



# 2017 ANNUAL REPORT

MINNEAPOLIS HERITAGE PRESERVATION COMMISSION



## 2017 ANNUAL REPORT FOR THE HERITAGE PRESERVATION COMMISSION

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This publication is the Annual Report for the Minneapolis Heritage Preservation Commission (HPC) for its fiscal year October 1, 2015-September 30, 2016. 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

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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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612.673.2297

## COMMUNITY PLANNING & ECONOMIC DEPARTMENT (CPED)

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250 South 4<sup>th</sup> Street  
Minneapolis, MN 55415  
[www.minneapolismn.gov/cped](http://www.minneapolismn.gov/cped)

### HERITAGE PRESERVATION FILES AND INVENTORY

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Community Planning and Economic Development (CPED) is located in room #300 of the Public Service Center Building, 250 South 4<sup>th</sup> 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

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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](mailto: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.

### 2017 HERITAGE PRESERVATION COMMISSION MEMBERS

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

### APPOINTMENTS

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The HPC confirmed the reappointments of Commissioners Ginny Lackovic and Ian Stade. They also received four new first-term commissioners in January. The HPC welcomed Diana Dyste, a Project Manager for a real estate development company; Laurel Fritz, an Architectural Historian; Barbara Howard, an Architectural Historian; and Madelyn Sundberg, an Architectural Intern.

### 37TH ANNUAL STATEWIDE HISTORIC PRESERVATION CONFERENCE

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The 37th Annual Statewide Historic Preservation Conference was held in Albert Lea, MN, September 13 through 15. John Smoley, CPED staff, attended the conference as well as HPC Commissioner Barbara Howard. As a way to showcase work being done in our community, CPED staff Stephanie Rouse created a poster that was displayed at the conference. The poster (on the following page) highlighted some recent designations and featured a timeline back to 1971 with a few key moments in Minneapolis' preservation history.

# Minneapolis Heritage Preservation

## Celebrating 45 Years

### Recognition and Protection

Minneapolis designates property as landmarks or historic districts because of historical, cultural, architectural, archaeological or engineering significance. Our current landmarks represent each of these categories, but in recent years we have focused on designating properties that exemplify broad patterns of cultural or social history. The landmarks featured here all have an important social history story to tell and have been elevated through their designation or interim protection as a historic landmark or district.



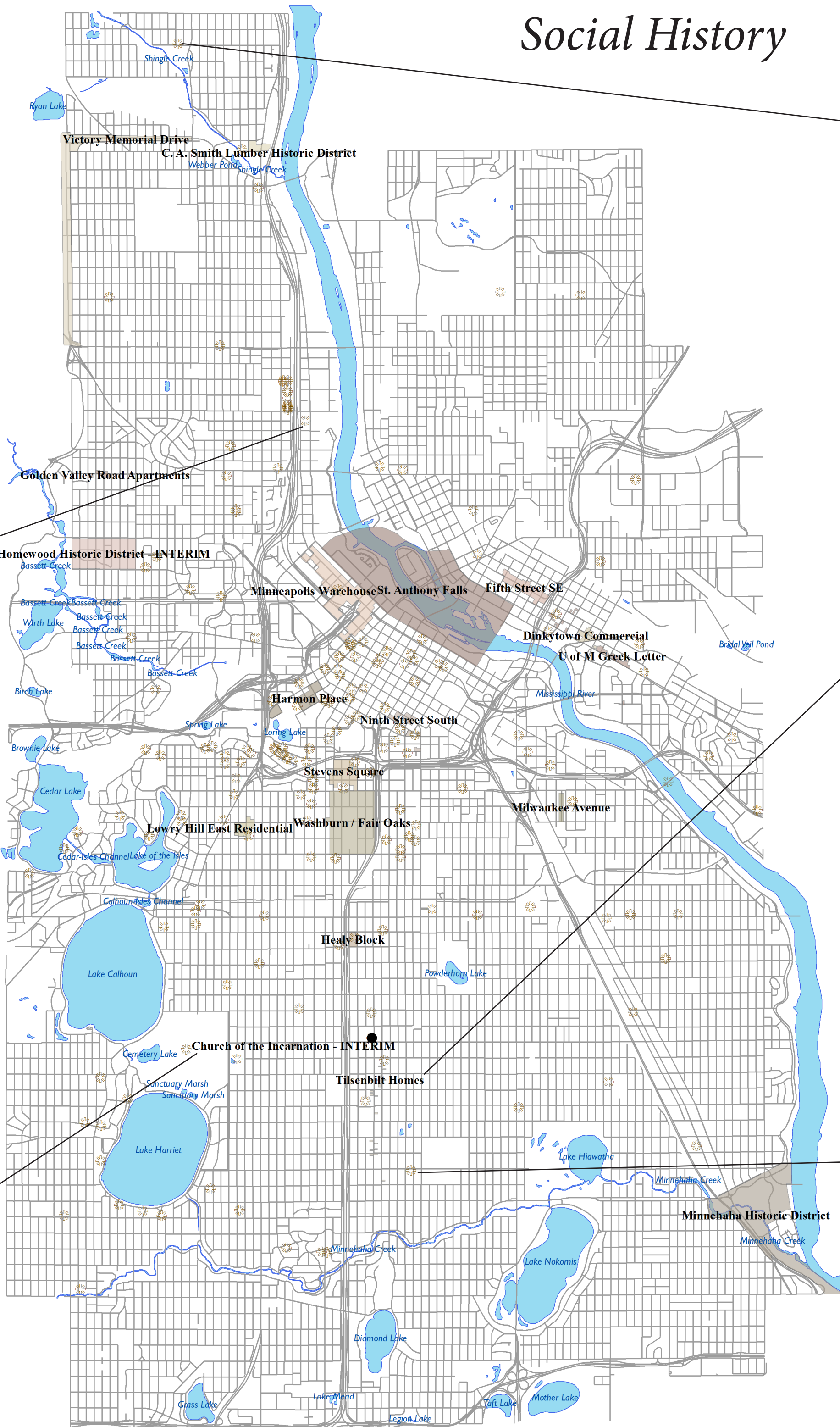
### North Side Station (2015)

The Twin City Rapid Transit Company's (TCRT) last carhouse, North Side Station, opened in 1914. It features a two-story wing that fronts on Washington Avenue North. The first floor provided separate offices for the foreman and clerk, locker rooms for the trainmen, as well as a storage room and paint shop. The second floor appears to have functioned as a "men's club" of sorts; the facility provided a pool room, reading room, and sleeping rooms for use by employees.



### The Proposed Church of the Incarnation Historic District (Interim Protection)

The Church of the Incarnation Historic District is a collection of three buildings historically associated with the Church of the Incarnation parish. The parish, organized in 1909, was the first Catholic church in Minneapolis located south of Lake Street.



