



2013 Annual Report

Minneapolis Heritage Preservation Commission



Town Talk Diner

2707 ½ East Lake Street

Construction: 1946 • Local Designation: February 8, 2013



2013 Annual Report for the Heritage Preservation Commission

October 1, 2012—
September 30, 2013



City of Minneapolis

Mayor R.T. Rybak

Council President Barbara Johnson
Council Vice President Robert Lilligren
Council Majority Leader Gary Schiff
Council Minority Leader Cam Gordon



This publication is the Annual Report for the Minneapolis Heritage Preservation Commission (HPC) for its fiscal year October 1, 2012-September 30, 2013. 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.

Council Member Sandy Colvin Roy
Council Member Elizabeth Glidden
Council Member Lisa Goodman
Council Member Betsy Hodges
Council Member Diane Hofstede
Council Member John Quincy
Council Member Kevin Reich
Council Member Don Samuels
Council Member Meg Tuthill

Community Planning & Economic Department (CPED)

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



2013 Heritage Preservation Commission Members (Through May)

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

(Beginning in September)

Chad Larsen, Chair
Laura Faucher, Secretary

Alex Haecker
Chris Hartnett
Susan Hunter Weir
Ginny Lackovic
Linda Mack
Robert Mack
Ian Stade
Constance Vork

Heritage Preservation Commission

Created in 1971, the Heritage Preservation Commission (HPC) is a 10-member commission comprised of persons living within the City of Minneapolis who possess a demonstrated interest, as well as professional experience and expertise, in preservation work.

Appointments

The HPC received one new first-term commissioner in January, Ian Stade, and confirmed the reappointments of three existing commissioners: Chad Larsen, Ginny Lackovic, and Tammy Lindberg.

Ian Stade was appointed to fill the vacancy created by the resignation of Kevin Kelly, whose term was to run through December 32, 2013. Ian is a librarian with the Hennepin County Library and is also a member of the Minnesota Historical Society and the Hennepin History Museum.

The HPC received two new first-term commissioners in September: Chris Hartnett and Constance Vork.

Chris Hartnett was appointed to fill the vacancy created by the resignation of Tammy Lindberg, whose term was to run through December 31, 2013. Chris is a structural design engineer and has focused for the past 15 years on the repair, renovation, and adaptive reuse of existing buildings.

Constance Vork was appointed to fill the vacancy created by the resignation of Jody Tableporter, whose term was to run through December 31, 2014. Constance is a realtor with six years of experience.

Resignations

April saw the resignation of **Tammy Lindberg**, whose employment required relocation to Colorado. Tammy had served on the commission since 2011, attending nearly 50 meetings.

May saw the resignation of **Jody Tableporter**, whose employment required her to leave the commission due to a conflict of interest with the business of the commission. Jody had served on the commission since 2012, attending nearly 25 meetings.

33rd Annual Statewide Historic Preservation Conference

The 33rd Annual Statewide Historic Preservation Conference was held in Lanesboro, MN, on September 11 through 13.

The following staff attended the conference: Hilary Dvorak, Becca Farrar, Aaron Hanauer, Kimberly Holien, John Smoley and Janelle Widmeier.

Laura Faucher, current commissioner and HPC's 2013 Secretary, attended the conference. In addition, she presented during a session titled "Building Codes & Preservation."

National Alliance of Preservation Commissioners (NAPC)

The Commission Assistance and Mentoring Program (CAMP) is NAPC's signature training program. Launched in the early 1990s, the program provides intensive, on-site training for local preservation commission members. Ian Stade, current commissioner, attended CAMP in Red Wing, MN on July 18 and 19.

2013 CPED Organizational Changes

Three City of Minneapolis departments — Community Planning & Economic Development (CPED), Health, and Regulatory Services — saw significant changes in the beginning of 2013 as departmental functions were examined and shifted to meet the business creation and expansion goals outlined in Mayor R.T. Rybak's 2013 City budget.

As a result, the business, development review, and building inspections functions formerly performed by Regulatory Services were moved to CPED. CPED is now responsible for planning, development review and construction code services. With the reorganization, CPED's staff nearly doubled, going from 117 employees to 225 employees.

