



MINNEAPOLIS HERITAGE PRESERVATION COMMISSION 2024 ANNUAL REPORT



2024 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, 2023–September 30, 2024. 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 Elliott Payne
 Council Vice President Aisha Chughtai
 Council Member Andrea Jenkins
 Council Member Robin Wonsley
 Council Member Michael Rainville
 Council Member LaTrisha Vetaw
 Council Member Jeremiah Ellison
 Council Member Jamal Osman
 Council Member Katie Cashman
 Council Member Jason Chavez
 Council Member Linea Palmisano
 Council Member Emily Koski
 Council Member Aurin Chowdhury

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 preservation staff to discuss their specific needs or to view the HPC collection.

TRUTH IN SALE OF HOUSING REPORTS

Local historic designation status is recorded on all Truth in Sale of Housing (TISH) reports following CPED preservation 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 are now listing historic designation status to let property owners know that they are buying a locally designated historic property in the city.

NEW AND IMPROVED WEBSITE

From October to December 2023, CPED preservation staff worked with IT colleagues to overhaul our program's website and rewrite the content in plain language. Staff took the opportunity to review and revise how information was presented in order to better serve the public. Check it out here: <https://www.minneapolismn.gov/resident-services/property-housing/preservation/historic-preservation/>

Highlights include a step-by-step process for nomination review and alteration design review, access to all design guidelines that have been adopted by the HPC, and a plain language translation of the Secretary of the Interior's Standards for Rehabilitation.

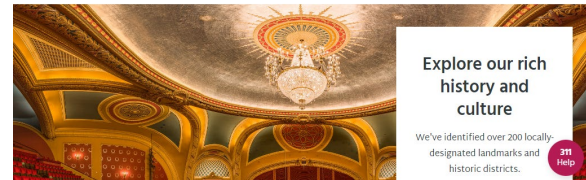
Since December 2023, staff have been working on a second phase of the project to update and revise online profiles about each landmark and historic district, which will be finished in FY2025.

New home page:



Historic preservation

We study and guide changes to our City's historic landmarks and districts. They teach us about our past and help us plan for our future.



HERITAGE PRESERVATION ORDINANCE REVISIONS

The local preservation ordinance is Title 23, Chapter 599 of the Minneapolis Code of Ordinances, which planning staff use to administer the City's preservation program. Chapter 599 was last comprehensively updated in 2001. Other minor text amendments were adopted from 2006 to 2021. Practices and processes in historic preservation have changed in Minneapolis and in the United States in the last 25 years. New building materials and technologies have advanced, there are shifts in how we recognize history of underrepresented groups, and the volume of surveyed and designated properties has increased.

CPED preservation staff began a comprehensive revision of Chapter 599 - Heritage Preservation Regulations in 2024. Proposed changes will streamline and/or clarify a range of items in the code text while aligning processes with the federal historic preservation standards. A reorganization of

the text is proposed along with the addition and removal underutilized articles. Several new concepts are proposed related to potential historic resources, nominations, designations, demolitions, and historic design review. In September 2024, Council Member Osman introduced the preservation ordinance text amendment to update and modernize the regulations. CPED anticipates bringing the text amendment to HPC for a recommendation to the City Council by the end of 2024 and for adoption by the City Council in early 2025.



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 historic preservation work.

2024 HERITAGE PRESERVATION COMMISSION MEMBERS

Marais Bjornberg, Chair
 Kimberly Sandbulte, Vice Chair
 Barbara Howard, Secretary
 Paul Mellblom
 Ethan Boote
 Kelly Mastin
 Travis Herr
 Toshihiko Karato
 Kelly Fischer (resigned in September 2024)
 Carole Merrill

APPOINTMENTS

The City Council confirmed the new appointments of Commissioners Carole Merrill, Kelly Fischer, Travis Herr, and Toshihiko Karato. Kelly Fischer later resigned.

NATIONAL PLANNING CONFERENCE IN MINNEAPOLIS

In April 2024, Minneapolis hosted the American Planning Association’s National Planning Conference (NPC) in downtown Minneapolis at the Convention Center. Over 4,000 people attended. CPED staff hosted a large number of sessions, mobile workshops, and learning labs.

CPED preservation staff coordinated and presented on five (5) different sessions to showcase preservation initiatives in the city and promote the City’s heritage, highlighting history’s intersection with urban planning and the contemporary built environment. The presented sessions and mobile workshops were:

John Hedstrom:

“Preservation and Development in Minneapolis’ Warehouse District”

Erin Que: “Delivering on Decades of Planning at Upper Harbor”

Rob Skalecki:

“Streamline to Skyway: Exploring Modernism in Minneapolis”; “Nashe Micto (our city): Ukrainian Influences on Minneapolis”; and “Exploring Recent Minneapolis Examples in Historic Church Reuse”



Tour of Upper Harbor, which is being reimaged as a park, music venue, and more

44TH ANNUAL STATEWIDE HISTORIC PRESERVATION CONFERENCE



The 44th Annual Statewide Historic Preservation Conference was held in Red Wing, MN, on September 18th - 20th. Ron Schirmer, PhD, gave the keynote address on decades of work to study archaeological resources in Red Wing. This work has been advanced through the development of relationships with the Prairie Island Indian Community and other community partners. Staff enjoyed learning more about the benefits of window restoration and commercial-to-residential conversions in historic buildings.



Erin Que participated in two sessions related to the Minneapolis African American Historic and Cultural Context Study. She joined Amanda DeCort from the National Park Service in a session about navigating grants, including the Underrepresented Communities Grant. She was also a co-panelist in the session "Centering Black Voices in Preservation Planning and Context Studies." She was joined by Judge LaJune Lange, Nieta

Presley, and Lindsey Wallace. They talked about various city-led and community-led projects in Saint Paul and Minneapolis to document African American history. In both cities, these efforts are impacting planning decisions.

NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS FORUM CONFERENCE BID FOR MINNEAPOLIS

In February 2024, Minneapolis met with a committee from the National Alliance of Preservation Commissions (NAPC) to present a bid to host the FORUM conference in Minneapolis in July 2026. NAPC is a national non-profit organization that serves to build local preservation programs through education, advocacy, and training. FORUM is a conference for local preservation commissions and other professionals held every two years to discuss issues and topics faces municipal preservation programs.

CPED preservation staff and SHPO took the site selection committee to various historic locations in Minneapolis and discussed how CPED has grown the preservation program with several recent grant awards. NAPC announced at their FORUM conference in July 2024 that Minneapolis was selected as the next FORUM conference location. Over the next two years, Minneapolis will work with SHPO and other partners to coordinate the conference.



HISTORIC DESIGN GUIDELINES

WASHBURN-FAIR OAKS DESIGN GUIDELINES

ADOPTED: June 18, 2024



Over the course of two years, CPED updated the historic design guidelines for the Washburn-Fair Oaks Historic District. The district was designated in 1976 and the guidelines that were adopted that same year were outdated and vague. Following an initial resurvey of the district that was funded with a CLG grant, CPED received another CLG grant in 2022 to rewrite the design guidelines. CPED hired consultants to conduct community engagement, hold focus groups, and complete a draft of the design guidelines. Following a public comment period, CPED revised the design guidelines.

