



MINNEAPOLIS HERITAGE PRESERVATION COMMISSION

2018 ANNUAL REPORT

2018 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, 2017-September 30, 2018. 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 Lisa Bender
Council Vice President Andrea Jenkins
Council Majority Leader Andrew Johnson
Council Minority Leader Cam Gordon
Council Member Alondra Cano
Council Member Phillipe Cunningham
Council Member Jeremiah Ellison
Council Member Steve Fletcher
Council Member Lisa Goodman
Council Member Linea Palmisano
Council Member Kevin Reich
Council Member Jeremy Schroeder
Council Member Abdi Warsame

HPC STAFF

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COMMUNITY PLANNING & ECONOMIC DEPARTMENT (CPED)

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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, 612.673.3153



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.

2018 HERITAGE PRESERVATION COMMISSION MEMBERS

Ginny Lackovic, Chair
Ian Stade, Vice Chair
Madelyn Sundberg, Secretary
Diana Dyste
Laura Faucher
Laurel Fritz
Barbara Howard
Susan Hunter Weir
Ginny Lackovic
Linda Mack
Claire VanderEyck

APPOINTMENTS

The City Council confirmed the reappointments of Commissioners Linda Mack and Laurel Fritz. And confirmed the new appointment of Claire VanderEyck, a Real Estate Development Associate.

38TH ANNUAL STATEWIDE HISTORIC PRESERVATION CONFERENCE

The 38th Annual Statewide Historic Preservation Conference was held in Winona, MN, September 12th through 14th. Set in a fellow river city with a strong history of milling, manufacturing, and shipping, proved to be naturally relevant to Mill City staff and HPC commissioners. Keynote speaker Dan Becker of Heritage Arts in Raleigh, North Carolina, stressed the importance of public participation and preventing demolition by neglect: two key issues facing host city Winona at a major downtown historic affordable housing site. HPC Chair Ginny Lackovic, Commissioner Laura Faucher, Commissioner Ian Stade, Commissioner Barbara Howard and CPED Staff John Smoley had the opportunity to attend sessions and tours focused upon a variety of CPED's mission-essential tasks, such as reviving underutilized commercial buildings with tax credits; using early code enforcement to prevent demolition; understanding developers' perspectives; coordinating complex interagency reviews; preparing to preserve Modern architecture; and managing sites with layered significance to multiple cultures. Two of the sessions at this year's conference featured HPC Commissioner Barbara Howard as a speaker: Making the Most of Modernism (1&2): Preparing for the Next Wave of Preservation (with John Smoley) and Bigger Than a Breadbox: Preservation Principles for Successful Site Stewardship.

2018 PRESERVATION MONTH PHOTO CONTEST WINNERS

To celebrate National Historic Preservation Month, Community Planning and Economic Development (CPED) held the 3rd Annual Preservation Photo Contest with photos submitted via Instagram, Twitter and Facebook using the hashtag #MPLSpreservation. The 2018 winners are:

THE HENRY LADD HOUSE



The Henry Ladd House is historically significant for its representation of Loring Park's brief tenure as Minneapolis' home for upper class families, its embodiment of Richardsonian Romanesque architecture, its association with master architect Harry Wild Jones, and its association with Henry Ladd.

Photo submitted by Sam Goertz via Facebook

PILLSBURY A MILL



The Pillsbury A Mill, is located in the St. Anthony Falls Historic District. The district, nationally and locally designated in 1971, is home to the only major waterfall on the Mississippi River. The Pillsbury A Mill which held the title for the largest flour mill in the world for 40 years, was recently converted to resident artist lofts.

Photo submitted by Sam Goertz via Facebook

ADVANCE THRESHER/EMERSON-NEWTON COMPANY



The Advance Thresher Building and Emerson-Newton Plow Company Building were locally and nationally designated in 1977. The Emerson-Newton Plow Company Building, built in 1904, mimicked the design of the Advance Thresher Building of 1900. These designs are examples of the influence of Chicago architect Louis Sullivan and his impact on Kees and Colburn as evident in their combined use of brick and terra-cotta in an integral façade design and broad projecting cornice.

Photo submitted by Emily Janisch via Facebook

DESIGNATIONS

This year the HPC designated one individual landmark and one historic district.