## Social History



### Pilgrim Rest Baptist Church (2017)

The property is associated with the religious and social history of the Shingle Creek African American community. The early African Americans that settled in this community were former slaves and the children of former slaves who had moved from the South seeking a better life. This small community was geographically isolated from other well-established African American communities in the City.



### Tilsenbilt Homes Historic District (2017)

The Tilsenbilt Homes Historic District consists of 28 modest single-family homes that were constructed as part of the first privately developed interracial housing project in Minneapolis, and one of the first housing projects in the country to offer FHA-insured mortgages to buyers of all races. The district is significant for its association with housing segregation and Minneapolis' Civil Rights history, as well as its association with realtor Archie Givens, Sr. and builder Edward Tilsen.



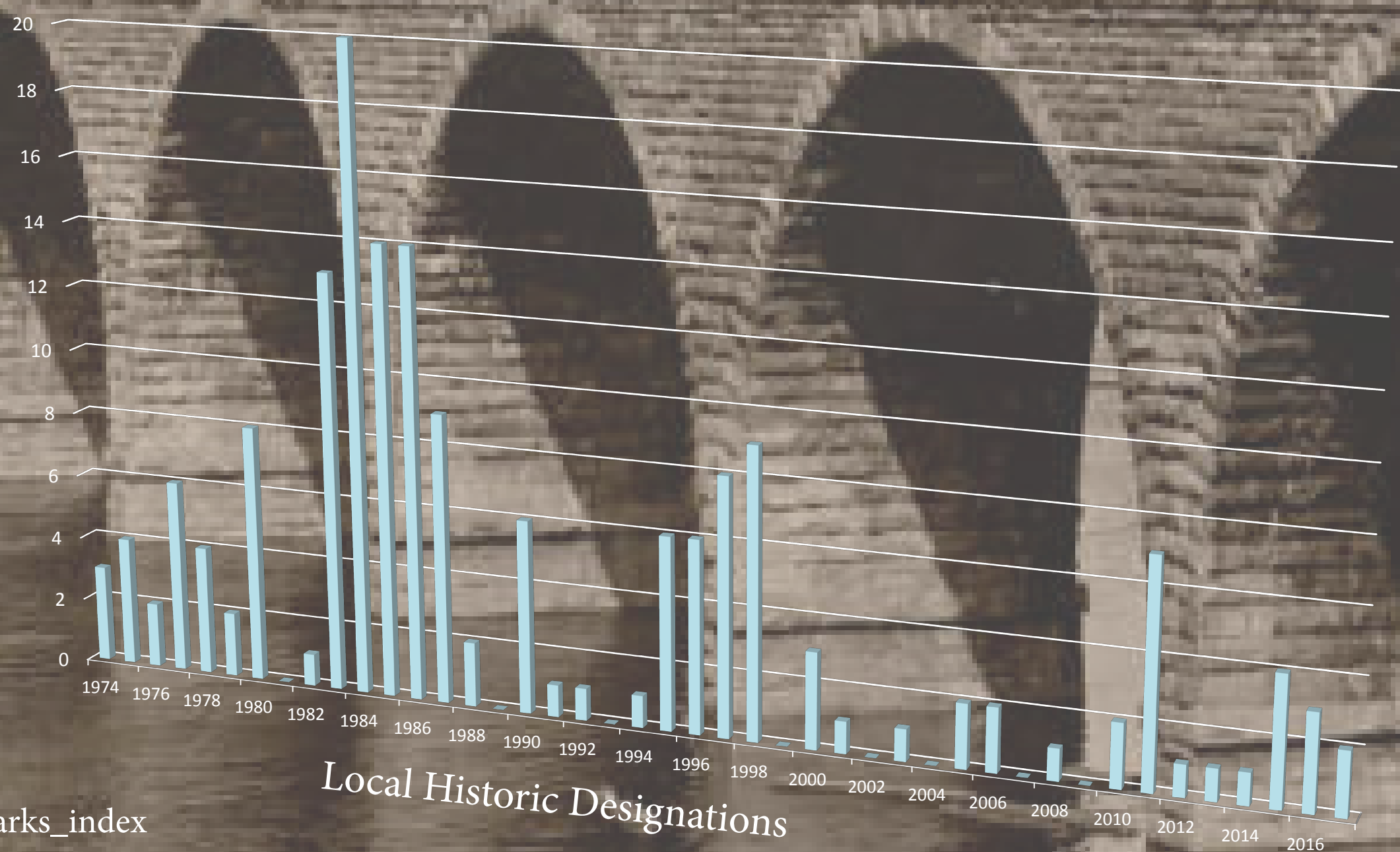
### Arthur and Edith Lee House (2016)

In July 1931, a series of menacing riots occurred at 4600 Columbus Avenue South after Arthur and Edith Lee, an African-American couple, purchased and moved into the home. The Arthur and Edith Lee House is associated with the significant events of these 1931 riots, as well as with broad patterns of social history, particularly in regard to African-American history in Minneapolis, race relations, and historical trends of housing discrimination.

St. Anthony Falls Historic District is established as the first historic district by the State Historic District Act	Heritage Preservation Commission formed to serve as a citizen advisory body to the City Council	Bulter Square designated as the first individual landmark	First historical survey conducted, establishing a list of 800 potential historic resources	The most local designations were approved	First encompassing preservation plan was adopted	20 total properties	First preservation plan was adopted	First preservation awards ceremony held	First chapter of the comprehensive plan dedicated solely to heritage preservation was adopted	A record 3 historic districts were designated: Lowry Hill East Residential, Golden Valley Road Apartments, and Dinkytown Commercial Districts
1971	1972	1973	1978	1984	1990	1992	2009	2015		

### 2017 in Review:

- 17 historic districts to date
- 173 landmarks to date
- 6 designation studies completed
- 3 projects in the Warehouse Historic District approved
- 2 projects in the Saint Anthony Falls Historic District approved
- 3 projects approved for individual landmarks



For More Information Visit:  
[http://www.ci.minneapolis.mn.us/hpc/hpc\\_landmarks\\_index](http://www.ci.minneapolis.mn.us/hpc/hpc_landmarks_index)

## 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 27<sup>th</sup> Annual Preservation Awards ceremony and luncheon was held on May 18, 2017, 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:

- 700 CENTRAL
- HEWING HOTEL

### 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:

- EMERSON RESIDENCE
- CHARLES FREDERICK KEYES HOUSE

### 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:

- 4WORD HOME AND DESIGN, LLC

### 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:

- ROBERT M. FRAME III, PH.D.

