



MINNEAPOLIS HERITAGE PRESERVATION COMMISSION 2023 ANNUAL REPORT



2023 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, 2022–September 30, 2023. 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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COMMUNITY PLANNING & ECONOMIC DEPARTMENT (CPED)

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HERITAGE PRESERVATION FILES AND INVENTORY

Community Planning and Economic Development (CPED) is located in room #320 of the Public Service Building, 505 4th Avenue South, 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

Survey and research information is available to the public during 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.

TRUTH IN SALE OF HOUSING REPORTS

Local historic designation status is now recorded on all Truth in Sale of Housing (TISH) reports following CPED staff's efforts. TISH evaluations are required for single-family houses, duplexes, townhouses, and first-time condominium; conversions that are sold in Minneapolis. They have long displayed zoning classification but for the first time are listing historic designation status to better let property owners know that they are buying a locally designated historic property in the city.



HERITAGE PRESERVATION COMMISSION

Created in 1972, 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.

2023 HERITAGE PRESERVATION COMMISSION MEMBERS

- Barbara Howard, Chair
- Kimberly Sandbulte, Vice Chair
- Claire VanderEyck, Secretary
- Paul Mellblom
- Ethan Boote
- Kelly Mastin
- Margo Struthers
- Alicia Nystrom
- Marais Bjornberg
- Nan Dreher (partial term)

APPOINTMENTS

The City Council confirmed the reappointment of Commissioners Kelly Mastin and Marais Bjornberg and confirmed the new appointments of Nan Dreher, a teacher at St. Paul Academy, and Paul Mellblom, an architect at MSR Design. Nan Dreher later resigned to move to another state.

43RD ANNUAL STATEWIDE HISTORIC PRESERVATION CONFERENCE

The 43rd Annual Statewide Historic Preservation Conference was held in Mankato, MN, September 27th - 29th. Bonnie McDonald, president and CEO of Landmarks Illinois, delivered the keynote address on building a more relevant and just historic preservation movement. The Minneapolis HPC received a

scholarship to attend the conference. CPED Staff Erin Que and HPC Chair Barbara Howard presented with Ginny Way of SHPO and Lindsey Wallace of the 106 Group on working toward equity in historic preservation, which centered upon facilitated breakout conversations related to diversity, equity, inclusion, and access in historic preservation. CPED Staff Andrea Burke, John Hedstrom, and Rob Skalecki, along with HPC Commissioners Marais Bjornberg and Paul Mellblom also attended. Other sessions dealt with historic contexts, code enforcement, input facilitation, railroad evaluations, mid-century Modern architectural styles, archaeology, cultural landscapes, equitable recovery and rebuilding, and digital stereoscopy.



DESIGN GUIDELINES

This year CPED updated the *Design Guidelines for On-Premises Signs and Awnings*. Since their initial adoption on June 17, 2003, the Minneapolis Heritage Preservation Commission’s *Design Guidelines for On-Premise Signs and Awnings* have remained unchanged, while Zoning Code standards have relaxed regulation of sign types, sizes, heights, materials, methods of illumination, and messages. HPC decisions regarding signs and awnings have typically followed suit. This update codifies such trends, further streamlining the development review process while still reserving the right of property owners to request the HPC grant reasonable exceptions to these standards, in line with historical trends. Signage (for both advertising and identification) was prolific during all Minneapolis landmarks’ and historic districts’ periods of significance.

MINNEAPOLIS HERITAGE PRESERVATION
COMMISSION DESIGN GUIDELINES FOR
ON-PREMISES SIGNS AND AWNINGS



Prepared for the Minneapolis Heritage Preservation Commission
City of Minneapolis
Community Planning & Economic Development (CPED)

The updated guidelines streamline development review by eliminating:

- guidelines related to rarely enforced standards, such as regulations regarding sign message, parking lot signage, real estate sign location, master sign plan requirements, and wall signs’ 2’ height maximum;
- guidelines related to exceptions frequently approved by the HPC in Certificate of Appropriateness applications, such as sign height, number of signs (by type and on their own), sign area, numbers of illuminated signs, and prohibitions against canopy signs; and
- redundant standards already regulated by the Zoning Code, such as allowed sign types, banner sign standards, and project information sign size and location standards.

The updated guidelines also incorporate additional sections on canopy signs, dynamic signs, and murals, as well as a pictorial glossary to help visually identify the different sign types across the city.

DESIGNATIONS

This year CPED completed two (2) designation studies.