The updated Washburn-Fair Oaks Historic District Design Guidelines include guidance for existing buildings and new construction and do not differentiate between contributing and non-contributing resources. Treatment guidance is recommended equally for all buildings in the district to manage change, preserve integrity, and create an ease of readability for the user. Subsections are further categorized by building features, such as fenestration, roofs, and walls. The guidelines for existing buildings include a specific section for Additions and there is an independent section for Accessory Buildings. There are also separate sections for mechanical equipment and trash enclosures, and landscapes and public realm infrastructure. This layout appeared to fit the needs of this specific historic district and its resources. The HPC adopted the updated design guidelines at their meeting on June 18, 2024.

DINKYTOWN COMMERCIAL HISTORIC DISTRICT DESIGN GUIDELINES

ADOPTED: July 23, 2024



The Dinkytown Commercial Historic District was designated by the City Council in July 2015. Since then, the City of Minneapolis has used the Secretary of the Interior's Standards for Rehabilitation to evaluate changes in the district.

CPED preservation staff began drafting the new design guidelines in 2023. In late 2023, community meetings were held to gather input on the draft guidelines. These guidelines were revised to address community feedback and are intended to allow flexibility while retaining the district's eclectic character. They were developed to guide both alterations to existing buildings and new construction to allow flexibility without differentiating between contributing and non-contributing buildings.

The guidelines include specific treatments for building features and infrastructure while aligning with federal preservation standards. The HPC voted to adopt them at their public meeting on July 23, 2024.

NOMINATIONS AND DESIGNATIONS

This year the HPC nominated one (1) resource for designation. A designation study is ongoing.

LOCAL NOMINATION FOR DESIGNATION

GLENDALE TOWN HOUSES HISTORIC DISTRICT

Bounded by 27th Avenue, Delaware Street SE, Williams Avenue SE, and St. Mary's Place
 NOMINATION: June 4, 2024

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 historic integrity. On June 4, 2024, the HPC overturned staff recommendation and voted to recommend approval of the nomination for the second time since April 2019. CPED is currently evaluating the potential historic district since the designation study was not voted on by the City Council in 2021.

GRANT PROJECTS

CLG GRANT: In 2023, CPED was awarded a CLG grant to resurvey in the locally designated Fifth Street Southeast Historic District. The Fifth Street Southeast Historic District is one of the City's original residential historic districts, having been designated in 1976. Much of the documentation for the district was from this era and needed to be updated to suit contemporary use. The \$20,000 grant award was combined with \$6,000 in CPED matching funds to hire a consultant to complete the work between February 2024 and July 2024. CPED hired New History as the lead consultant and the 106 Group was included as subcontractors. Staff and the consultant held two community meetings in Spring 2024 to talk about the project. Staff is planning to present the final deliverables the heritage preservation commission in late 2024.

During this same period, CPED applied for, and was awarded, a CLG grant to send three commissioners and staff members to the 2024 Statewide Preservation Conference held in Red Wing in September.

LEGACY GRANT: In December 2023, CPED was awarded a large legacy grant for \$67,500 with a \$5,250 City match to hire a consultant team to write a Minneapolis African American Historic and Cultural Context. In addition to drafting the context, the project includes conducting a selective architectural history survey of 25 properties. 106 Group was hired for this project and the work is underway, with an expected completion in June 2025. This continues to work done previously through a grant from the National Trust for Historic Preservation to conduct community engagement and draft an outline for the context study.

African American Heritage Work Group – To support this project, CPED proposed the formation of a new resident advisory body called the African American Heritage Work Group (AAHWG). The AAHWG was formally established by City Council and the Mayor in April 2024. Fifteen members of the public who are knowledgeable in African American heritage were appointed to this advisory body in July 2024. Artists, educators, community leaders, and planners are among the volunteers selected for the work group. They collectively represent experiences across several generations, throughout Minneapolis and beyond. In FY2024, they met twice to provide input on the research to be undertaken in the context study. They will meet five more times in FY2025 to help decide which properties should be surveyed and review drafts of the context study.



NATIONAL PARK SERVICE UNDERREPRESENTED COMMUNITIES GRANT: In February 2024, CPED was awarded a \$75,000 grant through the National Park Service's Underrepresented Communities program for the Minneapolis African American Historic and Cultural Context Study. The agency's Grants Manager worked with staff to revise the scope, since CPED had also received state funding for this project. This grant will be used to build on the context study currently in progress to prepare a Multiple Property Documentation Form (MPDF) and at least three National Register of Historic Places nominations. A Request for Proposals will be issued in 2025, after the context study is completed.

NATIONAL REGISTER OF HISTORIC PLACES NOMINATIONS

The HPC commented favorably on two (2) NRHP nominations:

Third Avenue Bridge Carrying 3rd Ave S over the Mississippi River



The Third Avenue Bridge, also known as Minnesota Bridge 2440, carries 3rd Ave S over the Mississippi River. It is a reinforced concrete arch bridge that was built between 1914 and 1918. It is about 1,888 feet long and has seven (7) main, open-spandrel, Melan concrete-arch spans. City engineer Frederick W. Cappelen is considered the chief designer and worked with Concrete-Steel Engineering Company on the final design. The bridge has a distinctive inverted S-curve shape to accommodate unstable riverbed conditions. Reinforced concrete was the only suitable material for this design. The bridge

has experienced three major rehabilitations in its lifetime. It was listed in the NRHP in July 2024 in recognition of its significance under National Register Criterion A, in the area of *Transportation*, for its role in the development of Minneapolis' downtown transportation system and its position as a critical connector between the two sides of the river. It also has statewide significance under National Register Criterion C, in the area of *Engineering*, as an

example of the early phase of reinforced concrete bridge construction in the state. It is the first of the open-spandrel, reinforced concrete arch bridges over the Mississippi River in the Twin Cities. The period of significance is from 1918 to 1969, when the bridge ceased being the most traveled river bridge in Minneapolis due to the opening of the Interstate 35W Mississippi River Bridge.

Tifereth B'nai Jacob Synagogue-Firch Church of God in Christ 810 Elwood Ave N



The Tifereth B'nai Jacob congregation was founded in 1890 and built its synagogue at 810 Elwood Ave N in 1926. This two-story building features a low-pitched gable roof, dark brown brick, buff-colored limestone trim, Romanesque design elements, and significant stained-glass windows. A fire in 1932 caused extensive damage, leading to repairs by architects Liebenberg & Kaplan and wall paintings by Dahlstrom & Weinberger, which are rare examples of painted synagogue decoration and showcase important Jewish art. In the 1940s, the congregation began to decline as many members moved to the suburbs, resulting in the sale of the building to the First Church of God in Christ in 1957.

The construction of I-94 in the postwar era displaced many Black residents and businesses, including the First Church of God in Christ, prompting the church to move to the subject property in the late 1950s. The local congregation was founded by missionaries from Oklahoma who came to Minnesota during the Great Migration, many who were affected by the 1921 Tulsa Massacre. The congregation is linked to the first African American Holiness-Pentecostal denomination established in the U.S. in 1897. The nomination notes the church distinguished itself from other African American denominations by embracing African heritage. Traditional spiritual practices were incorporated, and religion served as a catalyst for social justice. The church has foundational commitments to Black identity and racial justice. The story of the First Church of God in Christ congregation at the building continues to this day as they are the owners and occupants of the building.

The building is significant under National Register Criterion A for Ethnic Heritage and Religion, reflecting the histories of marginalized Jewish and African American communities, and serving as the site of Minnesota's first Church of God in Christ congregation. It also holds statewide significance under Criterion C for its rare interior wall paintings, representing American Jewish religious art. The property retains excellent integrity in location, setting, and design, with minimal alterations since its 1932 remodeling, sufficient to convey its historical significance. The period of significance spans from 1926 to 1974.