## DESIGNATIONS

This year the HPC designated two individual landmarks and one historic district.

### LOCAL INDIVIDUAL DESIGNATIONS

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#### PILGRIM REST BAPTIST CHURCH

5100 JAMES AVENUE NORTH

DESIGNATION: JANUARY 5, 2017

Pilgrim Rest Baptist Church is locally significant as one of the earliest African American churches in North Minneapolis. The early African Americans that settled in this community were former slaves and the children of former slaves who had moved from the South seeking a better life. This community is significant to Minneapolis's history as it is emblematic of a community that strived for and achieved success, achieving higher rates of homeownership and literacy than nearby European settlers during a period of harsh racial discrimination and segregation (Criterion #1). The church has been an important structure for social events, meetings, entertainment, and as an anchor for the Shingle Creek African American community ever since (Criterion #3).



#### MINNEAPOLIS ARMORY

500 6TH STREET SOUTH

DESIGNATION: MARCH 02, 2017

The Minneapolis Armory is architecturally significant as a premier example of the PWA Moderne style as designed by the St. Paul architect P.C. Bettenburg and built in 1935-36. The Public Works Administration policy of not designing buildings essentially allowed contemporary architectural styles to prevail for its projects. In the case of the Minneapolis Armory, Art Moderne design fixtures are exhibited in the smooth wall finish, rounded pilasters at the two primary entrances, and generally low profile of the building. Inside, two mural paintings by Elsa Jemney and Lucia Wiley, undertaken by the Federal Section of Painting and Sculpture, decorate a room within the former office space. It was designated for meeting local criteria 1, 3, 4 and 6.



### LOCAL HISTORIC DISTRICT DESIGNATION

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#### TILSENBILT HOMES HISTORIC DISTRICT

28 PARCELS LOCATED ALONG 4TH AVENUE SOUTH AND 5TH AVENUE SOUTH  
BETWEEN 39TH STREET EAST AND 47TH STREET EAST

DESIGNATION: JANUARY 05, 2017

The properties of the Tilsenbilt Homes Historic District were built as part of the first privately-developed integrated housing project in Minneapolis, and one of the first integrated projects to offer FHA-insured mortgages in the nation. The district is significant for its association with housing segregation and Minneapolis' Civil Rights history (Criterion #1) and with two significant individuals: builder Edward Tilsen and realtor and developer Archie Givens (Criterion#2).



## CLG GRANT

In FY 2016 the City embarked upon an effort to funds to prepare designation studies and design guidelines for the best remaining examples of religious institutions significant for their secular contributions to our community, in particular institutions associated with under documented groups. Thanks to a National Park Service grant and a City match totaling \$40,000, CPED continued its efforts to identify and protect a broader, more inclusive segment of our community's heritage, in particular:

- *Plymouth Congregational Church, 1900 Nicollet Avenue* - From its founding in the 1850s by staunch abolitionists, the Plymouth Congregational Church has remained committed to improving the lives of Minneapolitans, to include 1950s neighborhood assistance efforts, 1960s efforts to help deinstitutionalized mentally ill citizens, & 1970s efforts to support lesbians & women suffering from abuse.
- *St. James African Methodist Episcopal Church, 3600 Snelling Avenue* - St. James AME Church traces its roots to Minnesota's first African-American congregation, which began meeting in 1863 in what was then Saint Anthony.
- *Talmud Torah, 1616 Queen Avenue North* - Talmud Torah, founded in 1894, was the first Jewish school in Minneapolis & provided a variety of free social services, particularly to new immigrants.
- *Emmanuel Cohen Center, 1701 Oak Park Avenue North* - Designed by master architects Liebenberg & Kaplan, this building represents significant Jewish-based social services established in Minneapolis.
- *St Mary's Orthodox Cathedral, 1629 5<sup>th</sup> ST NE* - Designed by master architects Boehme & Cordella, St. Mary's Orthodox Cathedral began in 1887 as an eastern-rite Catholic community founded by Carpatho-Rusyn immigrants from eastern Slovakia.
- *Church of the Incarnation Church, Rectory, and Moynihan Hall, 38<sup>th</sup> ST West & Pleasant Avenue South* - The architecturally distinctive buildings in this complex were all designed by masters of their trade: Emmanuel Louis Masqueray; Bertrand & Chamberlin; & Ellerbe & Company.

Contact John Smoley at 612.673.2830 or [John.Smoley@minneapolismn.gov](mailto:John.Smoley@minneapolismn.gov) with questions.

### CHURCH OF THE INCARNATION



## NATIONAL REGISTER OF HISTORIC PLACES NOMINATIONS

The HPC did not comment on any NRHP nominations during the reporting period.

## 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

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The HPC reviewed 33 Certificate of Appropriateness applications.

### HISTORIC VARIANCES

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The HPC reviewed seven Historic Variance applications.

### APPEAL OF THE PLANNING DIRECTOR

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

### DEMOLITION OF HISTORIC RESOURCES

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

### CERTIFICATES OF NO CHANGE

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CPED staff administratively reviewed 260 Certificate of No Change applications for minor alterations that did not change the historic integrity or visual character of the property.

### WRECKING PERMITS

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CPED reviewed a total of 87 wrecking permits.