CPED

As part of the larger CPED changes, the Planning Division was dissolved. Four new divisions within CPED were created: Economic Development, Housing, Long Range Planning and Development Services.

Development Services

The Land Use, Design and Preservation arm of Development Services oversees the responsibilities of the HPC which reviews all public hearing items including Certificates of Appropriateness (CofAs) and Demolitions of Historic Resources.

The Zoning Administration and Enforcement arm of Development Services oversees administrative review work including Certificates of No Change (CNCs) and wrecking reviews.

Long Range Planning

Long Range Planning oversees the review of designations, creation of design guidelines, and other long-range preservation planning efforts.

Minneapolis Heritage Preservation Awards

Co-sponsored between the HPC, the Minneapolis Chapter of the American Institute of Architects, and Preserve Minneapolis, the Preservation Awards recognize individuals and projects that promote and enhance heritage preservation in Minneapolis. The 22nd Annual Preservation Awards ceremony and luncheon was held on May 16, 2013, at the International Market Square.

Historic Restoration, Rehabilitation, or Adaptive Reuse Project

These are projects that return an existing place, property, building, or landscape to its original character in a manner that is respectful to the property's historic past, or which transform and reinvent the property to incorporate both new and old elements in a way that is respectful of yet different from the form of the past. The following projects received this honor:

- *Washburn Crosby Elevator No. 1*
- *Basilica of Saint Mary Sacristy and Narthex Restoration*
- *430 Oak Grove Apartments*
- *Copham Apartments and ElseWarehouse Apartments*
- *Minneapolis Grain Exchange Trading Floor (CoCo Minneapolis)*

Recent Past Award

Recent Past Awards recognize projects that restore, reuse, or add to a place, property, building, or landscape that originates from (approximately) the last 50 years. The following project received this honor:

- *Cedar Square West (Riverside Plaza)*

Community Education and Advocacy

Meant to recognize organizations and their preservation-related education and outreach projects, there was one project from this category awarded this year. The following project received this honor:

- *Museum in the Streets – Lake Street*

Good Luck and Good Fortune

These are projects just getting started that have already committed to a specific preservation challenge in Minneapolis. This category is meant to encourage bold projects, draw attention to their high-minded purpose, and lend support through wider community knowledge of and participation in the project. The following projects received this honor:

- *The Hollywood Theater*
- *Peavey Plaza*

The Steve Murray Award

The Steve Murray Award is considered the top individual honor for preservation in Minneapolis. It is awarded to an individual who has displayed leadership, courage, and dedication to heritage preservation in Minneapolis in the last year or over the course of his or her career or lifetime. The following individual received this honor:

- *Chester Rog*

Designations

Local Individual Designations



Laura Chase Residence

Laura Chase Residence

3045 5th Avenue South

Designation: October 5, 2012

A 2.5-story split gable residence designed in the Shingle Style with shake siding in the upper stories and lap siding on the ground level. Eligible under Criterion #4 for its embodiment of the Shingle Style of architecture, and Criterion #6 for its association with master builder Maurice Schumacher and master architect William Kenyon.



Town Talk Diner

Town Talk Diner

2707 ½ East Lake Street

Designation: February 8, 2013

A small, two-story commercial structure whose dominant feature is a distinctive, stylized sign advertising the name of the business on the façade. Eligible under Criterion #1 for its association with significant events or with periods that exemplify broad patterns of cultural, political, economic, or social history, Criterion #4 for its embodiment of the Streamline Moderne architectural style, and Criterion #5 for exemplifying a development pattern distinguished by innovation, rarity, uniqueness, or quality of design or detail.



Peavey Plaza

National Register of Historic Places Nominations

The HPC commented favorably on the following NRHP nominations:



Hotel Maryland

Hotel Maryland

1101 Nicollet Mall

Eligible under Criterion A for its association with events that have made a significant contribution to the broad patterns of our history and under Criterion C for its significance in the area of Landscape Architecture as a nationally important Modernist landscape.