Photo credit: Hennepin County Library (Tifereth B'Nai Jacob Synagogue in 1936)

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 preservation staff determines that the property is a historic resource, the demolition requires approval by the HPC.

CERTIFICATES OF APPROPRIATENESS

The HPC reviewed **29** Certificate of Appropriateness applications.

HISTORIC VARIANCES

The HPC reviewed **two (2)** 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 BIHZ Committee reviewed **two (2)** appeals of the Heritage Preservation Commission.

DEMOLITION OF HISTORIC RESOURCES

The HPC reviewed **four (4)** applications for the Demolition of a Historic Resource.

CERTIFICATES OF NO CHANGE

CPED staff administratively reviewed **266** 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 **75** wrecking permits.

HISTORIC REVIEW LETTERS

CPED staff completed a total of **31** historic review letters.

CERTIFICATES OF APPROPRIATENESS – PUBLIC HEARING ITEMS

REVIEWED FROM 10/01/2023 TO 9/30/2024

| NO. | DATE | ADDRESS | DESIGNATOR | PROJECT DESCRIPTION | OUTCOME |
|-----|----------|--|--|---|--------------------------|
| 1 | 10/24/23 | 912 Park Ave S | Ninth Street South Historic District | To make alterations to the rear elevation, including window and door replacement and new porches. | Approved with Conditions |
| 2 | 10/24/23 | 350 & 360 5th St N, 328 & 330 4th St N, 321 Washington Ave N | Minneapolis Warehouse Historic District | To install 21 signs. | Approved with Conditions |
| 3 | 10/24/23 | 101 Grant St E | Wesley United Methodist Church | To repair and replace masonry and roof features, an individual historic landmark. | Approved |
| 4 | 11/28/23 | 516 Hennepin Ave | Shubert Theater | To alter the front (east) elevation doors. | Approved |
| 5 | 11/28/23 | 2507 1st Ave S | Washburn-Fair Oaks Historic District | To construct a duplex on the vacant parcel. | Approved with Conditions |
| 6 | 11/28/23 | 2220 Clinton Ave S | Washburn-Fair Oaks Historic District | To make exterior alterations, including a window opening, the roof, and a non-historic basement entrance vestibule. | Approved with Conditions |
| 7 | 11/28/23 | 619 10th Ave S | Hinkle House | To replace the fascia. | Approved with Conditions |
| 8 | 12/12/23 | 106 25th St E | Washburn-Fair Oaks Historic District | To replace 11 windows and two (2) rear doors. | Approved with Conditions |
| 9 | 1/30/24 | 321 2nd Ave N | Minneapolis Warehouse Historic District | To repair and replace brick, windows, doors, and cornices. | Approved with Conditions |
| 10 | 4/30/24 | 31 – 53 Island Ave W | St Anthony Falls Historic District | To replace one fire-damaged garage building possessing two two-car garages; remodel a detached garage building possessing eight single-car garage spaces; and expand a roof deck. | Approved with Conditions |
| 11 | 5/14/24 | 2801 Burnham Blvd | Neils House | To construct a new detached garage. | Approved with Conditions |
| 12 | 6/4/24 | 115 2nd Ave S | St Anthony Falls Historic District | To allow for site improvements and exterior alterations to the first story. | Approved with Conditions |
| 13 | 6/4/24 | 615 3rd St N | Minneapolis Warehouse Historic District | To add a vehicular entrance, construct a rooftop addition, and rehabilitate the property. | Approved with Conditions |
| 14 | 6/4/24 | 305 5th Ave N | Minneapolis Warehouse Historic District | To remove paint and complete masonry rehabilitation for the property. | Approved with Conditions |
| 15 | 6/18/24 | 1711 University Ave SE | University of Minnesota Greek Letter Chapter House Historic District | To replace 30 windows. | Approved with Conditions |
| 16 | 6/18/24 | 2532 Stevens Ave | Washburn-Fair Oaks Historic District | To make alterations to the siding, trim, and roof. | Approved with Conditions |
| 17 | 7/23/24 | 2125 Milwaukee Ave | Milwaukee Avenue Historic District | To construct a side (south) elevation porch enclosure. | Approved with Conditions |
| 18 | 8/6/24 | 315 14th Ave SE | Dinkytown Commercial Historic District | To replace (7) non-historic doors with windows. | Approved with Conditions |
| 19 | 8/6/24 | 210 2nd St N, #100 | Minneapolis Warehouse Historic | To add a storefront entry door. | Approved with Conditions |

| NO. | DATE | ADDRESS | DESIGNATOR | PROJECT DESCRIPTION | OUTCOME |
|-----|---------|----------------------|--|--|--------------------------|
| 20 | 8/6/24 | 4740 Emerson Ave S | District/St Anthony Falls Historic District Lynnhurst Residential Neighborhood District | To demolish the existing garage and build a new garage. | Approved with Conditions |
| 21 | 8/20/24 | 300 Washington Ave N | Minneapolis Warehouse Historic District | To modify the existing rooftop deck. | Approved with Conditions |
| 22 | 8/20/24 | 2300 40th St W | Como-Harriet Streetcar Line | To construct a freestanding canopy. | Approved with Conditions |
| 23 | 9/10/24 | 401 5th St SE | Fifth Street Southeast Historic District | To replace six (6) double-hung sash attic-level windows. | Approved with Conditions |
| 24 | 9/10/24 | 2417 Bryant Ave S | Lowry Hill East Residential Historic District | To make exterior alterations to the roof, skylights, chimneys, and a dormer. | Approved with Conditions |
| 25 | 9/24/24 | 606 Washington Ave N | Minneapolis Warehouse Historic District | To replace 18 windows and repair four (4) windows. | Approved |
| 26 | 9/24/24 | 109 24th St E | Washburn-Fair Oaks Historic District | To replace thirteen (13) double-hung sash windows. | Approved with Conditions |
| 27 | 9/24/24 | 2401 1st Ave S | Washburn-Fair Oaks Historic District | To replace eleven (11) double-hung sash windows. | Approved with Conditions |
| 28 | 9/24/24 | 2409 1st Ave S | Washburn-Fair Oaks Historic District | To replace two (2) double-hung sash windows. | Approved with Conditions |
| 29 | 9/24/24 | 2405 1st Ave S | Washburn-Fair Oaks Historic District | To replace seven (7) double-hung sash windows. | Approved with Conditions |

DEMOLITION OF HISTORIC RESOURCES – PUBLIC HEARING ITEMS

REVIEWED FROM 10/1/2023 TO 9/30/2024

| NO. | DATE | ADDRESS | DESIGNATOR | PROJECT DESCRIPTION | OUTCOME |
|-----|----------|--|---------------------------------------|---------------------|---|
| 1 | 12/12/23 | 400 Prospect Ave | Washburn-Fair Oaks Historic District | Proposed demolition | Denied by HPC, Approved on appeal by City Council |
| 2 | 2/26/24 | Nicollet Ave Bridge (Bridge No. 90590) | Nicollet Ave and 29th Street Bridge | Proposed demolition | Approved with Conditions |
| 3 | 2/26/24 | 1st Ave Bridge (Bridge No. 92347) | 1st Ave S and 29th Street Bridge | Proposed demolition | Approved with Conditions |
| 4 | 7/9/24 | 3800 3rd Ave S | White Eagle Oil Corp. filling station | Proposed demolition | Approved with Conditions |