## CERTIFICATES OF APPROPRIATENESS – PUBLIC HEARING ITEMS

REVIEWED FROM 10/1/2016 TO 9/30/2017

NO.	DATE	ADDRESS	DESIGNATOR	PROJECT DESCRIPTION	OUTCOME
1.	10/25/16	425 Oak Grove St	Charles B Lyon House IL	Removal of the rear addition and reconstruction of the rear façade	<i>Approved</i>
2.	10/25/16	Near 25 Island Ave	St Anthony Falls HD	Water circulation pump station	<i>Approved</i>
3.	10/25/16	800 Washington Ave N	Warehouse HD	Doors and windows replacement	<i>Approved</i>
4.	11/29/16	2533 3 <sup>rd</sup> Ave S	Washburn-Fair Oaks HD	Exterior alterations	<i>Approved</i>
5.	11/29/16	10 5 <sup>th</sup> St S	Lumber Exchange IL	Exterior modifications	<i>Approved</i>
6.	11/29/16	500 6 <sup>th</sup> St S	Mpls Armory IL	Alterations and building addition	<i>Approved</i>
7.	12/13/16	200 Washington Ave N	Warehouse HD	Rehabilitation	<i>Approved</i>
8.	12/13/16	316 and 328 10 <sup>th</sup> Ave S	Greek Chapter House HD	Construction of an addition	<i>Approved</i>
9.	12/13/16	101 3 <sup>rd</sup> Ave S	St Anthony Falls HD	Minor exterior alterations and new signage	<i>Approved</i>
10.	12/13/16	729 Washington Ave N	Warehouse HD	Construction of a new building	<i>Approved</i>
11.	01/31/17	2201 and 2215 Plymouth Ave N, 1245 Penn Ave N	Homewood HD PHR	Construction of a new funeral home	<i>Approved</i>
12.	01/31/17	501 Ramsey St NE, 206 Island Ave E	St Anthony Falls HD	Rehabilitation of and alterations to the Boom Island-Nicollet Island Bridge	<i>Approved</i>
13.	01/31/17	300 Washington Ave S	Milwaukee Rd Depot IL	Construction of an enclosure	<i>Approved</i>
14.	01/31/17	419 Washington Ave N	Warehouse HD	Construction of a new building and a connection to an existing building	<i>Approved</i>
15.	01/31/17	500 3 <sup>rd</sup> St N	Warehouse HD	Additional signage	<i>Approved</i>
16.	02/14/17	515 Washington Ave N	Warehouse HD	Master sign plan and an amendment to an existing certificate of appropriateness for exterior modifications	<i>Approved</i>
17.	03/14/17	2218 1 <sup>st</sup> Ave S	Washburn-Fair Oaks HD	Gutter replacement	<i>Approved</i>
18.	04/18/17	116 (120) 3 <sup>rd</sup> Ave N	St Anthony Falls HD	Rehabilitation of a commercial building	<i>Approved</i>
19.	04/18/17	708 2 <sup>nd</sup> St S	St Anthony Falls HD	Rehabilitation of a commercial building	<i>Approved</i>
20.	04/18/17	607 Washington Ave N	Warehouse HD	Installation of a projecting sign	<i>Approved</i>
21.	05/16/17	700-708 3 <sup>rd</sup> St S	Advance Thresher/ Emerson-Newton Company	Rehabilitation of a commercial building	<i>Approved</i>
22.	06/06/17	101 3 <sup>rd</sup> Ave S	St Anthony Falls HD	New painted wall sign	<i>Approved</i>
23.	06/06/17	4 Island Ave W	St Anthony Falls HD	Rehabilitation of and modifications to an existing off-premise sign and sign structure	<i>Approved</i>
24.	06/20/17	200 3 <sup>rd</sup> Ave N	Warehouse HD	Amend master sign plan, replace an existing door, and add a new mechanical louvre	<i>Approved</i>
25.	06/20/17	212 2 <sup>nd</sup> St N	St Anthony Falls HD/Warehouse HD	Rehabilitation of a commercial building	<i>Approved</i>
26.	06/20/17	110 5 <sup>th</sup> Ave SE	St Anthony Falls HD	Rehabilitation of and modifications to an existing commercial building	<i>Approved</i>
27.	07/11/17	15 16 <sup>th</sup> St N	Basilica Of St Mary IL	Construction of a new accessory maintenance garage	<i>Approved</i>
28.	07/11/17	66 12 <sup>th</sup> St S	Ogden Apartment Hotel IL	Infilling a basement entrance and construction of an accessory structure	<i>Approved</i>
29.	07/25/17	206 Washington Ave N	Warehouse HD	Demolition of existing building	<i>Approved</i>
30.	07/25/17	420 1 <sup>st</sup> St S	St Anthony Falls HD	Selective demolition and stabilization	<i>Approved</i>
31.	08/22/17	607 Washington Ave N	Warehouse HD	Window replacement	<i>Approved</i>
32.	09/12/17	204 5 <sup>th</sup> Ave SE	St Anthony Falls HD	Carriage house renovation	<i>Approved</i>
33.	09/26/17	424 Washington Ave N	Warehouse HD	Alterations of an existing structure, landscaping and retaining walls to allow an entrance to enclosed parking	<i>Approved</i>

## HISTORIC VARIANCES – PUBLIC HEARING ITEMS

REVIEWED FROM 10/1/2016 TO 9/30/2017

NO.	DATE	ADDRESS	DESIGNATOR	PROJECT DESCRIPTION	OUTCOME
1.	10/25/16	25 Island Ave	St. Anthony Falls HD	Waterpump station	<i>Approved</i>
2.	10/25/16	25 Island Ave	St. Anthony Falls HD	Development on a steep slope and within 40 feet of the top of the steep slope	<i>Approved</i>
3.	01/31/17	500 3 <sup>rd</sup> St N	Warehouse HD	Window signs	<i>Approved</i>
4.	04/18/17	120 3 <sup>rd</sup> Ave N	St. Anthony Falls HD and Warehouse HD	Wall sign	<i>Approved</i>
5.	06/06/17	101 3 <sup>rd</sup> Ave S	St. Anthony Falls HD	Wall sign	<i>Approved</i>
6.	09/12/17	204 5 <sup>th</sup> Ave SE	St. Anthony Falls HD	Accessory Dwelling Unit	<i>Approved</i>
7.	09/12/17	204 5 <sup>th</sup> Ave SE	St. Anthony Falls HD	Deck	<i>Approved</i>

## DEMOLITION OF HISTORIC RESOURCES – PUBLIC HEARING ITEMS

REVIEWED FROM 10/1/2016 TO 9/30/2017

NO.	DATE	ADDRESS	DESIGNATOR	PROJECT DESCRIPTION	OUTCOME
1.	10/25/16	2019 E Lake St	Potential Historic Resource Chicago, Milwaukee and St. Paul Railroad Grade	Commercial Building	<i>Approved</i>
2.	11/29/16	Cedar Ave Bridge	Separation National HD Chicago, Milwaukee and St. Paul Railroad Grade	Commercial Structure	<i>Approved</i>
3.	11/29/16	Portland Ave Bridge	Separation National HD Chicago, Milwaukee and St. Paul Railroad Grade	Commercial Structure	<i>Approved</i>
4.	02/14/17	2620 44 <sup>th</sup> St W	Potential Historic Resource	Residential Building	<i>Denied</i>
5.	07/25/17	420 1 <sup>st</sup> St S	St. Anthony Falls HD	Commercial Building	<i>Approved</i>

