West Island Avenue	St. Anthony Falls	Renovation work and two-story addition	*Approved*
3.	12/2/14	207 Washington Avenue N	Warehouse	Storefront window replacement	*Approved*
4.	12/2/14	602 1st Street N	Warehouse	Demolition	*Approved*
5.	12/2/14	606 1st Street N	Warehouse	Demolition	*Approved*
6.	12/2/14	602, 602 ½, 606 1st Street N	Warehouse	Allow an 8-story residential building	*Approved*
7.	1/6/15	1608-1610 Harmon Place	Harmon Place	Rooftop patio, rear patio improvements	*Approved*
8.	1/6/15	300 Washington Avenue N	Warehouse	Rehabilitation & conversion to a hotel	*Approved*
9.	2/3/15	316 3rd Avenue N	Warehouse	Allow a 7-story office building	*Approved*
10.	2/17/15	186 Bank Street	St. Anthony Falls	Addition to the rooftop level	*Approved*
11.	3/3/15	300 Washington Avenue S	Milwaukee Road Depot Landmark	Single-story addition on top of existing hotel and remove waterpark	*Approved*
12.	3/3/15	40 7th Street S	Forum Cafeteria Landmark	Interior alterations	*Approved*
13.	3/3/15	206 1st Street N	Warehouse	Rehabilitation	*Approved*
14.	3/24/15	2540 3rd Avenue S	Washburn-Fair Oaks	Exterior alterations	*Approved*
15.	3/24/15	200 3rd Street N	Warehouse	Exterior alterations, repair, restoration and new signage	*Approved*
16.	3/24/15	1115 2nd Avenue S 201 11th Street S	Second Church of Christ Scientist Landmark	Exterior alterations	*Approved*
17.	4/21/15	113 1st Street N	Warehouse	Addition to the rear of the building	*Approved*
18.	5/5/15	400 3rd Avenue N	Warehouse	Construction of balcony & metal screening	*Approved*
19.	5/19/15	1204 Harmon Place #21	Harmon Place	Rooftop deck with 10 foot tall vestibule	*Denied*
20.	5/19/15	2512 1st Avenue S	Washburn-Fair Oaks	Rehabilitation of the residential structure	*Approved*
21.	5/19/15	700-708 3rd Street S	Advance Thresher Landmark	Rehabilitation	*Approved*
22.	6/9/15	89-91 10th Street S	Handicraft Guild Landmark	Rehabilitation	*Approved*
23.	6/9/15	2815 & 2819 Johnson St NE	Hollywood Theater Landmark	Interior and exterior modifications	*Approved*
24.	6/23/15	10 5th Street S	Lumber Exchange Landmark	Awning sign	*Approved*
25.	7/14/15	217 Main Street SE	St. Anthony Falls	Awning sign, windows, deck stairs	*Approved*
26.	7/14/15	111 5th Street N	Warehouse	Awning sign	*Approved*
27.	7/14/15	2530 Clinton Avenue	Washburn-Fair Oaks	New garage	*Approved*
28.	7/14/15	414 3rd Avenue N	Warehouse	Rehabilitation of existing building	*Approved*
29.	7/14/15	602 and 602 ½ 1st Street N	Warehouse	New 8-story residential building	*Approved*
30.	7/28/15	22 5th Street N	Warehouse	Rehab front façade and new sign	*Approved*
31.	7/28/15	315 4th Street S 401 3rd Avenue S	City Hall/Municipal Building Landmark	Restore the clock	*Approved*
32.	7/28/15	200 1st Street N	Warehouse	Rehabilitation	*Approved*
33.	8/11/15	211 Washington Avenue N	Warehouse	Rear deck rebuild, construction of detached garage, installation of a courtyard space	*Approved*
34.	8/11/15	256 1st Avenue N 106 3rd Street N	Warehouse	Construction of a rooftop deck and penthouse	*Approved*
35.	8/11/15	119 4th Street N	Warehouse	Install lighting	*Approved*
36.	8/11/15	400 1st Avenue N	Warehouse	Install lighting	*Approved*
37.	8/25/15	323 1st Avenue N	Warehouse	Exterior modifications	*Approved*
38.	8/25/15	100 Hennepin Avenue	Warehouse	Mixed-use building w/ 161 dwelling units	*Approved*
39.	8/25/15	101 1st Avenue N	Warehouse	New residential structure with 13 attached townhomes.	*Approved*
40.	8/25/15	21 3rd Street N 17 & 25 3rd Street N	Warehouse	Renovation for a new mixed-use development.	*Approved*
41.	9/29/15	729 & 753 Washington Ave N/425 ½ 8th Avenue N	Warehouse	New 10 floor (11-story) mixed use building	*Approved*
42.	9/29/15	708 1st Street N	St. Anthony Falls	Rooftop deck and penthouse	*Approved*
43.	9/29/15	200 3rd Avenue N	Warehouse	Signs and a new door	*Approved*

