2012 Annual Report

Minneapolis Heritage Preservation Commission

Viehman Residence
2006 Laurel Avenue West
Construction: 1888 • Local Designation: January 13, 2012

2012 Annual Report for the Heritage Preservation Commission

October 1, 2011 – September 30, 2012

This publication is the Annual Report for the Minneapolis Heritage Preservation Commission (HPC) for its fiscal year October 1, 2011 – September 30, 2012. 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.

Community Planning & Economic Department (CPED)

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

Minneapolis
City of Lakes

City of Minneapolis

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Council President Barbara Johnson
Council Member Sandy Colvin Roy
Council Member Elizabeth Glidden
Council Member Lisa Goodman
Council Member Cam Gordon
Council Member Betsy Hodges
Council Member Diane Hofstede
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Council Member Gary Schiff
Council Member Meg Tuthill

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.

2011-2012 HPC members

Chad Larsen, Chair
Ginny Lackovic, Vice Chair
Tammy Lindberg, Secretary
Laura Faucher
Alex Haecker
Susan Hunter Weir
Kevin Kelley
Linda Mack
Robert Mack
Jody Tableporter

New Appointees

The HPC received three new first-term commissioners in January: Laura Faucher, Robert Mack, and Jody Tableporter.

Laura Faucher was appointed to fill the vacancy created by the resignation of Deborah Morse Kahn whose term was to run through December 31, 2012. Laura is a registered architect with 18 years of experience and is a member of the American Institute of Architects (AIA), the Association of Preservation Technology, and the Preservation Alliance of Minnesota (PAM).

Robert Mack, appointed to his first 3-year term to run through December 31, 2014, has been practicing preservation architecture for over 40 years and taught graduate-level preservation classes at the University of Minnesota College of Design. Bob is a Fellow of the American Institute of Architects, a recipient of the Steve Murray Award, and authored the first two Preservation Briefs for the National Park Service's Secretary of the Interior's Standards for Rehabilitation.

Jody Tableporter, also appointed to her first 3-year term to run through December 31, 2014, is employed as Executive Director with Voyageur's National Park Association and has worked as a real estate investment manager, including a 10-year career in the UK in "urban regeneration". Jody has been awarded fellowships with the Harvard Design School as well as the Lincoln Land Institute in Cambridge, MA.

Resignations and Term Limits

September saw the resignation of **Kevin Kelley**, whose employment required relocation to Arizona. Kevin served as a valued member of the commission since 2007, attending nearly 120 meetings, was the HPC representative for the St. Anthony Falls Heritage Board, and was a member of the Hennepin County Historical Society. Kevin could always be counted on to keep discussions and motions moving along during deliberations and his influence contributed greatly to the commission.

Chad Larsen's term limit will come to an end in December, having served on the HPC since 2004, attending nearly 200 meetings, and chairing them for the past five years. With a calm and professional organizational style that will be sorely missed, Chad's very capable leadership served the commission and City of Minneapolis well as he guided the HPC through many major projects including the Warehouse District merger and over twenty new local or national designations.

32nd Annual Statewide Historic Preservation Conference

The 32nd Annual Statewide Historic Preservation Conference was held in Fergus Falls, MN, on September 12 through 14.

The following staff attended the conference: Hilary Dvorak, Becca Farrar, Aaron Hanauer, Janelle Widmeier, and Aly Pennucci from Development Services; John Smoley from Zoning Administration and Enforcement; and Jim Voll from Community Planning.

Tammy Lindberg, current commissioner and HPC's 2012 Secretary, also attended the conference.

Left to right: Hilary Dvorak, Janelle Widmeier, Jim Voll, Becca Farrar, John Smoley, Aly Pennucci, and Aaron Hanauer

CPED Organization Structural Changes

On January 1, 2012, the Planning Division of CPED began operating within a new organizational structure. The elimination of one of four planning manager positions prompted CPED to re-organize the Planning Division so that the business lines were delivered through three sections instead of four. The Preservation and Design section was dissolved, and staff who had worked in that section were re-assigned into the remaining three sections: Development Services, Community Planning, and Zoning Administration and Enforcement.

