



MINNEAPOLIS HERITAGE PRESERVATION COMMISSION

2020 ANNUAL REPORT



2020 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, 2019-September 30, 2020. 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 Jamal Osman

COMMUNITY PLANNING & ECONOMIC DEPARTMENT (CPED)

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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 and historic district nominations for properties in the city as well as inventory and other research files for other potentially historic properties. Some of these materials are in survey form and typically contain brief descriptions of the resource or building, an approximate date of construction, a statement of significance, and a photograph. For locally designated properties, CPED maintains records on land use applications that have either gone before the HPC for approval or have been reviewed administratively. There is also a collection of books maintained on the history of Minneapolis.

RESEARCH AND CONTACTS

Normally, survey and research information is available to the public during business hours. During the COVID pandemic, access to these items have been restricted. 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 the HPC Committee Clerk, 612.673.3153 or rachel.blanford@minneapolismn.gov.



HERITAGE PRESERVATION COMMISSION

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

2020 HERITAGE PRESERVATION COMMISSION MEMBERS

Madelyn Sundberg, Chair
Barbara Howard, Vice Chair
Kimberly Sandbulte, Secretary
Ian Stade
Laurel Fritz
Jesse Kling
Linda Mack
Claire VanderEyck
Marais Bjornberg
Andrew Johnson

manager with MHS, and Andrew Johnson, an engineer with GSA.

41ST ANNUAL STATEWIDE HISTORIC PRESERVATION CONFERENCE - VIRTUAL

Following the onset of the Covid-19 pandemic, Minnesota's 40th annual Statewide Historic Preservation Conference, originally planned to be held in Stillwater, was conducted online between September 15th and October 1st. Regularly-scheduled hour-long Tuesday and Thursday morning sessions covered preservation easements; protecting indigenous burial sites; cultural mapping; preservation planning; updating designations to incorporate archaeological resources; and a case study in addressing structural inequities in preservation. Attendees viewed sessions

APPOINTMENTS

The City Council confirmed the reappointments of Commissioner Ian Stade and Barbara Howard, and confirmed the new appointments of Marais Bjornberg, a project

remotely and smoothly via the Webex platform. HPC Commissioners Marais Bjornberg, Barbara Howard, and Laurel Fritz, along with CPED Staff Andrea Burke and John Smoley, viewed sessions with fellow preservationists from across the state.

Equity in Preservation Planning: Saint Paul African American Historic and Cultural Context



Welcome!

- Participant microphones are muted for the webinar.
- Please use the Q&A or Chat panels to ask questions. We will have time at the end to answer questions.
- The meeting is being recorded, and the recording will be available via our website after the conference sessions are complete.

DESIGNATIONS

This year CPED Staff completed three (3) designation studies.

LOCAL INDIVIDUAL LANDMARK DESIGNATION

JOYCE MEMORIAL METHODIST CHURCH

1219 WEST 31ST STREET

DESIGNATION: MAY 22, 2020



The Joyce Memorial Methodist Church is significant for architecture and work of master architects. The property was designed by Downs and Eads, who were known for creating significant Revival style buildings, and is the most intact example of a California Mission Revival style church in Minneapolis. The building was constructed in 1907 at the corner of West 31st Street and Fremont Avenue South, The Joyce Memorial congregation operated out of the church from its opening in 1907 until 2017.

The church was designed in the California Mission Revival style, is clad in stucco, and features clay tile hip-roof segments, mission style shaped parapets, stair and bell towers, loggia, deep arched entry and window openings, and quatrefoil windows – all of which are historic character defining elements of the California Mission Revival style.

The Joyce Memorial Methodist Church is one of two California Mission Revival style churches in the City of Minneapolis and is the more intact example of a church of this style. The building is planned to be rehabilitated and reused as an apartment building. A Certificate of Appropriateness for rehabilitation and a historic variance to allow for the building to be reused as an apartment were approved by the Heritage Preservation Commission on June 23, 2020.

LOCAL HISTORIC DISTRICT DESIGNATIONS

LYNNHURST RESIDENTIAL HISTORIC DISTRICT

Bounded by 46th Street West, 48th Street West, Dupont Avenue South, and Fremont Avenue South

DESIGNATION: JULY 31, 2020

The Lynnhurst Residential Historic District is historically significant for its association with a significant pattern of development in the area east of Lake Harriet and for its representation of residential architectural styles of the early twentieth century. The district is bound by 46th Street West on the north, Dupont Avenue South on the east, 48th Street West on the south, and both sides of Fremont Avenue South on the west. The boundaries of the district enclose a contiguous area that retains its historic integrity and reflects the development pattern that can be traced to the nine original houses constructed on the 46th block of Fremont Avenue in 1893.