Hotel Maryland

1346 LaSalle Avenue

Eligible under Criterion A for its association with events that have made a significant contribution to the broad patterns of our history.



Minnesota Linseed

Minnesota Linseed

312 11th Avenue South

Eligible under Criterion A for its association with events that have made a significant contribution to the broad patterns of our history.

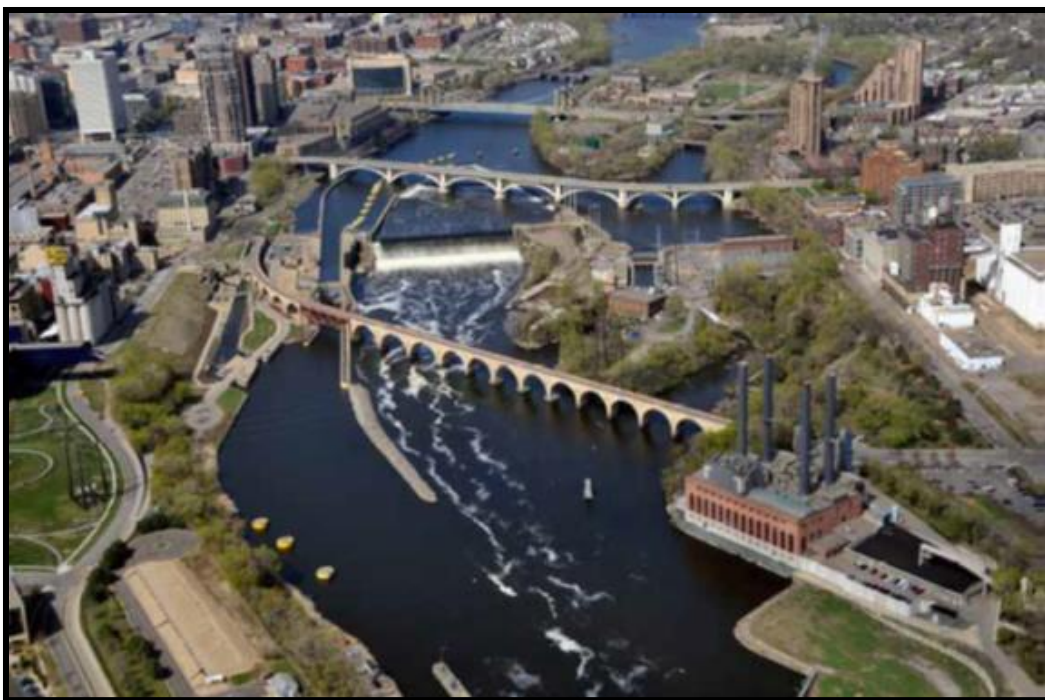
Update of the Design Guidelines for the St. Anthony Falls Historic District

The St. Anthony Falls Historic District Design Guidelines were adopted by the Minneapolis Heritage Preservation Commission in 1980. In the three decades following their adoption, the district saw dramatic change. Access to and interaction with the falls and the river had evolved, infrastructure had been added, project plans had been developed and realized, and the understanding and knowledge of the archaeology within the district had increased. The field of preservation had also evolved from a disciplinary perspective. It was no longer sufficient to simply save and re-use a specific collection of historic buildings or properties.

Guidance for preservation and development in the St. Anthony Falls Historic District had been accomplished through documents approved for specific uses, projects, or sub-areas, but it had been piecemeal.

In order to create and sustain economically successful places, it is critical to evaluate and carefully consider how entire environments function as a diverse, but unified, cultural landscape. After 30 years, a comprehensive re-evaluation and a more finely grained approach to design guidelines were overdue for the district.

In March of 2010, the City of Minneapolis received a grant from the St. Anthony Falls Heritage Board to develop new design guidelines for the St. Anthony Falls Historic District. The firm of Winter and Company, an urban design and historic preservation firm from Boulder, Colorado, was selected to update the design guidelines. After a year of public engagement, the HPC approved the revised design guidelines on October 23, 2012.



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 39 Certificate of Appropriateness applications.

