



2025 ANNUAL REPORT



2025 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, 2024–September 30, 2025. 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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 Council President Elliott Payne
 Council Vice President Aisha Chughtai
 Council Member Andrea Jenkins
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 Council Member Michael Rainville
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 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 designation studies 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. 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 now also list historic designation status to let property owners know that they are buying a locally designated historic property in the city.

UPDATED WEBSITE PROFILES FOR LANDMARKS AND HISTORIC DISTRICTS

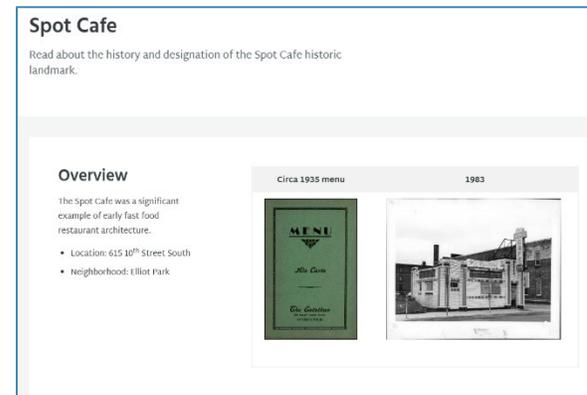
Following a previous effort in 2023 to overhaul our program's website and rewrite the content in plain language, CPED staff completed the second phase in early 2025. The second phase included updates and revisions to profiles on each of the 200+ landmarks and historic districts. Check it out here:

<https://www.minneapolismn.gov/resident-services/property-housing/preservation/landmarks-districts/>

Aspen Pflanz, Julia Goodhart, and Erin Que revised the profiles, with additional help from Rob Skalecki and John Hedstrom to write profiles that were absent from the website. Each profile identifies why the property is important and basic details about its construction and use. The profiles also more

clearly define each property's period and area(s) of significance (if known) and type of local designation. For a deeper dive, viewers can read a historical narrative, written in plain language. This is especially helpful for the handful of landmarks that are no longer extant.

Example profile:



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 early 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 of 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.

Since then, the new ordinance has gone through many drafts and reviews by internal and external stakeholders. HPC voted to approve the final draft of the text amendment in September 2025 with some suggested changes, and the text amendment to moving forward for City Council votes on adoption. CPED anticipates the new ordinance will be effective at the beginning of 2026.



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.

2025 HERITAGE PRESERVATION COMMISSION MEMBERS

Marais Bjornberg, Chair
 Kelly Mastin, Vice Chair
 Paul Mellblom, Secretary
 Namdi Alexander
 Ethan Boote
 Travis Herr
 Toshihiko Karato
 Mariel Rodriguez
 Amy Thomas
 Lindsey Wallace

Preservation and Public History Projects.” Erin spoke about how CPED formed the African American Heritage Work Group (AAHWG). This group has shaped the Minneapolis African American Historic and Cultural Context Study. Other panelists included Michael Corey, Richard Mann, and Frank White, who spoke about the Turner J. Starks History Project. Greg Donofrio moderated the panel. We compared and contrasted our methods for forming community advisory boards. We shared tips for how to responsibly and effectively partner with community members.

APPOINTMENTS

The City Council confirmed the new appointments of Commissioners Namdi Alexander, Amy Thomas, and Lindsey Wallace in late 2024, and Mariel Rodriguez in early 2025. Paul Mellblom and Ethan Boote were also reappointed in late 2024.

NATIONAL COUNCIL ON PUBLIC HISTORY ANNUAL MEETING

In March 2025, Erin Que co-organized a panel session at the National Council on Public History’s annual conference in Montreal, Canada. The conference theme was Solidarity/Solidarité. The session was titled “Talking and Listening: How Community Advisory Boards Enhance Historic

45TH ANNUAL STATEWIDE HISTORIC PRESERVATION CONFERENCE



The 45th Annual Statewide Historic Preservation Conference was held in New Ulm, MN, on September 10th - 12th. Daniel J. Hoisington, National Historian of the American Turners and an Independent Consultant, presented the keynote address on the history of New Ulm as a planned city for the German Turners. The presentation centered on

influence of "Practical Turnerism" on the city's design, its early educational and cultural institutions, and its legacy of civic engagement. It touched on the challenge for preservationists to not only save the built environment, but also the ideas that make us who we are.