CERTIFICATES OF NO CHANGE – ADMINISTRATIVE REVIEWS

REVIEWED FROM 10/01/2023 TO 9/30/2024

| NO. | DATE | ADDRESS | DESIGNATOR | PROJECT DESCRIPTION |
|-----|---------|--------------------|---|--|
| 1 | 10/5/23 | 4701 Emerson Ave S | Lynnhurst Residential Historic District | Reroof the flat roof portion of the roof |

| NO. | DATE | ADDRESS | DESIGNATOR | PROJECT DESCRIPTION |
|-----|----------|---------------------|---|--|
| 2 | 10/3/23 | 2429 Bryant Ave | S Lowry Hill Residential Historic District | Dwelling and detached garage reroof |
| 3 | 10/6/23 | 2313 Milwaukee Ave | Milwaukee Avenue Historic District | Reroof the house |
| 4 | 10/6/23 | 1027 University Ave | SE University of Minnesota Greek Letter Chapter House Historic District | Repairs/rehabilitation after fire - 3rd story vinyl window replacements and reroof |
| 5 | 10/8/23 | 4121 4th Ave | S Tilsenbilt Homes Historic District | Basement-level window |
| 6 | 10/10/23 | 420 5th St | N Minneapolis Warehouse Historic District | Masonry Repairs |
| 7 | 10/11/23 | 2429 Colfax Ave | S Lowry Hill East Residential Historic District | Reroof house, garage, and shed |
| 8 | 10/11/23 | 2309 Bryant Ave | S Lowry Hill East Residential Historic District | Reroof the house |
| 9 | 10/11/23 | 100 22nd St | E Charles S. Pillsbury House | Gas Meter Relocation |
| 10 | 10/11/23 | 2211 3rd Ave | S Washburn-Fair Oaks Historic District | Window replacements |
| 11 | 10/12/23 | 920 Lake St | E Sears Building | Partial reroof |
| 12 | 10/16/23 | 201 11th St | S Second Church of Christ Scientist | Certificate of No Change for signage |
| 13 | 10/17/23 | 3116 3rd Ave | S Healy Block Historic District | Reroof of non-historic roof |
| 14 | 10/18/23 | 2442 Bryant Ave | S Lowry Hill East Residential Historic District | Roof reroof |
| 15 | 10/18/23 | 2418 Stevens Ave | Washburn-Fair Oaks Historic District | Reroof the house and garage |
| 16 | 10/18/23 | 88 17th St | N Basilica of Saint Mary | Reroof |
| 17 | 10/20/23 | 208 5th Ave | SE St. Anthony Falls Historic District | Mini-split HVAC replacement. |
| 18 | 10/23/23 | 329 10th Ave | SE University of Minnesota Greek Letter Chapter House Historic District | Reroof the house |
| 19 | 10/24/23 | 2512 Stevens Ave | Washburn-Fair Oaks Historic District | Reroof residence and detached garage |
| 20 | 10/26/23 | 156 Bank St | St. Anthony Falls Historic District | Replace the front and rear decks |
| 21 | 10/26/23 | 1705 Stevens Ave | Stevens Square Historic District | Replace one window on northeast corner |
| 22 | 10/26/23 | 2424 Bryant Ave | S Lowry Hill East Residential Historic District | Reroof the house and garage |
| 23 | 10/26/23 | 100 Hennepin Ave | St. Anthony Falls Historic District | Wall sign installations |
| 24 | 10/30/23 | 2530 Clinton Ave | Washburn-Fair Oaks Historic District | Reroof of garage and dwelling |
| 25 | 10/31/23 | 2030 Clinton Ave | Washburn-Fair Oaks Historic District | Reroof the house and garage |
| 26 | 10/31/23 | 4825 Minnehaha Ave | Minnehaha Historic District | Site improvements |
| 27 | 11/3/23 | 2437 Colfax Ave | S Lowry Hill East Residential Warehouse Historic District | Rear elevation porch repairs |

| NO. | DATE | ADDRESS | | | | DESIGNATOR | PROJECT DESCRIPTION |
|-----|----------|---------|------------|-----|----|---|---|
| 28 | 11/6/23 | 115 | 18th | St | E | Stevens Square Historic District | Selective repointing and brick replacement |
| 29 | 11/6/23 | 209 | 19th | St | E | Stevens Square Historic District | Selective masonry rebuild |
| 30 | 11/6/23 | 1900 | 3rd | Ave | S | Stevens Square Historic District | Selective masonry rebuild |
| 31 | 11/6/23 | 204 | 1st | St | N | St. Anthony Falls Historic District | Install two louvers at the northeast end of the northwest elevation |
| 32 | 11/6/23 | 2523 | 1st | Ave | S | Washburn-Fair Oaks Historic District | Reroof the house and garage |
| 33 | 11/7/23 | 2421 | Clinton | Ave | | Washburn-Fair Oaks Historic District | Reroof |
| 34 | 11/9/23 | 2916 | Lake | St | E | Old East Lake Library Branch | New doors and HVAC screening |
| 35 | 11/9/23 | 2520 | Stevens | Ave | | Washburn-Fair Oaks Historic District | Reroof and skylight replacement |
| 36 | 11/10/23 | 2420 | 1st | Ave | S | Washburn-Fair Oaks Historic District | Reroof the apartment building |
| 37 | 11/14/23 | 111 | Marquette | Ave | | St. Anthony Falls Historic District | Two new signs |
| 38 | 11/14/23 | 425 | Oak Grove | St | | Charles Lyon House | Reroof |
| 39 | 11/16/23 | 322 | 1st | Ave | N | Minneapolis Warehouse Historic District | Canopy and projecting signs |
| 40 | 11/16/23 | 607 | Washington | Ave | N | Minneapolis Warehouse Historic District | Chimney |
| 41 | 11/16/23 | 1315 | Harmon | Pl | | Harmon Place Historic District | Reroof |
| 42 | 11/16/23 | 521 | 2nd | St | SE | St. Anthony Falls Historic District | Composite deck replacement |
| 43 | 11/17/23 | 100 | 2nd | St | SE | St. Anthony Falls Historic District | Roof replacement at unit 801 |
| 44 | 11/17/23 | 2316 | Milwaukee | Ave | | Milwaukee Ave Historic District | Reroof the house |
| 45 | 11/20/23 | 2436 | Bryant | Ave | S | Lowry Hill East Residential Historic District | Reroof |
| 46 | 11/22/23 | 104 | 25th | St | E | Washburn-Fair Oaks Historic District | Reroof |
| 47 | 11/22/23 | 302 | 26th | St | E | Washburn-Fair Oaks Historic District | Reroof the house |
| 48 | 11/22/23 | 106 | 25th | St | E | Washburn-Fair Oaks Historic District | Reroof and replace three (3) skylights |
| 49 | 11/22/23 | 156 | Hennepin | Ave | | Minneapolis Warehouse Historic District / St. Anthony Falls Historic District | Wall Signs |
| 50 | 12/5/23 | 2421 | Bryant | Ave | S | Washburn-Fair Oaks Historic District | Reroof of the residence and garage |
| 51 | 12/7/23 | 2415 | Colfax | Ave | S | Washburn-Fair Oaks Historic District | Non-historic reroof |
| 52 | 12/21/23 | 350 | 5th | St | S | Fifth Street Southeast Historic District | Interior Remodel |
| 53 | 12/7/23 | 14 | University | Ave | NE | St. Anthony Falls Historic District | Wall signs |
| 54 | 12/7/23 | 2308 | Milwaukee | Ave | | Milwaukee Avenue Historic District | Replace a non-historic casement window system in-kind |
| 55 | 12/14/23 | 2201 | 1st | Ave | S | Washburn-Fair Oaks Historic District | Certificate of No Change |
| 56 | 12/15/23 | 2015 | 2nd | Ave | S | Washburn-Fair Oaks Historic District | Replace lead-positive windows |