Historic Variances

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

Appeal of the Planning Director

The HPC reviewed one appeal of the Planning Director.

Demolition of Historic Resources

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

Certificates of No Change

CPED staff administratively reviewed 140 Certificate of No Change applications for minor alterations that did not change the historic integrity or visual character of the property.

Wrecking Permits

CPED reviewed and approved a total of 194 wrecking permits.

Heritage Preservation Files and Inventory

Community Planning and Economic Development (CPED) is located in room #300 of the Public Service Center Building, 250 South 4th Street, and retains Landmark nominations and survey forms for properties in the city as well as inventory files for designated districts and other potentially historic properties. Some of these materials are in survey form and typically contain brief descriptions of the resource or building, an approximate date of construction, a statement of significance, and a photograph. For locally designated properties, CPED maintains records on applications that have gone before the HPC for approval, as well as minutes from HPC meetings. There is also a collection of books maintained on the history of Minneapolis.

Research and Contacts

Survey and research information is available to the public during normal business hours. Those interested in researching any potential or known historic resources are encouraged to call for an appointment with CPED staff to discuss their specific needs or to view the HPC collection.

For more information or to schedule an appointment, contact HPC Committee Clerk Fatimat Porter, 612.673.3153.

Certificates of Appropriateness – Public Hearing Items

Reviewed from 10/1/2012 to 9/30/2013

No.	Date	Address	Designator	Type	Outcome
1.	10/23/12	1206 Harmon Place	Harmon Place	Master sign plan	Approved
2.	10/23/12	413-425 Main Street SE	St Anthony Falls	New apartment building	Approved
3.	11/5/12	1721 University Ave SE	Greek Letter Chapter	Rear wing rehabilitation	Approved
4.	11/5/12	311 (315) 1st Ave N	North Loop Warehouse	Signs and awnings	Approved
5.	12/11/12	416-30 1st Ave N	North Loop Warehouse	Sign	Approved
6.	12/11/12	730 Washington Ave N	North Loop Warehouse	Sign	Approved
7.	1/15/13	314 1st Ave N	North Loop Warehouse	Rehabilitation and new construction	Approved
8.	1/15/13	1215 & 1219 Marshall St NE	Grain Belt Brewing Landmark	Rehabilitation and new construction	Approved
9.	1/15/13	1219 Marshall St NE	Grain Belt Brewing Landmark	New construction	Approved
10.	1/29/13	1775-77 Colfax Ave S	John Lind House Landmark	Additions and modifications	Approved
11.	2/26/13	1 (3) Lourdes Place	St Anthony Falls	AC units	Approved
12.	2/26/13	300 1st Ave N, 123 3rd St N	North Loop Warehouse	Addition and signage	Approved
13.	3/19/13	88 17th Street N	Basilica of St. Mary Landmark	Elevator addition	Approved
14.	4/2/13	2008 2nd Ave S	Washburn Fair-Oaks	Siding and window trim	Approved
15.	4/2/13	324 1st St N	St Anthony Falls	New construction	Approved
16.	4/30/13	1605 Hennepin Ave	Harmon Place	Alterations	Approved
17.	4/30/13	1609-19 Hennepin Ave	Harmon Place	Alterations	Approved
18.	4/30/13	1121 & 1127 Hennepin Ave	Harmon Place	Expansion of non-contributing accessory structure	Approved
19.	5/14/13	4901 46 th Ave & 4901 Minnehaha Ave	Minnehaha	Play area replacements	Approved
20.	5/14/13	900 3 rd St N	Warehouse	Rehabilitation	Approved
21.	5/14/13	307 Washington Ave N	Warehouse	Alterations	Continued
22.	6/4/13	110 Bank St	St Anthony Falls	Mechanical equipment	Approved
23.	6/4/13	307 Washington Ave N	Warehouse	Alterations	Approved
24.	6/4/13	701 Washington Ave N	Warehouse	Alterations	Approved
25.	6/4/13	106-08 Washington Ave N	Warehouse	Alterations	Approved
26.	6/4/13	2541 Stevens Ave	Washburn Fair-Oaks	Move house to another location	Approved
27.	6/4/13	2543 Stevens Ave	Washburn Fair-Oaks	Move house to another location	Approved
28.	6/18/13	219 2 nd St N	Warehouse	Rehabilitation	Continued
29.	7/9/13	1608-10 Harmon Place	Harmon Place	Rehabilitation	Approved
30.	7/9/13	2304 Milwaukee Ave	Milwaukee Avenue	1 st and 2 nd story porch	Approved
31.	7/9/13	700 2 nd St So	St Anthony Falls	Window	Approved
32.	7/23/13	3022 Hennepin Ave	Granada Theater Landmark	Rehabilitation	Continued
33.	7/23/13	219 2 nd St N	Warehouse	Rehabilitation	Continued
34.	8/6/13	3022 Hennepin Ave	Granada Theater Landmark	Rehabilitation	Approved
35.	8/20/13	219 2 nd St N	Warehouse	Rehabilitation	Approved
36.	9/24/13	910 Portland Ave	South Ninth Street	Alterations	Approved
37.	9/24/13	212 2 nd St SE	St Anthony Falls	Alterations	Approved
38.	9/24/13	123 3 rd St N	Warehouse	Balcony with 2 doors	Approved
39.	3/19/13	88 17th Street N	Basilica of St. Mary Landmark	Elevator addition	Approved