The boundaries were selected because the houses contained within the boundaries share common characteristics: they are all two to three stories in height; the houses are on large landscaped lots and many have garages at the rear of the site; all of the buildings, save one, were constructed between 1893 and 1937 in a variety of architectural styles that were popular with the emerging upper middle class, including Colonial Revival, Classical Revival, Tudor Revival, and the Prairie Style. The boundaries were also selected because 65 of the 66 properties within the boundaries retain historic integrity and contribute to the significance of the historic district.

GLENDALE TOWN HOUSES HISTORIC DISTRICT

Bounded by 27th Avenue, Delaware Street SE, Williams Avenue SE, and St. Mary's Place
RECOMMENDED FOR DESIGNATION AT HPC: MARCH 3, 2020

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



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

compromised physical integrity. The HPC overturned staff recommendation and voted to recommend approval of the historic district to the City Council in March 2020, however, at the request of the Council Member in Ward 2, the City Council has not heard or voted on the proposed historic district at this time.

GRANT PROJECTS

CLG GRANT: In FY 2019 CPED did not apply for or receive a CLG Grant. CPED received the final report for the previous FY 2018 CLG Grant to update the City's Street Railway, 1873-1954, Context Study as it relates to Minneapolis streetcar commercial buildings.

LEGACY GRANT: In FY 2019, CPED received the final deliverables for a Legacy Grant from the Minnesota Historical and Cultural Heritage Grant Program awarded in the amount of \$49,000. The grant money was used to develop a historic context study: *Minneapolis in the Modern Era, 1930-1975*, and to complete a limited test reconnaissance survey on different themes identified in the context study. The context study is an excellent first step into looking at

modern era historic properties in the City and the history behind them. The City retained New History to develop and write the historic context and complete the test reconnaissance survey.



AFRICAN AMERICAN CULTURAL HERITAGE ACTION FUND GRANT: In July 2020, CPED was awarded \$50,000 from the National Trust for Historic Preservation to conduct citywide community engagement for an African American Historic Context Study. The grant will be carried out during FY 2021.

NATIONAL REGISTER OF HISTORIC PLACES NOMINATIONS

The HPC commented favorably on the following NRHP nominations:

ZINSMASER BAKING COMPANY BUILDING 2900 PARK AVENUE SOUTH

The Zinsmaster Baking Company Building is historically significant under National Register Criteria A, for Industry, for its association with the Zinsmaster Baking Company and their history of using the latest technology of the era to produce high-quality bread, including wrapping and slicing machines. The Minneapolis factory is the best remaining example of the company's history and represents overarching themes in the industrial baking industry's rise to ubiquity as the plant's use of technology and automation reflected a larger production and consumer movement away from homemade bread.

SOUND 80 STUDIO 2709 EAST 25TH STREET

Sound 80 is significant under National Register Criterion A, for *Performing Arts: Music*, for its statewide importance and association to the Minnesota Music scene, and Criteria B, for its association with Prince as an early writing, practice, rehearsal and recording location for the artist. Sound 80 was recognized among the best recording studios in the nation and the top recording location in the Twin Cities. From its completion in 1971, the property quickly drew a nationally reaching reputation for excellence in recording based on its implementation of the latest acoustical design and engineering, use of expert professionals and utilization the best equipment of the era. The property met requirements for nomination under Criterion Consideration G.

NORTHRUP KING AND COMPANY COMPLEX 1500 JACKSON STREET NE

The Northrup, King & Company Complex is historically significant under National Register Criteria A, for *Industry*, for its contributions to seed trade in the twentieth century. As an eleven-acre city parcel comprised of six buildings and grain silos built between 1916 and 1947, the subject property holds significance as the office and manufacturing space for the Northrup, King & Company, which grew to become the country's largest wholesale seed facility.