HISTORIC VARIANCES - PUBLIC HEARING ITEMS

REVIEWED FROM 10/1/2014 TO 9/30/2015

NO.	DATE	ADDRESS	DESIGNATOR	PROJECT DESCRIPTION	OUTCOME
1.	3/3/15	206 1st Street N	Warehouse	Increase fence height	*Approved*
2.	3/3/15	206 1st Street N	Warehouse	Allow a permanent food truck	*Approved*
3.	3/3/15	206 1st Street N	Warehouse	Reduce the window percentage of a wall facing an on-site parking lot	*Approved*
4.	6/9/15	89-91 10th Street S	Handicraft Guild	Two buildings on one zoning lot	*Approved*

DEMOLITION OF HISTORIC RESOURCES - PUBLIC HEARING ITEMS

REVIEWED FROM 10/1/2014 TO 9/30/2015

NO.	DATE	ADDRESS	DESIGNATOR	PROJECT DESCRIPTION	OUTCOME
1.	10/21/14	804 2nd Street NE (817 Main)	Potential Historic Resource	St. Anthony of Paduca	*Approved*
2.	7/28/15	600 25th Ave SE	Potential Historic Resource	Electric Steel Elevator	*Denied*
3.	8/11/15	1207 Washington Ave S	Potential Historic Resource	Stockholm Block aka Olson's Hall	*Approved*

CERTIFICATES OF NO CHANGE - ADMINISTRATIVE REVIEWS

REVIEWED FROM 10/1/2014 TO 9/30/2015

NO.	DATE	ADDRESS	DESIGNATOR	PROJECT DESCRIPTION
1.	10/1/14	1415 4th St SE	Dinkytown	Rooftop mechanical equipment
2.	10/2/14	2701 Lake St E	Individual Landmark	Telecommunication antennas
3.	10/6/14	425 14th Ave SE	Dinkytown	Wall sign and projecting sign
4.	10/6/14	106 Washington Ave N	Warehouse	Re-face existing projecting sign
5.	10/6/14	211 Washington Ave N	Warehouse	Replace skylights and interior remodel
6.	10/8/14	761 Washington Ave N	Warehouse	Re-face existing projecting sign
7.	10/9/14	2436 Stevens Ave S	Washburn Fair-Oaks	Garage door replacement
8.	10/9/14	2201 3rd Ave S	Washburn Fair-Oaks	Entry repairs
9.	10/15/14	701 5th St SE	Fifth Street Southeast	Replace front porch rim joists and decking
10.	10/15/14	201 2nd Ave SE	St Anthony Falls	Telecommunication antennas
11.	10/17/14	315 Washington Ave N	Warehouse	Reroof
12.	10/20/14	212 1st St N	St Anthony Falls	Gas line installation
13.	10/20/14	2501 Clinton Ave S	Washburn Fair-Oaks	Reroof
14.	10/22/14	100 2nd Ave N	Warehouse	Signage
15.	10/22/14	115 25th St E	Washburn Fair-Oaks	A/C condensers and vents
16.	10/22/14	618 Washington Ave N #407	Warehouse	Gas fireplace and vent
17.	10/24/14	2014 3rd Ave S	Washburn Fair-Oaks	Windows
18.	10/27/14	800 Washington Ave N	Warehouse	Skyway repair
19.	10/27/14	730 Washington Ave N	Warehouse	Repointing
20.	10/28/14	1820 1st Ave S	Stevens Square	Replace concrete steps and landing
21.	10/28/14	614 5th St SE	Fifth Street Southeast	A/C condenser and furnace vent
22.	10/28/14	618 5th St SE	Fifth Street Southeast	AC condenser and one furnace vent
23.	10/29/14	33 4th Ave N #101	St Anthony Falls	Replace five windows and one door existing openings
24.	10/29/14	184 Bank St	St Anthony Falls	Replace five windows/existing openings
25.	10/29/14	1612 Harmon Pl	Harmon Place	Projecting sign
26.	10/30/14	119 2nd St N	Warehouse	Drain downspout, masonry repair, relocation of exhaust fan vent
27.	10/31/14	110 5th Ave SE	St Anthony Falls	Rooftop a/c condenser units