LOCAL INDIVIDUAL LANDMARK DESIGNATION STUDIES

HOLY TRINITY EPISCOPAL CHURCH

316 4TH AVE SE

DESIGNATION: March 14, 2023



The parcel at 316 4th Ave SE was originally purchased by the Holy Trinity Episcopal congregation in 1872 under the guidance of their leader, Rev. George L. Chase. The present building was designed by a young English architect, William Cansdale, who died in 1873 before the edifice was completed. The design was finalized and guided for completion by Rev. Chase who used a community effort to finish the building which notably included Dr. William Watts Folwell of the State University (University of Minnesota) completing stone carvings for the church. The first service was held in the building on November 30, 1873, for Advent Sunday.

The Holy Trinity Episcopal church is a rare example of a local interpretation of the Ruskinian Gothic architectural style. *Ruskinian Gothic* is a term used to describe a style of building based on the architectural philosophies of renowned English philosopher, artist, and writer, John Ruskin. Ruskin advocated for gothic design, polychromy in masonry, and honest, handcrafted construction. A local news account of the church's 1870s dedication ceremony cited Ruskin's philosophy having influenced the design and planning of the church.

The church size was doubled in 1890 with plans for the transept addition completed by master architect Warren Howard Hayes. Hayes was diligent to follow Holy Trinity's original design form and continued the church's characteristic material contrast between blue-grey Platteville limestone and buff Kasota stone accent in his design. The building remains the oldest church in Minneapolis that retains its original architectural style.

The church was proposed for demolition in April 2022, and the Heritage Preservation Commission voted to deny the demolition of the church and study it further for possible landmark designation. The designation study determined that church was determined eligible for designation under local Criterion #1, and Criterion #4, for its social history and architectural significance, respectively. The property became a protected Minneapolis landmark in March 2023.

Photo: Holy Trinity Episcopal Church in 2022 (Hess, Roise and Company)

WAYNE AND GERTRUDE KELLY HOUSE

2901 BROOKWOOD TERR

DESIGNATION: August 8, 2023



2901 Brookwood Terrace includes a single-family dwelling built in 1927 for the family of Wayne and Gertrude Kelly. The building was designed by local architect Roland R. Wilcken and built by Minneapolis contractors Nelson & Johnson.

The dwelling was designed in the Spanish Eclectic style and is emblematic of the second wave of Spanish design influence in Minneapolis homebuilding that emerged in the 1920s. The home's arched openings, textured exterior stucco cladding, wrought-iron decorations, stone entry surround, tile roofing, low-pitched hipped roof with minimal eaves, arched reliefs and openings, spiraled columns, ornate stone balustrade and patio, arched corbel table, clay chimney caps, and the building's

association to the lot's natural environment remain as some of the property's key indicators of the Spanish Eclectic style. These design elements are based in centuries of Spanish architectural history reflecting elements of Roman, Gothic, Moorish, Medieval and/or Renaissance features of Iberian architecture.

The home's features combine to showcase obvious contrast among materials, textures, and color. The character of this style is based in contrast between the simple and the ornate, relying heavily on asymmetry in roof form, fenestration, and decoration. Unlike many other examples of Spanish Eclectic homes in Minneapolis, the subject property has been shown to retain a high degree of historic integrity and original architectural features, as confirmed through historic permits, maps, photographs, and a copy of the dwelling's original drawings.

The designation study determined the property is significant under Criterion #4, for architecture, since the property embodies the distinctive characteristics of the Spanish Eclectic architectural style.

Photo: Wayne & Gertrude Kelly House ca. 1930 (Hennepin County Library)

GRANT PROJECTS

CLG GRANT: In FY 2023, CPED retained Pigeon Consulting to update design guidelines for the Washburn-Fair Oaks Historic District as part of a FY 2022 CLG Grant. CPED received the final report in June 2023 and is in the process of revising the guidelines before submittal to SHPO for state review and to the HPC for adoption.

In July 2023, CPED was awarded a CLG grant to resurvey in the locally designated Fifth Street Southeast Historic District. The \$20,000 award will be combined with \$6,000 in CPED funds to hire a consultant to complete the work between Fall 2023 and Summer 2024.

During this same period, CPED applied for, and was awarded, a CLG grant to send four commissioners and staff members to the 2023 Statewide Preservation Conference held in Mankato in September.