Historic Variances – Public Hearing Items

Reviewed from 10/1/2012 to 9/30/2013

No.	Date	Address	Designator	Type	Outcome
1.	9/10/13	1900 LaSalle Ave	Van Dusen Mansion Landmark	Reception/meeting hall	Approved
2.	9/10/13	1900 LaSalle Ave	Van Dusen Mansion Landmark	Reception/meeting hall	Approved

Appeal of the Planning Director – Public Hearing Items

Reviewed from 10/1/2012 to 9/30/2013

No.	Date	Address	Designator	Type	Outcome
1.	4/16/13	2320 Colfax Ave S	Potential Historic Resource	Appeal of the Planning Director	Appeal granted

Demolition of Historic Resources – Public Hearing Items

Reviewed from 10/1/2012 to 9/30/2013

No.	Date	Address	Designator	HPC Outcome	CC Outcome
1.	11/5/12	1500 6th St S	Gluek Brewing Tide House	Deny	Denied
2.	12/11/12	628 University Ave SE	Multiple-family residential	Approved	n/a
3.	6/18/13	5701 Oliver Ave So	Single-family dwelling	Approved	n/a
4.	7/9/13	315 1 st Ave NE	Commercial building	Approved	n/a
5.	8/6/13	2108 Kenwood Pkwy	Single-family dwelling	Approved	n/a
6.	9/10/13	1500 6 th St S	Gluek Brewing Tide House	Deny	Approved