28.	11/5/14	730 Washington Ave N	Warehouse	Rooftop fan installation
29.	11/5/14	706 9th St S	South Ninth Street	Reroof
30.	11/6/14	401 1st Ave N	Warehouse	Exterior maintenance
31.	11//7/14	95 West Island Ave	St Anthony Falls	Replacement of damaged/deteriorated cedar roof shakes on the rear of the house
32.	11/7/14	920 East Lake St	Individual Landmark	Rooftop exhaust ventilator
33.	11/10/14	616 S 3rd St	Individual Landmark	Wall sign
34.	11/13/14	1600 Clifton Pl	Individual Landmark	A/C replacement
35.	11/20/14	300 2nd St S	St Anthony Falls	Projecting information sign
36.	11/20/14	115 Washington Ave N	Warehouse	Signage
37.	11/21/14	327 5th St SE	Fifth Street Southeast	Replace windows, doors, side deck and stairs
38.	11/21/14	212 (200) 3rd Ave N	Warehouse	Replace plywood infill porch with display case
39.	12/1/14	2500 Portland Ave	Individual Landmark	Domes
40.	12/1/14	608 5th St SE	Fifth Street Southeast	AC condenser
41.	12/2/14	201 3rd Ave S	Individual Landmark	Projecting sign (reface)
42.	12/5/14	211 Washington Ave N	Warehouse	Mechanical equipment
43.	12/5/14	211 Washington Ave N	Warehouse	Storefront and windows
44.	12/8/14	307 16th Ave SE	Greek Letter Chapter	Window sash replacement
45.	12/8/14	212 (200) 3rd Ave N	Warehouse	Reroof
46.	12/9/14	100 6th St N	Warehouse	Convert door to window
47.	12/10/14	89 10th St S	Individual Landmark	Roof vent
48.	12/22/14	211 Washington Ave N	Warehouse	Signage
49.	12/23/14	327 5th St SE	Fifth Street Southeast	Vents
50.	1/6/15	1200 2nd Ave S	Individual Landmark	RTU replacement
51.	1/28/15	95 Island Ave	St Anthony Falls	Vent
52.	1/28/15	527 Marquette Ave	Individual Landmark	Masonry repairs
53.	1/28/15	2006 Laurel Ave W	Individual Landmark	Repairs to siding and windows
54.	1/30/15	360 1st St N	St Anthony Falls	Install two non-illuminated signs
55.	2/3/15	106 3th St N(256 1st Ave N)	Warehouse	Chimney removal
56.	2/3/15	246 9th Ave N(900 3rd St N)	Warehouse	Projecting sign
57.	2/4/15	206 1st St N		Rehabilitation of the building
58.	2/9/15	212 2nd St SE	St Anthony Falls	Externally illuminated wall sign
59.	2/12/15	201 5th Ave N	Warehouse	Internally illuminated projecting sign
60.	2/12/15	400 1st Ave N	Warehouse	Non-illuminated projecting sign
61.	2/12/15	1724 Kenwood Pkwy	Individual Landmark	Replace three telecommunications antennas
62.	2/12/15	414 7th Ave SE	Fifth Street Southeast	Add fiber optic line from telecom transmission equipment to underground portal
63.	2/13/15	400 1st St N	St Anthony Falls	Masonry repairs
64.	2/17/15	750 2nd St S	St Anthony Falls	Masonry repairs
65.	2/19/15	201 2nd Ave SE	St Anthony Falls	Install cable conduit and mechanical equip from rooftop telecomm site to ground
66.	2/24/14	505 8th Ave SE	Fifth Street Southeast	Handrail
67.	2/24/15	1208 Harmon Pl	Harmon Place	Temporary banner sign
68.	2/24/15	1926 3rd Ave S	Stevens Square	Exterior maintenance
69.	2/26/15	708 1st St N #522	Warehouse	Rooftop a/c condenser replacement
70.	3/2/15	1101 Hennepin Ave	Harmon Place	Modify window openings and doors
71.	3/3/15	600 Washington Ave	Warehouse	Wall sign
72.	3/3/15	2008 Pillsbury Ave	Individual Landmark	Exterior work on the carriage house
73.	3/6/15	301 4th Ave S	Individual Landmark	Façade-mounted telecommunication antennas and supporting equipment
74.	3/6/15	110 5th Ave SE	St Anthony Falls	Sign, light fixtures, landscape improvements, loading dock alterations, construct wood docks and stairs.
75.	3/9/15	148 26th St E	Washburn-Fair Oaks	Reroof
76.	3/9/15	2400 3rd Ave S (2447 Stevens)	Washburn-Fair Oaks	Reroof
77.	3/10/15	221 1st St N	Warehouse	Rooftop equipment
78.	3/10/15	1521 University Ave SE	Greek Letter Chapter	Replace front windows and doors
79.	3/12/15	2600 Park Ave	Individual Landmark	Replace slate roof atop the carriage house and flat EPDM roof on the main building
80.	3/12/15	2537 Stevens Ave S	Washburn-Fair Oaks	Masonry repairs, door replacement, reroof, parapet height increase, scupper/downspout installation, tree removal