NATIONAL PARK SERVICE UNDERREPRESENTED COMMUNITIES GRANT: In FY2023, CPED applied for a grant through the National Park Service's Underrepresented Communities program to hire a consultant team to write a Minneapolis African American Historic and Cultural Context. This is the second phase in a larger project. Previously, CPED received a grant from the National Trust for Historic Preservation to conduct community engagement and draft an outline for the context study. In addition to drafting the context, the grant application proposed to conduct a

selective architectural history survey of 25 properties and draft one nomination to list a property in the National Register of Historic Places. Grant recipients will be selected in FY2024.

LEGACY GRANT: Due to the competitive nature of grant programs, CPED also applied for a large legacy grant in FY2023 to hire a consultant team to write a Minneapolis African American Historic and Cultural Context. In addition to drafting the context, the grant application proposed to conduct a selective architectural history survey of 25 properties. This grant program requires that projects be completed within 18 months, which reduced the scope of work CPED proposed. Grant recipients will be selected in FY2024.

NATIONAL REGISTER OF HISTORIC PLACES NOMINATIONS

The HPC commented favorably on the following NRHP nomination:

Hiawatha Golf Course 4553 Longfellow Ave

Hiawatha Golf Course is historically significant under National Register Criterion A, in the areas of Entertainment/Recreation, Social History, and Ethnic Heritage: Black, as a significant site for civil rights in Minneapolis. The clubhouse and golf course were developed in the 1930s as golf became increasingly popular. Many Black Minneapolitans lived nearby in an area known as Southside (bounded by 34th St E, Nicollet Ave, 46th St E, and Chicago Ave). As such, the course was an important



recreational, social, and gathering space for this community. Although Black golfers were permitted to play on the course, they were denied access to the clubhouse and membership in the private Hiawatha Golf Club, which limited opportunities for Black golfers to fully participate in the sport as well as enter most tournaments.

Efforts to fight these discriminatory practices came to a head in 1952. The Twin City Golf Club (formed in 1931 by and for a group of Black golfers) in tandem with a civil rights attorney, petitioned to be recognized as a city course and end racial discrimination at its facilities, which ultimately succeeded. That same year, Hiawatha was the first park board clubhouse to be integrated. In 1966, the Hiawatha Golf Club became the first private club at a Minneapolis municipal golf course to invite a Black person to join. The Bronze Open Golf Tournament (originally called the Negro Open) moved to Hiawatha in 1968, where it reached its peak in popularity and continues today as the Upper Midwest Bronze Amateur Golf Tournament. This tournament was and remains a major social and recreational highlight of the year, particularly for Black families throughout the Midwest. The late 1960s also saw the completion of Interstate 35W, which had bisected the Southside community and involved the demolition or removal of 50 square blocks and portions of Nicollet Park. This historic event increased Hiawatha Golf Course's importance as a social gathering place for the Black community. Additionally, the Old Negro Golf League continues to meet weekly, signaling the property's continued importance to the Black community.

Photo: Hiawatha Golf Course in 2022 (Hess, Roise and Company)

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 **34** Certificate of Appropriateness applications.

HISTORIC VARIANCES

The HPC reviewed **six (6)** Historic Variance applications.

APPEAL OF THE PLANNING DIRECTOR

The BIHZ Committee did not review any appeals of the Planning Director.

APPEAL OF THE HERITAGE PRESERVATION COMMISSION

The BIHZ Committee reviewed **four (4)** appeals of the Heritage Preservation Commission.

DEMOLITION OF HISTORIC RESOURCES

The HPC reviewed **two (2)** applications for the Demolition of a Historic Resource.

CERTIFICATES OF NO CHANGE

CPED staff administratively reviewed **132** Certificate of No Change applications for minor alterations that did not change the historic integrity or visual character of the property.

WRECKING PERMITS

CPED staff reviewed a total of **106** wrecking permits.

HISTORIC REVIEW LETTERS

CPED staff completed a total of **51** historic review letters.