Development Services

Hilary Dvorak, Interim Planning Manager of Development Services, oversees the responsibilities of the HPC which reviews all public hearing items including Certificates of Appropriateness (CofAs) and Demolitions of Historic Resources. Diana Armstrong and Aaron Hanauer were both moved into the Development Services section from the Preservation and Design section and join Lisa Baldwin, Becca Farrar, Kimberly Holien, Aly Pennucci, Shanna Sether, and Janelle Widmeier.

Community Planning

Jack Byers, Planning Manager of Community Planning, oversees the review of designations, creation of design guidelines, and other long-range preservation planning efforts. Brian Schaffer was moved to Community Planning from the Preservation and Design section and joins Mary Altman, Joe Bernard, Beth Elliott, Haila Maze, Paul Mogush, and Jim Voll.

Zoning Administration and Enforcement

Steve Poor, Planning Manager of the Zoning Administration and Enforcement arm of CPED-Planning, oversees administrative review work including Certificates of No Change (CNCs) and wrecking reviews. John Smoley and Chris Vrchota were both moved into the Zoning Administration and Enforcement from the Preservation and Design section and join Brad Carter, Robb Clarksen, Brad Ellis, Stuart Roberson, Anne Rolandelli, Paul Smith, Jake Steen, Steve Weckman, and Michael Wee.

These organizational changes have allowed the Planning Division of CPED to fully integrate preservation practices, policies, and ideals into the everyday work of all staff teams in Planning.

Public Outreach and Education

Preservation Awards

The 21st Annual Preservation Awards Ceremony and Luncheon was held May 17th at the International Market Square. Co-sponsored between the HPC, the Minneapolis Chapter of the American Institute of Architects, and Preserve Minneapolis, the awards recognize individuals and projects that promote and enhance heritage preservation in Minneapolis.

Historic Restoration, Rehabilitation, or Adaptive Reuse

Projects for nomination in this category are those where an existing place, property, building, or landscape was returned to its original character in a manner respectful to the property's historic past. This year the **Ford Center**, 420 5th Street North, was honored as a model for the rehabilitation of a landmark building that serves as an anchor for a redeveloping area of the Warehouse District that incorporated thoughtful new design while respecting historic features like windows, facades, and the concrete structure.

The Ford Center

New Addition to a Historic Building

Projects for nomination in this category are those where an addition was made to an existing place, property, building, or landscape in a manner respectful to the property's historic past. Awards went to both the **Municipal Building Carving Project**, Minneapolis City Hall, 350 South Fifth Street, for meticulously completing (more than 100 years later) the original architect's intent of carving the building's name and date of construction into the granite above the main entrance, and to the **Cowles Center**, 528 Hennepin Avenue, for incorporating two historically designated buildings, one alley, and one open surface parking lot into an acclaimed arts center in downtown Minneapolis.

Preservation Planning

The ***Warehouse District Heritage Streets Plan*** was honored for the project team's diligent work to incorporate the various perspectives of engineers, planners, neighborhood residents, and preservation experts in resolving infrastructure conflicts.

Community Education and Advocacy

Meant to recognize organizations and their preservation-related education and outreach projects, there were two awards from this category given this year. **Friends of the Cemetery** was honored for their innovative advocacy efforts, in particular for their first-ever benefit concert at the Minneapolis Pioneers and Soldiers Cemetery located at 2925 Cedar Avenue South. **Whittier Alliance** was honored for creating a Historic Preservation Neighborhood Calendar, an example of innovative educational resources.

The Steve Murray Award

Considered the top individual honor for preservation in Minneapolis, The Steve Murray Award is awarded to an individual who exemplifies leadership, courage, and dedication to heritage preservation in Minneapolis. The 2012 Steve Murray Award was presented to **Kathleen Anderson** for her years of service and dedication to the City and to the Heritage Preservation Commission, on which she served from 1987 to 2010. Kathleen attended more than 500 meetings and participated in countless deliberations instrumental to historic preservation in the city.

Designations

Local Individual Designations

The Heritage Preservation Commission recommended, and the Minneapolis City Council approved, the following landmark designations:

Rappaport House

- **Edward & Gusty Rappaport House**
  636 Elwood Avenue North
  Designation: November 18, 2011
  A two-story house designed in a vernacular style with Colonial Revival and Craftsman influences. Eligible under Criteria #2, property associated with the lives of significant persons or groups.