81.	3/16/15	400 4th St S	Individual Landmark	Louvers
82.	3/16/15	400 4th St S	Individual Landmark	Barber pole
83.	3/16/15	337 Washington Ave N	Warehouse	Façade-mounted telecommunication antennas and supporting equipment
84.	3/17/15	730 Washington Ave N	Warehouse	Wall sign
85.	3/17/15	20 University Ave NE	St Anthony Falls	Non-illuminated awning sign
86.	3/17/15	706 9th St S	South Ninth Street	Window replacement
87.	3/18/15	425 14th Ave SE	Dinkytown	Internally illuminated wall sign and a projecting sign
88.	3/20/15	88 17th St N	Individual Landmark	Rectory remodel
89.	3/20/15	2312 1st Ave S	Washburn-Fair Oaks	Reroof
90.	3/20/15	1625 Hennepin Ave	Harmon Place	Rooftop equipment
91.	3/20/15	728,732,736 16th St E	South Ninth Street	Masonry repair
92.	3/20/15	420 5th St N	Warehouse	Projecting sign reface
93.	3/26/15	424 3rd Ave N/300 5th St N	Warehouse	Signs
94.	3/27/15	730 Washington Ave N	Warehouse	Application of waterproofing product to structural terra cotta on the east elevation
95.	3/31/15	221 1st St N	Warehouse	Reface existing projecting sign
96.	4/1/15	101 3rd Ave S	St Anthony Falls	Stairway replacement
97.	4/3/15	2429 Colfax Ave S	Lowry Hill East	Remove 2 windows, install 1 window in new rough opening and reside small section
98.	4/3/15	108 (110) 3rd St N	Warehouse	Reroof
99.	4/7/15	209 Washington Ave N	Warehouse	Storefront window replacement
100.	4/8/15	131 Oak Grove St	Individual Landmark	Porch and window repairs
101.	4/8/15	105 Island Ave West	St Anthony Falls	Replace existing rubber and cedar shingle roof
102.	4/13/15	91 Nicollet Street	St Anthony Falls	A/C condenser
103.	4/24/15	108 N 3rd St (110 N 3rd ST)	Warehouse	Replace fire-damaged roof deck in-kind
104.	4/27/15	215 Broadway St NE	Individual Landmark	Ground level patio and freestanding pergola
105.	4/29/15	701 3rd St N	Warehouse	Install a 30" by 23" plaque on the primary façade
106.	5/4/15	290 Market St	Individual Landmark	Wall repairs
107.	5/4/15	1201 Hennepin Ave	Harmon Place	New projecting sign