LOCAL INDIVIDUAL DESIGNATION

ST JAMES AME CHURCH

3600 SNELLING AVE

DESIGNATION: MARCH 15, 2018

As the first African American congregation in Minneapolis and Minnesota, St. James African Methodist Episcopal (AME) Church is historically significant to the city and state's social history (Criterion #1). St James' origins date to 1860, prior to the Civil War, when a group of freed African Americans started conducting house-to-house prayer meetings in the City of St. Anthony. With few historical or cultural traditions surviving slavery, churches like St. James became vital institutions to African Americans, offering wide-ranging social, religious, cultural, and political support rarely available to African Americans in mainstream America. St. James AME Church is currently at 3600 Snelling Avenue, where it has been since 1959. The current church is the only remaining church building that St. James AME constructed and is the longest place of worship for the congregation.



LOCAL HISTORIC DISTRICT DESIGNATION

CHURCH OF THE INCARNATION HISTORIC DISTRICT

3800, 3801, AND 3817 PLEASANT AVENUE SOUTH

The Church of the Incarnation Historic District is historically significant for its association with master architects Emmanuel Louis Masqueray, George Bertrand and Arthur Chamberlin, and Ellerbe and Company, as well as its association with master builder Horace Newell Leighton (Criterion #6). The district's buildings are also significant for their embodiment of the distinctive characteristics of several architectural styles; namely, Colonial Revival (the Incarnation rectory); Italian Renaissance and Romanesque Revival (the Church of the Incarnation); and Art Deco, Art Moderne, and International style (Moynihan Hall) (Criterion #4). These architectural traditions span the Roman Catholic Church's two thousand-year history, beginning with its Roman origins, to its Renaissance-era prominence, through America's Colonial roots, and into the era of architectural modernism. Following Masqueray's designs for the Cathedral of St. Paul and the Basilica of St. Mary, this commission was his last and largest parish church.



CLG GRANT

In January 2018 the staff received CLG grant funding to complete a context statement and reconnaissance survey related to Minneapolis music history. Minneapolis has a dynamic and diverse music history that spans a wide variety of genres. Public interest in this history has expanded in recent years and has been documented in a number of excellent books published by the Minnesota Historical Society Press, University of Minnesota Press, and others. This study pulls together information from those books and many other sources to document many of the city's most influential musicians, live music venues, recording studios, and other music-related sites.

The City retained the services of Hess, Roise, and Company to research, survey, and write much of the final document. After selecting the consultant, City staff outlined a public engagement campaign which included three events, social media posts, flyers posted in local record stores, and an online survey located on the project website.

CPED staff formed a steering committee comprised of local musicians, historians, journalists, and other music professionals. The group met several times throughout the project to provide feedback and direction.

One goal of the project was to identify as many sites as possible related to music history from 1850 to 2000. Over 200 properties were mapped and are available to view online. Among those properties, approximately 30 were identified that stood out from the rest as having integrity and for having particularly strong ties to music in Minneapolis. This smaller list of buildings received an intensive level survey to document their existing condition and building history.

The final report will be available on the project website and is intended to guide future preservation efforts related to music history.

This graphic was used to promote the study and encourage citizens to participate to help shape its outcome.



The Cedar Cultural Center is one of many music venues located in the West Bank area.



NATIONAL REGISTER OF HISTORIC PLACES NOMINATIONS

The HPC commented favorably on the following NRHP nominations:

NORTHROP MALL HISTORIC DISTRICT

700-708 CENTRAL AVENUE NORTHEAST

The Northrop Mall Historic District was nominated for listing in the National Register under Criterion C for statewide significance in the areas of architecture and landscape architecture. From the construction of the first buildings and landscape in 1910, through 1971 when the original plan was completed, the district represents an exceptionally important landscape through its embodiment of a prominent national period in campus planning: the Beaux-Arts or "City Beautiful" period. Envisioned by Cass Gilbert and detailed by Minneapolis landscape architecture firm Morell and Nichols, the Northrop Mall Historic District on the University of Minnesota-Twin Cities campus is the largest Beaux-Arts campus in the state of Minnesota. The Heritage Preservation Commission reviewed this nomination and recommended the district be listed in the National Register of Historic Places.



PIONEER HALL

615 FULTON STREET NORTHEAST

Also, on the east bank of the University of Minnesota-Twin Cities campus, Pioneer Hall is locally significant under Criterion A in the area of Education. Consisting of two four-story buildings joined by a flat-roofed link, this dormitory represents what was a new generation of on-campus housing previously unavailable to male students when it was constructed in 1931 (South Court) and 1934 (North Court). Architect Clarence H. Johnston, Sr. arranged these Georgian Revival features around a landscaped courtyard that forms a quadrangle. Later dormitories on campus (Centennial Hall, 1950; Frontier Hall, 1959; and Territorial Hall, 1959) followed principles pioneered in Pioneer Hall. The Heritage Preservation Commission reviewed this nomination and recommended Pioneer Hall be listed in the National Register of Historic Places.