| NO. | DATE | ADDRESS | | | | DESIGNATOR | PROJECT DESCRIPTION |
|-----|----------|---------|------------|------|----|--|---|
| 57 | 12/19/23 | 524 | 10th | St | S | Ninth Street South Historic District | Replace the front doors |
| 58 | 12/20/23 | 2412 | Bryant | Ave | S | Lowry Hill East Residential Historic District | Reroof the house and garage |
| 59 | 12/27/23 | 323 | Washington | Ave | N | Minneapolis Warehouse Historic District | Two (2) temporary signs and two (2) permanent signs |
| 60 | 12/28/23 | 1721 | University | Ave | SE | University of Minnesota Greek Letter Chapter House Historic District | Replace a basement hood |
| 61 | 1/8/24 | 111 | 25th | St | E | Washburn-Fair Oaks Historic District | Non-historic reroof |
| 62 | 1/17/24 | 323 | Washington | Ave | N | St. Anthony Falls Historic District | One temporary wall sign and two permanent wall signs |
| 63 | 1/19/24 | 1300 | Harmon | Pl | | Harmon Place Historic District | Reroof |
| 64 | 1/19/24 | 323 | 5th | St | SE | Fifth Street Southeast Historic District | Reroof |
| 65 | 1/22/24 | 1806 | 3rd | Ave | S | Stevens Square Historic District | Egress |
| 66 | 1/29/24 | 2314 | Milwaukee | Ave | | Milwaukee Avenue Historic District | Replace one non-historic AC condenser |
| 67 | 1/29/24 | 428 | 2nd | St | S | St. Anthony Falls Historic District | Sign reface |
| 68 | 2/1/24 | 4020 | 4th | Ave | S | Tilsenbilt Homes Historic District | Replace non-historic siding |
| 69 | 2/9/24 | 700 | 2nd | St | S | St. Anthony Falls Historic District | Pizza oven on rooftop |
| 70 | 2/12/24 | 325 | West River | Pkwy | | St. Anthony Falls Historic District | Selective brick replacement at garage stalls |
| 71 | 2/12/24 | 911 | 24th | St | W | Lowry Hill East Residential Historic District | Non-historic reroof |
| 72 | 2/12/24 | 409 | River | St | | St. Anthony Falls Historic District | Non-historic window and door replacements |
| 73 | 2/14/24 | 9 | 4th | Ave | N | St. Anthony Falls Historic District | Install a fireplace vent |
| 74 | 2/20/24 | 2608 | Blaisdell | Ave | | Calvary Baptist Church | Masonry rehabilitation, lighting, steeple repairs |
| 75 | 2/21/24 | 15 | Main | St | SE | St. Anthony Falls Historic District | Rooftop mechanical alterations at the Brown-Ryan Stable |
| 76 | 2/22/24 | 2015 | 2nd | Ave | S | Washburn-Fair Oaks Historic District | Replace the stucco |
| 77 | 2/23/24 | 241 | 5th | Ave | N | Minneapolis Warehouse Historic District | Multi-tenant wall sign |
| 78 | 2/26/24 | 310 | 2nd | St | N | Minneapolis Warehouse Historic District | Projecting sign installation |
| 79 | 2/28/24 | 302 | 1st | St | N | Minneapolis Warehouse Historic District | 10'-15' high steel mesh fence |
| 80 | 2/28/24 | 212 | 1st | St | N | Minneapolis Warehouse Historic District | Wall Sign installation |
| 81 | 3/1/24 | 700 | 2nd | St | S | St. Anthony Falls Historic District | Gas fireplace vent |
| 82 | 3/1/24 | 424 | 3rd | Ave | N | Minneapolis Warehouse Historic District | Signs |

| NO. | DATE | ADDRESS | DESIGNATOR | PROJECT DESCRIPTION |
|-----|---------|--|---|--|
| 83 | 3/1/24 | 607 Washington Ave | N Minneapolis Warehouse Historic District | Masonry repairs |
| 84 | 3/1/24 | 420 5th St | N Minneapolis Warehouse Historic District | Gate and fence |
| 85 | 3/4/24 | 614 1st St | N Minneapolis Warehouse Historic District / St. Anthony Falls Historic District | Unpermitted masonry rehabilitation work |
| 86 | 3/7/24 | 10 2nd St | NE St. Anthony Falls Historic District | Wall sign installation |
| 87 | 3/8/24 | 3119 2nd Ave | S Healy Block Historic District | Remove lead paint from windows |
| 88 | 3/10/24 | 116, 120, 128, 134, 133, 154, 164, 174 Bank St | St. Anthony Falls Historic District | Siding replacement |
| 89 | 3/10/24 | 606 Washington Ave | Minneapolis Warehouse Historic District | Projecting signs |
| 90 | 3/15/24 | 2411 Clinton Ave | Washburn-Fair Oaks Historic District | Replace the roof and gutters due to hail damage |
| 91 | 3/15/24 | 2441 Colfax Ave | S Lowry Hill East Residential Historic District | Replace the roof |
| 92 | 3/20/24 | 418 3rd Ave | N Minneapolis Warehouse Historic District | Reroof |
| 93 | 3/20/24 | 2432 Bryant Ave | S Lowry Hill East Residential Historic District | Reroof the house and garage |
| 94 | 3/20/24 | 314 1st Ave | N Minneapolis Warehouse Historic District | Masonry Repairs |
| 95 | 3/20/24 | 225 3rd Ave | S Milwaukee Road Depot | Ladder guard |
| 96 | 3/20/24 | 100 3rd Ave | S St. Anthony Falls Historic District | Masonry repairs |
| 97 | 3/28/24 | 2447 Bryant Ave | S Lowry Hill East Residential Historic District | Replace the roof, gutters, and copper trim |
| 98 | 4/10/24 | 621 5th St | SE Fifth Street Southeast Historic District | Replace the rear flat roof |
| 99 | 3/22/24 | 108 25th St | E Washburn-Fair Oaks Historic District | Reroof the front awning |
| 100 | 3/27/24 | 310 2nd St | N Minneapolis Warehouse Historic District | Projecting sign |
| 101 | 4/1/24 | 1710 2nd Ave | S Stevens Square Historic District | Stucco replacement |
| 102 | 4/1/24 | 4752 Emerson Ave | S Lynnhurst Residential Historic District | Replace the front steps |
| 103 | 4/2/24 | 70 10th Ave | S Minneapolis Warehouse Historic District | Replace the plank road trail between Portland Ave and the Mill City Museum |
| 104 | 4/2/24 | 2 26th St | E Washburn-Fair Oaks Historic District | Two wall signs (Cross Bridge Noodle) |
| 105 | 4/4/24 | 126 Franklin Ave | E Hewitt House | Reroof and skylight replacement |

