

Heritage Preservation Commission Minutes

Regular Meeting
June 7, 2022 - 4:30 pm
Room 317, City Hall

Members Present: Barbara Howard (Chair), Kimberly Sandbulte (Vice-Chair), Marais Bjornberg, Ethan Boote, Kelly Mastin, Alicia Nystrom, and Margo Struthers (Quorum: 6)

Members Absent: Claire VanderEyck (Secretary) and Meredith Anderson

Staff : Rachel Blanford

Call To Order

1. Roll Call.

Quorum Present

2. Adoption of the agenda.

Action Taken: Adopted

3. Acceptance of minutes
[May 17, 2022 Heritage Preservation Commission](#)

Action Taken: Accepted

Public Hearing

4. **121 Washington Ave N (241 2nd Ave N), Ward 3**
City Staff: [Rob Skalecki](#), PLAN13931

The Heritage Preservation Commission adopted staff findings for the application by Justin Iverson for the property at 121 Washington Ave N (241 2nd Ave N) in the Warehouse Historic District.

A. Certificate of Appropriateness.

Action: The Heritage Preservation Commission **approved** the certificate of appropriateness to allow the replacement of an overhead door and installation of an exit door at the property located at 121 Washington Ave N (241 2nd Ave N) in the Warehouse Historic District, subject to the following conditions:

1. Unpermitted metal cladding around the overhead door opening on the west elevation shall be removed, and the existing masonry and metal lintel shall be retained.
2. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good

cause, the planning director may grant up to a one-year extension if the request is made in writing no later than June 7, 2024.

3. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this certificate of appropriateness and may result in termination of the approval.

[121 Washington Ave N Staff Report](#)

Approved on consent.

5. **314 1st Ave N, Ward 3**
City Staff: [John Smoley](#), PLAN12564

The Heritage Preservation Commission adopted staff findings for the application by MSR Design for the property located at 314 1st Ave N in the Minneapolis Warehouse Historic District:

A. Certificate of Appropriateness.

Action: The Heritage Preservation Commission **approved** the certificate of appropriateness to permit rooftop additions, a deck, and other alterations subject to the following conditions:

1. The unpermitted canopies installed at the rear of the building shall be removed.
2. Prior to the commencement of paint removal, the applicant shall submit photographs of test panels made on the rear of the building using progressively harsher cleaning methods on each type of masonry, beginning with low-pressure water and gentle scraping with wood scrapers, stiff nylon brushes, or stiff fiber brushes, and moving to progressively stronger means, stopping when either the paint is effectively removed or the finish of each type of masonry starts to efface.
3. Clear glass, not wire glass, shall be used in window openings.
4. The proposed roof deck and its features, to include its guardrail, shall be set back one structural bay from the front of the parapet on the east (1st Ave N) and south (alley) sides of the building.
5. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one-year extension if the request is made in writing no later than June 7, 2024.
6. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this certificate of appropriateness and may result in termination of the approval.

[314 1st Ave N Staff Report](#)

Approved on consent.

Announcements

6. Updates

Action Taken: Received and filed

Adjournment

The meeting adjourned at 4:44pm.