Erin Que participated in a session related to the Minneapolis African American Historic and Cultural Context Study and the work of the African American Heritage Work Group (AAHWG). It was titled "Preserving the Past, Empowering the Future: Black Community Heritage." She joined AAHWG members Kendra Ellner, Greg McMoore and James Curry in a panel discussion. The session focused on the importance of the group's formation and how the group developed and guided context study work from July 2024 to June 2025. The panel brought on conversation about how community engagement can be reimaged, especially among communities and cultures that have been historically underrepresented among the body of locally designated and NRHP-listed properties. The session highlighted African American and Black heritage AAHWG members' experiences on the work group, compelling stories from the context study, and ideas to carry this work forward.



2025 STATEWIDE PLANNING CONFERENCE

In late September 2025, the American Planning Association Minnesota chapter hosted the annual Planning Conference in Willmar. The keynote speaker was Jeff Aguy who talked about "Planners and Economic Development Leaders."

Erin Que reprised a session titled "Preserving the Past, Empowering the Future: Black Community Heritage" with AAHWG members Kendra Ellner and Michelle Lincoln. Both Kendra and Michelle are urban planners and have chaired the chapter's DEI committee. The session was well-received and will hopefully encourage other cities to embark on similar efforts to uplift underrepresented stories.



NATIONAL ALLIANCE OF PRESERVATION COMMISSIONS FORUM 2026 CONFERENCE PLANNING

CPED preservation staff are serving on the Local Planning Committee for the upcoming FORUM 2026 conference in Minneapolis. Staff attend monthly meetings with representatives from NAPC, SHPO, Rethos, and Preserve Minneapolis. We helped develop the graphic identity and conference subthemes. We also promoted the Call for Session Proposals to preservation partners and neighborhood groups, contributing to a record number of session proposals received. Staff are also curating a wide array of tours that will be offered concurrently with sessions. The tours will help highlight preservation stories in action. We look forward to welcoming conference attendees to Minneapolis next summer.



NOMINATIONS AND DESIGNATIONS

This year the HPC nominated three (3) resources for designation. One property was designated, one district was recommended for designation (but not designated), and two (2) designation studies are ongoing.

LOCAL NOMINATION FOR DESIGNATION

NELSON HOUSE

2620 8th Ave N

NOMINATION HEARING: October 22, 2024

DESIGNATION HEARING: August 12, 2025



Prince Rogers Nelson’s family bought the property at 2620 8th Ave N on March 26, 1965 when Prince was 6. This period in his childhood was critical to his musical development and future success. While living here, Prince learned how to play the piano by watching his dad play or by experimenting on his own. He also developed his songwriting, performing, and singing abilities, affirmed by his own accounts and memories of close family members. During this time, Prince and his family attended the Glendale Seventh-day Adventist Church at 1138 Glenwood Ave, where he met the Anderson family, including, Fred, Bernadette, and his future best friend and collaborator, André (later known as André Cymone). The Anderson family also

influenced his musical development. Prince moved out of this house in 1970 at age 12. This property was designated under Criterion 2 for its association with Prince and has a period of significance of 1965-1970.

Photo credit: Kristen Zschomler

GLENDALE TOWN HOUSES HISTORIC DISTRICT

Properties generally bounded by 27th Ave SE, Delaware St SE, Williams Ave SE, and Saint Marys Pl

NOMINATION HEARING: JUNE 4, 2024

DESIGNATION HEARING: APRIL 22, 2025

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

The historic district has significance under Criterion 1 in the areas of social history and community planning for its role in the development of affordable housing in Minneapolis. Glendale was the first public housing complex built under the newly formed MHRA in response to the housing shortage after WWII. It also has significance under Criterion 5 for its approach to public housing in its development and landscape design. Glendale mirrored the quality and design of private housing, a departure from the dense urban living in other parts of the city. The complex was planned with low-density town houses that offered light, space, ventilation, and playgrounds with open lawns and public spaces – a new approach to affordable housing in the early 1950s. While significant, the complex has compromised physical integrity. The HPC overturned staff recommendation and voted to recommend approval of the historic district to the City Council in April 2025. However, City Council did not make a decision on the designation resolution and referred the item back to staff on June 10, 2025. The district was previously considered by City Council for designation in 2021, but no decision was made at that point, and the item had been deleted from City Council's agenda.

LANE HOUSE

623 8th Ave SE

NOMINATION HEARING: May 20, 2025



This house was built by and for James S. Lane, his wife, Aubine Dorman, and their family. James was very active in the lumber industry and was appointed as Surveyor-General of Logs and Lumber for the second district of Minnesota. He had various business pursuits, including a hardware and furniture store, J.S. Lane Co. and real estate development. He served as alderman from 1896-1904. In 1905, James converted the house from a single-family dwelling into a duplex to accommodate one of their sons and his family. After he passed away in 1906, his family remained here until about 1921. The house exhibits characteristics of multiple architectural styles that were popular in the late 19th century,

including Italianate, Queen Anne, and Chateausque. The current owner undertook a major restoration in the early 2000s. Staff recommended that the property is eligible under Criteria 1, 2, and 4. A designation study is currently underway.