CERTIFICATES OF APPROPRIATENESS – PUBLIC HEARING ITEMS

REVIEWED FROM 10/01/2022 TO 9/30/2023

NO.	DATE	ADDRESS	DESIGNATOR	PROJECT DESCRIPTION	OUTCOME
1	10/25/22	2619 3rd St N	Concrete Block House #4	To rehabilitate the Concrete Block House	Approved with Conditions
2	11/9/22	16 4th St N	Minneapolis Warehouse Historic District	To remove and replace terra cotta on the front (south) elevation	Approved with Conditions
3	11/29/22	1407 Nicollet Ave	Loring Theater	To replace the historic marquee with a new marquee that displays two dynamic signs and other signage	Denied
4	11/29/22	2115 2nd Ave S	Washburn-Fair Oaks Historic District	To rehabilitate and reuse the historic carriage house building as an accessory dwelling unit (ADU)	Approved with Conditions
5	11/29/22	4632 Emerson Ave S	Lynnhurst Residential Historic District	To demolish a historic garage, construct a detached accessory dwelling unit, and approve unpermitted work on the residence	Approved with Conditions
6	11/29/22	2524 Clinton Ave	Washburn-Fair Oaks Historic District	To build a detached accessory dwelling unit (ADU)	Denied
7	1/17/23	200 3rd Ave N	Minneapolis Warehouse Historic District	Entry alterations, lighting, and new signage	Approved with Conditions
8	1/17/23	400 4th St S, 418 4th St S, 301 4th St S	Grain Exchange	To repair masonry, to include replacing select terra cotta units with glass fiber reinforced concrete and fiberglass reinforced polymer units	Approved with Conditions
9	1/17/23	300 6th Ave N and 608 3rd St N	Minneapolis Warehouse Historic District	To replace historic windows and make changes to the rehabilitation of the buildings	Approved with Conditions
10	2/28/23	730 Washington Ave N	Minneapolis Warehouse Historic District	To construct a new rear addition for resident access	Approved with Conditions
11	2/28/23	113 1st St N	Minneapolis Warehouse Historic District/St Anthony Falls Historic District	To demolish and construct a new rear addition, add lighting, and other alterations	Approved with Conditions
12	2/28/23	1100 4th St SE	University of Minnesota Greek Letter Chapter House Historic District	To repair and replace windows	Approved with Conditions
13	3/14/23	1022 University Ave SE	Florence Court	To replace exterior stairs and decks	Approved with Conditions
14	3/14/23	515 Washington Ave N	Minneapolis Warehouse Historic District	To allow an expansion of the roof deck and construct a rooftop addition	Approved with Conditions
15	4/18/23	107 3rd Ave N	Minneapolis Warehouse Historic District/St Anthony Falls Historic District	To install an entrance with a canopy	Approved with Conditions
16	4/18/23	2415 Colfax Ave S	Lowry Hill East Residential Historic District	To replace two (2) windows	Approved with Conditions
17	5/2/23	606 Washington Ave N	Minneapolis Warehouse Historic District	To add nine new window openings	Approved with Conditions
18	5/2/23	2501, 2541, 2543 Stevens Ave; 2535 2nd Ave S; 2540 3rd Ave S	Washburn-Fair Oaks Historic District	To establish a master sign plan and install signage	Approved with Conditions
19	5/2/23	200 1st St N	Minneapolis Warehouse Historic	To replace one historic window opening and enlarge it to install a NanaWall	Approved with Conditions

NO.	DATE	ADDRESS	DESIGNATOR	PROJECT DESCRIPTION	OUTCOME
			District/St Anthony Falls Historic District		
20	5/2/23	117-125 1st St N	Minneapolis Warehouse Historic District/St Anthony Falls Historic District	To modify alterations to the Commutator Foundry Company Building and demolish more than 60% of the Blacksmith / Roe Wolf Building	Approved with Conditions
21	6/6/23	905 Park Ave S	Ninth Street South Historic District	To allow for exterior alterations	Approved with Conditions
22	6/6/23	1407 Nicollet Ave	Loring Theater	To replace the historic marquee with a new marquee that displays two dynamic signs and other signage	Approved with Conditions
23	6/20/23	2900 Hennepin Ave	Uptown Theater	To allow for repairs and replacement of the signs and lighting	Approved with Conditions
24	7/11/23	89 10th St S	Handicraft Guild	To replace skylight windows	Approved with Conditions
25	7/11/23	611 Van White Memorial Blvd	Sumner Library	To replace the roof, alter landscape features, other exterior alterations, and interior alterations in the historic main floor reading rooms	Approved with Conditions
26	7/11/23	1600 Hennepin Ave, 1601-1604 Laurel Ave	Basilica of Saint Mary	To install 59 signs, one of which is a dynamic sign	Approved with Conditions
27	8/8/23	3124 3rd Ave S	Healy Block Historic District	To demolish the existing detached garage and construct a new garage	Approved with Conditions
28	8/8/23	4709 Emerson Ave S	Lynnhurst Residential Historic District	To demolish the existing detached garage and construct a new garage	Approved with Conditions
29	8/8/23	110 5th Ave SE	St Anthony Falls Historic District	To install windows	Approved with Conditions
30	8/22/23	3801 Pleasant Ave	Church of the Incarnation	To add one accessible ramp, construct one new food shelf storage building, and remodel one attached garage	Approved with Conditions
31	9/12/23	114 Hennepin Ave E	St Anthony Falls Historic District	To install mechanical vents in the storefront	Approved with Conditions
32	9/12/23	117 Portland Ave	St Anthony Falls Historic District	To replace nearly all windows and doors	Approved with Conditions
33	9/12/23	204 5th Ave SE	St Anthony Falls Historic District	To approve alterations to a carriage house for its conversion into an accessory dwelling unit	Approved with Conditions
34	9/26/23	4708 Emerson Ave S	Lynnhurst Residential Historic District	To construct a rear addition	Approved with Conditions