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 31 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 seven applications for the Demolition of a Historic Resource.

CERTIFICATES OF NO CHANGE

CPED staff administratively reviewed 186 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 126 wrecking permits.

CERTIFICATES OF APPROPRIATENESS – PUBLIC HEARING ITEMS

REVIEWED FROM 10/01/2017 TO 9/30/2018

NO.	DATE	ADDRESS	DESIGNATOR	PROJECT DESCRIPTION	OUTCOME
1.	10/10/17	110 5 th Ave SE	St Anthony Falls HD	Rehabilitation and modifications	<i>Approved</i>
2.	10/10/17	200 University Ave SE	St Anthony Falls HD	26-story residential building	<i>Denied</i>
3.	10/24/17	500 6 th St S	Minneapolis Armory IL	Lighting	<i>Approved</i>
4.	11/07/17	601-607 Washington Ave N	Warehouse HD	Construction of a canopy over a patio	<i>Approved</i>
5.	11/07/17	128 2 nd St N (128 1 st Ave N)	Warehouse HD	Construction of a six-story, mixed-used building	<i>Approved</i>
6.	11/28/17	500 6 th St S	Minneapolis Armory IL	Signage	<i>Approved</i>
7.	11/28/17	24 University Ave NE #B	St Anthony Falls HD	Projecting sign	<i>Approved</i>
8.	12/12/17	115 1 st St N	St Anthony Falls HD	Rehabilitation of existing building	<i>Approved</i>
9.	12/12/17	117-125 1 st St N	St Anthony Falls HD	Demolition of a non-contributing and rehabilitation of Commutator	<i>Approved</i>
10.	01/30/18	430 1 st Ave N	Warehouse HD	Exterior modifications and master sign plan	<i>Approved</i>
12.	03/13/18	200 3 rd Ave N	Warehouse HD	Exterior alterations to create a rooftop patio	<i>Approved</i>
13.	04/17/18	420 1 st St S	St Anthony Falls	Masonry rehabilitation of the mill ruins and preliminary grading of the larger Water Works site	<i>Approved</i>
14.	04/17/18	810 Glenwood Ave	Musingwear Plant IL	Rehabilitation	<i>Approved</i>
15.	04/17/18	1625 Hennepin Ave	Harmon PI HD	Two wall-mounted banner signs	<i>Approved</i>
16.	04/17/18	501 Ramsey St and 206 Island Ave E	St Anthony Falls HD	Rehabilitation of and alterations to the existing Boom Island-Nicollet Island Bridge (#93835)	<i>Approved</i>
17.	04/17/18	800 1 st St N	St Anthony Falls HD	Construction of a new apartment building	<i>Approved</i>
18.	05/01/18	2428 Bryant Ave S	Lowry Hill East Residential HD	Window and façade alterations on the north, east and south elevations	<i>Approved</i>
19.	05/01/18	2815-2819 Johnson St NE	Hollywood Theater IL	Interior and exterior alterations	<i>Approved</i>
20.	05/01/2018	1400 Yale Pl, 45 Spruce Pl and 1403 Harmon Pl	H. Alden Smith House IL	Rehabilitation of the house and conversion to housing and construction of a new residential building	<i>Approved</i>
21.	06/05/18	2421 Bryant Ave S	Lowry Hill East Residential HD	Window and façade alterations on the north, east and south elevations	<i>Approved</i>
22.	06/19/18	329 10 th Ave SE	Greek Letter Chapter HD	Modifications to the existing sorority house	<i>Approved</i>
23.	06/19/18	3022 Hennepin Ave	Suburban World IL	Interior modifications for a proposed event space and exterior repairs	<i>Approved</i>
24.	06/19/18	2448 1 st Ave S	Washburn - Fair Oaks HD	New porch and exterior modifications	<i>Approved</i>
25.	06/19/18	2507 1 st Ave S	Washburn - Fair Oaks HD	New building with four dwelling units on a vacant lot	<i>Denied</i>
26.	07/24/18	56 4 th Ave N	Warehouse HD	Accessory structure	<i>Approved</i>
27.	08/21/18	424 Washington Ave N	Warehouse HD	Alterations to an existing structure	<i>Denied</i>
28.	08/21/18	417 2 nd Ave N	Warehouse HD	Alterations to a contributing property	<i>Approved</i>
29.	09/11/18	2104 Stevens Ave	Washburn - Fair Oaks HD	Alterations to an existing structure and property	<i>Approved</i>
30.	09/11/18	527 Marquette Ave	Rand Tower IL	Rehabilitation and an addition on the roof of the annex portion of the building	<i>Approved</i>
31.	09/25/18	3022 Hennepin Ave	Suburban World IL	Interior modifications for a proposed event space and exterior repairs	<i>Approved</i>