## CERTIFICATES OF NO CHANGE – ADMINISTRATIVE REVIEWS

REVIEWED FROM 10/1/2016 TO 9/30/2017

NO.	DATE	ADDRESS	DESIGNATOR	PROJECT DESCRIPTION
1.	10/03/16	2815 Johnson St NE	Hollywood Theater IL	HVAC louver infill
2.	10/05/16	1312 4 <sup>th</sup> St SE	Dinkytown Commercial HD	Awning sign
3.	10/06/16	1221 Russell Ave N	Homewood HD PHR	Reroof
4.	10/06/16	928 Chicago Ave	South Ninth St HD	Masonry repairs
5.	10/06/16	126 1 <sup>st</sup> St N	Warehouse HD	Masonry repairs
6.	10/06/16	1715 Stevens Ave	Stevens Square	Tuckpointing
7.	10/06/16	2517-25 Clinton Ave	Washburn-Fair Oaks HD	Replace two windows
8.	10/07/16	901 Nicollet Mall	Young Quinlan Building IL	Interior remodel
9.	10/11/16	3128 3 <sup>rd</sup> Ave S	Healy Block HD	Flat roof replacement over front entry
10.	10/11/16	8 13 <sup>th</sup> St S	Harmon Place HD	Small cell antenna installation
11.	10/11/16	1121 Hennepin Ave	Harmon Place HD	Small cell antenna installation
12.	10/11/16	1609 Hennepin Ave	Harmon Place HD	Small cell antenna installation
13.	10/12/16	110 5 <sup>th</sup> St N	Warehouse HD	Projecting sign reface
14.	10/12/16	307 16 <sup>th</sup> Ave SE	Greek Letter House HD	Exterior repairs and a reroof
15.	10/14/16	407 River St	St Anthony Falls HD	HVAC
16.	10/14/16	1115 Queen Ave N	Homewood HD PHR	Replace eight windows
17.	10/17/16	110 5 <sup>th</sup> St N	Warehouse HD	Projecting sign reface
18.	10/17/16	319 1 <sup>st</sup> Ave N	Warehouse HD	Replace exhaust fan
19.	10/19/16	111 4 <sup>th</sup> Ave N	Warehouse HD	Waterproofing
20.	10/19/16	414 5 <sup>th</sup> ST SE	Fifth St SE HD	Asphalt shingle roof replacement
21.	10/19/16	2617 & 2619 3 <sup>rd</sup> St N	Concrete Block Houses IL	Masonry repair and concrete flatwork
22.	10/20/16	2120 Clinton Ave	Washburn- Fair Oaks HD	Replacing side door

23.	10/20/16	50 4 <sup>th</sup> Ave N	Warehouse HD	Replacement of 13 rooftop air-conditioning units
24.	10/21/16	225 3 <sup>rd</sup> Ave S (300 Washington Ave S)	Milwaukee Rd Depot IL	Interior rehabilitation of Depot Renaissance
25.	10/21/16	123 3 <sup>rd</sup> St N	Warehouse HD	Replace rooftop AC unit
26.	10/21/16	400 10 <sup>th</sup> Ave SE	B.O. Cutter House IL	Replace AC unit
27.	10/21/16	3905 5 <sup>th</sup> Ave S	Lena Smith House IL	Replace rear door
28.	10/21/16	210 2 <sup>nd</sup> ST N #505	St Anthony Falls HD	Replace HVAC unit
29.	10/24/16	750 2 <sup>nd</sup> St S	St Anthony Falls HD	Vent installation at rear wall
30.	10/24/16	528 University Ave SE	St Anthony Falls HD	Wall sign and projecting sign
31.	10/25/16	125 Washington Ave N	Warehouse HD	Wall sign and projecting sign
32.	10/25/16	30 1 <sup>st</sup> St N	St Anthony Falls HD	HVAC work
33.	10/26/16	4401 Lyndale Ave N	CA Smith Lumber HD	Reroof of noncontributing addition and drainage improvements
34.	10/26/16	611 5 <sup>th</sup> St SE	Fifth Street SE HD	Asphalt shingle roof replacement
35.	10/27/16	275 Market St	Northwestern Knitting CO IL	Reroof
36.	10/28/16	505 Marquette Ave	Soo Line Building IL	Wall signs
37.	10/28/16	119 Washington Ave N	Warehouse HD	Roof replacement
38.	10/28/16	156 Bank St	St Anthony Falls HD	Replace AC condenser
39.	10/28/16	1211 Upton Ave N	Homewood HD PHR	Rear window infill
40.	10/31/16	225 3 <sup>rd</sup> Ave S (300 Washington Ave S)	Milwaukee Road Depot IL	Remove existing wall sign
41.	10/31/16	16 (24) University Ave NE	St Anthony Falls HD	HVAC equipment
42.	10/31/16	406 14 <sup>th</sup> Ave SE	Dinkytown Commercial HD	Roof replacement
43.	10/31/16	1240 Vincent Ave N	Homewood HD PHR	Reroof
44.	10/31/16	24 University Ave NE	St Anthony Falls HD	Mechanical equipment
45.	11/01/16	1226 Washburn Ave N	Homewood HD PHR	Door
46.	11/01/16	65 Main St SE	St Anthony Falls HD	Wall sign and two projecting signs
47.	11/02/16	125 Washington Ave N	Warehouse HD	Wall sign on canopy face
48.	11/02/16	20 University Ave NE	St Anthony Falls HD	Wall sign
49.	11/03/16	317 14 <sup>th</sup> Ave SE	Dinkytown Commercial HD	Wall sign
50.	11/03/16	2419 Colfax Ave S	Lowry Hill East Residential HD	Reroof
51.	11/04/16	307 16 <sup>th</sup> Ave SE	Greek Letter Chapter HD	Storm windows replacement, reconstruction of stair and HVAC equipment enclosure
52.	11/07/16	500 3 <sup>rd</sup> St N	Warehouse HD	Rooftop mechanical equipment
53.	11/07/16	504 5 <sup>th</sup> St SE	Fifth Street Southeast HD	Asphalt shingle roof replacement
54.	11/07/16	1208 Vincent Ave N	Homewood HD PHR	Window replacement (four windows)
55.	11/08/16	317 14 <sup>th</sup> Ave SE	Dinkytown Commercial HD	Rooftop HVAC equipment
56.	11/08/16	400 3 <sup>rd</sup> Ave N	Warehouse HD	Wall sign
57.	11/09/16	322 1 <sup>st</sup> Ave N	Warehouse HD	New rooftop HVAC unit
58.	11/10/16	123 3 <sup>rd</sup> St N	Warehouse HD	Recessed entrance wall covering
59.	11/10/16	1915 1 <sup>st</sup> Ave S	Stevens Square	Concrete repair
60.	11/15/16	3118 49 <sup>th</sup> St W	Linden Hills Church IL	Reroof
61.	11/15/16	1225 Hawthorne Ave	Swinford Townhomes IL	Masonry repairs
62.	11/15/16	2517-25 Clinton Avenue (2525)	Washburn-Fair Oaks HD	Window replacement
63.	11/15/16	1605 Hennepin Ave	Harmon Place HD	Rooftop HVAC units
64.	11/21/16	750 2 <sup>nd</sup> St S #603	St Anthony Falls HD	Create a through-wall vent opening and install a high-wind termination cap
65.	11/22/16	2023 Milwaukee Ave	Milwaukee Avenue HD	Egress window and well installation
66.	11/22/16	10 5 <sup>th</sup> St S	Lumber Exchange IL	Rear wall alterations
67.	11/30/16	217 2 <sup>nd</sup> St NE	St Anthony Falls HD	Replace windows and patior door
68.	12/01/16	502 River St	St Anthony Falls HD	Exterior door replacement
69.	12/01/16	37 4 <sup>th</sup> Ave N #104	St Anthony Falls HD	Replace windows and doors
70.	12/02/16	33 4 <sup>th</sup> Ave N #101	St Anthony Falls HD	Replace windows
71.	12/09/16	322 2 <sup>nd</sup> St S	St Anthony Falls HD	Rooftop solar photovoltaic system
72.	12/12/16	50 4 <sup>th</sup> Ave N	St Anthony Falls HD	Replacement of 11 rooftop a/c units
73.	12/15/16	118 4 <sup>th</sup> St N	Warehouse HD	Replace 3 rooftop HVAC units
74.	12/16/16	730 Washington Ave N	Warehouse HD	Projecting sign install
75.	12/16/16	201 Washington Ave N	Warehouse HD	Install two wall signs and one projecting sign
76.	12/16/16	2600 Park Ave	Swan Turnblad Mansion IL	Stuga rehabilitation
77.	12/19/16	750 2 <sup>nd</sup> St S #603	St Anthony Falls HD	Vent opening and high-wind termination cap
78.	12/22/16	116 1 <sup>st</sup> Ave N	Warehouse HD	Mechanical equipment
79.	12/23/16	1508 Dupont Ave N	Case-Lang House IL	Mechanical equipment
80.	12/23/16	424 Washington Ave N	Warehouse HD	Seating area
81.	01/09/17	15 Main St SE	St Anthony Falls HD	Accessible ramp