DEMOLITION OF HISTORIC RESOURCES – PUBLIC HEARING ITEMS

REVIEWED FROM 10/1/2022 TO 9/30/2023

NO.	DATE	ADDRESS	DESIGNATOR	PROJECT DESCRIPTION	OUTCOME
1	5/2/23	1213 Franklin Ave E	Franklin Circles Shopping Center (PHR)	Demolition of building	Approved
2	6/20/23	5005 Lyndale Ave S	Potential Washburn Park	Demolition of building	Approved

Residential
Historic District
(PHR)

CERTIFICATES OF NO CHANGE – ADMINISTRATIVE REVIEWS

REVIEWED FROM 10/01/2022 TO 9/30/2023

NO.	DATE	ADDRESS				DESIGNATOR	PROJECT DESCRIPTION
1	10/4/22	2201	1st	Ave	S	Washburn-Fair Oaks Historic District	Garage reroof
2	10/7/22	31	Island	Ave	W	St. Anthony Falls Historic District	Reroofing
3	10/12/22	222	Hennepin	Ave	E	St. Anthony Falls Historic District	Window and door replacement
4	10/17/22	2211	Milwaukee	Ave		Milwaukee Avenue Historic District	Skylight and solar tube project
5	10/19/22	178	Bank	St		St. Anthony Falls Historic District	1 window replacement
6	10/19/22	2	Grove	St		St. Anthony Falls Historic District	Roof repairs
7	10/19/22	200	2nd	St	N	Minneapolis Warehouse Historic District / St. Anthony Falls Historic District	Two murals
8	10/19/22	1	Main	St	SE	St. Anthony Falls Historic District	Replace signage
9	10/20/22	10	2nd	St	NE	St. Anthony Falls Historic District	Wall sign installation
10	10/26/22	30	2nd	St	SE	St. Anthony Falls Historic District	Replace one non-historic monument sign
11	10/28/22	521	9th	St	S	Ninth Street South Historic District	Replace rear door and transom
12	10/28/22	400	4th	St	S	Grain Exchange	Repair masonry on the north and west walls of the east building
13	11/3/22	1926	3rd	Ave	S	Stevens Square Historic District	Install a solar array on flat roof building.
14	11/9/22	1821	University	Ave	SE	University of Minnesota Greek Letter Chapter House Historic District	Reroof of front bay roof
15	11/10/22	221	2nd	St	NE	St. Anthony Falls Historic District	In-kind window replacement
16	11/15/22	517	4th	Ave	SE	Fifth Street Southeast Historic District	Reroof the house
17	11/15/22	1	Lourdes	Pl		St. Anthony Falls Historic District	Replace the rear stoop and support columns on the rectory
18	11/18/22	16	Wilder	St		St. Anthony Falls Historic District	Cupola repairs
19	11/18/22	107	3rd	Ave	N	Minneapolis Warehouse Historic District / St. Anthony Falls Historic District	A non-historic storefront remodel
20	11/28/22	2204	Milwaukee	Ave		Milwaukee Avenue Historic District	Skylight replacements
21	12/5/22	337	Washington	Ave	N	Minneapolis Warehouse Historic District	Replace a canopy sign
22	12/6/22	400	4th	St	S	Grain Exchange	Generator and enclosure
23	12/9/22	700	3rd	St	S	Advance Thresher-Emerson Newton Co. Building	Restaurant entrance signage
24	12/29/22	3111	2nd	Ave	S	Healy Block Historic District	Reroof the house
25	12/29/22	748	3rd	St	N	Minneapolis Warehouse Historic District	Flat roof re-roof
26	1/6/23	57	4th	Ave	N	St. Anthony Falls Historic District	Non-historic window/door replacements