Viehman Residence

- **Viehman Residence**
  2006 Laurel Avenue West
  Designation: January 13, 2012
  A two and a half-story house designed in the Queen Anne Style. Eligible under Criteria #2, property associated with the lives of significant persons or groups, and Criteria #4, property embodies the distinctive characteristics of an architectural or engineering type or style or method of construction.

National Register of Historic Places (NRHP) Nominations

The HPC commented favorably on the following NRHP nominations:

Quinlan Residence

- **Elizabeth Quinlan Residence**
  1711 Emerson Avenue South
  A two-unit house, L-shaped in plan, and standing three-stories high. The building exhibits many characteristics of the Renaissance Revival sub-genre of the Eclectic architectural style. Eligible under National Register Criteria #C, property embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Buzza Co. Building

- **Buzza Company Building**
  1006 West Lake Street
  A three- to seven-story factory building designed in a restrained Commercial Style and exhibiting some modest Classical Revival features. Eligible under National Register Criteria #A, property associated with events that have made a significant contribution to the broad patterns of our history.

Lincoln Bank Building

- **Lincoln Bank Building**
  730 Hennepin Avenue
  An eight-story, flat-roofed building. Eligible under National Register Criteria #A, property associated with events that have made a significant contribution to the broad patterns of our history.

Northwestern National Life Insurance Building

- **Northwestern National Life Insurance Building**
  430 Oak Grove Street
  Beaux Arts, flat-roofed office building with five facades. Eligible under National Register Criteria #A, property is associated with events that have made a significant contribution to the broad patterns of our history; and Criteria #C, property embodies the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction.

Permits & Design Review

The Minneapolis Heritage Preservation Ordinance requires the HPC and CPED staff to review alterations to landmarks, property in historic districts and properties under interim protection. Additionally, the ordinance requires CPED staff to review all wrecking and moving permits issued by the City to determine whether the affected property is an historic resource. If CPED staff determines that the property is an historic resource, the demolition requires approval by the HPC.

Certificates of Appropriateness

The HPC reviewed 41 applications for a Certificate of Appropriateness.

Historic Variances

The HPC reviewed and forwarded two Historic Variance applications to the City Council for approval. The City Council approved both variances.

Demolition of Historic Resources

The HPC reviewed nine applications for the Demolition of an Historic Resource and approved eight.

A Demolition of an Historic Resource application for Peavey Plaza, 1101 Nicollet Mall, went before the HPC on April 17, 2012. The HPC denied the application, but the action was appealed and the appeal was approved by City Council. A National Register of Historic Places (NRHP) designation application for Peavey Plaza is currently under consideration.

Certificates of No Change

CPED staff administratively reviewed 123 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 and approved a total of 216 wrecking permits.

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 Development Services Interim Manager Hilary Dvorak, 612.673.2639, or HPC Committee Clerk Diana Armstrong, 612.673.2615.