| NO. | DATE | ADDRESS | | | | DESIGNATOR | PROJECT DESCRIPTION |
|-----|---------|---------|-----------|-----|----|---|--|
| 106 | 4/4/24 | 2420 | Bryant | Ave | S | Lowry Hill East Residential Historic District | Reroof |
| 107 | 4/8/24 | 108 | 24th | St | E | Washburn-Fair Oaks Historic District | Reroof the house, rear porch, garage, and shed, and replace siding and gutters on the shed |
| 108 | 4/8/24 | 1301 | Hennepin | Ave | | Harmon Place Historic District | Reroof |
| 109 | 4/8/24 | 4616 | Dupont | Ave | S | Lynnhurst Residential Historic District | Rebuild the chimney |
| 110 | 4/9/24 | 120 | 3rd | Ave | N | Minneapolis Warehouse Historic District | Projecting sign (AVA) |
| 111 | 4/9/24 | 1811 | 1st | Ave | S | Stevens Square Historic District | Family rear stair and landing replacement |
| 112 | 4/9/24 | 102 | 19th | St | E | Stevens Square Historic District | Concrete planter replacement |
| 113 | 4/12/24 | 401 | 1st | St | S | St. Anthony Falls Historic District | Replacement of select windows and doors |
| 114 | 4/15/24 | 227 | 1st | St | N | Minneapolis Warehouse Historic District | Install 3 signs |
| 115 | 4/16/24 | 106 | 24th | St | E | Washburn-Fair Oaks Historic District | Roof repairs and skylight replacement |
| 116 | 4/16/24 | 2214 | 4th | Ave | S | Washburn-Fair Oaks Historic District | Replace roof shingles, skylights, gutters, downspouts, rotted trim boards |
| 117 | 4/16/24 | 1729 | Morgan | Ave | S | Webster-Deinard House | Replace the roof |
| 118 | 4/17/24 | 107 | 3rd | Ave | N | Minneapolis Warehouse Historic District | Install a painted wall sign on a non-primary elevation |
| 119 | 4/17/24 | 2211 | Milwaukee | Ave | | Milwaukee Avenue Historic District | Replace the roof |
| 120 | 4/18/24 | 2301 | Milwaukee | Ave | | Milwaukee Avenue Historic District | Reroof |
| 121 | 4/19/24 | 333 | 22nd | St | E | Washburn-Fair Oaks Historic District | Reroof |
| 122 | 4/19/24 | 2548 | Clinton | Ave | | Washburn-Fair Oaks Historic District | Reroof |
| 123 | 4/19/24 | 20 | Park | Ln | | Kaufmann House | Stucco rehabilitation and flashing |
| 124 | 4/24/24 | 4740 | Emerson | Ave | S | Lynnhurst Residential Historic District | Replace the roof, selective masonry repair, and install a side yard fence |
| 125 | 4/29/24 | 513 | 8th | Ave | SE | Fifth Street Southeast Historic District | Reroof the house |
| 126 | 4/26/24 | 2420 | Stevens | Ave | | Washburn-Fair Oaks Historic District | Reroof |
| 127 | 4/29/24 | 350 | 5th | St | S | Minneapolis City Hall | Interior remodel of suites 30, 26, and 24, occupied by the Hennepin County Sheriff |
| 128 | 4/29/24 | 2400 | Aldrich | Ave | S | Lowry Hill East Residential Historic District | Reroof |
| 129 | 4/29/24 | 2311 | Bryant | Ave | S | Lowry Hill East Residential Historic District | Reroof |
| 130 | 4/30/24 | 24 | 3rd | St | N | Minneapolis Warehouse Historic District | Install a projecting sign |
| 131 | 5/1/24 | 315 | 4th | St | S | Minneapolis City Hall | Add fire protection to select areas of the towers and attic |

| NO. | DATE | ADDRESS | DESIGNATOR | PROJECT DESCRIPTION |
|-----|---------|------------------------|--|--|
| 132 | 5/1/24 | 4621 Fremont Ave S | Lynnhurst Residential Historic District | Replace a rear storm window |
| 133 | 5/2/24 | 16 Wilder St | St. Anthony Falls Historic District | Reroof |
| 134 | 5/2/24 | 2116 Milwaukee Ave | Milwaukee Avenue Historic District | Replace an AC condenser |
| 135 | 5/2/24 | 2307 Milwaukee Ave | Milwaukee Avenue Historic District | Reroof |
| 136 | 5/3/24 | 14 Grove St | St. Anthony Falls Historic District | Replace AC |
| 137 | 5/3/24 | 333 Washington Ave N | Minneapolis Warehouse Historic District | One wall sign |
| 138 | 5/3/24 | 115 25th St E | Washburn-Fair Oaks Historic District | Replace the roof |
| 139 | 5/6/24 | 2400 Bryant Ave S | Lowry Hill East Residential Historic District | Replace a fence |
| 140 | 5/7/24 | 21 4th Ave N | St. Anthony Falls Historic District | Replace 13 windows and 2 storm doors on a non-contributing resource |
| 141 | 5/6/24 | 4600 Emerson Ave S | Lynnhurst Residential Historic District | Replace the roof |
| 142 | 5/6/24 | 2100 Milwaukee Ave | Milwaukee Avenue Historic District | Reroof and in-kind skylight replacements |
| 143 | 6/21/24 | 2100 1st Ave S | Washburn-Fair Oaks Historic District | Reroof |
| 144 | 5/7/24 | 2420 Colfax Ave S | Lowry Hill East Residential Historic District | Reroof |
| 145 | 5/9/24 | 2410 Colfax Ave S | Lowry Hill East Residential Historic District | Reroof the house and garage |
| 146 | 5/8/24 | 201, 215 Bank St | St. Anthony Falls Historic District | Reroof three buildings on the same property |
| 147 | 5/11/24 | 2421 Bryant Ave S | Lowry Hill East Residential Historic District | Front stairway replacement |
| 148 | 5/13/24 | 3115 2nd Ave S | Healy Block Historic District | Replace the roof of the house |
| 149 | 5/15/24 | 1900 3rd Ave S | Stevens Square Historic District | Masonry Repair |
| 150 | 5/15/24 | 1906 3rd Ave S | Stevens Square Historic District | Masonry Repair |
| 151 | 5/16/24 | 2432 Colfax Ave S | Lowry Hill East Residential Historic District | Reroof |
| 152 | 5/17/24 | 128 26th St E | Washburn-Fair Oaks Historic District | Reroof the house and garage at 2450 Stevens Ave and the garage at 2543 Stevens Ave |
| 153 | 5/21/24 | 3600 Hennepin Ave | Lakewood Memorial Chapel | Install fire protection devices at Lakewood Memorial Chapel |
| 154 | 5/21/24 | 3928 5th Ave S | Tilsenbilt Homes Historic District | Replace the roof |
| 155 | 5/23/24 | 200 2nd St N | Minneapolis Warehouse Historic District | New projecting sign |
| 156 | 5/23/24 | 1725 University Ave SE | University of Minnesota Greek Letter Chapter House Historic District | Fencing and gutters |
| 157 | 5/29/24 | 1905 Stevens Ave | Stevens Square Historic District | Replace the flat roof at 1905-07 Stevens Ave and 1910-12 3rd Ave S |