NO.	DATE	ADDRESS				DESIGNATOR	PROJECT DESCRIPTION
27	1/19/23	411	Washington	Ave	N	Minneapolis Warehouse Historic District	Installation of south/southwest elevation louver
28	1/24/23	101	Main	St	NE	St. Anthony Falls Historic District	Window and door replacements on non-contributing townhome
29	1/24/23	164	Bank	St		St. Anthony Falls Historic District	Window replacements on non-contributing property
30	1/27/23	203	Bank	St		St. Anthony Falls Historic District	Replace the front and rear entry doors
31	2/1/23	2444	1st	Ave	S	Washburn-Fair Oaks Historic District	Porch repairs
32	2/2/23	500	6th	St	S	Minneapolis Armory	Exterior railing and stone reset
33	2/7/23	128	2nd	St	N	Minneapolis Warehouse Historic District / St. Anthony Falls Historic District	Two tenant signs
34	2/7/23	215	Broadway	St	NE	Little Sisters of the Poor Home for the Aged	New signage
35	2/9/23	1715	2nd	Ave	S	Stevens Square Historic District	Rooftop mechanical equipment
36	2/10/23	41	Island	Ave	W	St. Anthony Falls Historic District	Rooftop repairs
37	2/13/23	150	Portland	Ave		St. Anthony Falls Historic District	Masonry repair/flashing at non-historic arched openings
38	2/14/23	2412	Bryant	Ave	S	Lowry Hill East Residential Historic District	Install solar panels on detached garage
39	2/17/23	1721	University	Ave	SE	University of Minnesota Greek Letter Chapter House Historic District	Reroofing and window/door repair
40	2/23/23	212	3rd	Ave	N	Minneapolis Warehouse Historic District	Alterations to the rear elevation
41	2/24/23	600	2nd	St	S	St. Anthony Falls Historic District	Selective paint touchup on balconies, sealant replacement, and brick replacement
42	3/2/23	1407	4th	St	SE	Dinkytown Commercial Historic District	Wall sign
43	3/3/23	216	5th	Ave	SE	St. Anthony Falls Historic District	Dwelling re-roof
44	3/3/23	204	5th	Ave	SE	St. Anthony Falls Historic District	AC Equipment
45	3/8/23	65	Main	St	SE	St. Anthony Falls Historic District	Signs
46	3/13/23	100	University	Ave	SE	St. Anthony Falls Historic District	Masonry wall repairs on University Ave SE and Central Ave SE
47	3/13/23	1775	Colfax	Ave	S	Lind House	Selective repairs to chimneys, brick veneer, and east patio
48	3/13/23	1200	2nd	Ave	S	Architects and Engineers Building	Sign replacements
49	3/14/23	708	1st	St	N	Minneapolis Warehouse Historic District / St. Anthony Falls Historic District	Rear balcony repairs
50	3/15/23	4621	Emerson	Ave	S	Lynnhurst Residential Historic District	Install a new ridge beam in the 3rd floor attic, which requires removal and replacement of some siding/stucco on the north elevation and a small hole in the roof
51	3/20/23	117	Portland	Ave		St. Anthony Falls Historic District	Masonry repairs on the southeast wing
52	3/21/23	4621	Fremont	Ave	S	Lynnhurst Residential Historic District	Window repairs on the front elevation
53	3/22/23	182	Bank	St		St. Anthony Falls Historic District	Replace plywood and sealant
54	3/22/23	2925	Cedar	Ave	S	Layman's Cemetery	Footstone
55	3/23/23	400	1st	Ave	N	Minneapolis Warehouse Historic District	Replace existing projecting sign
56	3/28/23	119	Washington	Ave	N	Minneapolis Warehouse Historic District	Replace rear (south) elevation, non-historic solarium windows