108.	5/4/15	1206 Harmon Pl	Harmon Place	New projecting sign and new canopy sign
109.	5/7/15	2112 and 2114 Milwaukee Ave	Milwaukee Avenue	Replace siding
110.	5/7/15	314 1st Ave N	Warehouse	Wall sign
111.	5/7/15	113 Washington Ave N	Warehouse	One new projecting sign
112.	5/7/15	1521 University Ave SE	Greek Letter Chapter	Remove exterior tile, replace with stucco
113.	5/7/15	1206 Harmon Pl	Harmon Place	New canopy sign
114.	5/7/15	117 Portland Ave	St Anthony Falls	Painting and minor repair of exterior balconies
115.	5/7/15	314 1ST Ave N	Warehouse	Wall sign
116.	5/7/15	411 2nd Ave N	Harmon Place	Projecting sign
117.	5/8/15	1300 Yale Place	Harmon Place	Courtyard feature replacement
118.	5/12/15	186 Bank St	St Anthony Falls	Plumbing
119.	5/12/15	1309 4th St SE	PHR	Reroof
120.	5/13/15	1 DeLaSalle Dr.	St Anthony Falls	Gas line installation
121.	5/13/15	748 3rd St N	Warehouse	Sign
122.	5/14/15	2013 Stevens Ave	Washburn-Fair Oaks	Chimney rebuild and reroof
123.	5/14/15	509 5th St SE	Fifth Street Southeast	AC condenser
124.	5/14/15	201 Main St NE	St Anthony Falls	Reroof attached garage
125.	5/15/15	1801 Stevens Ave	Stevens Square	Replace playground equipment
126.	5/15/15	715 5th St SE	Fifth Street Southeast	Installation of aluminum gutters
127.	5/20/15	2115 Stevens Ave	Washburn-Fair Oaks	Masonry repairs
128.	5/22/15	400-608 River St	St Anthony Falls	Reroof
129.	5/27/15	527 Marquette Ave	Individual Landmark	Exterior up lighting and lobby ashtray removal
130.	5/28/15	300 Washington Ave S (225 3rd Ave S	Individual Landmark	Remove existing and install a new canopy sign
131.	5/28/15	105 5th Ave S		Deck expansion and trellis and minor interior changes
132.	5/28/15	700 Washington Ave N	Warehouse	RTU replacement
133.	5/29/15	2929 Chicago Ave	Individual Landmark	Remodel penthouse community space
134.	5/29/15	118 26th St E	Washburn-Fair Oaks	Tuck-pointing
135.	5/29/15	111 4th Ave N	Warehouse	Masonry and flashing repair and replacement
136.	6/1/15	801 Washington Ave N	Warehouse	Expand existing deck