LAUREL APARTMENTS
15 15th STREET NORTH

The Laurel Apartments are historically significant under National Register Criterion C for embodying the apex of Septimus Bowler's residential commissions and the opulence of the Queen Anne style of architecture in Minneapolis shortly before the Panic of 1893. Highly sophisticated facades and lavish interior details stand as testament to this architect and this style.

AARON CARLSON CORPORATION
1505 CENTRAL AVENUE NE

This 3.6 acre industrial site, historically owned by the Aaron Carlson Corporation, is historically significant under National Register Criterion A for its association with the wartime lumber industry in Minneapolis, being the only Minneapolis lumber mill to win the Army-Navy "E" Award for its contribution to the war effort through its manufacture of pontoon bridge components during World War II.

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 25 Certificate of Appropriateness applications.

HISTORIC VARIANCES

The HPC reviewed six Historic Variance applications.

APPEAL OF THE PLANNING DIRECTOR

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

APPEAL OF THE HERITAGE PRESERVATION COMMISSION

The HPC reviewed six appeals of the Heritage Preservation Commission.

DEMOLITION OF HISTORIC RESOURCES

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

CERTIFICATES OF NO CHANGE

CPED staff administratively reviewed 131 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 184 wrecking permits.

CERTIFICATES OF APPROPRIATENESS – PUBLIC HEARING ITEMS

REVIEWED FROM 10/01/2019 TO 9/30/2020

NO.	DATE	ADDRESS	DESIGNATOR	PROJECT DESCRIPTION	OUTCOME
1	10/1/19	16 4th St N	Warehouse	Allow for the rehabilitation of a contributing building in the Minneapolis Warehouse Historic District to convert it to residential units	Approved with Conditions
2	11/12/19	521 5th St SE	Fifth Street Southeast	Allow add a solar array	Approved
3	11/12/19	208 5th Ave SE	St Anthony Falls	Allow for a rehabilitation of the residential structure	Approved with Conditions
4	12/17/19	607 Washington Ave N	Warehouse	Add a rooftop addition and deck	Approved with Conditions
5	12/17/19	405 + 408 4th Ave N; 328 + 330 N 4th St	Warehouse	Allow a Planned Unit Development including 450 dwelling units, approximately 339,000 square feet of office space, approximately 21,400 square feet of retail space and approximately 483 enclosed parking spaces	Approved
6	1/7/20	911 24th St W	Lowry Hill East Residential	Demolish the contributing secondary historic garage and construct a new attached garage	Approved with Conditions
7	1/21/20	500, 506, and 528 Washington Ave N	Warehouse	Rehabilitate the existing buildings on the site and add rooftop additions, and allow signage on the building that exceeds the dimensional limitations of the zoning code and to allow a roof sign that exceeds the dimensional limitations of the zoning code and to allow it on a non-primary building wall.	Approved with Conditions
8	2/4/20	200 Central Ave SE	St Anthony Falls	Allow a new 28-story mixed use building	Approved with Conditions
9	4/7/20	2400-2404 Stevens Ave	Washburn-Fair Oaks	Allow for an exterior rehabilitation of the building and site; allow for a hotel/hostel use; vary the specific development standards for a hotel use in the OR1 District; reduce the off-street parking requirement for a hotel/hostel use from five spaces to three spaces; allow for a 10-square foot monument sign for a hotel/hostel use in the OR1, Office Residence District.	Approved with Conditions
10	4/7/20	4511 E Lake Harriet Pkwy	Lynnhurst Residential Historic District	Construct an addition to 4511 E Lake Harriet Pkwy, a contributing resource in the Potential Lynnhurst Residential Historic District	Approved
11	4/7/20	708 2nd St S	St Anthony Falls	Repair the Mill Ruins courtyard and walls	Approved with Conditions
12	4/7/20	2550 3rd Ave S	Washburn-Fair Oaks	Replace historic windows and other exterior alterations	Approved with Conditions
13	4/21/20	606 Washington Ave N	Warehouse	Install signs and canopies	Approved with Conditions
14	5/5/20	800 Washington Ave N	Warehouse	Repair and rehabilitate window wells, guardrails and stone stairs; to partially demolish the annex addition and construct a new	Approved