Certificates of Appropriateness – *Public Hearing Items*

Reviewed from 10/1/2011 to 9/30/2012

No.	Date	Address	Designator	Type	Outcome
1	10/11/11	2925 Cedar Ave S	Layman's Cemetery, Landmark	Phase 2, Fence Restoration	Approved
2	10/25/11	1121 Hennepin Ave	Harmon Place	Building and site modifications	Approved
3	11/7/11	31-51 West Island Ave	St Anthony Falls	Building and site alterations	Approved
4	11/29/11	420 5th St N	North Loop Warehouse	Master sign plan	Approved
5	11/29/11	2421 Clinton Ave	Washburn Fair-Oaks	Rehabilitation work	Approved
6	11/29/11	401 8th Ave SE 414 7th Ave SE	Fifth Street Southeast	Six-story apartment building	Denied
7	11/29/11	414 7th Ave SE	Fifth Street Southeast	Five 3-story townhomes	Approved
8	11/29/11	414 7th Ave SE	Fifth Street Southeast	Rooftop addition	Denied
9	12/13/11	1700 3rd Ave S	Amos B Coe House, Landmark	Elevator addition and site alterations	Approved
10	12/13/11	2511 11th Ave S	Washburn Fair-Oaks	New siding and window replacements	Approved
11	12/13/11	501 Main St SE	St Anthony Falls	New apartment building	Approved
12	12/13/11	413-501 Main St SE	St Anthony Falls	Great Northern Railway Spur	Approved
13	12/16/11	4 West Island Ave	St Anthony Falls	Grain Belt Beer Sign	Approved
14	1/17/12	728 16th St E	South Ninth Street	New rear stair and porch addition	Approved
15	1/17/12	732 16th St E	South Ninth Street	New rear stair and porch addition	Approved
16	1/17/12	735 16th St E	South Ninth Street	New rear stair and porch addition	Approved
17	1/17/12	736 16th St E	South Ninth Street	New rear stair and porch addition	Approved
18	1/17/12	740 16th St E	South Ninth Street	New rear stair and porch addition	Approved
19	2/7/12	821 Marquette Ave	St. Anthony Falls	New cooling tower	approved
20	2/14/12	510 6th Ave SE	Fifth Street Southeast	Replace windows	Denied
21	2/14/12	215 Broadway St NE	Little Sisters of the Poor, Landmark	Replace windows	Approved
22	2/14/12	333 Washington Ave N	North Loop Warehouse	New apartment bldg	Approved
23	2/28/12	1779 Emerson Ave S	Pierson Wold House, Landmark	Window replacement	Approved
24	3/20/12	3045 5th Ave S	Frank & Laura Chase House, PHR	Front porch and side entry stair replacement	Approved
25	3/20/12	4026 28th Ave S	Roosevelt Library, Landmark	Addition/modification/restoration/alteration	Approved
26	3/20/12	425 Main St SE	St Anthony Falls	Demolition	Approved
27	3/20/12	300 2nd St SE, 400 2nd St SE, 100 3rd Ave SE	St Anthony Falls	Rail corridor, site plan, and construction of new parking structure	Approved
28	3/20/12	100 3rd Ave SE	St Anthony Falls	Pillsbury A-Mill	Approved
29	3/20/12	400 2nd St SE	St Anthony Falls	Rehabilitation of Warehouse II	Approved
30	3/20/12	413 Main St SE	St Anthony Falls	Demolition	Approved
31	5/15/12	1201 Hennepin Ave	Harmon Place	Signage	Approved
32	5/15/12	1206 Harmon Pl	Harmon Place	Signage	Approved
33	5/15/12	10 5th St S	Lumber Exchange Bldg, Landmark	Signage	Approved
34	5/15/12	401 8th Ave SE	Fifth Street Southeast	Five-story apartment building with a church	Approved
35	6/5/12	100 1st Ave N	North Loop Warehouse	Windows	Approved
36	6/19/12	101 S 5th St	Soo Line Bldg, Landmark	Masonry repair, window and storefront replacement, rooftop additions and maintenance	Approved
37	6/19/12	2900 Hennepin Ave	Uptown Theatre, Landmark	Storefront repairs and alterations	Approved
38	6/19/12	607 Washington Ave N	St Anthony Falls	Master sign plan	Approved
39	8/7/12	301 Main St SE	St. Anthony Falls	Pillsbury A-Mill Complex	Approved
40	8/21/12	2705 3rd St N	Concrete Block House, Landmark	Rear addition	Approved
41	9/24/12	2225 East Lake of the Isles	Chas Frederick Keyes, Landmark	Rear addition	Approved

Historic Variances – *Public Hearing Items*

Reviewed from 10/1/2011 to 9/30/2012

No.	Date	Address	Designator	Type	Outcome
1	12/31/11	1700 3rd Ave S	Amos B Coe House, Landmark	Reduce minimum required lot area	Approved
2	3/20/12	300 2nd St SE, 400 2nd St SE, 100 3rd Ave SE	St Anthony Falls	Reduce minimum required number of parking spaces	Approved