137.	6/3/15	1022 University Ave SE #20	Individual Landmark	Reroof
138.	6/3/15	2533 1st Ave S	Washburn-Fair Oaks	Cellular Antenna and equipment shed
139.	6/8/15	200 3rd Ave N/212 3rd Ave N and 326 Washington Ave N	Warehouse	New parking lot fence
140.	6/8/15	200 3rd Ave N/ 212 3rd Ave N	Warehouse	Construct new fence for trash enclosure
141.	6/9/15	1625 Hennepin Ave	Harmon Place	Replace a window and wall segment with door
142.	6/10/15	93 Nicollet St	St Anthony Falls	Install dog house and exercise run
143.	6/10/15	207 Washington Ave N	Warehouse	Reface existing projecting sign
144.	6/12/15	200 3rd Ave N/ 212 3rd Ave N	Warehouse	Install new gate in non-historic fence
145.	6/16/15	1109 5th St SE	Greek Letter Chapter	Tuck-pointing
146.	6/16/15	2400 3rd Ave S	Washburn-Fair Oaks	Installation of concrete pad, lighting and artwork
147.	6/17/15	2517 Clinton Ave	Washburn-Fair Oaks	Window replacement
148.	6/17/15	2525 Clinton Ave (2517 Clinton)	Washburn-Fair Oaks	Window replacement
149.	6/17/15	618 Washington Ave N	Warehouse	Install outdoor gas fireplace
150.	6/17/15	217 Main St NE	St Anthony Falls	Reroof
151.	6/17/15	200 3rd Ave N (212 3rd Ave N #476)	Warehouse	Install air conditioning unit
152.	6/17/15	200 3rd Ave N (212 3rd Ave N #140)	Warehouse	Install air conditioning unit
153.	6/17/15	1121 5th St SE	Greek Letter Chapter	Install new boilers and vent system
154.	6/17/15	1121 5th St SE	Greek Letter Chapter	Replace door jamb
155.	6/19/15	218 Washington Ave N	Warehouse	Interior remodel and installation of rooftop mechanical equipment
156.	6/22/15	200 3rd Ave N (212 3rd Ave N)	Warehouse	Install heat/air-conditioning unit in elevator room
157.	6/22/15	2119 3rd Ave S		Stairway replacement
158.	6/23/15	3142 3rd Ave S (3140 3rd Ave S)	Healy Block	Construct new wooden stoop and steps
159.	6/23/15	3022 Hennepin Ave	Individual Landmark	Chimney removal
160.	6/23/15	2001 University Ave SE	Individual Landmark	Storage building
161.	6/23/15	1623 University Ave SE	Greek Letter Chapter	Interior remodel , add exterior basement stairs, add rear canopy
162.	6/26/15	710 Hennepin Ave		Replace 2 digital billboards
163.	6/29/15	25 1st St N	St Anthony Falls	Replace 15 telecomm antennas & associated equipment w/ 12 antennas and equip
164.	7/2/15	2112 Milwaukee Ave	Milwaukee Avenue	Reroof
165.	7/9/15	322 1st Ave N	Warehouse	Install fiber optic cable and associated mechanical and electronic equipment
166.	7/9/15	611 Van White Memorial Blvd	Individual Landmark	Masonry repairs
167.	7/9/15	212 2nd St SE	St Anthony Falls	Rooftop equipment
168.	7/13/15	611 5th St SE	Fifth Street Southeast	Tuck-pointing
169.	7/13/15	2525 Clinton Ave (2517 Clinton)	Washburn-Fair Oaks	Construct rear vestibule
170.	7/13/15	618 5th St SE (608 5th St SE)	Fifth Street Southeast	Replace furnace and air conditioning unit
171.	7/14/15	528 University Ave SE		Minor building alterations and maintenance
172.	7/14/15	25 25th St E		Reroof
173.	7/14/15	821 Park Ave		Pocket park and other site alterations
174.	7/14/15	2102 4th Ave S	Washburn-Fair Oaks	Install wall sign
175.	7/15/15	212 (200) 3rd Ave N	Warehouse	Landscaping - DENIED
176.	7/20/15	201 Washington Ave N	Warehouse	Accessibility improvements to corner entrance
177.	7/22/15	2608 (2600) Blaisdell Avenue	Individual Landmark	Door replacement
178.	7/22/15	701 Washington Avenue	Warehouse	Installation of rooftop mechanical equipment
179.	7/22/15	26 5th St N	Warehouse	Storefront remodel
180.	7/22/15	1515 University Ave SE	Greek Letter Chapter	Widen curb cut
181.	7/23/15	1100 4th St SE	Greek Letter Chapter	Tuck-pointing, brick replacement, building sealant
182.	7/23/15	706 9th St S	South Ninth Street	Window, roof, balcony, and door replacement
183.	7/27/15	111 Marquette Ave	St Anthony Falls	Roofing
184.	7/28/15	507 River St	St Anthony Falls	Replace furnace and air conditioning unit
185.	7/30/15	1601 Hennepin Ave #200	Harmon Place	Install one projecting sign and one wall sign
186.	7/30/15	708 2nd St S	St Anthony Falls	Install temporary stage