NO.	DATE	ADDRESS				DESIGNATOR	PROJECT DESCRIPTION
57	4/3/23	701	Washington	Ave	N	Minneapolis Warehouse Historic District	South elevation masonry rehabilitation
58	4/4/23	2444	Bryant	Ave	S	Lowry Hill East Residential Historic District	Rear window replacement
59	4/6/23	343	41st	St	E	Tilsenbilt Homes Historic District	Dwelling re-roof
60	4/6/23	409	14th	Ave	SE	Dinkytown Commercial Historic District	Wall Sign & Metal Panel
61	4/11/23	315	4th	St	S	Minneapolis City Hall	Sprinklers
62	4/12/23	512	River	St		St. Anthony Falls Historic District	Two new basement windows and to move the A/C condensing unit
63	4/13/23	2929	Chicago	Ave		Sears, Roebuck and Co. Building	Vent
64	4/14/23	1201	Harmon	Pl		Harmon Place Historic District	Masonry repairs
65	4/18/23	4746	Dupont	Ave	S	Lynnhurst Residential Historic District	New play structure in the rear of the lot
66	4/20/23	1608	Harmon	Pl		Harmon Place Historic District	Replace awnings and update signage
67	4/21/23	20	2nd	St	NE	St. Anthony Falls Historic District	Non-historic plaza-level windows and doors
68	4/24/23	166	Bank	St		St. Anthony Falls Historic District	Resurface a rear deck and rebuild deck stairs
69	4/28/23	704	2nd	St	S	St. Anthony Falls Historic District	Fences and gates
70	5/2/23	114	Hennepin	Ave	E	St. Anthony Falls Historic District	Apply window film for two storefront windows
71	5/3/23	4756	Dupont	Ave	S	Lynnhurst Residential Historic District	Replace three non-historic windows
72	5/5/23	2409	Bryant	Ave	S	Lowry Hill East Residential Historic District	Replace two rear doors
73	5/12/23	2925	Cedar	Ave	S	Layman's Cemetery	Installation of two (2) stone markers
74	5/15/23	619	10th	St	S	Hinkle House	Reroofing
75	5/17/23	118	3rd	Ave	NE	St. Anthony Falls Historic District	Reroofing
76	5/18/23	425	2nd	St	S	Milwaukee Road Depot	Signage
77	5/22/23	625	9th	St	S	Lee Townhouse, Ninth Street South Historic District	Masonry restoration
78	5/23/23	515	7th	Ave	SE	Fifth Street Southeast Historic District	Reroof the house
79	5/24/23	500	8th	Ave	SE	First Congregational Church of Minnesota; Fifth Street Southeast Historic District	Partial reroof
80	5/30/23	2415	Bryant	Ave	S	Lowry Hill East Residential Historic District	Install mini split A/C on rear of house
81	6/1/23	1715	2nd	Ave	S	Stevens Square Historic District	Gas meter relocation
82	6/1/23	400	1st	St	N	Minneapolis Warehouse Historic District / St. Anthony Falls Historic District	Sidewall vent
83	6/6/23	22	University	Ave	NE	St. Anthony Falls Historic District	Projecting sign installation
84	6/9/23	280	2nd	Ave	N	Minneapolis Warehouse Historic District	Masonry rehabilitation at the south/southwest side.
85	6/13/23	411	2nd	Ave	N	Minneapolis Warehouse Historic District	Install north/northwest elevation projecting sign
86	6/15/23	100	Portland	Ave		St. Anthony Falls Historic District	Entry repair, refinishing, and metal flashing replacement
87	6/20/23	801	Washington	Ave	N	Minneapolis Warehouse Historic District	Replace the roof deck
88	6/21/23	2437	Colfax	Ave	S	Lowry Hill East Residential Historic District	Reroof house and garage