Demolition of Historic Resources – *Public Hearing Items*

Reviewed from 10/1/2011 to 9/30/2012

No.	Date	Address	Designator	HPC Outcome	CC Outcome
1	11/29/11	519-523 Central Ave	Totino's Pizza Building	Approved	n/a
2	4/3/12	2700 Lyndale Ave S	Commercial Building	Approved	n/a
3	4/3/12	2708 Lyndale Ave S	Commercial Building	Approved	n/a
4	4/3/12	2712 Lyndale Ave S	Commercial Building	Approved	n/a
5	4/3/12	2724 Lyndale Ave S	Commercial Building	Approved	n/a
6	4/17/12	1101 Nicollet Mall	Peavey Plaza	Denied	Approved
7	7/24/12	5034 Oliver Ave N	Shingle Creek Elementary	Denied	Approved
8	7/24/12	2501 Golden Valley Rd	Apartment Building	Approved	n/a
9	8/21/12	643 5th Street N	Regan Bakery	Approved	n/a

Certificates of No Change – *Staff Approvals*

Reviewed from 10/1/2011 to 9/30/2012

No.	Date	Address	Designator	Type
1	10/3/11	800 Washington Ave N	North Loop Warehouse	Masonry repair
2	10/4/11	420 5th Street N	North Loop Warehouse	Water tower repainting
3	10/5/11	3112 3rd Ave S	Healy Block	Front step replacement
4	10/7/11	513 6th Ave SE	Fifth Street Southeast	Re-roof
5	10/13/11	1213 Harmon Pl	Harmon Place	Re-roof and parapet cap replacement
6	10/14/11	315 16th Ave SE	Greek Letter Chapter	Chimney repair
7	10/17/11	2511 1st Ave S	Washburn Fair-Oaks	Re-roof
8	10/17/11	3022 Hennepin Ave	Individual Landmark	Replacing flat roof
9	10/25/11	2925 Cedar Ave S	Individual Landmark	Marker
10	10/25/11	79 13th Ave NE	Individual Landmark	Solar array
11	10/27/11	410 Oak Grove St	Individual Landmark	Awning
12	11/8/11	2322 Milwaukee Ave	Milwaukee Avenue	Fence replacement
13	11/14/11	310 2nd St N	North Loop Warehouse	Window replacement
14	11/15/11	2608 Blaisdell Ave	Individual Landmark	Reroof
15	11/18/11	2423 Clinton Ave S	Washburn Fair-Oaks	Re-roof
16	11/22/11	1308 Harmon Pl	Harmon Place	Sign reface
17	11/28/11	105 1st St N	St Anthony Falls	Signage
18	12/8/11	3022 Hennepin Ave	Individual Landmark	Rainleader disconnect
19	12/9/11	2900 Hennepin Ave	Individual Landmark	Interior renovation
20	12/19/11	2201 Clinton Ave S	Washburn Fair-Oaks	Reroof, downspout
21	12/22/11	2501 Stevens Ave	Washburn Fair-Oaks	Roof and parapets
22	12/23/11	600 Washington Ave N	North Loop Warehouse	Signage
23	12/23/11	1200 2nd Ave S	Individual Landmark	Window replacement
24	1/3/12	110 5th Street N	North Loop Warehouse	Sign refacing
25	1/4/12	15 (27) Franklin Ave E	Washburn Fair-Oaks	Signage
26	1/6/12	1921 1st Ave S	Stevens Square	Window replacement
27	2/1/12	1900 Stevens Ave S	Stevens Square	Masonry work
28	2/6/12	108 24th St E	Washburn Fair-Oaks	Siding
29	2/6/12	4901 Minnehaha Ave S	Minnehaha	Memorial
30	2/7/12	821 Marquette Ave	Individual Landmark	Cooling tower replacement
31	2/10/12	301 Washington Ave N	North Loop Warehouse	HVAC replacement
32	2/15/12	123 3rd Street N	North Loop Warehouse	Cellular antennas
33	2/15/12	26 5th Street N	North Loop Warehouse	Signage
34	2/22/12	307 16th Ave SE	Greek Letter Chapter	New doors
35	2/22/12	112 24th Street W	Individual Landmark	Reroof of eastern carriage house
36	2/24/12	2506 1st Ave S	Washburn Fair-Oaks	Egress windows and wells
37	2/24/12	1900 Stevens Ave S	Stevens Square	Window replacement
38	2/27/12	1625 Hennepin Ave	Harmon Place	Alley door
39	2/27/12	805 Hennepin Ave	Individual Landmark	EPDM reroof of flat canopy
40	2/28/12	1905 Stevens Ave S	Stevens Square	Egress window