Photo credit: Hennepin County Library and Hennepin History Museum

LAKESHORE ARMS APARTMENTS

3026 Lake St W

NOMINATION HEARING: August 12, 2025

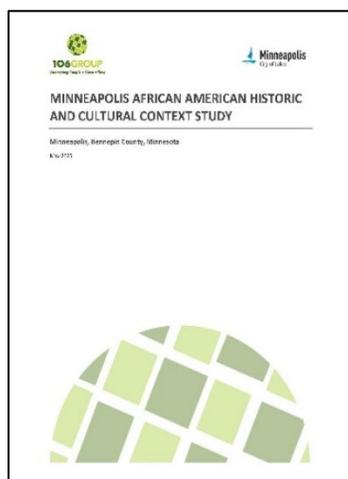
This property is a two (2) story, brick veneered apartment building with a basement half-story. The apartment was built with 17 units and a 16-stall basement garage. The property was designed by architects Bard and Vanderbilt and built by and for Morris Trach. The building received permit issuance in October 1930, and the building permit noted the project was planned for completion by June 1931. Newspaper records begin to appear announcing the opening of the building for prospective tenants by March 1931. The property was designed used the Spanish Eclectic style that was part of the popular period revival home design movement of the 1920s and 1930s. Staff recommended that the property appeared eligible under Criterion 4. At their August 12, 2025, meeting, the Heritage Preservation Commission voted to approve the nomination and place the property under interim protection to be studied for designation. A designation study is currently underway.



GRANT PROJECTS

CLG GRANT: In 2025, CPED was awarded a CLG grant to support conference costs associated with the National Alliance of Preservation Commissions (NAPC) FORUM conference. This national conference will be held in downtown Minneapolis from July 22 to 26, 2026. NAPC is a national non-profit organization that serves to build local preservation programs through education, training, and advocacy. The FORUM conference focuses on issues facing local historic preservation boards and commissions. This grant will help the City plan for the 2026 conference events by supporting any combination of the following: fees associated with room rental, catering, plenary or keynote speakers, technology, marketing efforts and materials, and transportation to conference supported events.

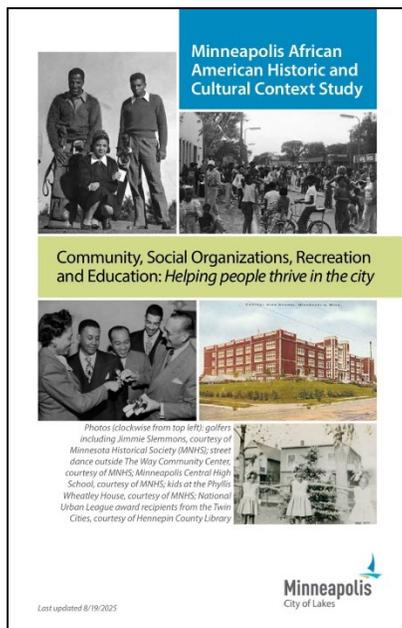
During this same period, CPED applied for, and was awarded, a CLG grant to send two commissioners and staff members to the 2025 Statewide Preservation Conference held in New Ulm in September.



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. This phase followed 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. CPED hired 106 Group for this project, which was completed in June 2025. This multi-year effort resulted in a rich narrative that lays a tremendous foundation for the future. In addition to drafting the context, the project included conducting a selective reconnaissance architectural history survey of 25 properties. Staff received consent from the property owners of the extant properties to include their property in the survey. Several non-extant properties were also surveyed to record their history.

The context study is available on the City's [website](#). Hard copies were also shared with SHPO, the Minnesota Historical Society, Hennepin History Museum, Hennepin County Library (Special Collections,

Hosmer Library, Sumner Library, and North Regional Library), and the Givens Collection of African American Life and Literature. Staff also promoted the project through emails, newsletters, social media, a news release, media interviews, and conversations with community members.



The context study document is over 200 pages long. While it uplifts many important stories, we know there are also many more stories that can and should be told. This context study should be considered a living document and additional information will come to light in the future. To make the content more accessible, staff developed chapter summaries for each of the seven themes. The summaries are written in plain language and feature photos (example shown at left).

African American Heritage Work Group – To support this project, the African American Heritage Work Group (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 met five times in FY2025 to decide which properties should be surveyed and review drafts of the context study. They also made a robust list of

recommendations for future work and imagined how else Black heritage can be preserved.