82.	01/10/17	1605 Hennepin Ave	Harmon Place HD	Window replacement
83.	01/12/17	530 3rd St N	Warehouse HD	Window replacement and outdoor seating area installation
84.	01/13/17	2822 Farwell Ave	Homewood HD PHR	Window replacement
85.	01/20/17	1320 5th St SE		New wall sign and projecting sign
86.	01/20/17	319 1st Ave N	Warehouse HD	Projecting sign
87.	01/23/17	15 Main St SE	St Anthony Falls HD	Rooftop pergola, fire pit, and seats
88.	01/27/17	1717 University Ave SE	Greek Letter House HD	Wall sign
89.	01/30/17	424 Washington Ave N	Warehouse HD	2 wall signs and 2 projecting sign
90.	01/30/17	168 Bank St	St Anthony Falls HD	Replace one set of paired casement windows
91.	02/01/17	120 1st Ave N	Warehouse HD	Projecting sign
92.	02/02/17	800 Washington Ave N	Warehouse HD	Replacement of door system with a three section window system
93.	02/03/17	26 5th St N	Warehouse HD	Replace select storefront windows
94.	02/06/17	2533 3rd Ave S	Washburn-Fair Oaks HD	Siding, roof squares, parapet cap
95.	02/07/17	2501 Stevens Ave (146 26th St E)	Washburn-Fair Oaks HD	Interior alterations and replacement of curtain wall
96.	02/14/17	213 Washington Ave N	Warehouse HD	Projecting sign
97.	02/15/17	100 Hennepin Ave	St Anthony Falls HD	Two wall signs and a projecting sign
98.	02/21/17	1806 3rd Ave S	Stevens Square HD	Masonry repair
99.	02/21/17	2123 Clinton Ave	Washburn-Fair Oaks HD	Mechanical equipment
100.	02/27/17	28 University Ave SE	St Anthony Falls HD	Replacing furnace and AC units
101.	02/27/17	201 2nd Ave Se	St Anthony Falls HD	Modifications to existing cellular equipment
102.	03/01/17	30 1st St N	St Anthony Falls HD	Two projecting signs under single frame
103.	03/01/17	110 5th Ave N	Warehouse HD	Replacing and slightly enlarging 1 non-historic door on the rooftop penthouse
104.	03/01/17	1208 Harmon Pl	Harmon Place HD	Temporary banner sign
105.	03/01/17	275 Market St	Northwestern Knitting Co IL	Roof repairs
106.	03/03/17	2023 Stevens Ave	Washburn-Fair Oaks HD	Windows in existing openings
107.	03/03/17	1700 3rd Ave N	Amos B Coe House IL	Windows, trash enclosure, vents, plumbing pipes, screening wall
108.	03/06/17	118 4th St N	Warehouse HD	Projecting sign reface only
109.	03/06/17	500 6th St S	Minneapolis Armory IL	Mechanical equipment
110.	03/10/17	2700 Chowen Ave S	Aaron & Naomi Friedell House IL	Replace four basement windows
111.	03/13/17	2540 Park Ave	Harrington Mansion IL	Monument sign
112.	03/13/17	101 Grant St E	Wesley United Methodist Church IL	Two wall signs, non-illuminated
113.	03/15/17	146 E 26th St	Washburn-Fair Oaks HD	Signs
114.	03/16/17	3244 34th Ave S	Christ Lutheran Church IL	Site improvements for stormwater issues, pavement repair and other repair work
115.	03/17/17	24 University Ave NE	St Anthony Falls HD	Awnings and awning signs
116.	03/17/17	108 E 24th St	Washburn-Fair Oaks HD	Replace two non-historic windows
117.	03/17/17	15 (AKA 43) Main St SE	St Anthony Falls HD	Replace entry and install vent
118.	03/17/17	123/129 2nd St N	Warehouse HD	Installation of 13 electric dryer vents on the roof
119.	03/23/17	10 26th St E #311-315	Washburn-Fair Oaks HD	Extension of second-story balcony fencing and rail
120.	03/24/17	410 Oak Grove St	Woman's Club of Minneapolis IL	Rooftop mounted chiller unit
121.	03/27/17	3600 Hennepin Ave	Lakewood Memorial Chapel IL	Exterior maintenance to admin building
122.	03/30/17	821 Marquette Ave	Foshay Tower IL	Renovation of interior room on the first floor of the W Hotel
123.	03/30/17	2901 Hennepin Ave	Old Walker Library IL	Exterior site modifications and repairs
124.	04/03/17	530 3rd St N	Warehouse HD	Install new louvers
125.	04/04/17	2611 1st Ave S	Despatch Laundry IL	Rear patio & fence
126.	04/04/17	1 Lourdes Pl	St Anthony Falls HD	Reroof shingled portions of roof
127.	04/05/17	3244 34th Ave S	Christ Church Lutheran IL	Masonry repairs
128.	04/05/17	114 9th St S (821-37 Marquette Ave)	Foshay Tower IL	Interior remodel
129.	04/05/17	217 5th Ave N	Warehouse HD	Remodel of existing building with exterior work
130.	04/06/17	146 E 26th St	Washburn-Fair Oaks HD	Flat roof replacement and repair, painting exterior
131.	04/06/17	36 9th St S	YMCA Central Building IL	Exterior tuck pointing, brick replacement, and stone patching
132.	04/07/17	100 3rd Ave S	St Anthony Falls HD	Two wall signs
133.	04/10/17	530 3rd St N	Warehouse HD	Wall sign and projecting sign
134.	04/14/17	123 3rd St N	Warehouse HD	Replacing door, constructing metal stoop