187.	7/31/15	1601 University Ave SE	Greek Letter Chapter	Masonry repairs
188.	7/31/15	1813 University Ave SE	Greek Letter Chapter	Reroof
189.	7/31/15	517 Marquette Ave	PHR	Skyway repair
190.	7/31/15	405 5th St SE	Fifth Street Southeast	Reroof
191.	8/3/15	215 1st St N	Warehouse	Install new sign
192.	8/6/15	244 3rd Ave NE	St Anthony Falls	Replace deck
193.	8/6/15	246 3rd Ave NE	St Anthony Falls	Replace deck
194.	8/10/15	2520 Stevens Ave	Washburn-Fair Oaks	Bath fan vent on the roof
195.	8/11/15	1801 1st Ave S	Stevens Square	Parging 2 areas of the concrete foundation and tuck-pointing on the building exterior
196.	8/11/15	420 5th St N	Warehouse	Tuck-pointing and selective brick replacement on rooftop penthouse
197.	8/12/15	505 N 3rd St	Warehouse	Installation of seating deck, metal roof structure, new entrance, trash enclosure, window replacements, bike rack, rooftop mechanical equip and screening, landscaping, sidewalk replacement, exterior light fixtures
198.	8/13/15	97 Nicollet St	St Anthony Falls	Install wood fence
199.	8/13/15	2418 Washington Ave N	Individual Landmark	Replacement of an infill wall
200.	8/14/15	2412 Bryant Ave S	PHR	Wooden decking on existing EPDM roof
201.	8/17/15	350 5th St S	Individual Landmark	Waterproofing and roofing
202.	8/17/15	101 Grant St E	Individual Landmark	Renovate nonhistoric basement restroom
203.	8/18/15	15 1st St S	St Anthony Falls	Masonry repairs
204.	8/18/15	217 Main St SE	St Anthony Falls	Rooftop equipment
205.	8/19/15	2300 Milwaukee Ave	Milwaukee Avenue	Signs
206.	8/20/15	275 Market St	Individual Landmark	Replace roof-mounted telecommunications antennas
207.	8/21/15	2017 Milwaukee Ave	Milwaukee Avenue	Reroof
208.	8/24/15	1600 Hennepin Ave/88 17th St N	Individual Landmark	Selective repointing at bell towers, south, east and west facades, repining two dentils on east transept
209.	8/25/15	Hennepin Avenue Bridge	St Anthony Falls	Replace bridge lighting
210.	8/25/15	2201 1st Ave S	Washburn-Fair Oaks	New HVAC unit, landscape screening, & duct work on existing basement to install AC unit
211.	8/31/15	2401 1st Ave S	Washburn-Fair Oaks	Reroof
212.	8/31/15	2405 1st Ave S	Washburn-Fair Oaks	Reroof
213.	8/31/15	109 24th St E	Washburn-Fair Oaks	
214.	9/1/15	1019 University Ave SE	Greek Letter Chapter	Reroof (asphalt shingles)
215.	9/1/15	276 (290) Market St	Individual Landmark	Installation of rooftop mechanical equipment
216.	9/3/15	521 2nd St SE	St Anthony Falls	Exterior walls and roof repairs
217.	9/8/15	2201 Clinton Ave S	Washburn-Fair Oaks	Monument sign
218.	9/9/15	1215 Marshall St NE	Individual Landmark	Replace composite shingles
219.	9/11/15	2517 Clinton Ave	Washburn-Fair Oaks	Roof mount PV solar installation
220.	9/14/15	1521 University Ave SE	Greek Letter Chapter	Install new wall sign
221.	9/15/15	507 Washington Avenue N	Warehouse	Storefront repairs
222.	9/16/15	702 (708) 1st St N	Warehouse	In-kind replacement of non-historic French door
223.	9/16/15	211 1st St N/100 2nd Ave N	Warehouse	Sidewalk seating and landscaping
224.	9/21/15	521 12th Ave SE	Greek Letter Chapter	Replace rear stairway
225.	9/24/15	1617 University Ave SE	Greek Letter Chapter	Window replacement
226.	9/24/15	57 4th Ave N Unit 103	St Anthony Falls	Window replacement
227.	9/24/15	2212 Milwaukee Ave	Milwaukee Avenue	Roof shingle replacement
228.	9/28/15	404 3rd Ave N	Warehouse	Replace non-historic man door and overhead door at rear
229.	9/28/15	430 1st Ave N	Warehouse	Replace existing fabric awning and signage in-kind
230.	9/28/15	1200 2nd Ave S	Individual Landmark	Fire escape modifications