HISTORIC VARIANCES – PUBLIC HEARING ITEMS

REVIEWED FROM 10/01/2017 TO 9/30/2018

NO	DATE	ADDRESS	DESIGNATOR	PROJECT DESCRIPTION	OUTCOME
1.	11/28/17	500 6 th St S	Minneapolis Armory IL	Signage	<i>Approved</i>
2.	12/12/17	323 Washington Ave N	Warehouse HD	Signage	<i>Approved</i>
3.	02/27/18	115 1 st St N	Warehouse HD	Variance of the drive aisle requirements	<i>Approved</i>
4.	08/21/18	424 Washington Ave N	Warehouse HD	Driveway width	<i>Denied</i>

DEMOLITION OF HISTORIC RESOURCES – PUBLIC HEARING ITEMS

REVIEWED FROM 10/1/2017 TO 9/30/2018

NO.	DATE	ADDRESS	DESIGNATOR	PROJECT DESCRIPTION	OUTCOME
1.	11/28/17	228 12 th St S	Potential Historic Resource	Commercial Building	<i>Approved</i>
2.	11/28/17	821 West Broadway Ave	Potential Historic Resource	Commercial Building	<i>Approved</i>
3.	11/28/17	825 West Broadway Ave	Potential Historic Resource	Commercial Building	<i>Approved</i>
4.	12/12/17	2323 E Lake of the Isles Pkwy	Potential Historic Resource	Residential Building	<i>Approved</i>
5.	06/19/18	3205 Excelsior Blvd	Potential Historic Resource	Commercial Building	<i>Approved</i>
6.	08/07/18	1412 47 th St W	Lynnhurst Residential HD	Residential Building	<i>Approved</i>
7.	09/11/18	620 9 th St SE	Potential Historic Resource	Commercial Building	<i>Approved</i>

CERTIFICATES OF NO CHANGE – ADMINISTRATIVE REVIEWS

REVIEWED FROM 10/01/2017 TO 9/30/2018

NO.	DATE	ADDRESS	DESIGNATOR	PROJECT DESCRIPTION
1.	10/4/2017	1111 Hennepin Ave	Harmon Place HD	Reroof
2.	10/5/2017	24 3rd St N	Warehouse HD	Safety netting
3.	10/5/2017	131 Oak Grove St N	Henry Ladd House IL	Solar panels
4.	10/10/2017	600 2nd St S	St Anthony Falls HD	Replace fireplace termination cap
5.	10/11/2017	22 5th St N	Warehouse HD	Reroof
6.	10/13/2017	4430 Lyndale Ave N	Mereen Johnson HD	Rooftop units
7.	10/13/2017	302 15th Ave SE	Greek Letter Chapter House HD	Replace black infill panel with louver
8.	10/16/2017	2015 2nd Ave S	Washburn-Fair Oaks HD	Reroof
9.	10/16/2017	25 4th St N	Warehouse HD	Window replacement
10.	10/18/2017	315 4th St S	Mpls City Hall/Henn Co IL	Install security cameras
11.	10/18/2017	317 14th Ave SE	Dinkytown Commercial HD	Install two wall signs (one illuminated)
12.	10/20/2017	302 15th Ave SE	Greek Letter Chapter House HD	Wall sign
13.	10/23/2017	600 2nd St S	St Anthony Falls HD	Window & door replacement
14.	10/25/2017	4829 Colfax Ave S	Charles and Grace Parker House IL	Storm windows
15.	10/26/2017	1625 Hennepin Ave	Harmon PI HD	Door reinstallation
16.	10/26/2017	530 3rd St N	Warehouse HD	Replace two rooftop units
17.	10/31/2017	26 5th St N	Warehouse HD	Entry remodel
18.	11/3/2017	200 Washington Ave N	Warehouse HD	Roof work
19.	11/15/2017	159 Arthur Ave SE	Jacob Hafstad House IL	Install two air conditioner condensers and line sets at base of house
20.	11/20/2017	302 15th Ave Se	Greek Letter Chapter House HD	Rooftop mechanical equipment, new signs and replacing existing wood entry doors
21.	12/22/2017	901 Nicollet Mall	Young Quinlan IL	Interior plumbing
22.	11/22/2017	1128 Harmon PI	Harmon PI HD	Signage