| NO. | DATE | ADDRESS | DESIGNATOR | PROJECT DESCRIPTION |
|-----|---------|--------------------|---|--|
| 158 | 5/30/24 | 2009 Milwaukee Ave | Milwaukee Avenue Historic District | Reroof |
| 159 | 6/3/24 | 700 2nd St S | St. Anthony Falls Historic District | Add planters and seating to the rooftop |
| 160 | 6/5/24 | 144 26th St E | Washburn-Fair Oaks Historic District | Reroof 11 buildings on MCAD's campus due to hail damage |
| 161 | 6/3/24 | 57 4th Ave N | St. Anthony Falls Historic District | Garage door replacement |
| 162 | 6/6/24 | 2412 1st Ave S | Washburn-Fair Oaks Historic District | Reroof |
| 163 | 6/6/24 | 2405 Colfax Ave S | Lowry Hill East Residential Historic District | Reroof |
| 164 | 6/7/24 | 2308 Milwaukee Ave | Milwaukee Avenue Historic District | Reroof |
| 165 | 6/11/24 | 188 Bank St | St. Anthony Falls Historic District | Alter the rear porch |
| 166 | 6/11/24 | 1 De Lasalle Dr | St. Anthony Falls Historic District | Install temporary banners for the 125th anniversary |
| 167 | 6/11/24 | 2102 Clinton Ave | Washburn-Fair Oaks Historic District | Replace the roof |
| 168 | 6/14/24 | 4735 Emerson Ave S | Lynnhurst Residential Historic District | Replace the fence |
| 169 | 6/13/24 | 608 3rd St N | Minneapolis Warehouse Historic District | Add fuel fill stations at the Duffey 2.0 project site |
| 170 | 6/14/24 | 2215 Milwaukee Ave | Milwaukee Avenue Historic District | Replace the roof and skylights |
| 171 | 6/24/24 | 2409 Bryant Ave S | Lowry Hill East Residential Historic District | Replace the roof |
| 172 | 6/20/24 | 4741 Emerson Ave S | Lynnhurst Residential Historic District | Build a fence addition |
| 173 | 6/21/24 | 3600 Snelling Ave | St. James AME Church | Install a mini split A/C unit |
| 174 | 6/20/24 | 430 1st Ave N | Minneapolis Warehouse Historic District | Install eight (8) signs |
| 175 | 6/21/24 | 15 Main St SE | St. Anthony Falls Historic District | Roof Sign Installation |
| 176 | 6/25/24 | 315 14th Ave SE | Dinkytown Commercial Historic District | Minor alterations to the front elevation |
| 177 | 7/11/24 | 2544 Clinton Ave | Washburn-Fair Oaks Historic District | Reroof the house and garage |
| 178 | 6/24/24 | 911 Park Ave | Ninth Street South Historic District | Replace the roof |
| 179 | 6/25/24 | 212 3rd Ave N | Minneapolis Warehouse Historic District | Wall sign |
| 180 | 6/27/24 | 4735 Emerson Ave S | Lynnhurst Residential Historic District | Replace a second-story window on a side elevation |
| 181 | 6/27/24 | 1601 Park Ave | Legg House | Front and rear porch repairs |
| 182 | 6/27/24 | 2608 Blaisdell Ave | Calvary Baptist Church | Church reroof |
| 183 | 7/2/24 | 704 2nd St S | St. Anthony Falls Historic District | Repair masonry on the Wheat House |
| 184 | 7/1/24 | 315 4th St S | Minneapolis City Hall | Replace waterproofing system at the 5th Street Tower, remove failing clay tile form steel beams, and replace the non-historic flagpole |

| NO. | DATE | ADDRESS | DESIGNATOR | PROJECT DESCRIPTION |
|-----|---------|-----------------------|---|--|
| 185 | 7/3/24 | 2106 Milwaukee Ave | Milwaukee Avenue Historic District | Replace the roof and two (2) skylights |
| 186 | 7/3/24 | 2433 Colfax Ave S | Lowry Hill East Residential Historic District | Replace rotted wood trim |
| 187 | 7/9/24 | 323 1st Ave N | Minneapolis Warehouse Historic District | Projecting sign |
| 188 | 7/3/24 | 28 Saint Mary's Ave | Glendale Town Houses Historic District - INTERIM PROTECTION | Replacement or repair of asphalt and concrete features |
| 189 | 7/8/24 | 327 5th St SE | Fifth Street Southeast Historic District | Replace the roof |
| 190 | 7/9/24 | 3148 3rd Ave S | Healy Block Historic District | Remove non-historic siding and replace the roof |
| 191 | 7/9/24 | 300 Clifton Ave | Eugene Carpenter House | Reroof the house |
| 192 | 7/10/24 | 508 Washington Ave N | Minneapolis Warehouse Historic District | Install one (1) wall sign and one (1) projecting sign |
| 193 | 7/11/24 | 2415 Bryant Ave S | Lowry Hill East Residential Historic District | Rebuild the chimney on the rear roof slope |
| 194 | 7/10/24 | 111 Franklin Ave E | Washburn-Fair Oaks Historic District | Flat roofs reroof of building |
| 195 | 7/10/24 | 2119 3rd Ave S | Washburn-Fair Oaks Historic District | Reroof |
| 196 | 7/10/24 | 202 2nd St N | Minneapolis Warehouse Historic District | Awnings |
| 197 | 7/11/24 | 504 University Ave SE | St. Anthony Falls Historic District | Replace the roof |
| 198 | 7/16/24 | 1921 1st Ave S | Stevens Square Historic District | Replace the roof |
| 199 | 7/18/24 | 2506 1st Ave S | Washburn-Fair Oaks Historic District | Replace the roof |
| 200 | 7/18/24 | 416 1st Ave N | Minneapolis Warehouse Historic District | Install one (1) wall sign |
| 201 | 7/25/24 | 2436 Stevens Ave | Washburn-Fair Oaks Historic District | Replace the roof and a skylight |
| 202 | 7/19/24 | 219 2nd St N | Minneapolis Warehouse Historic District | Masonry retaining wall |
| 203 | 7/19/24 | 20 4th St N | Minneapolis Warehouse Historic District | Wall signs |
| 204 | 7/22/24 | 1300 Harmon Pl | Harmon Place Historic District | New flashing and brick replacement |
| 205 | 7/24/24 | 2517 Clinton Ave | Washburn-Fair Oaks Historic District | Non-Historic Window Replacements |
| 206 | 7/24/24 | 401 1st Ave N | Minneapolis Warehouse Historic District | Canopy signs |
| 207 | 7/25/24 | 405 14th Ave SE | Dinkytown Commercial Historic District | Move an existing wall sign and add a second wall sign |
| 208 | 7/25/24 | 1407 4th St SE | Dinkytown Commercial Historic District | Install a wall sign |
| 209 | 7/26/24 | 400 1st St N | St. Anthony Falls Historic District | Replace six (6) non-historic windows on a side elevation |

