



MEMORANDUM

TO: Heritage Preservation Commission
FROM: John Smoley, (612) 673-2830
DATE: October 21, 2014
SUBJECT: Administrative Demolition Update: Second Quarter, 2014

Background

Section 599.460 of the Minneapolis Code of Ordinances requires preservation review of all building permits that meet the definition of demolition to determine whether the affected property is an historic resource. "Historic resource" is defined as, "A property that is believed to have historical, cultural, architectural, archaeological or engineering significance and to meet at least one of the criteria for designation as a landmark or historic district as provided in this chapter." Section 599.460 also states that the planning director is authorized to approve building permits to demolish buildings not meeting the definition of a historic resource.

This memorandum lists all permits reviewed and administratively approved by Community Planning and Economic Development Department staff during the second quarter of 2014.

Quarterly Total

Forty-five properties were reviewed for demolition in the second quarter of 2014.

Initiation

Of the forty-five properties reviewed for demolition in the second quarter of 2014, thirty-five were market-driven, three applications were initiated by the City's Problem Properties Unit (PPU), and seven applications were submitted on behalf of CPED's Housing Policy and Development Division.

Use

Of the forty-five properties reviewed for demolition in the second quarter of 2014, forty contained residential uses and five held non-residential uses.

Department of Community Planning and Economic Development

Evaluated Property Roster

P #	Address				Neighborhood	Ward	Owner	Applicant
5	296	VINCENT	AVE	N	BRYN MAWR	07	AKARE COMPANIES LLC	BOLLIG & SONS
5	410	13TH	AVE	SE	MARCY-HOLMES	03	DORAN UNIVERSITY III LLC	CDE SERVICES, INC.
5	501	KNOX	AVE	N	HARRISON	05	SHEBA TATE	CITY OF MINNEAPOLIS PROBLEM PROPERTIES UNIT
5	524	5TH	ST	N	NORTHLOOP	05	UNITED PROPERTIES INVESTMENT	BELAIR BUILDERS INC
6	900	GLENWOOD	AVE		SUMNER-GLENWOOD	05	FOUR M INC	NITTI ROLLOFF AND DEMOLITION
6	1918	CEDAR LAKE	PKWY		BRYN MAWR	07	RICHARD VARDA	LAWNS ARE US
6	2214	BLOOMINGTON	AVE		VENTURA VILLAGE	06	AMERICAN INDIAN COMMUNITY DE	BARKLEY LANDSCAPES
6	2224	BLOOMINGTON	AVE		VENTURA VILLAGE	06	AMERICAN INDIAN COMMUNITY DE	BARKLEY LANDSCAPES LLC
7	2247	ARTHUR	ST	NE	WINDOM PARK	01	JRM ESTATES INC	G URBAN COMPANIES INC
7	2508	28TH	AVE	S	SEWARD	02	SCARAB HOLDING LLC	BD CONSTRUCTION, LLC
7	2722	47TH	ST	W	LINDEN HILLS	13	DAVID H SAMPSELL	VINCENT BROWN TRUCKING AND CONSTRUCTION, LLC
7	2818	COLFAX	AVE	N	HAWTHORNE	05	G K & B R JOHNSON	DREBNICK'S DEMO/CONTRACTING SERVICE
8	3105	44TH	AVE	S	COOPER	02	BENOZ HOMES INC	JS STEWART CO., INC.
8	3218	IRVING	AVE	N	FOLWELL	04	MPLS CITY PROPERTY ATN CPED	H & T TRUCKING
8	3243	3RD	AVE	S	CENTRAL	09	HENNEPIN COUNTY FORFEITED LAND	HENNEPIN COUNTY TAX FORFEITED LAND
8	3518	EMERSON	AVE	N	FOLWELL	04	MPLS CITY PROPERTY ATN CPED	H&T TRUCKING
9	3518	HUMBOLDT	AVE	N	FOLWELL	04	MPLS CITY PROPERTY ATN CPED	H&T TRUCKING
9	3543	GIRARD	AVE	N	FOLWELL	04	MPLS CITY PROPERTY ATN CPED	H&T TRUCKING
9	3550	EMERSON	AVE	N	FOLWELL	04	MPLS CITY PROPERTY ATN CPED	H& T TRUCKING
9	3553	43RD	AVE	S	HOWE	12	DA PROPERTIES HOLDINGS LLC	METRO EARTHWORKS, INC
10	3642	FREMONT	AVE	N	FOLWELL	04	HENNEPIN COUNTY FORFEITED LAND	CITY OF MINNEAPOLIS PPU
10	3643	6TH	ST	N	MCKINLEY	04	FRANK I SMITH	CITY OF MINNEAPOLIS PPU