23.	11/22/2017	200 Washington Ave N	Warehouse HD	Roof work and door
24.	11/27/2017	2509 3rd Ave S	Washburn-Fair Oaks HD	Replace steps
25.	11/28/2017	2311 Bryant Ave S	Lowry Hill East Residential HD	Porch Repairs
26.	12/1/2017	601 5th St SE	Fifth St SE HD	Install two a/c condensers
27.	12/1/2017	400 4th St S	Grain Exchange IL	Trading floor signage
28.	12/1/2017	315 4th St S	Mpls City Hall/Henn Co IL	Uplighting
29.	12/4/2017	2501 Columbus Ave	PHR	Freestanding sign
30.	12/11/2017	515 7th Ave SE	Fifth St SE HD	Replace egress window
31.	12/11/2017	275 Market St	Northwestern Knitting IL	Roof anchors
32.	12/11/2017	8 13th St S	Harmon Place HD	Rooftop unit
33.	12/12/2017	107 Island Ave W	St Anthony Falls HD	Storm window replacement and deck repairs
34.	12/12/2017	37 4th Ave N	St Anthony Falls HD	Replace freestanding a/c condenser
35.	12/18/2017	201 24th St E	Washburn-Fair Oaks HD	Rehabilitation of Morrison Hall
36.	12/26/2017	112 Hennepin Ave E	St Anthony Falls HD	Signage
37.	12/28/2017	901 Nicollet Mall	Young Quinlan IL	Interior remodel of the first floor and mezzanine storefront space
38.	12/29/2017	121 Washington Ave N	Warehouse HD	Roof-mounted vent and fan
39.	12/29/2017	112 Hennepin Ave E	St Anthony Falls HD	Wall sign
40.	1/5/2018	2316 4th Ave S	Washburn-Fair Oaks HD	Wall sign
41.	1/16/2018	701 Washington Ave N	Warehouse HD	Masonry repair
42.	1/17/2018	810 Glenwood Ave	Northwestern Knitting IL	Replacement or installation of: flat roof system, solar film, rooftop HVAC units, storefront system
43.	1/18/2018	212 2nd St N	St Anthony Falls HD	Wall sign
44.	1/22/2018	250 Park Ave	Northern Implement Co IL	Reface wall sign
45.	1/23/2018	125 Washington Ave N	Warehouse HD	Wall signs
46.	1/23/2018	600 2nd St S	St Anthony Falls HD	Roof vents
47.	1/24/2018	307 16th Ave SE	Greek Letter Chapter House HD	Replace two lamp posts
48.	1/26/2018	1306 4th St SE	Dinkytown Commercial HD	Rooftop mechanical equipment
49.	1/26/2018	1728 2nd Ave S	Stevens Square HD	Wood window rehab
50.	1/26/2018	49 4th Ave N	St Anthony Falls HD	Replacement of one basement window
51.	1/30/2018	222 2nd St SE	St Anthony Falls HD	Boulevard plantings
52.	1/30/2018	901 Nicollet Mall	Young Quinlan IL	Awnings and awning signs
53.	2/1/2018	123 1st St N	Warehouse HD	Two mounted non-illuminated project information signs
54.	2/8/2018	244 1st Ave N	Warehouse HD	Internally-illuminated wall sign
55.	2/8/2018	2517 Golden Valley Rd	Golden Valley Rd Apartments HD	Window replacement
56.	2/14/2018	117 Portland Ave	St Anthony Falls HD	Balcony repair
57.	2/21/2018	700 3rd St S	Advance Thresher/Emerson-Newton Co IL	Masonry repairs and window replacement
58.	2/23/2018	112 3rd St N	Warehouse	Wall mounted condenser
59.	2/28/2018	1775 Colfax Ave S	John Lind House IL	Mechanical equipment
60.	2/28/2018	2925 Cedar Ave S	Laymen's Cemetery IL	Footstones
61.	3/2/2018	2001 University Ave SE	Fire Station #19 IL	Rooftop mechanical unit
62.	3/2/2018	415 1st St N	St Anthony Falls HD	Modifications to entries
63.	3/5/2018	29 4th Ave N	St Anthony Falls HD	Replace existing vinyl windows with Fibrex
64.	3/6/2018	1206 Harmon Pl	Harmon Pl HD	Temporary banner sign
65.	3/7/2018	116 1st Ave N	Warehouse HD	PROJECTING SIGN AT 11 SQ.FT.
66.	3/14/2018	112 3rd St N	Warehouse HD	rear wall HVAC equipment
67.	3/14/2018	416 1st Ave N	Warehouse HD	Replace cooling tower
68.	3/22/2018	302 15th Ave SE	Greek Letter Chapter House HD	Replacement of two exterior doors at the southwest corner of the Dinkydome Building, a contributing resource in the Dinkytown Commercial Historic District.
69.	3/22/2018	302 15th Ave SE	Greek Letter Chapter House HD	New ground mounted AC condenser unit at the north end of the east façade.
70.	3/26/2018	300 1st Ave N	Warehouse HD	Replace cooling tower
71.	3/27/2018	2200 Park Ave	Sumner T McKnight Mansion IL	Mechanical equipment
72.	3/29/2018	4430 Lyndale Ave N	Mereen Johnson HD	New door openings and entrance landings
73.	4/11/2018	1 DeLaSalle Dr	St Anthony Falls HD	Install a condensing unit in the interior courtyard of the building. Existing condensing unit installed on