Certificates of No Change – *Continued*

No.	Date	Address	Designator	Type
41	2/28/12	1711 Emerson Ave S	Individual Landmark	Retaining walls, steps and walkway, and railings
42	3/6/12	1900 Lasalle Ave	Individual Landmark	Cooling tower replacement
43	3/16/12	1621 Hennepin Ave	Harmon Place	Reface existing sign
44	3/19/12	2900 Hennepin Ave	Individual Landmark	Exterior maintenance
45	3/20/12	2925 Cedar Ave S	Individual Landmark	Marker installation
46	3/20/12	2925 Cedar Ave S	Individual Landmark	Three marker installations
47	3/23/12	100 2nd St SE, #601	St Anthony Falls	Window door replacement
48	3/23/12	2008 Pillsbury Ave S	Individual Landmark	Carriage house foundation support
49	4/4/12	708 1st St N, units 221 & 222	North Loop Warehouse	Patio decking and underlayment
50	4/10/12	31-51 West Island Ave	St Anthony Falls	Modified previous CofA with change in materials
51	4/12/12	15 (27) Franklin Ave E	Washburn Fair-Oaks	Projecting sign
52	4/16/12	1206 Harmon Place	Harmon Place	Rear sun shade
53	4/16/12	2925 Cedar Ave S	Individual Landmark	Plaque installation
54	5/7/12	65 Main St SE	St Anthony Falls	Landscaping, walkways, and benches
55	5/16/12	507 River St	St Anthony Falls	New decking
56	5/17/12	290 Market St	Individual Landmark	Masonry repairs
57	5/17/12	2501 Stevens Ave, 131 25th St E	Washburn Fair-Oaks	Green roof
58	5/17/12	110 5th St N	North Loop Warehouse	Mechanical equipment
59	5/18/12	14 University Ave NE	St Anthony Falls	Signage
60	5/23/12	120 1st Avenue N	North Loop Warehouse	Signage
61	5/23/12	123 / 129 N 2nd St	North Loop Warehouse	Restoration/repair of exterior brick wall
62	5/31/12	10 5th St S	Individual Landmark	Patio floor, HVAC screening, staircase, accessible ramp
63	6/1/12	2307 Milwaukee Ave	Milwaukee Avenue	Porch alteration
64	6/7/12	88 17th St N	Individual Landmark	Reroof
65	6/11/12	3112 3rd Ave S	Healy Block	Windows and doors
66	6/11/12	505 8th Ave SE	Fifth Street Southeast	Walkway
67	6/11/12	2925 Cedar Ave S	Individual Landmark	Roof shingle replacement on caretakers cottage
68	6/12/12	18 4th St N	North Loop Warehouse	Chimney rebuild
69	6/13/12	110 Bank St (#202, 303, and 605)	St Anthony Falls	Masonry repairs
70	6/18/12	233 Hennepin Ave E	St Anthony Falls	Door and window
71	6/18/12	1200 2nd Ave S	Individual Landmark	Window sill wrap and trim maintenance
72	6/19/12	500 8th Ave SE	Fifth Street Southeast	Signage
73	6/21/12	300 26th Ave N	Individual Landmark	Exterior maintenance
74	6/22/12	728 16th St E	South Ninth Street	Chimney repair
75	6/22/12	732 16th St E	South Ninth Street	Chimney repair
76	6/25/12	110 5th Ave SE	St Anthony Falls	Masonry and roofing repairs to the Soap Factory
77	6/27/12	323-325 1st Ave N	North Loop Warehouse	Chimney repair
78	6/28/12	28 University Ave SE	St Anthony Falls	Chute Square Park project alteration
79	6/28/12	1206 Harmon Pl	Harmon Place	Wall sign on the Nash Building
80	7/5/12	1027 University Ave SE	Greek Letter Chapter	Stair, patio, and sidewalk replacement
81	7/11/12	515 7th Ave SE	Fifth Street Southeast	Rear deck
82	7/12/12	88 17th St N	Individual Landmark	Basilica Rectory Portico Restoration
83	7/13/12	171 Island Ave E	St Anthony Falls	Window and vent
84	7/13/12	3500 East Lake St	Individual Landmark	Masonry repairs
85	7/20/12	194 Bank St SE	St Anthony Falls	Porch windows
86	7/20/12	2314 Milwaukee Ave	Milwaukee Avenue	Window repair
87	7/27/12	201 11st St S	Individual Landmark	Projecting sign
88	7/27/12	2515 Clinton Ave S	Washburn Fair-Oaks	Balcony repair
89	7/31/12	1027 University Ave SE	Greek Letter Chapter	Replacement of front stairs, patio, walkway
90	7/31/12	2015 Milwaukee Ave	Milwaukee Avenue	In-kind replacement of asphalt shingle roof
91	7/31/12	2009 Milwaukee Ave	Milwaukee Avenue	Replacement of asphalt shingle roof
92	8/2/12	2103 2nd Ave S	Washburn Fair-Oaks	Rainleader disconnect and remove driveway/curb cut
93	8/3/12	3107 2nd Ave S	Healy Block	Fence work
94	8/6/12	4805 Hiawatha Ave	Minnehaha	Longfellow House, fence replacement
95	8/6/12	4800 Minnehaha Ave	Minnehaha	Stevens House, fence replacement
96	8/6/12	2206 Clinton Ave	Washburn Fair-Oaks	Asphalt shingle roof replacement
97	8/7/12	2006 Laurel Ave W	Individual Landmark	Foundation replacement
98	8/7/12	731 21st Ave S	Individual Landmark	Masonry repairs
99	8/7/12	1900, 1904 1st Ave S	Stevens Square	Masonry repairs
100	8/13/12	1801 1st Ave S	Stevens Square	Masonry repairs
101	8/16/12	3100 3rd Ave S	Healy Block	Site and building repairs
102	8/16/12	2012 Milwaukee Ave	Milwaukee Avenue	Reroof
103	8/16/12	10 5th Street S	Individual Landmark	Awning sign
104	8/20/12	1635 Hennepin Ave	Harmon Place	Modify cell antenna installation
105	8/20/12	2957 Lyndale Ave S	Historic Resource	Sign