				exterior annex wall and at-grade patio,	
15	5/19/20	2316 4th Ave S	Washburn-Fair Oaks	Demolish a non-contributing resource and construct a multi-family residential building	Approved with Conditions
16	6/23/20	3119 2nd Ave S	Healy Block	Demolish the existing non-historic garage and construct a new detached garage	Approved with Conditions
17	6/23/20	1219 West 31st Street	Joyce Memorial Methodist Church	Allow the exterior rehabilitation of Joyce Memorial Methodist Church; allow for a 34-unit multiple-family dwelling apartment on an R2B zoned parcel.	Approved with Conditions
18	7/14/20	418 3rd Ave N	Warehouse	Rehabilitation	Approved with Conditions
19	7/28/20	110 5th Ave SE	St Anthony Falls	Allow a master sign plan	Approved with Conditions
20	8/11/20	2413 1st Ave S	Washburn-Fair Oaks	Construct a new multiple-family dwelling at a vacant lot	Approved with Conditions
21	8/11/20	2022 2nd Ave S	Washburn-Fair Oaks	Replace all original wood siding with vinyl siding	Denied
22	8/11/20	4632 Emerson Ave S	Lynnhurst Residential	Replace 28 historic windows and one door; to replace all historic wood siding; to repair and/or replace historic wood trim; to replace the roof; and to replace gutters	Approved with Conditions
23	8/25/20	110 3rd Ave N	Warehouse	New construction	Approved with Conditions
24	9/15/20	2815-2819 Johnson St NE	Hollywood Theatre	Rehab	Approved with Conditions
25	9/29/20	2700 Chowen Ave S	Friedell, Aaron and Naomi House	Enlarge historic concrete stoop	Approved with Conditions

HISTORIC VARIANCES – PUBLIC HEARING ITEMS

REVIEWED FROM 10/01/2019 TO 9/30/2020

NO	DATE	ADDRESS	DESIGNATOR	PROJECT DESCRIPTION	OUTCOME
1	1/21/20	500, 506, and 528 Washington Ave N	Warehouse	Allow signage on the building that exceeds the dimensional limitations of the zoning code and to allow a roof sign that exceeds the dimensional limitations of the zoning code and to allow it on a non-primary building wall	Approved with Conditions
2	4/7/20	2400-2404 Stevens Ave	Washburn-Fair Oaks	Allow for a hotel/hostel use at 2400 Stevens Ave in the OR1, Office Residence District	Approved
3	4/7/20	2400-2404 Stevens Ave	Washburn-Fair Oaks	To reduce the off-street parking requirement for a hotel/hostel use from five spaces to three spaces	Approved
4	4/7/20	2400-2404 Stevens Ave	Washburn-Fair Oaks	To allow for a 10-square foot monument sign for a hotel/hostel use in the OR1, Office Residence District	Approved
5	6/23/20	1219 W 31st St	Joyce Memorial Methodist Church	Allow for a 34-unit multiple-family dwelling apartment on an R2B zoned parcel	Approved
6	9/15/20	2815-2819 Johnson St NE	Hollywood Theatre	Rehab	Approved with Conditions

DEMOLITION OF HISTORIC RESOURCES – PUBLIC HEARING ITEMS

REVIEWED FROM 10/1/2019 TO 9/30/2020

	DATE	ADDRESS	DESIGNATOR	PROJECT DESCRIPTION	OUTCOME
1	12/17/19	35 Groveland Terr	PHR	Demolition of building	Approved
2	4/21/20	406 11th Ave SE	PHR	Demolition of building	Denied
3	4/21/20	410 11th Ave SE	PHR	Demolition of building	Denied
4	4/21/20	1103 4th St SE	PHR	Demolition of building	Denied
5	5/5/20	2309 Plymouth Ave	PHR	Demolition of building	Denied
6	6/9/20	4800 Irving Ave S	PHR	Demolition of building	Approved