135.	04/14/17	1228 Vincent Ave N	Homewood HD PHR	Replace and rehabilitate windows
136.	04/17/17	404 Washington Ave N	Warehouse HD	Replacing door, constructing metal stoop
137.	04/17/17	800 Washington Ave N	Warehouse HD	Wall sign and projecting sign
138.	04/17/17	512 River St	St Anthony Falls HD	Remove porch and bay, replace deck, replace windows
139.	04/18/17	701 9th St S	South Ninth Street HD	Rooftop condensing units
140.	04/18/17	1217 Upton Ave N	Homewood HD PHR	Reroof and gutters on home and garage
141.	04/19/17	210 24th Ave N	North Side Station IL	Reface existing wall sign, non-illuminated
142.	04/21/17	111 5th St N	Warehouse HD	Alley tables and temporary fence
143.	04/26/17	93 2nd Ave N		Non-illuminated wall sign (reface existing)
144.	04/26/17	4430 Lyndale Ave N	C. A. Smith Lumber HD	Reroof
145.	04/26/17	10 5th St S	Lumber Exchange IL	Internally illuminated wall sign
146.	04/26/17	126 1st St N	Warehouse HD	Wall sign
147.	04/27/17	521 2nd St SE	St Anthony Falls HD	Flat roof repair and replacement of rooftop decks
148.	04/28/17	428 2nd St S	St Anthony Falls HD	Wall signs and projecting sign
149.	04/28/17	417 14th Ave SE	Dinkytown Commercial HD	Mechanical equipment
150.	05/01/17	323 Washington Ave N (400 3rd St N)	Warehouse HD	Two wall signs, internally- illuminated
151.	05/04/17	505 3rd St N	Warehouse HD	Wall sign and projecting sign
152.	05/11/17	417 2nd Ave N	Warehouse HD	Window replacement
153.	05/12/17	131 Oak Grove St	Henry Ladd House IL	Replace rear roof segments and raise non-historic rear entryway walls
154.	05/15/17	611 5th St SE		HVAC condenser installation
155.	05/15/17	428 2nd St S	St Anthony Falls HD	Two awning signs and a projecting sign
156.	05/15/17	821-829 Park Ave	South Ninth Street HD	Freestanding sign
157.	05/16/17	2400 3rd Ave S	Washburn-Fair Oaks HD	HVAC condenser replacement
158.	05/17/17	194 Bank St SE	St Anthony Falls HD	Replace four windows and one door
159.	05/17/17	106 3rd St N	Warehouse HD	Rooftop mechanical equipment replacement
160.	05/23/17	419 Oak Grove St	Daniel B Lyon House IL	Exterior repairs
161.	05/23/17	50 4th Ave N	Warehouse HD	Grind and tuckpoint many areas around the building
162.	05/23/17	1001 Russell Ave N	Homewood HD PHR	Reroof of home and garage
163.	05/25/17	215 17th St E	Stevens Square HD	Modify one basement window for mechanical equipment
164.	05/26/17	2617 40th St W	Chadwick Cottages IL	Foundation block repair
165.	05/30/17	2118 Blaisdell Ave	Snyder Mansion IL	HVAC replacement - rooftop unit
166.	05/30/17	575 1st St N/615 1st St N/680 2nd St N	St Anthony Falls HD	Driveway replacement and louver repair
167.	05/30/17	430 1st Ave N	Warehouse HD	Wall sign reface and window sign
168.	05/30/17	510 1st Ave N (111 5th St N)	Warehouse HD	Rooftop awnings
169.	05/30/17	416 1st Ave N	Warehouse HD	Replace existing wall sign and window sign
170.	06/02/17	611 5th St SE	Fifth Street Southeast	AC condenser
171.	06/02/17	1119 Morgan Ave N	Sharei Zedeck Synagogue IL	Monument sign
172.	06/02/17	201 Main St SE	St Anthony Falls HD	Rooftop mechanical equipment
173.	06/02/17	26 5th St N	Warehouse HD	Rooftop mechanical equipment
174.	06/02/17	215 Broadway St NE	Little Sisters of the Poor Home IL	Replace cooling unit
175.	06/05/17	2101 3rd Ave S	Washburn-Fair Oaks HD	Reroof
176.	06/05/17	2412 Bryant Ave S	Lowry Hill East Residential HD	AC condenser
177.	06/07/17	100 2nd St SE	St Anthony Falls HD	Entry vestibule and site alterations
178.	06/08/17	400 10th Ave SE	Greek Letter House HD	Flat roof replacement (3 sections) and related in-kind flashing replacement
179.	06/12/17	100 Hennepin Ave	Warehouse HD	Wall signs and projecting signs
180.	06/12/17	125 Washington Ave N	Warehouse HD	Two wall signs and two projecting signs
181.	06/14/17	217 5th Ave N	Warehouse HD	Exterior vent
182.	06/14/17	307 16th Ave SE	Greek Letter House HD	Mechanical equipment
183.	06/14/17	424 Washington Ave N	Warehouse HD	Exhaust louver
184.	06/15/17	127 3rd Ave N	St Anthony Falls HD	Replace gooseneck lighting
185.	06/16/17	514 6th Ave SE	Fifth Street Southeast	Reroof
186.	06/17/17	33 4th Ave N #104	St Anthony Falls HD	HVAC condenser
187.	06/20/17	801 Washington Ave N	Warehouse HD	Masonry repair
188.	06/22/17	400 4th St S	Grain Exchange IL	Masonry repair
189.	06/22/17	32 Spruce Pl	Harmon Place HD	Repointing
190.	06/22/17	1212 Yale Pl	Harmon Place	Reroof
191.	06/23/17	1007 Sheridan Ave N	Homewood HD PHR	Roof and railing replacement
192.	06/26/17	321 14th Ave SE	Dinkytown Commercial HD	New projecting sign with internal illumination
193.	06/26/17	1725 University Ave SE	Greek Letter House HD	Terrace repairs