				the front of the building without permits will be relocated and brick will be repaired.
74.	4/11/2018	107 Island Ave W	St Anthony Falls HD	Replace rear deck, stairs, and balcony
75.	4/13/2018	318 1st Ave N	Warehouse HD	Fall protection safety improvements to rooftop telecom installation.
76.	4/13/2018	203 2nd St NE	St Anthony Falls HD	Replace 4 windows and 1 patio door on a non-contributing structure.
77.	4/13/2018	144 26th St E	Washburn-Fair Oaks HD	Installation of a temporary banner sign on a non-contributing building in the Washburn Fair Oaks Historic District. On the Minneapolis College of Art and Design campus.
78.	4/13/2018	1404 Water St	Mpls Brewing/Malting Co (Grain Belt Brewery) IL	Park improvements.
79.	4/16/2018	3244 34th Ave S	Christ Lutheran Church IL	Reroof
80.	4/17/2018	101 3rd Ave S	St Anthony Falls HD	Rooftop condenser replacement
81.	4/18/2018	2211 3rd Ave S	Washburn-Fair Oaks HD	Reroof
82.	4/19/2018	300 2nd St S	St Anthony Falls HD	Two exterior vents and one air exchange louver.
83.	4/19/2018	730 Stinson Pkwy	Cream of Wheat Building (C W Lofts) IL	In-kind replacement of concrete decking for ramp to parking area.
84.	4/23/2018	702 1st St N	Warehouse HD	Masonry repair
85.	4/26/2018	22 22nd St E	Washburn-Fair Oaks HD	Replace windows and entry
86.	4/30/2018	110 5th St N	Warehouse HD	Reface an existing projecting sign
87.	5/1/2018	2118 Blaisdell Ave	Pillsbury Mansion IL	Mechanical equipment and screening
88.	5/3/2018	1816 Stevens Ave	Stevens Square HD	Balcony repair
89.	5/4/2018	325 Franklin Ave E	Washburn-Fair Oaks HD	Install freestanding freezer and brick surround.
90.	5/4/2018	200 3rd Ave N	Warehouse HD	Minor modification to two interior-facing windows.
91.	5/7/2018	300 1st Ave N	Warehouse HD	Projecting sign
92.	5/10/2018	504 River St	St Anthony Falls HD	Window and door replacement
93.	5/11/2018	107 Island Ave W	St Anthony Falls HD	Replace rear stairs, decks, and balconies
94.	5/11/2018	15 Maple Pl	St Anthony Falls HD	Replace stairways
95.	5/14/2018	100 Franklin Ave W	Anne and Frank Semple House IL	Install wall vents in basement windows
96.	5/16/2018	221 1st ST N	Warehouse HD	Projecting sign at 9.31 sq. Ft. In area, non-illuminated.
97.	5/18/2018	800 Washington Ave N	Warehouse HD	Handrail
98.	5/18/2018	21 3rd St N	Warehouse HD	Facade masonry repairs
99.	5/21/2018	300 1st Ave N	Warehouse HD	To allow the replacement of non-historic exterior doors.
100.	5/21/2018	1111 Hennepin Ave	Harmon Pl HD	Masonry repair
101.	5/21/2018	318 14th Ave SE	Dinkytown Commercial HD	Reroof
102.	5/22/2018	9 4th Ave N	St Anthony Falls HD	Replace windows in non-contributing townhome
103.	5/24/2018	127 3rd Ave N	St Anthony Falls HD	Roof-mounted solar array
104.	5/24/2018	1615 University Ave SE	Greek Letter Chapter House HD	Mechanical equipment
105.	5/24/2018	3505 Sheridan Ave N	Fournier House IL	Install fence and AC
106.	5/29/2018	1128 Harmon Pl	Harmon Pl HD	In-kind replacement of rooftop mechanical equipment.
107.	5/31/2018	100 2nd St SE	St Anthony Falls HD	In-kind replacement of portion of rubber membrane roof, under existing patio. 8th floor.
108.	6/1/2018	700 Washington Ave N	Warehouse HD	Masonry repairs
109.	6/4/2018	22 22nd St E	Washburn-Fair Oaks HD	Vent installation
110.	6/4/2018	2410 Colfax Ave S	Lowry Hill East Residential HD	Repair front porch
111.	6/5/2018	18 13th St N		
112.	6/8/2018	2608 Blaisdell Ave	Calvary Baptist Church IL	Mini-split AC system
113.	6/8/2018	300 2nd St S	St Anthony Falls HD	Wall sign, internal illumination
114.	6/11/2018	200 Washington Ave N	Warehouse HD	Signage
115.	6/12/2018	123 3rd St N	Warehouse HD	Masonry and lintel repairs
116.	6/12/2018	411 14th Ave SE	Dinkytown Commercial HD	Rooftop unit replacement
117.	6/13/2018	113 Washington Ave N	Warehouse HD	Signage and masonry repairs
118.	6/13/2018	2006 Laurel Ave W	Viehman Residence IL	Replace siding sections
119.	6/13/2018	100 2nd St SE	St Anthony Falls HD	Balcony repairs
120.	6/14/2018	619 10th St S	William Hinkle House IL	Replace ground mounted AC unit within fenced area to rear of building.
121.	6/15/2018	1615 University Ave SE	Greek Letter Chapter House HD	Fence