Certificates of No Change – *Continued*

No.	Date	Address	Designator	Type
106	8/30/12	2018 Milwaukee Ave	Milwaukee Avenue	Siding replacement
107	8/31/12	800 Washington Ave N	North Loop Warehouse	Duct work
108	8/31/12	206 Main Street SE	St Anthony Falls	New headgates, hoist, hoist structure
109	9/4/12	200 Washington Ave N	North Loop Warehouse	Masonry repairs
110	9/4/12	718 Washington Ave N	North Loop Warehouse	Masonry
111	9/5/12	31-51 West Island Ave	St Anthony Falls	Windows
112	9/7/12	2101 Milwaukee Ave	Milwaukee Avenue	Roofing
113	9/7/12	110 5th Avenue SE	St Anthony Falls	Exterior maintenance
114	9/10/12	25 25th Street E	Washburn Fair-Oaks	New decking
115	9/11/12	629 5th Street SE	Fifth Street Southeast	Reroof
116	9/11/12	730 Washington Ave N	North Loop Warehouse	Lintels, parapet and masonry
117	9/12/12	2114 Milwaukee Ave	Milwaukee Avenue	Egress window and well
118	9/14/12	2432 Stevens Ave S	Washburn Fair-Oaks	In-kind replacement of an egress window
119	9/18/12	233 Hennepin Ave E	St. Anthony Falls	Ventilation for kitchen
120	9/21/12	233 Hennepin Ave E	St. Anthony Falls	Wall signs
121	9/21/12	2523 1st Ave S	Washburn Fair-Oaks	Replacement window
122	9/21/12	2307 Milwaukee Ave	Milwaukee Avenue	Reroof
123	9/28/12	700 2nd St S, #W100	St. Anthony Falls	Replacement of railing system and installation of flues