| NO. | DATE | ADDRESS | DESIGNATOR | PROJECT DESCRIPTION |
|-----|---------|--------------------|--|--|
| 210 | 7/25/24 | 2008 Pillsbury Ave | HewsonJ House | Rehabilitate two (2) historic window openings on the side elevation |
| 211 | 7/30/24 | 275 Market St | Northwestern Knitting Co. Building | Replace 11 non-historic windows on the east elevation |
| 212 | 7/29/24 | 622 9th St | S Mayhew Rowhouses/Ninth Street South Historic District | Replace the roof |
| 213 | 7/29/24 | 601 5th St | SE Fifth Street Southeast Historic District | Replace the roof shingles |
| 214 | 7/31/24 | 500 10th St | S Ninth Street South Historic District | Replace the roof |
| 215 | 8/2/24 | 110 Bank St | St. Anthony Falls Historic District | Replace a roof at Level 25 |
| 216 | 8/5/24 | 2405 1st Ave | S Washburn-Fair Oaks Historic District | Reroof and non-historic metal cladding replacement |
| 217 | 8/5/24 | 2401 1st Ave | S Washburn-Fair Oaks Historic District | Reroof and non-historic metal cladding replacement |
| 218 | 8/5/24 | 109 24th St | E Washburn-Fair Oaks Historic District | Reroof and non-historic metal cladding replacement |
| 219 | 8/6/24 | 107 3rd Ave | N Minneapolis Warehouse Historic District | Install a projecting sign |
| 220 | 8/9/24 | 818 2nd St | S St. Anthony Falls Historic District | Replace the roof on the main stage section of the building |
| 221 | 8/9/24 | 2524 Clinton Ave | Washburn-Fair Oaks Historic District | Reroof |
| 222 | 8/12/24 | 101 25th St | E Washburn-Fair Oaks Historic District | Non-historic re-siding |
| 223 | 8/13/24 | 430 1st Ave | N Minneapolis Warehouse Historic District | Install one (1) wall sign |
| 224 | 8/13/24 | 3136 3rd Ave | S Healy Block Historic District | Reroof of house and garage |
| 225 | 8/16/24 | 201 24th St | E Minneapolis Institute of Arts / Washburn-Fair Oaks Historic District | Parapet repairs, new flashing/coping/parapet cap system on non-contributing addition |
| 226 | 8/16/24 | 1300 Harmon Pl | Harmon Place Historic District | Site work/landscape changes |
| 227 | 8/21/24 | 2409 Colfax Ave | S Lowry Hill East Residential Historic District | Reroof the house and garage |
| 228 | 8/27/24 | 280 2nd Ave | N Minneapolis Warehouse Historic District | Replace the roof and six (6) skylights |
| 229 | 8/22/24 | 24 University Ave | NE St. Anthony Falls Historic District | Projecting sign re-face |
| 230 | 8/22/24 | 333 Washington Ave | N F.C. Hayer Co. Building / Minneapolis Warehouse Historic District | New free-standing sign |
| 231 | 8/23/24 | 2423 Clinton Ave | Washburn-Fair Oaks Historic District | Replace the roof |
| 232 | 8/28/24 | 2415 Bryant Ave | S Lowry Hill East Residential Historic District | Replace the roof and three skylights |
| 233 | 8/26/24 | 619 10th St | S Hinkle House | Install gutters |
| 234 | 8/27/24 | 4829 Colfax Ave | S Parker House | Replace the roof |
| 235 | 8/27/24 | 2447 Colfax Ave | S Lowry Hill East Residential Historic District | Install a min-split A/C |

| NO. | DATE | ADDRESS | DESIGNATOR | PROJECT DESCRIPTION |
|-----|---------|----------------------|---|--|
| 236 | 9/5/24 | 4730 Dupont Ave S | Lynnhurst Residential Historic District | Rebuild the rear chimney from the roofline up |
| 237 | 9/3/24 | 100 25th St E | Washburn-Fair Oaks Historic District | Replace the roof and one (1) skylight |
| 238 | 9/5/24 | 2440 Stevens Ave | Washburn-Fair Oaks Historic District | Replace the roof |
| 239 | 9/5/24 | 2418 Bryant Ave S | Lowry Hill East Residential Historic District | Replace the roof |
| 240 | 9/6/24 | 1601 Hennepin Ave | Harmon Place Historic District | Replace the roof |
| 241 | 9/5/24 | 401 1st St S | St. Anthony Falls Historic District | Landscape and trellis features |
| 242 | 9/5/24 | 129 2nd St N | Minneapolis Warehouse Historic District | New window opening and double-hung sash window |
| 243 | 9/5/24 | 415 1st St N | St. Anthony Falls Historic District | Replace 5 non-historic windows |
| 244 | 9/6/24 | 301 Washington Ave N | Minneapolis Warehouse Historic District | Replace the roof |
| 245 | 9/6/24 | 505 6th Ave SE | Fifth Street Southeast Historic District | Replace the roof |
| 246 | 9/6/24 | 727 24th St E | Brooberg House | Reroof |
| 247 | 9/9/24 | 4501 Hiawatha Ave | Fire Station 24 | Remove the rooftop billboard structure |
| 248 | 9/11/24 | 2425 Colfax Ave S | Lowry Hill East Residential Historic District | Replace the roof and a skylight and rebuild the rear chimney |
| 249 | 9/11/24 | 621 5th St SE | Fifth Street Southeast Historic District | Replace the roof and rebuild the chimney |
| 250 | 9/9/24 | 730 Stinson Pkwy | Cream of Wheat Building | Masonry rehabilitation |
| 251 | 9/11/24 | 2530 Clinton Ave | Washburn-Fair Oaks Historic District | New rear door/balcony |
| 252 | 9/12/24 | 620 1st St N | Minneapolis Warehouse Historic District | Replace the roof |
| 253 | 9/13/24 | 102 25th St E | Washburn-Fair Oaks Historic District | Replace the roof and three (3) skylights |
| 254 | 9/13/24 | 37 Island Ave W | St. Anthony Falls Historic District | Deck alterations |
| 255 | 9/16/24 | 510 6th Ave SE | Fifth Street Southeast Historic District | New rear (east) elevation deck |
| 256 | 9/16/24 | 2315 Clinton Ave | Washburn-Fair Oaks Historic District | Install two bath fan vents |
| 257 | 9/18/24 | 2532 Clinton Ave | Washburn-Fair Oaks Historic District | Reroof the house and garage |
| 258 | 9/18/24 | 702 1st St N | St. Anthony Falls Historic District | Replace a rear door |
| 259 | 9/23/24 | 411 Washington Ave N | Minneapolis Warehouse Historic District | Build a rear stair |
| 260 | 9/26/24 | 1600 Hennepin Ave | Basilica of Saint Mary | Replace the roof on the east side of the building |
| 261 | 9/26/24 | 15 1st St S | St. Anthony Falls Historic District | Replace a portion of the roof |
| 262 | 9/27/24 | 2400 Colfax Ave S | Lowry Hill East Residential Historic District | Reroof |

| NO. | DATE | ADDRESS | | | DESIGNATOR | PROJECT DESCRIPTION |
|-----|---------|---------|---------|-----|--|--------------------------------------|
| 263 | 9/27/24 | 2517 | Clinton | Ave | Washburn-Fair Oaks Historic District | Re-side non-historic condo townhomes |
| 264 | 9/30/24 | 2517 | Clinton | Ave | Washburn-Fair Oaks Historic District | Install a mini-split |
| 265 | 9/30/24 | 2428 | Bryant | Ave | S Lowry Hill East Residential Historic District | Reroof the house and garage |
| 266 | 9/30/24 | 241 | 5th | Ave | N Minneapolis Warehouse Historic District | Additional wall louver |

Cover Page Photo Credits:

Top Row (L to R): Fifth Street Southeast Historic District in 2024 (New History) and Washburn-Fair Oaks Historic District in 2024 (CPED)

Bottom Row (L to R): Dinkytown Commercial Historic District in 2023 (CPED) and Third Avenue Bridge in 1918 (Hennepin County Library)

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