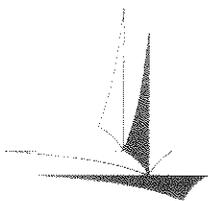


#14C



**Minneapolis**  
City of Lakes

**Regulatory Services  
Department**

**Housing Inspection  
Services Division**

250 South 4<sup>th</sup> Street -- Room 300  
Minneapolis, MN 55415-1316

Office 612 673-5858  
Fax 612 673-2314  
TTY 612 673-3300

**October 14th, 2004**

The Honorable Dan Niziolek, Chair  
Public Safety and Regulatory Services Committee  
Room 307, City Hall  
Minneapolis, Minnesota 55415

**RE: 2313 PORTLAND AVENUE SO**

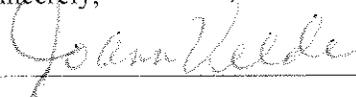
In accordance with the Provisions of Chapter 249 of the Minneapolis Code of Ordinances, the aforementioned building located in the City of Minneapolis, constitutes a nuisance condition, and the Director of Inspections recommends that such a nuisance condition be abated by **demolition/rehabilitation** of the building as provided in Chapter 249.

Address:	2313 Portland Avenue South	Ward	6
Legal Description:	South 10 feet of Lot 13 & the North 29.83 feet of Lot 12 Block 3		
	G.N.MERRIAM'S ADDITION TO MPLS		
Building Type:	M2F 2 FAM CONV SGL DWELLING	Dwelling Unit Number:	2
Number of stories:	2.0	Square Footage	1724
Council Member of the Ward Been Notified?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Council Member of the Ward Approves <b>Demolition/Rehabilitation</b>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		

**RECOMMENDATION:**

The City Coordinator, Assistant City Coordinator, Director of Inspections, Deputy Director of Housing Inspection Services and District Supervisor of Housing Inspection Services recommends that the City Council approve the **demolition/rehabilitation** of the above referenced building, thereby eliminating the nuisance condition.

Sincerely,

  
\_\_\_\_\_

  
\_\_\_\_\_

JoAnn Velde, Deputy Director, Housing Inspection Services      Craig Eliason, District Supervisor, Housing Inspection Services

Report Prepared By **James Edin**  
Inspector, Hazardous/Boarded Buildings  
Phone: 673-5828

**BOARDED BUILDINGS  
PS & RS SUMMARY SHEET**

**PS & RS Committee Date:** OCTOBER 27<sup>TH</sup>, 2004 (2:00 p.m.)

**Subject Property Address:** 2313 PORTLAND AVENUE SO Ward: 6

**Owner(s) of Record:** Rosalind Artison-Koenning & Anthony C. Smith **Taxpayer of Record:**  
Rosalind Artison-Koenning & Anthony C. Smith

**Neighborhood Assn:** Phillips West c/o Messiah Lutheran Church  
Muriel Simmons, Chairperson – 612-870-8041  
2504 Columbus Avenue So. #108 Minneapolis, MN 55404

**General Property Information:** Lot Size: 39.83 X 125.66 Number of Units: 2

**Building Age:** 104 years **Year Built:** 1900 **Zoning:** R4 **Number of Stories:** 2.0

**Comprehensive Land Use:** Medium density residential – No special/combined uses exist  
Per Neil Anderson, Zoning/Planning

**Historic Significance:** No adverse affect if removed. Built prior to 1884.  
Per Greg Mathis, Zoning/Planning

**Housing Needs/Vacancy Rate:** 1.9 % for Single Family and 3 % for Multi Family  
Per Fred Nect, Zoning/Planning

**Conditional Uses or Variances:** No special council permits, conditional uses, or variances exist  
at this address. Per Steve Poor, Zoning/Planning

**History of Neglect:** Refer to data in file "History by Address"

**Initial Board Date:** 3/1/04 **Number of Notices:** several **Boardings:** several **Fire  
Damaged:** Yes

**Neighborhood Assn:** We received written request: Yes No  
We received response to Impact Statement: Yes No

**Neigh. Impact Response:** Total Sent: 50 Rehab: 1 Demos: 1 Don't Know: 0

**Owner gave auth to demo:** Yes No **Submitted written rehab statement:** Yes No

**Inspections Division:** Recommends Demolition

**Estimated Cost to Rehab:** \$160,000 - \$200,000. **Comment:** Code Compliance rehab estimate  
derived from Contractor and Insurance estimates. Fire damaged; Boarded and Condemned.

**Estimated Cost to Demo:** \$9,500 - \$11,000 plus hazardous waste removal.

**MCDA:** Recommends Demolition

**After Rehab Market Value:** \$175,000.

**Rehab funds are....are not available** **Is....Is Not in CDBG designated area**

**Comment:** None

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