194.	06/26/17	133 1st Ave N	St Anthony Falls HD	Mural
195.	06/28/17	401 1st Ave N	Warehouse HD	Projecting sign
196.	06/28/17	1210 Sheridan Ave N	Homewood HD PHR	Replace 13 Windows and two doors
197.	06/29/17	700 Hennepin Ave	Pantages Theater IL	Wall sign
198.	06/30/17	2014 2nd Ave S	Washburn-Fair Oaks HD	Reroof
199.	06/30/17	208 5th Ave SE	St Anthony Falls HD	Driveway and parking pad
200.	06/30/17	2517 Clinton Ave	Washburn-Fair Oaks HD	Patio expansion and repair
201.	06/30/17	1223 Vincent Ave N	Homewood HD PHR	Replace rear door
202.	06/30/17	1914 49th St W	Floyd B Olson House IL	Repair front entryway
203.	07/03/17	221/223 2nd St NE	St Anthony Falls HD	Replace front porch components
204.	07/06/17	400 10th Ave SE	B.O. Cutter House IL	Wall sign, non-illuminated
205.	07/06/17	401 1st Ave N	Warehouse HD	Projecting sign, internally-illuminated
206.	07/06/17	1122 Sheridan Ave N	Homewood HD PHR	Replace stucco wall cladding
207.	07/10/17	26 5th St N	Warehouse HD	Awning sign, non-illuminated
208.	07/12/17	325 West River Pkwy #105	St Anthony Falls HD	Replace windows and entry doors
209.	07/12/17	301 Washington Ave N	Warehouse HD	Roofing
210.	07/13/17	1 Lourdes Pl	St Anthony Falls HD	Replace windows in rectory building at Our Lady of Lourdes Church
211.	07/13/17	225 3rd Ave S	Milwaukee Road Depot IL	HVAC replacement
212.	07/14/17	1920 3rd Ave S	Stevens Square HD	Repair of the metal cornice
213.	07/20/17	123 3rd St N	Warehouse HD	Cellular antennas and supporting equipment
214.	07/20/17	321 14th Ave SE	Dinkytown Commercial HD	Installation of two rooftop units and the replacement of one non-historic window with mechanical louvers
215.	07/21/17	2-16 Grove St	St Anthony Falls HD	Replace roofing on four front entrance canopies
216.	07/24/17	200 3rd St N	Warehouse HD	Roof mounted radon mitigation fan
217.	07/24/17	1204 Vincent Ave N	Homewood HD PHR	Reconstruct roof deck
218.	07/25/17	310 4th Ave S	Flour Exchange IL	Masonry repairs
219.	07/27/17	428 2nd St S	St Anthony Falls HD	Two awnings with signs
220.	07/28/17	2206 Clinton Ave	Washburn-Fair Oaks HD	Stucco repair & refinish
221.	07/28/17	1229 Harmon Pl	Harmon Place HD	HVAC replacement
222.	07/28/17	1045 Washburn Ave N	Homewood HD PHR	Install 13 flush-mounted solar panels
223.	07/28/17	20 13th St S	Harmon Place HD	Replace existing rooftop a/c unit
224.	07/31/17	1126 5th St SE		Reroof
225.	07/31/17	618 5th St SE	Fifth Street Southeast HD	Replace siding
226.	08/04/17	30 2nd St N	St Anthony Falls HD	Masonry repair
227.	08/08/17	4645 5th Ave S	Tilsenbilt Homes HD	Window replacement
228.	08/09/17	15 16th St N	Basilica of St Mary IL	Installation of a statue along Hennepin Ave
229.	08/10/17	404 Washington Ave N	Warehouse HD	Tuckpointing
230.	08/10/17	18 Maple Pl	St Anthony Falls HD	A/C condensing units
231.	08/10/17	2534-36 Stevens Ave S	Washburn-Fair Oaks HD	Reroof
232.	08/11/17	121 Washington Ave N	Warehouse HD	Projecting sign
233.	08/15/17	146 E 26th St	Washburn-Fair Oaks HD	Temporary mural
234.	08/18/17	225 3rd Ave S	St Anthony Falls HD	Replace rooftop mechanical equipment
235.	08/21/17	315 4th St S	Mpls City Hall IL	Bell structural supports
236.	08/23/17	2625 Newton Ave S	Dr Oscar Owre House IL	Partial stucco replacement
237.	08/24/17	100 1st Ave N	Warehouse HD	Masonry repairs
238.	08/24/17	333 22nd St E	Washburn-Fair Oaks HD	Add window
239.	08/30/17	201 2nd St NE	St Anthony Falls HD	Porch repairs
240.	08/30/17	11 12th St S	Harmon Place HD	Tuckpointing, removal and reinstallation of rear walkway system, installation of flashing
241.	08/31/17	24 3rd St N	Warehouse JD	Tuckpointing
242.	09/01/17	15 1st St S	St Anthony Falls HD	Masonry repairs
243.	09/05/17	1000 Washburn Ave N	Homewood HD PHR	Egress windows and door
244.	09/06/17	400 River St	St Anthony Falls HD	Masonry repairs
245.	09/08/17	101 3rd Ave S	St Anthony Falls HD	Roof replacement.
246.	09/08/17	123 3rd St N	Warehouse HD	Repair windows
247.	09/11/17	518 1st Ave N	Warehouse HD	Reface existing projecting sign
248.	09/11/17	222 2nd St N	St Anthony Falls HD	Internally-illuminated projecting sign
249.	09/11/17	116 1st Ave N	Warehouse HD	Rear entry
250.	09/12/17	121 Washington Ave N	Warehouse HD	Installation of exterior lighting and 2 rooftop HVAC units.
251.	09/12/17	100 5th St N	Warehouse HD	Replace pavers
252.	09/12/17	51 Island Ave W	St Anthony Falls HD	Water infiltration repair
253.	09/14/17	217 5th Ave N	Warehouse HD	Two externally illuminated wall signs, 10 sq ft and 2.25 sq ft.
254.	09/20/17	2636 Park Ave	Swan Turnblad House IL	Construct enclosure for trash containers
255.	09/20/17	210 2nd St N	St Anthony Falls HD	Replace penthouses with skylights

256.	09/22/17	1102 Thomas Ave N	Homewood HD PHR	Reroof
257.	09/22/17	528 University Ave SE	St Anthony Falls HD	Rooftop HVAC unit replacement.
258.	09/25/17	121 Washington Ave N	Warehouse HD	Wall sign
259.	09/26/17	1633 Hennepin Ave	Harmon Place HD	Relocation of existing communications antenna
260.	09/28/17	25 4 <sup>th</sup> St N	Warehouse HD	Reface existing projecting sign