On June 18, 2025, the City Council presented an [honorary resolution](#) to recognize the group’s contributions.

A report describing the formation, implementation, and impact of the AAHWG can be found [here](#).

Pictured at right: Erin Que (CPED), AAHWG members Greg McMoore, Michelle Lincoln, Tiara Fard, Davu Seru, Beverly Propes, Kendra Ellner, Minister Dr. Ora Hokes, Brian Kelly, Denise Jamison, Daniel Bergin, James Curry, and Council Member Andrea Jenkins. (Not Pictured) Julia Moturi, Keegan Xavi, Tene Wells, the late Michelle Gibson.



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. This grant will be used to convert the context study into a Multiple Property Documentation Form (MPDF) about “African American Resources in Minneapolis” and prepare three National Register of Historic Places nominations. The three properties to be nominated include the Minnesota Spokesman-Recorder Building, the Phyllis Wheatley Community Center, and the Harry Davis, Sr. House. All three properties were part of the reconnaissance survey that accompanied the context study. The property owners are excited to take this next step. A Request for Proposals was issued in July 2025. The work will begin in FY2026.

NATIONAL REGISTER OF HISTORIC PLACES NOMINATIONS

The HPC did not comment on any National Register of Historic Places nominations this year.

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 **24** Certificate of Appropriateness applications.

HISTORIC VARIANCES

The HPC reviewed **4** 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 BHZ Committee reviewed **3** appeals of the Heritage Preservation Commission.

DEMOLITION OF HISTORIC RESOURCES

The HPC reviewed **3** applications for the Demolition of a Historic Resource.

CERTIFICATES OF NO CHANGE

CPED staff administratively reviewed **135** Certificate of No Change applications for minor alterations that did not change the historic integrity or visual character of the property. Due to heavy permit volume and efforts to streamline processes, many projects that previously required a Certificate of No Change were reviewed administratively during the permit review.

WRECKING PERMITS

CPED staff reviewed a total of **83** wrecking permits.

HISTORIC REVIEW LETTERS

CPED staff completed a total of **37** historic review letters.

BUILDING PERMITS

CPED staff reviewed a total of **683** building permits.

CERTIFICATES OF APPROPRIATENESS – PUBLIC HEARING ITEMS

REVIEWED FROM 10/01/2024 TO 9/30/2025

NO.	DATE	ADDRESS	DESIGNATOR	PROJECT DESCRIPTION	OUTCOME
1	10/8/24	2434 Stevens Ave	Washburn-Fair Oaks Historic District	To install five (5) skylight windows on the roof of the dwelling, and re-roof the dwelling and detached garage.	Approved with Conditions
2	10/22/24	905 Park Ave	Ninth Street South Historic District	To make alterations to the storefront and front patio.	Approved
3	12/16/24	101 3rd Ave S	St Anthony Falls Historic District	To rehabilitate masonry on all elevations.	Approved with Conditions
4	1/7/25	2100 Stevens Ave	Washburn-Fair Oaks Historic District	To replace 56 windows and one (1) rear door.	Approved
5	1/7/25	204 5th Ave SE	St Anthony Falls Historic District	To make exterior alterations, including window and door replacement, replacement of a side staircase with a balcony, and modifications to the front stoop and rear deck.	Approved with Conditions
6	3/4/25	761 Washington Ave N	Minneapolis Warehouse Historic District	To replace 27 windows and one (1) door on non-primary elevations.	Approved with Conditions
7	3/18/25	4724 Emerson Ave S	Lynnhurst Residential Historic District	To replace stucco.	Approved with Conditions
8	3/18/25	200 3rd Ave N	Minneapolis Warehouse Historic District	To allow for unapproved alterations to historic building features, including the installation of an entry canopy and lighting conduits.	Approved with Conditions
9	4/22/25	275 Market St; 810 Glenwood Ave	Northwestern Knitting Company/Munsingwear	To remove paint and rehabilitate masonry and roof features.	Approved with Conditions
10	4/22/25	15 6th St N / 88 17th St N / 1600 Hennepin Ave	Basilica of Saint Mary	To make exterior alterations to the masonry, stained glass, roofing, lighting, and school stairs.	Approved with Conditions
11	5/6/25	528 Washington Ave N	Minneapolis Warehouse Historic District	To install a rooftop condensing unit.	Approved with Conditions
12	5/20/25	622-624 9th St S	Mayhew Rowhouses / Ninth Street South Historic District	To replace the front steps and landing.	Approved with Conditions
13	6/10/25	1711 University Ave SE	University of Minnesota Greek Letter Chapter House Historic District	To replace 15 windows.	Approved with Conditions
14	6/24/25	4616 Dupont Ave S	Lynnhurst Residential Historic District	To repair and replace stucco.	Approved
15	6/24/25	4028 5th Ave S	Tilsenbilt Homes Historic District	To install solar panels.	Approved with Conditions
16	7/15/25	250 3rd Ave N	Minneapolis Warehouse Historic District	To rehabilitate the property.	Approved with Conditions
17	7/29/25	105 25th St E	Washburn-Fair Oaks Historic District	To seek retroactive approval of 29 replacement windows.	Approved
18	8/12/25	4708 Emerson Ave S	Lynnhurst Residential Historic District	To demolish the existing garage and build a new garage.	Approved
19	8/12/25	321 25th St E	Washburn-Fair Oaks Historic District	To demolish the property.	Approved
20	9/2/25	2429 Colfax Ave S	Lowry Hill East Residential Historic District	To install a rooftop solar array.	Approved
21	9/2/25	3954 Bryant Ave S	Theodore Wirth House	To replace windows and rehabilitate the Theodore Wirth House.	Approved