Certificates of No Change – Staff Approvals

Reviewed from 10/1/2012 to 9/30/2013

No.	Date	Address	Designator (District)	Type (CNC)
1.	10/3/12	2328 Lake Place	Individual Landmark	Reroof
2.	10/4/12	95 Merriam St	St Anthony Falls	Signage
3.	10/6/12	1715 Stevens Ave S	Stevens Square	Window replacement
4.	10/11/12	310 2nd St N	St Anthony Falls	Painted mural
5.	10/12/12	430 1st Ave N	North Loop Warehouse	Replace existing signs
6.	10/12/12	527 Marquette Ave	Individual Landmark	Subsurface work and sidewalk replacement
7.	10/12/12	315 1st Ave N	North Loop Warehouse	Ductwork and fan
8.	10/16/12	2906 Hennepin Ave	Individual Landmark	Signage
9.	10/16/12	111 East Franklin Ave	Washburn Fair-Oaks	Water infiltration remediation
10.	10/18/12	31-51 West Island Ave	St Anthony Falls	Entry steps and landings
11.	10/18/12	310 2nd St N	St Anthony Falls	Replacement windows
12.	10/18/12	116 East 32nd St	Individual Landmark	Roof and soffit repair/replacement
13.	10/19/12	200 (212) 3rd Ave N	North Loop Warehouse	Replace AC units and louvers with glass
14.	10/23/12	2548 Clinton Ave S	Washburn Fair-Oaks	Reroof
15.	10/24/12	137 17 th St S	Stevens Square	Window replacement, (addendum, tree removal approved 4/30/13)
16.	10/24/12	1818 LaSalle Ave	Individual Landmark	Rehabilitation
17.	10/26/12	200 (212) 3rd Ave N	North Loop Warehouse	HVAC
18.	10/26/12	36 South 9th St	Individual Landmark	Architectural terra cotta repair
19.	10/26/12	2515 1st Ave S	Washburn Fair-Oaks	Reroof
20.	10/29/12	1724 Kenwood Pkwy	Individual Landmark	Cellular antennas
21.	10/30/12	1100 4th St SE	Greek Letter Chapter	Rear balcony repair
22.	10/30/12	1717 University Ave SE	Greek Letter Chapter	Window and door replacement
23.	11/1/12	2608 Blaisdell Ave S	Individual Landmark	Concrete steps and stone wall
24.	11/1/12	800 Washington Ave N	North Loop Warehouse	Reroof
25.	11/1/12	3116 3rd Ave S	Healy Block	Roof, porch, railing, steps, storm windows
26.	11/7/12	1201 Harmon Place	Harmon Place	Non-illuminated projecting sign
27.	11/7/12	120 North 1st Ave	St Anthony Falls	Non-illuminated projecting sign
28.	11/13/12	250 South 4th St	Individual Landmark	Reroof
29.	11/15/12	1900 LaSalle Ave	Individual Landmark	Monument sign
30.	11/15/12	2540 Park Ave	Individual Landmark	Landscaping, driveway, trash enclosure
31.	11/16/12	401 1st Ave N	North Loop Warehouse	Roofing
32.	11/20/12	4206 28th Ave S	Individual Landmark	Window removal and infill
33.	11/21/12	700 Washington Ave N	North Loop Warehouse	Lintels and masonry repair
34.	11/28/12	1829 University Ave SE	Greek Letter Chapter	Chimney rebuild
35.	11/29/12	718 Washington Ave N	North Loop Warehouse	Rooftop deck
36.	12/3/12	400 10th Avenue SE	Individual Landmark	Porch repairs
37.	12/4/12	2214-18 4th Ave S	Washburn Fair-Oaks	Replace existing wall sign
38.	12/6/12	2500 Portland Ave	Individual Landmark	Doors
39.	12/7/12	14 Grove St	St Anthony Falls	Replacement of entry door
40.	12/10/12	1111 Hennepin Ave	Harmon Place	Projecting sign
41.	12/18/12	1100 4th Street SE	Greek Letter Chapter	Entry access
42.	12/20/12	2318 4th Ave S	Stevens Square	Sidewalk replacement
43.	12/21/12	17 East 24th St	Washburn Fair-Oaks	Exterior maintenance
44.	12/26/12	1215 Marshall St NE	Individual Landmark	Downspouts
45.	1/7/13	1121 Hennepin Avenue	Harmon Place	Modifications to accessory structure
46.	1/9/13	400 1st Street N	North Loop Warehouse	Siding removal and reinstallation
47.	1/9/13	1515 University Ave SE	Greek Letter Chapter	Partial reroof and gutter
48.	1/9/13	424 3rd Ave N	Minnehaha	Rooftop condensers