NO.	DATE	ADDRESS			DESIGNATOR	PROJECT DESCRIPTION	
89	6/29/23	100	3rd	Ave	NE	St. Anthony Falls Historic District	Replace a non-historic fence on a noncontributing resource
90	6/29/23	212	2nd	St	N	Minneapolis Warehouse Historic District / St. Anthony Falls Historic District	Sign & awning
91	6/30/23	730	Washington	Ave	N	Minneapolis Warehouse Historic District	Masonry repairs
92	6/30/23	112	3rd	St	N	Minneapolis Warehouse Historic District	Masonry repairs
93	7/5/23	2538	Clinton	Ave		Washburn-Fair Oaks Historic District	Mini-split HVAC installation
94	7/7/23	401	3rd	St	N	Minneapolis Warehouse Historic District	Non-historic parking ramp deck repairs
95	7/14/23	50	2nd	Ave	N	Minneapolis Warehouse Historic District / St. Anthony Falls Historic District	Signs
96	7/26/23	115	1st	St	N	Minneapolis Warehouse Historic District / St. Anthony Falls Historic District	New doors on the east and north elevations
97	7/26/23	114	Hennepin	Ave	E	St. Anthony Falls Historic District	New sign
98	7/28/23	2211	Clinton	Ave		Washburn-Fair Oaks Historic District	Reroof of church (north side)
99	7/30/23	1407	Nicollet	Ave		Loring Theater	Masonry repairs
100	8/1/23	126	Franklin	Ave	E	Hewitt House	Re-roof of non-historic porte-cochere.
101	8/7/23	350	5th	St	S	Minneapolis City Hall	Replace and install non-historic exterior gates
102	8/8/23	2119	3rd	Ave	S	Washburn-Fair Oaks Historic District	Replacement of non-historic doors and window
103	8/9/23	2216	Clinton	Ave		Washburn-Fair Oaks Historic District	Replace the roof
104	8/10/23	2532	1st	Ave	S	Washburn-Fair Oaks Historic District	Replace the roof
105	8/13/23	2450	Stevens	Ave		Washburn-Fair Oaks Historic District	Porch post structural repairs
106	8/16/23	4710	Dupont	Ave	S	Lynnhurst Residential Historic District	Non-historic reroof and stucco repair
107	8/21/23	113	1st	St	N	Minneapolis Warehouse Historic District / St. Anthony Falls Historic District	Skylight replacement
108	8/21/23	123	3rd	St	N	Minneapolis Warehouse Historic District	Cellular antennae
109	8/23/23	116	Bank	St		St. Anthony Falls Historic District	Mural on non-historic, painted concrete
110	8/25/23	801	Washington	Ave	N	Minneapolis Warehouse Historic District	Rehabilitate rooftop decks
111	8/29/23	1315	Harmon	Pl		Harmon Place Historic District	New tenant sign
112	8/29/23	95	Island	Ave	W	St. Anthony Falls Historic District	Install minisplit A/C
113	8/31/23	221	2nd	St	NE	St. Anthony Falls Historic District	Replace 3 windows on the front elevation
114	8/31/23	1807	2nd	Ave	S	Stevens Square Historic District	Masonry repairs
115	9/1/23	404	Washington	Ave	N	Minneapolis Warehouse Historic District	Replacement sign
116	9/5/23	1312	4th	St	SE	Dinkytown Commercial Historic District	Wall sign and awning with sign
117	9/5/23	3127	2nd	Ave	S	Healy Block Historic District	Non-historic reroof
118	9/6/23	505	3rd	St	N	Minneapolis Warehouse Historic District	New sign

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119	9/7/23	350	5th	St	S	Minneapolis City Hall	Interior remodel of NW corner of building on ground, basement, and sub-basement floors
120	9/7/23	3135	2nd	Ave	S	Healy Block Historic District	New HVAC
121	9/8/23	3108	3rd	Ave	S	Healy Block Historic District	Reroof the house and garage
122	9/12/23	325	Franklin	Ave	E	Washburn-Fair Oaks Historic District	Sign replacements and canopy installations
123	9/14/23	2444	Bryant	Ave	S	Lowry Hill East Residential Historic District	Replace the roof on the house and garage
124	9/19/23	2321	Pillsbury	Ave		Morse House	Reroof all three buildings
125	9/25/23	2412	Aldrich	Ave	S	Lowry Hill East Residential Historic District	Reroof house and shed
126	9/25/23	1621	Hennepin	Ave		Harmon Place Historic District	Reroof the building
127	9/25/23	1629	Hennepin	Ave		Harmon Place Historic District	Reroof part of the building
128	9/26/23	2425	Bryant	Ave	S	Lowry Hill East Residential Historic District	Reroof the house and garage
129	9/26/23	4620	Fremont	Ave	S	Lynnhurst Residential Historic District	Reroof the front porch
130	9/26/23	2439	Bryant	Ave	S	Lowry Hill East Residential Historic District	Reroof the house and garage
131	9/27/23	704	2nd	St	S	St. Anthony Falls Historic District	Phase 2 security upgrades
132	9/27/23	418	5th	St	SE	Fifth Street Southeast Historic District	HVAC work

Cover Page Photo Credits:

Top Row (L to R): Wayne & Gertrude Kelly House in 2021 (CPED) and architect R.R. Wilcken's original front elevation drawing from 1927 (Northwest Architectural Archives, photo by CPED)

Bottom Row (L to R): Holy Trinity Episcopal Church ca. 1915 (Hennepin County Library) and ca. 1875 (Minnesota Historical Society)

Report prepared by Andrea Burke, John Hedstrom, Erin Que, Elena Roberts, and Rob Skalecki.