NO.	DATE	ADDRESS	DESIGNATOR	PROJECT DESCRIPTION	OUTCOME
22	9/16/25	4620 Fremont Ave S	Lynnhurst Residential Historic District	To remove three (3) windows and add one (1) window.	Approved with Conditions
23	9/16/25	2100 Milwaukee Ave	Milwaukee Avenue Historic District	To replace four (4) windows.	Approved with Conditions
24	9/30/25	948 18th Ave NE	Cook House	To demolish the property.	Denied by HPC, under appeal

DEMOLITION OF HISTORIC RESOURCES – PUBLIC HEARING ITEMS

REVIEWED FROM 10/1/2024 TO 9/30/2025

NO.	DATE	ADDRESS	DESIGNATOR	PROJECT DESCRIPTION	OUTCOME
1	12/16/24	3120 Washburn Ave N	Pilgrim Heights Community Church	Proposed demolition	Denied by HPC, Approved on appeal by City Council
2	2/4/25	3501 Hiawatha Ave	Nokomis Mill	Proposed demolition	Approved with Conditions, Upheld on appeal by City Council
3	8/12/25	3 East Minnehaha Pkwy	Nicholson House; Nicholson Farm	Proposed demolition	Approved

CERTIFICATES OF NO CHANGE – ADMINISTRATIVE REVIEWS

REVIEWED FROM 10/01/2024 TO 9/30/2025

NO.	DATE	ADDRESS	DESIGNATOR	PROJECT DESCRIPTION
1	10/2/24	2218 1st Ave S	Washburn-Fair Oaks Historic District	Replace the roof
2	10/2/24	3107 2nd Ave S	Healy Block Historic District	Reroof the house
3	10/3/24	401 5th St SE	Fifth Street Southeast Historic District	Skylight installation
4	10/3/24	2211 Milwaukee Ave	Milwaukee Avenue Historic District	Install a stove vent on the rear elevation
5	10/4/24	319 14th Ave SE	Dinkytown Commercial Historic District	Wall sign installation
6	10/9/24	2307 Clinton Ave	Washburn-Fair Oaks Historic District	Reroof the duplex and garages
7	10/10/24	2420 4th Ave S	Washburn-Fair Oaks Historic District	Reroof the house and garage
8	10/10/24	325 Harvard St SE	University of Minnesota Greek Letter Chapter House Historic District	Rebuild part of the rear chimney
9	10/11/24	1904 Stevens Ave	Stevens Square Historic District	Replace the roof and install a skylight on the rear roof slope
10	10/16/24	3136 3rd Ave S	Healy Block Historic District	Install solar panels on the garage
11	10/16/24	2200 Park Ave	McKnight Mansion	Replace 12 windows on a non-contributing addition
12	10/16/24	4653 Fremont Ave S	Lynnhurst Residential Historic District	Replace the roof