49.	1/15/13	420 5th Street North	North Loop Warehouse	Rooftop condensers
50.	1/24/13	607 Washington Ave North	North Loop Warehouse	Rooftop condensers
51.	1/29/13	2007 Milwaukee Ave	Milwaukee Avenue	Reroof
52.	1/29/13	2102 Milwaukee Ave	Milwaukee Avenue	Reroof
53.	2/1/13	606 Washington Avenue N	North Loop Warehouse	Signage
54.	2/1/13	401 1st St S #1810 and #1814	St Anthony Falls	Window replacement
55.	2/8/13	212 3rd Avenue North	North Loop Warehouse	Cellular antennas
56.	2/14/13	1724 Kenwood Parkway	Individual Landmark	Fiber optic cabling installation
57.	2/20/13	501 Main Street SE	St Anthony Falls	Signage
58.	2/22/13	182 Bank Street SE	St Anthony Falls	Replacement windows
59.	3/1/13	1208 Harmon Place	Harmon Place	Temporary banner sign
60.	3/1/13	607 Washington Avenue N	North Loop Warehouse	Rooftop mechanical equipment
61.	3/13/13	2901 Hennepin Ave	Individual Landmark	Monument sign
62.	3/13/13	821 Marquette Ave	Individual Landmark	Cooling tower pipe replacement
63.	3/15/13	10 13th Street S (8 13th St S)	Harmon Place	Signage
64.	3/22/13	730 Washington Ave N	North Loop Warehouse	Loading dock, retaining wall, and entry ramp
65.	3/28/13	528 Hennepin Ave	Individual Landmark	Mechanical equipment
66.	3/28/13	800 Washington Ave	North Loop Warehouse	Entry modifications
67.	3/29/13	1621 Hennepin Ave	Harmon Place	Signage
68.	4/3/13	101 East Grant St	Individual Landmark	Rear addition and basement doors
69.	4/10/13	528 Hennepin Avenue	Individual Landmark	Blade Sign
70.	4/12/13	1635 Hennepin Ave	Harmon Place	Cellular dish antenna
71.	4/15/13	1 Main Street SE	St Anthony Falls	Signage (returned)
72.	4/17/13	2102-04 4th Ave S	Washburn Fair-Oaks	Brick work
73.	4/19/13	110 Bank St SE	St Anthony Falls	Rehabilitation
74.	4/22/13	700 Washington Ave N	Warehouse	Signage
75.	4/26/13	1610 Harmon Place	Harmon Place	Rehabilitation
76.	4/30/13	618 Washington Ave N	Warehouse	Shed, planters and pergola
77.	5/2/13	201 2nd Ave SE	St Anthony Falls	Microwave dish
78.	5/2/13	103 2nd St N	Warehouse	Reconstruction of alley
79.	5/2/13	800 1st St N	St Anthony Falls	Masonry repair
80.	5/6/13	608 5th St SE	Fifth Street Southeast	Front step replacement
81.	5/6/13	207 Washington Ave N	Warehouse	Rear entries
82.	5/7/13	1223 Harmon Place	Harmon Place	Awning sign
83.	5/7/13	120 1st Ave N	Warehouse	Entry door
84.	5/15/13	622 5th St SE	Fifth Street Southeast	Decking and front porch
85.	5/16/13	708 2nd St S	St Anthony Falls	Stabilization of masonry walls
86.	5/17/13	15 South 1st St	St Anthony Falls	Tuck-pointing and masonry repair/replacement
87.	5/17/13	516 4th Ave SE	Fifth Street Southeast	Installation of freestanding AC unit
88.	6/4/13	1775 Colfax Ave S	Individual Landmark	Mechanical equipment
89.	6/6/13	120 1st Ave MN	Warehouse	Mechanical equipment
90.	6/7/13	1200 2nd Ave S	Individual Landmark	Tower roof replacement
91.	6/10/13	100 University Ave SE	St Anthony Falls	HVAC condensers and lines
92.	6/11/13	100 6th St N	Warehouse	Mechanical equipment
93.	6/13/13	600 Washington Ave N	Warehouse	Replace recessed entry door
94.	6/14/13	337 Oak Grove St	Individual Landmark	Removal of exterior staircase
95.	6/14/13	2307 Milwaukee Ave	Milwaukee Avenue	AC condenser
96.	6/19/13	1109 5th St SE	Greek Letter Chapter	Reroof
97.	6/20/13	1625 Hennepin Ave	Harmon Place	Accessible ramp in alley
98.	6/20/13	2523 1st Ave S	Washburn Fair-Oaks	Reroof
99.	6/20/13	600 2nd St N	Warehouse	Rooftop AC condenser replacement
100.	6/26/13	222-228 E Hennepin Ave	St Anthony Falls	Brick replacement and tuck-pointing
101.	6/27/13	350 South 5th Street	Individual Landmark	Elevator HVAC
102.	6/28/13	3124 3rd Ave So	Healy Block	Front porch repairs
103.	7/12/13	530 3rd St N	Warehouse	Rain gutter
104.	7/15/13	1109 5th St SE	Greek Letter Chapter	Reconstruction of front stairs/landing and masonry wall
105.	7/19/13	120 1st Ave N	Warehouse	Sign
106.	7/24/13	150 Portland Ave	St Anthony Falls	Wall mounted fire hydrant
107.	7/30/13	201 2nd St NE	St Anthony Falls	Replacement of attached deck
108.	7/30/13	214 3rd Ave NE	St Anthony Falls	Replacement of attached deck
109.	7/30/13	240 3rd Ave NE	St Anthony Falls	Replacement of attached deck
110.	8/8/13	1625 University Ave SE	Greek Letter Chapter	Replace asphalt roof
111.	8/12/13	240 3rd Ave NE	St Anthony Falls	Sliding glass door
112.	8/14/13	622 9th St So	South Ninth Street	Masonry repair
113.	8/14/13	911 Park Ave	South Ninth Street	Exterior rehab
114.	8/14/13	212 3rd Ave No	Warehouse	Brick replacement and mortar work
115.	8/14/13	500 10th St So	South Ninth Street	Masonry, stucco, fencing, windows and other exterior work