122.	6/19/2018	15 16th St N	Basilica of St Mary IL	Kitchen remodel
123.	6/19/2018	118 26th St E		Replace 8 windows
124.	6/20/2018	1618 Harmon Pl	Harmon Pl HD	Wall sign, internal illumination
125.	6/22/2018	144 26th St E	Washburn-Fair Oaks HD	Replace entry systems on 3 non-conforming buildings on the MCAD campus
126.	6/22/2018	347 36th St E	Hosmer Library IL	Rehabilitation
127.	6/22/2018	201 24th St E	Washburn-Fair Oaks HD	Installation of new condensing unit on roof of MIA building.
128.	6/28/2018	1820 Stevens Ave	Stevens Square HD	Remove fire escape
129.	6/29/2018	400 14th Ave SE	Dinkytown Commercial HD	Roof replacement.
130.	7/5/2018	116 3rd Ave N	St Anthony Falls/Warehouse HD	Channel letter signs on a raceway 18 sq ft in area
131.	7/6/2018	1625 Hennepin Ave	Harmon Pl HD	Masonry repairs
132.	7/6/2018	1629 Hennepin Ave	Harmon Pl HD	Masonry repair
133.	7/6/2018	1633 Hennepin Ave	Harmon Pl HD	Masonry repair
134.	7/6/2018	1612 Harmon Pl	Harmon Pl HD	Masonry repairs
135.	7/13/2018	300 2nd St S	St Anthony Falls HD	Window sign, 2' x 13.25', non-illuminated
136.	7/13/2018	212 2nd St N	St Anthony Falls HD	Non-illuminated projecting sign
137.	7/13/2018	2000 3rd Ave S	Washburn-Fair Oaks HD	Reface canopy face and signs; reface wall sign
138.	7/16/2018	400 14th Ave SE	Dinkytown Commercial HD	Wall sign 32 sq ft, internal illumination
139.	7/17/2018	20 2nd St NE	St Anthony Falls HD	Mechanical equipment
140.	7/19/2018	201 3rd Ave S	St Anthony Falls HD	In-kind replacement of flat roof system. Contributing resource in the St. Anthony Falls Historic District.
141.	7/19/2018	124 18th St E	Stevens Square HD	Masonry repairs
142.	7/20/2018	910 Hennepin Ave	Orpheum Theater IL	Window repairs
143.	7/23/2018	9 4th Ave N	St Anthony Falls HD	Replace 6 windows and one patio door in existing openings
144.	7/24/2018	400 1st St N	Warehouse HD	In-kind replacement of AC condensing unit.
145.	7/24/2018	400 4th St S	Grain Exchange IL	Window, vent, door work for new mechanical equipment
146.	7/24/2018	1609 Hennepin Ave	Harmon Pl HD	Install rooftop Mechanical equipment (AC), ductwork and diffusers
147.	7/24/2018	11 12th St S	Harmon Pl HD	Installation of 2 water heater vents.
148.	7/24/2018	201 24th St E	Washburn-Fair Oaks HD	Rooftop mechanical equipment related to installation of new elevator car.
149.	7/24/2018	406 14th Ave SE	Dinkytown Commercial HD	In-kind replacement of rear deck and access stairs. Contributing in district
150.	7/25/2018	1 4th Ave N	Warehouse HD	Venting
151.	7/25/2018	406 14th Ave SE	Dinkytown Commercial HD	Installation of rooftop mechanical equipment and ground-mounted mechanical equipment.
152.	7/25/2018	1816 Stevens Ave	Stevens Square HD	Replace front steps & entrance landing
153.	7/26/2018	318 14th Ave SE	Dinkytown Commercial HD	Wall sign and projecting sign, both internally-illuminated
154.	7/26/2018	221 1st St N	St Anthony Falls HD	Repair/replace stucco on rear elevation of building.
155.	8/2/2018	2218 1st Ave S	Washburn-Fair Oaks HD	Replacement of 15 non-original windows within existing openings.
156.	8/6/2018	221 1st St N	St Anthony Falls HD	Masonry repairs and selective replacement.
157.	8/9/2018	700 Washington Ave N	Warehouse HD	Limestone replacement
158.	8/9/2018	3800 Pleasant Ave	Church of the Incarnation HD	Rooftop condensers
159.	8/15/2018	212 1st St N	St Anthony Falls HD	Awnings on Circa tenant space that match adjacent Crooks of Crocus Hill awnings.
160.	8/15/2018	171 Island Ave E	St Anthony Falls HD	Application for storm window replacement.
161.	8/16/2018	15 16th St N	Basilica of St Mary IL	Garage door replacement
162.	8/17/2018	1324 Mount Curve Ave	C. Winton House IL	Cedar shingle and galvanized steel segment reroof of residence and carriage house
163.	8/17/2018	323 1st Ave N	Warehouse HD	Projecting and wall sign
164.	8/17/2018	416 1st Ave N	Warehouse HD	Temporary ADA ramp during building renovation.
165.	8/17/2018	424 5th Ave SE	Fifth St SE HD	Replace and add handrails to rear deck.
166.	8/21/2018	2103 2nd Ave S	Washburn-Fair Oaks HD	Dormer siding, skylight, roof
167.	8/20/2018	206 2nd St N	St Anthony Falls HD	Blade sign
168.	8/21/2018	910 Hennepin Ave	Orpheum Theater IL	Installation of a new auxiliary sign.
169.	8/21/2018	24 University Ave NE	St Anthony Falls HD	Projecting sign, internally illuminated
170.	8/21/2018	3131 2nd Ave S	Healy Block HD	Reroof, cornice repairs
171.	8/27/2018	200 Washington Ave N	Warehouse HD	Projecting sign, 10.07 sq.ft., internal illumination
172.	8/31/2018	701 Washington Ave N	Warehouse HD	Rear entry