NO.	DATE	ADDRESS	DESIGNATOR	PROJECT DESCRIPTION
13	10/17/24	432 1st St N	St. Anthony Falls Historic District	Replace the flat roof
14	10/18/24	2301 3rd Ave S	Stevens Square Historic District	Minor roof alterations
15	10/23/24	750 2nd St S	St. Anthony Falls Historic District	Replace the roof membrane
16	10/23/24	315 16th Ave SE	University of Minnesota Greek Letter Chapter House Historic District	Replace the roof
17	10/25/24	111 Island Ave W	St. Anthony Falls Historic District	Replace shingles on the north porch roof
18	10/25/24	2206 Clinton Ave	Washburn-Fair Oaks Historic District	Non-historic siding replacement
19	10/28/24	241 5th Ave N	Minneapolis Warehouse Historic District	Install one projecting sign
20	10/28/24	2416 Aldrich Ave S	Lowry Hill East Residential Historic District	Reroof the house and garage
21	10/31/24	728 3rd St N	Minneapolis Warehouse Historic District	Install one (1) wall sign, reface one (1) projecting sign, and reface tenant name on one (1) monument sign
22	10/31/24	101 3rd Ave S	St. Anthony Falls Historic District	Removal of deteriorated masonry
23	11/1/24	2200 Clinton Ave	Washburn-Fair Oaks Historic District	Reroof the house
24	11/1/24	20 4th St N	Minneapolis Warehouse Historic District	Install two illuminated wall signs
25	11/4/24	4724 Emerson Ave S	Lynnhurst Residential Historic District	Reroof the house with minor stucco repair in select corners
26	11/4/24	524 10th St S	Ninth Street South Historic District	Replace the front door
27	11/6/24	702 1st St N	Minneapolis Warehouse Historic District	Replace the glass in one (1) non-historic window
28	11/6/24	81 9th St S	Young-Quinlan Building	Remodel the interior of a tenant space
29	11/7/24	2021 Stevens Ave	Stevens Square Historic District	Replace the roof
30	11/7/24	2510 Stevens Ave	Washburn-Fair Oaks Historic District	Reroof the house
31	11/15/24	401 3rd Ave S	Minneapolis City Hall	Install security camera
32	11/15/24	2319 1st Ave S	Washburn-Fair Oaks Historic District	Replace the roof, gutters, and three (3) skylights
33	11/18/24	251 1st Ave N	Minneapolis Warehouse Historic District	One (1) projecting sign
34	11/18/24	2119 3rd Ave S	Washburn-Fair Oaks Historic District	In-Kind replacement of non-historic siding
35	11/18/24	2524 Stevens Ave	Washburn-Fair Oaks Historic District	Replace the roof
36	11/18/24	4751 Fremont Ave S	Lynnhurst Residential Historic District	New concrete entry steps
37	11/19/24	3905 5th Ave S	Lena O. Smith House	Replace the roof on the house
38	11/20/24	910 Portland Ave	Ninth Street South Historic District	Replace the roof

NO.	DATE	ADDRESS	DESIGNATOR	PROJECT DESCRIPTION
39	11/21/24	800 Washington Ave N	Minneapolis Warehouse Historic District	Front Elevation Fence Alteration for Fire Connection
40	11/22/24	1926 3rd Ave S	Stevens Square Historic District	Replacement of 8 windows on the north and east elevation in-kind due to fire damage
41	11/22/24	727 24th St E	Brooberg House	Solar array
42	11/25/24	400 2nd St SE	St. Anthony Falls Historic District	Partial removal of a ladder on the west elevation of the concrete white elevators
43	12/2/24	1775 Colfax Ave S	Lind House	Install two bath vents
44	12/3/24	201 Main St SE	St. Anthony Falls Historic District	Install one (1) wall sign
45	12/12/24	411 Washington Ave N	Minneapolis Warehouse Historic District	Mechanical work on the southeast elevation below street level
46	12/12/24	4020 5th Ave S	Tilsenbilt Homes Historic District	Replace the roof on the house and garage
47	12/17/24	2419 Colfax Ave S	Lowry Hill East Residential Historic District	Reroof the house and garage, rebuild the rear deck on the house, and replace the garage door
48	12/17/24	528 University Ave SE	St. Anthony Falls Historic District	Replace eight (8) windows and one (1) door on non-primary elevations
49	12/17/24	1901 University Ave SE	University of Minnesota Greek Letter Chapter House Historic District	Reroof the flat roof wing
50	12/17/24	201 Main St SE	St. Anthony Falls Historic District	Add stairs to the front patio
51	12/17/24	2418 Washington Ave N	North Side Station	Free-standing sign installations
52	12/19/24	300 1st Ave N	Minneapolis Warehouse Historic District	Flat roof reroof
53	1/3/25	2424 4th Ave S	Washburn-Fair Oaks Historic District	Install minisplit units on the side elevations
54	1/9/25	2022 2nd Ave S	Washburn-Fair Oaks Historic District	Reroof the house and garage
55	1/9/25	2517 Clinton Ave	Washburn-Fair Oaks Historic District	Reroof
56	1/10/25	329 10th Ave SE	University of Minnesota Greek Letter Chapter House Historic District	Replace a non-historic window on a non-primary elevation with a vent for code Compliance
57	1/15/25	411 Washington Ave N	Minneapolis Warehouse Historic District	Install a projecting sign
58	1/22/25	2445 Park Ave	Brooks Mansion	Install one (1) monument sign
59	1/30/25	409 14th Ave SE	Dinkytown Commercial Historic District	Install one (1) wall sign
60	2/13/25	401 3rd Ave S	Minneapolis City Hall	Interior work in a stairwell
61	2/19/25	2100 Stevens Ave	Washburn-Fair Oaks Historic District	Replace the roof
62	2/25/25	101 Main St NE	St. Anthony Falls Historic District	Replace two (2) windows
63	3/10/25	184 Bank St	St. Anthony Falls Historic District	Replace the front door
64	3/10/25	129 2nd St N	Minneapolis Warehouse Historic District	Replace the roof
65	3/14/25	1600 Clifton Pl	Daniel B. Lyon House	Replace three (3) non-historic windows