CERTIFICATES OF NO CHANGE – ADMINISTRATIVE REVIEWS

REVIEWED FROM 10/01/2019 TO 9/30/2020

NO.	DATE	ADDRESS	DESIGNATOR	PROJECT DESCRIPTION
1.	10/01/19	275 MARKET ST	Munsingwear	Reroof
	10/02/19	606 WASHINGTON AVE N	Warehouse HD	CNC for door replacements and rear stair add. Scope revised to include placement of rear trash enclosures - see attached CNC revision form (revised materials received on 10/30/19 and CNC revision approved 10/31/19). REPLACE EXISTING PROJECTING SIGN
2.				
3.	10/07/19	730 WASHINGTON AVE N	Warehouse HD	REPLACE EXISTING PROJECTING SIGN
4.	10/09/19	3800 BRYANT AVE S	Theodore Wirth House	CNC for addition on noncontributing building.
5.	10/11/19	301 4TH AVE S	Grain Exchange	CNC for rear entry vestibule reroof.
6.	10/16/19	4332 FREMONT AVE S	Lynnhurst Residential HD	CNC for reroof of dwelling and garage.
7.	10/16/19	704 2ND ST S	SAF/Warehouse HD	Reroof and RTU replacement
8.	10/17/19	4541 FREMONT AVE S	Lynnhurst Residential HD	Reroof of SFD - contributing building in potential Historic District.
9.	10/17/19	2001 3RD AVE S	Washburn Fair Oaks HD	Masonry repair
10.	10/17/19	4741 HUMBOLDT AVE S	Lynnhurst Residential HD	Reroof of House
	10/21/19	4510 FREMONT AVE S	Lynnhurst Residential HD	Repair and/or replace several windows and exterior doors on contributing house in potential Lynnhurst Historic District.
11.				
12.	10/23/19	1900 STEVENS AVE	Stevens Square HD	CNC for relocation of gas meters to exterior.
13.	10/24/19	1 LOURDES PL	St Anthony Falls HD	CNC for HVAC replacement.
14.	10/25/19	4637 EMERSON AVE S	Lynnhurst Residential HD	Reroof Primary Dwelling and Garage
15.	10/25/19	112 HENNEPIN AVE E	St Anthony Falls HD	CNC for installation of air vent.
16.	10/29/19	4012 5TH AVE S	Tilsenbit HD	Remove existing detached garage and construct new.
17.	10/30/19	700 WASHINGTON AVE N	Warehouse HD	Sign CNC.
18.	10/31/19	304 4TH AVE S	Grain Exchange	CNC - Reroof of six-story northwest portion of building
19.	10/31/19	701 WASHINGTON AVE N	Warehouse HD	Applicant is proposing two dryer flues and two water-heater flues.
20.	11/04/19	411 14TH AVE SE	Dinkytown Commercial HD	Reroof
21.	11/06/19	4701 EMERSON AVE S	Lynnhurst Residential HD	MAC replacement of 13 windows, one door, one condensing unit in potential Lynnhurst Historic District
22.	11/06/19	4717 EMERSON AVE S	Lynnhurst Residential HD	MAC replacement of nine windows and one door.
23.	11/06/19	4736 DUPONT AVE S	Lynnhurst Residential HD	MAC replacement of 12 windows and storms
24.	11/06/19	1318 47TH ST W	Lynnhurst Residential HD	MAC replacement of two windows and one door
25.	11/08/19	1 ELMWOOD PL E	Jones, Harry W. House	Window and door replacements
26.	11/08/19	2624 ESSEX ST SE	Glendale Town Houses PHD	Demolition of SFD