116.	8/15/13	2220 Clinton Ave	Washburn Fair-Oaks	Exterior work
117.	8/28/13	212 3 rd Ave No	Warehouse	Removal/replacement of new cooling system
118.	9/5/13	616 3 rd St So	Individual Landmark	HVAC condenser and lines
119.	9/5/13	1779 Emerson Ave So	Individual Landmark	HVAC condenser and lines
120.	9/6/13	2611 3 rd St No	Individual landmark	Remove/replace existing wood staircase
121.	9/9/13	329 10 th Ave NE	Greek Letter Chapter	HVAC condensers and lines
122.	9/10/13	2524 Stevens Ave	Washburn Fair-Oaks	Chimney cover with mesh cap
123.	9/10/13	16 University Ave NE	St Anthony Falls	Sign
124.	9/11/13	106 3 rd St N	Warehouse	Replace flat roof
125.	9/13/13	182 Bank St SE	St Anthony falls	Awnings
126.	9/13/13	2517-2525 Clinton Ave	Washburn Fair-Oaks	Replacement of asphalt shingle roof
127.	9/17/13	227 1 st St N & 107 3 rd Ave N	St Anthony Falls	Signs
128.	9/18/13	302 East 26 th St	Washburn Fair-Oaks	Roof work and skylight
129.	9/18/13	15 Groveland Terrace	Individual Landmark	Mortar and masonry work
130.	9/19/13	1 4 th Ave No	St Anthony Falls	HVAC condensers and lines
131.	9/19/13	9 4 th Ave No	St Anthony Falls	HVAC condensers and lines
132.	9/20/13	2206 1 st Ave So	Washburn Fair-Oaks	In-kind replacement of metal porch roofing
133.	9/20/13	2438 Stevens Ave	Washburn Fair-Oaks	Front steps and rear driveway
134.	9/24/13	514 3 rd St N	Warehouse	Door replacement
135.	9/24/13	1724 Kenwood Parkway	Individual Landmark	Relocation of antenna
136.	9/24/13	1 De Lasalle Place	St Anthony Falls	Installation of a 130 panel sun-module
137.	9/26/13	211 1 st St N	St Anthony Falls	Rooftop AC condenser replacement
138.	9/26/13	2405 22 nd St W	Individual Landmark	Flat roof replacement
139.	9/30/13	25 1 st St N	St Anthony Falls	Replace 6 cellular antenna and add supporting infrastructure
140.	9/30/13	45 4 th Ave No #103	St Anthony Falls	Door replacement