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66	3/14/25	110 Bank St	St. Anthony Falls Historic District	Enclose balcony with windows
67	3/14/25	522 River St	St. Anthony Falls Historic District	Rear elevation changes
68	3/21/25	708 2nd Ave S	St. Anthony Falls Historic District	Reroof and parapet rehabilitation
69	3/24/25	3114 49th St W	Linden Hills Methodist Episcopal Church	Replace the fascia in kind
70	4/1/25	2838 Delaware St SE	Potential Glendale Town Houses Public Housing Historic District (under interim protection)	Security cameras
71	4/3/25	826 10th St S	Ninth Street South Historic District	Replace the roof and four (4) skylights
72	4/4/25	1811 1st Ave S	Stevens Square Historic District	Replace the roof due to hail damage
73	4/9/25	4741 Emerson Ave S	Lynnhurst Residential Historic District	Replace screens with windows on the rear non-historic porch
74	4/9/25	2201 1st Ave S	Washburn-Fair Oaks Historic District	Replace one section of roof
75	4/11/25	900 Washington Ave N	Minneapolis Warehouse Historic District	Install a fence in an alcove on the west elevation
76	4/11/25	10 2nd St NE	St. Anthony Falls Historic District	Replace the roof and two scuppers
77	4/11/25	124 18th St E	Stevens Square Historic District	Replace the roof
78	4/16/25	102 19th St E	Stevens Square Historic District	Replace the top of the cornice due to hail damage
79	4/17/25	520 Washington Ave N	Minneapolis Warehouse Historic District	New wall sign
80	4/17/25	528 Washington Ave N	Minneapolis Warehouse Historic District	Install four signs
81	4/17/25	241 5th Ave N	Minneapolis Warehouse Historic District	Wall sign installation
82	4/18/25	1800 3rd Ave S	Stevens Square Historic District	Chimney reconstruction
83	4/18/25	325 Harvard St SE	University of Minnesota Greek Letter Chapter House Historic District	Reroof
84	4/18/25	918 3rd St N	Minneapolis Warehouse Historic District	Patio/pavers
85	4/21/25	1805 1st Ave S	Stevens Square Historic District	Replace the roof due to hail damage
86	4/21/25	1800 Stevens Ave	Stevens Square Historic District	Flat roof reroof with EPDM and metal coping
87	4/21/25	1808 Stevens Ave	Stevens Square Historic District	Flat roof reroof with EPDM and metal coping replacement
88	4/28/25	4700 Dupont Ave S	Lynnhurst Residential Historic District	Replace the roof and alter the parapet wall on the garage
89	4/29/25	1800 3rd Ave S	Stevens Square Historic District	Replace the top of the cornice and a non-historic penthouse door
90	4/29/25	1807 2nd Ave S	Stevens Square Historic District	Replace the roof and coping