173.	9/4/2018	107 Island Ave W	St Anthony Falls HD	Sill, siding, and trim repairs
174.	9/6/2018	117 Washington Ave N	Warehouse HD	Projecting sign, internal illumination
175.	9/10/2018	3400 Dupont Ave S	Adath Jeshurun Synagogue IL	Masonry repair
176.	9/12/2018	500 6th St S	Minneapolis Armory IL	Sawcutting and removing brick and granite panels from the southwest corner of the building to allow for installation of an entry door.
177.	9/13/2018	15 1st St S	St Anthony Falls HD	Masonry repairs to north elevation of "A Building".
178.	9/14/2018	524 Hennepin Av	Masonic Temple IL	Roof and cornice repairs on the Masonic Temple building.
179.	9/19/2018	318 14th Ave SE	Dinkytown Commercial HD	Two awning signs
180.	9/19/2018	201 11th St S	Second Church of Christ Scientist Tower IL	Concrete patch
181.	9/20/2018	125 Main St SE	St Anthony Falls HD	Masonry repair
182.	9/27/2018	411 14th Ave SE	Dinkytown Commercial HD	Remove cladding over transom and remove existing awning.
183.	9/20/2018	217 Main St SE	St Anthony Falls HD	Masonry repair
184.	9/24/2018	218 Washington Ave N	Warehouse HD	New projecting sign, 36" x 36" internally-illuminated
185.	9/25/2018	2001 Stevens Ave	Stevens Square HD	Tear-off and re-roof.
186.	9/25/2018	208 3rd St N	Warehouse HD	Reroof

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Report prepared by Fatimat Porter, HPC Committee Clerk