27.	11/14/19	4705 FREMONT AVE S	Lynnhurst Residential HD	Re-roof flat portions of house using same/similar material
28.	11/14/19	124 18TH ST E	Stevens Square HD	Remove rear chimney
29.	11/15/19	4211 FREMONT AVE S	Lynnhurst Residential HD	Remove clay tiles, remove existing underlayment, place new underlayment, replace original clay tiles
30.	11/19/19	315 7TH AVE N	Warehouse HD	CNC for sign on noncontributing building.
31.	11/25/19	4621 EMERSON AVE S	Lynnhurst Residential HD	CNC for rear bath vent/cap.
32.	11/26/19	1201 HARMON PL	Harmon Place HD	Replace mechanical equipment on roof
33.	12/02/19	107 ISLAND AVE W	St. Anthony Falls HD	Replace screen doors
34.	12/02/19	317 14TH AVE SE	Dinkytown Commercial HD	Sign CNC.
35.	12/02/19	2030 CLINTON AVE	Washburn-Fair Oaks HD	CNC for window replacement.
36.	12/06/19	401 14TH AVE SE	Dinkytown Commercial HD	CNC for sign.
37.	12/16/19	1601 UNIVERSITY AVE SE	U of M Greek Letter HD	Window replacement
38.	12/18/19	24 UNIVERSITY AVE NE	St Anthony Falls HD	Three non illuminated signs: two wall, one blade/flag
39.	12/20/19	2121 3RD AVE S	Washburn-Fair Oaks HD	CNC for reroof and skylight replacement
40.	12/26/19	10 5TH ST S	Lumber Exchange Building	Like-for-like replacement of rooftop a/c equipment
41.	01/03/20	317 14TH AVE SE	Dinkytown Commercial HD	CNC for rooftop mechanical units.
42.	01/13/20	200 UNIVERSITY AVE SE	St. Anthony Falls HD	CNC for two wall signs.
43.	01/16/20	4701 HUMBOLDT AVE S	Lynnhurst Residential HD	Replacement of cedar shake roof with composite slate and standing seam metal, replace guttering.
44.	01/16/20	116 3RD AVE N	SAF/Warehouse HD	Relocation of roof access
45.	01/16/20	17 24TH ST E	Washburn-Fair Oaks HD	CNC for partial EPDM reroof of Multiple-family dwell.
46.	01/23/20	301 4TH AVE S	Grain Exchange	Cellular antennae and equipment
47.	01/27/20	128 2ND ST N	SAF/Warehouse HD	CNC for rear fireplace vent placement.
48.	01/29/20	800 WASHINGTON AVE N	Warehouse HD	Install closed-loop cooking oil system in basement of building: 2 tanks, 2 pumps, two sets of 3" hosing; external "filler box" for pumping and removal of oil.
49.	02/03/20	66 12TH ST S	Ogden Apartment Hotel	Window replacement
50.	02/03/20	4721 GIRARD AVE S	Lynnhurst Residential HD	Solar array
51.	02/03/20	30 1ST ST N	St Anthony Falls HD	CNC for relocation of existing illuminated projecting sign.
52.	02/10/20	404 WASHINGTON AVE N	Warehouse HD	Doors, windows, mechanical equipment
53.	02/14/20	1521 UNIVERSITY AVE SE	Greek Letter HD	Change from glass railing to cable railing on roof. Minor scope of work change from approved COA.
54.	02/20/20	304 4TH AVE S	Flour Exchange	CNC for rooftop patio.
55.	02/21/20	53 4TH AVE N	St Anthony Falls HD	Replacement of non-historic windows.
56.	02/24/20	702 1ST ST N	SAF/Warehouse HD	Replace front and back exterior doors
57.	02/26/20	420 8TH AVE SE	5th Street SE HD	CNC for reside of detached carriage house/barn. Reroof of dwelling and carriage house/barn.
58.	02/28/20	4354 FREMONT AVE S	Lynnhurst Residential HD	General repairs and reroof of side (west) elevation sunroom.
59.	03/02/20	401 5TH ST SE	5th Street SE HD	Replace window
60.	03/05/20	240 6TH AVE N	Warehouse HD	Masonry repair
61.	03/05/20	716 1ST ST N	SAF/Warehouse HD	Reinstallation of deck space following building reroof.
62.	03/10/20	400 RIVER ST	St Anthony Falls HD	Fireplace with exterior vent cap
63.	03/11/20	401 1ST ST S	St Anthony Falls HD	Replace existing garage doors
64.	03/11/20	4705 FREMONT AVE S	Lynnhurst Residential HD	Replace cedar shake shingles in-kind on east elevation
65.	03/26/20	115 2ND AVE S	St Anthony Falls HD	Signs
66.	03/30/20	1 ELMWOOD PL E	Harry Wild Jones House	Porch repairs
67.	03/31/20	700 2ND ST S	St Anthony Falls HD	Facade repair
68.	04/01/20	209 19TH ST E	Stevens Square HD	CNC for flat roof reroof.