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91	4/29/25	1811 2nd Ave S	Stevens Square Historic District	Replace the roof and coping
92	4/30/25	4735 Emerson Ave S	Lynnhurst Residential Historic District	Selective brick repair and painting of already painted brick
93	5/1/25	1801 2nd Ave S	Stevens Square Historic District	Replace the entry roof and the top of the cornice
94	5/6/25	10 5th St S	Lumber Exchange	Minor exterior alterations
95	5/7/25	212 2nd St N	St. Anthony Falls/Minneapolis Warehouse Historic District	Selective repointing and brick replacement
96	5/8/25	10 2nd St NE	St. Anthony Falls Historic District	Build a small rooftop patio
97	5/8/25	49 4th Ave N	St. Anthony Falls Historic District	Replace 17 windows and 2 patio doors on a non-historic condo
98	5/12/25	401 Prospect Ave	Washburn Water Tower	Water tower repairs
99	5/12/25	121 Washington Ave N	Minneapolis Warehouse Historic District	Sign installation
100	5/12/25	2433 Clinton Ave	Washburn-Fair Oaks Historic District	Futsal court and fence
101	5/12/25	4801 Minnehaha Ave	Minnehaha Historic District	New fence
102	5/12/25	2103 Milwaukee Ave	Milwaukee Ave Historic District	Reroof from asphalt-to-asphalt shingles
103	5/13/25	515 Washington Ave N	Minneapolis Warehouse Historic District	Install a temporary banner on the southeast elevation
104	5/13/25	1779 Emerson Ave S	Pierson-Wold House	Reroof
105	5/13/25	275 Market St	Northwestern Knitting Co./Munsingwear	Vent installation
106	5/14/25	504 University Ave SE	St. Anthony Falls Historic District	Repair and stabilize limestone porch foundation
107	5/15/25	57 4th Ave N	St. Anthony Falls/Minneapolis Warehouse Historic District	Window and door replacements
108	5/19/25	430 1st Ave N	Minneapolis Warehouse Historic District	Install two signs
109	5/20/25	700 2nd St S	St. Anthony Falls Historic District	Certificate of No Change for masonry/concrete repair
110	5/21/25	118 4th St N	Minneapolis Warehouse Historic District	Projecting sign reface
111	5/21/25	1906 3rd Ave S	Stevens Square Historic District	Replace the roof, coping, and top of the cornice
112	5/21/25	1900 3rd Ave S	Stevens Square Historic District	Replace the roof, coping, top of cornice, and downspouts
113	5/21/25	2001 3rd Ave S	Stevens Square Historic District	Reroof the sloped roofs and replace the roof access door
114	5/22/25	101 Main St NE	St. Anthony Falls Historic District	Replace four (4) windows on a non-contributing resource
115	5/22/25	101 Main St NE	St. Anthony Falls Historic District	Replace 21 windows on a non-contributing resource
116	5/30/25	209 19th St E	Stevens Square Historic District	Replace the roof and coping
117	5/30/25	315 Main St SE	St. Anthony Falls Historic District	Masonry repair
118	6/4/25	408 1st St N	St. Anthony Falls Historic District	In-kind replacement of non-historic windows and doors on a non-contributing resource.

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119	6/5/25	32 Spruce Pl	Harmon Place Historic District	Replace the rear three-story deck and stairs
120	6/6/25	4501 Hiawatha Ave	Fire Station #24	Landscaping/fence
121	6/6/25	15 Groveland Terr	Franklin B. Long House	Reroof
122	6/17/25	225 3rd Ave S	Milwaukee Road Depot	New trash enclosure gate
123	6/17/25	1820 1st Ave S	Stevens Square Historic District	Flat roof re-roof
124	6/27/25	2328 Lake Pl	Purcell-Cutts House	Replace the front steps, side yard fence, and a flat roof covering
125	7/3/25	3127 2nd Ave S	Healy Block Historic District	Replace fence, build a new shed, and add brick patio and pathways
126	7/8/25	100 22nd St E	Washburn-Fair Oaks Historic District/Charles Pillsbury House	Various minor exterior alterations
127	7/8/25	400 3rd Ave N	Minneapolis Warehouse Historic District	Replace a non-historic rear entrance
128	7/15/25	750 2nd St S	St. Anthony Falls Historic District	Masonry repairs and selective replacement
129	7/23/25	600 Washington Ave N	Minneapolis Warehouse Historic District	A patio structure on the east side of the building
130	8/15/25	100 22nd St E	Washburn-Fair Oaks Historic District/Charles Pillsbury House	Install a make-up air unit at grade and ductwork through a window on a non-primary elevation
131	8/18/25	101 Grant St E	Wesley United Methodist Church	Non-historic Storm Window Replacement
132	8/29/25	2000 3rd Ave S	Washburn-Fair Oaks Historic District	Gas station sign reface
133	9/5/25	104 8th Ave S	St. Anthony Falls Historic District	Rehabilitate the roof of the feed elevator
134	9/10/25	105 25th St E	Washburn-Fair Oaks Historic District	Various minor exterior alterations
135	9/18/25	2417 Bryant Ave S	Lowry Hill East Residential Historic District	Reside the garage, which is a non-contributing resource

Cover Page Photo Credits:

Top Row (L to R): Lane House in 2025 (Larkin Hoffman), Nelson House in 2018 (Kristen Zschomler)

Middle Row (L to R): African American Heritage Work Group in 2025 (CPED), FORUM 2026 graphic identity (NAPC)

Bottom Row (L to R): Lakeshore Arms Apartment building in 2025 (Amy Thomas), Glendale Townhouses Historic District in 2019 (CPED)

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