101.	06/10/20	171 ISLAND AVE E	St Anthony Falls HD	CNC for chimney replacement.
102.	06/11/20	1521 UNIVERSITY AVE SE	Greek Letter HD	CNC for wall sign
103.	06/12/20	411 WASHINGTON AVE N	Warehouse HD	Edina Realty illuminated channel letters
104.	06/12/20	150 PORTLAND AVE	St Anthony Falls HD	Certificate of No Change for sealant/masonry repair.
105.	06/12/20	333 WASHINGTON AVE N	Warehouse HD	Replace existing Kai Salon sign with Urban Village sign
106.	06/16/20	400 RIVER ST	St Anthony Falls HD	Certificate of No Change - window placement
107.	06/25/20	1829 UNIVERSITY AVE SE	None	CNC for reroof of flat roof area.
108.	06/29/20	111 4TH AVE N	St Anthony Falls HD	CNC for masonry repair and select replacement.
109.	06/29/20	2425 CLINTON AVE	Washburn Fair Oaks HD	Certificate of No Change for pointing and masonry repair.
110.	06/30/20	730 1ST ST N	St Anthony Falls HD	Certificate of No Change for signage.
111.	07/07/20	404 WASHINGTON AVE N	Warehouse HD	Installation of one projecting sign on main facade of building
112.	07/10/20	2421 BRYANT AVE S	Lowry Hill East HD	Replace roof; tuckpoint and recap two chimneys
113.	07/10/20	4740 GIRARD AVE S	Lynnhurst Residential HD	Replace replacement windows
114.	07/13/20	216 2ND ST NE	St Anthony Falls HD	Replace flat roof on townhouse
115.	07/24/20	404 WASHINGTON AVE N	Warehouse HD	Sign CNC for 402 Washington Ave N
116.	07/31/20	215 BROADWAY ST NE	Little Sisters of the Poor	Rehabilitation
117.	08/04/20	4725 EMERSON AVE S	Lynnhurst Residential HD	REMOVE AND REPLACE MEMBRANE ON FRONT AND REAR LOW-PITCHED ROOFS WITH DURO-LAST MEMBRANE. REMOVE AND REPLACE SKYLIGHT
118.	08/04/20	4021 4TH AVE S	Tilsenbilt HD	NEW 2 TON CENTRAL AIR CONDITIONING
119.	08/05/20	4730 DUPONT AVE S	Lynnhurst Residential HD	HPC-REMOVE AND INSTALL NEW HVAC SYSTEM
120.	08/07/20	24 3RD ST N	Warehouse HD	Masonry repair work at the east, south, west, and north facades
121.	08/27/20	275 MARKET ST	Munsingwear	Restore window openings and reroof portion of building
122.	08/28/20	4720 DUPONT AVE S	Lynnhurst Residential HD	Replace 5 original windows and 39 storm windows.
123.	09/01/20	701 WASHINGTON AVE N	Warehouse HD	Masonry repair, select lintel replacement on north/northeast (front) elevation
124.	09/01/20	325 HARVARD ST SE	Greek Letter HD	Repair steps from sidewalk on Harvard
125.	09/01/20	4716 FREMONT AVE S	Lynnhurst Residential HD	Replace basement windows
126.	09/02/20	2201 CLINTON AVE	Washburn Fair Oaks HD	Replace existing asphalt shingle roofing and gutters with new.

127.	09/03/20	411 WASHINGTON AVE N	Warehouse HD	Canopy sign for 411 Washington Ave N entrance
128.	09/04/20	2325 PILLSBURY AVE	Elisha Morse House	Reroof of front and rear flat-roof second story porch areas
129.	09/08/20	407 RIVER ST	St Anthony Falls HD	Deck expansion and replacement of decking
130.	09/09/20	107 WASHINGTON AVE N	Warehouse HD	Rooftop mechanical removal, replacement and screening
131.	09/18/20	416 1ST AVE N	Warehouse HD	Awning installation at 430 1st Ave N

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Lynnhurst Historic District and Joyce Memorial Methodist Church photos obtained from the 2020 Designation Study. Credit: New History.

Report prepared by Andrea Burke, Historic Preservation Supervisor, John Smoley, Senior Planner, Rob Skalecki, City Planner, and Rachel Blanford, HPC Committee Clerk.

Annual HPC Certified Local Government Assurances

Name of HPC Minneapolis Heritage Preservation Commission
Fiscal Year: FY 2020

1. I hereby certify that the Minneapolis Heritage Preservation Commission has adhered to the public participation provisions as stipulated under Section III.D of the "Minnesota Certified Local Government Procedures Manual" issued by the Minnesota State Historic Preservation Office.

2. I hereby certify that the Minneapolis Heritage Preservation Commission has adhered to the procedures of the State Archives Department of the Minnesota Historical Society, regarding commission records (see the State Archives publication "[Preserving and Disposing of Government Records](#)," pursuant to Minnesota Statutes 138.17).



Local Government Official

10/28/2020

Date

(This form may be used to certify compliance with requirement III.E.2.f of the Annual Report required for all CLGs.)