Department of Community Planning and Economic Development

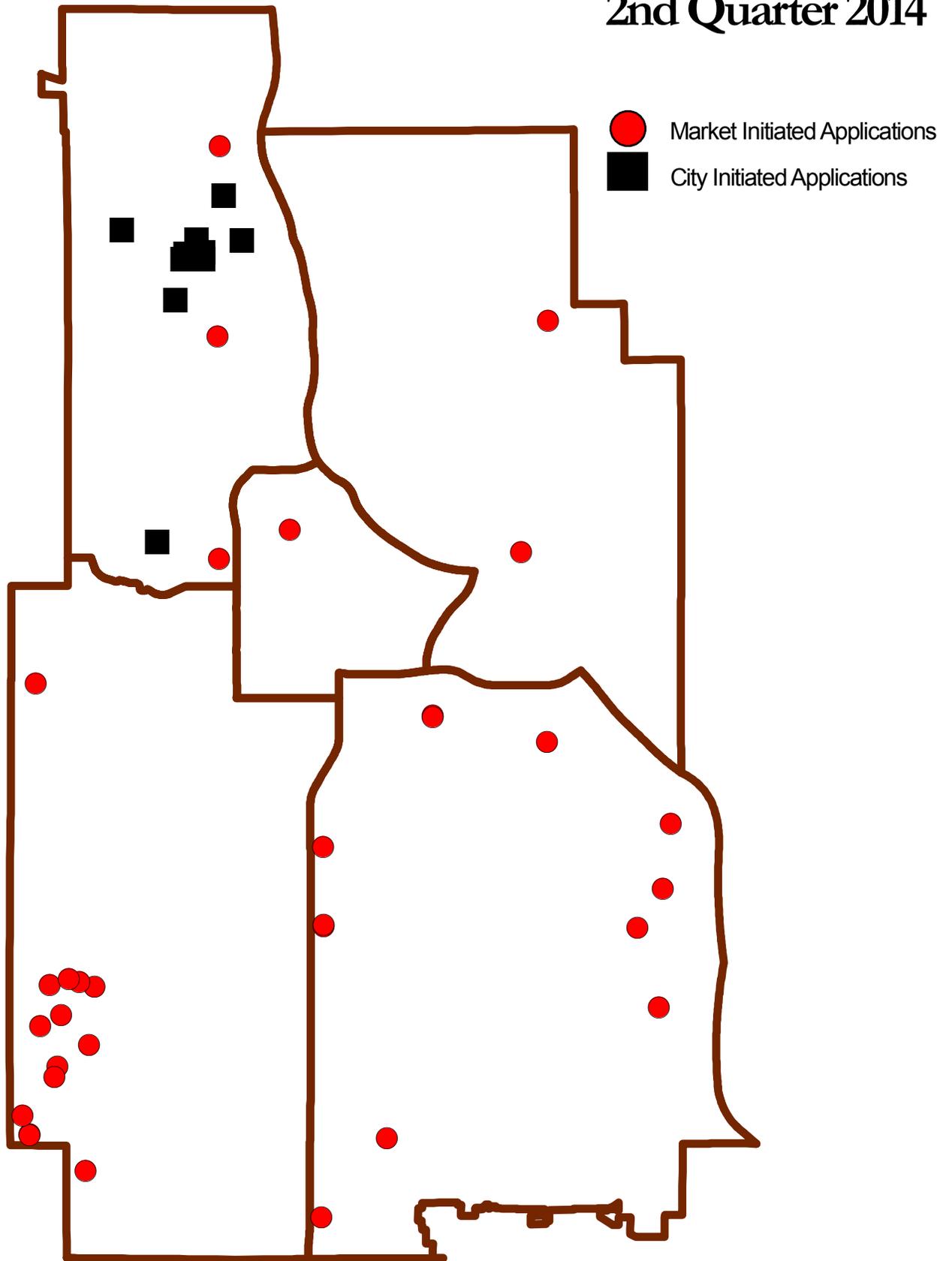
P #	Address				Neighborhood	Ward	Owner	Applicant
10	3700	52nd	ST	W	FULTON	13	ENDRES CUSTOM HOMES INC	ENDRES CUSTOM HOMES
10	3719	PENN	AVE	N	CLEVELAND	04	MPLS CITY PROPERTY ATN CPED	H & T TRUCKING, LLC
11	3817	3RD	AVE	S	BRYANT	08	SEWARD COMMUNITY CO OP	KAMISH EXCAVATING
11	3825	3RD	AVE	S	BRYANT	08	SEWARD COMMUNITY CO OP	KAMISH EXCAVATING
11	3836	40TH	AVE	S	HOWE	12	REAL ESTATE TRANSFORMERS LLC	JS STEWART COMPANIES INC
11	3954	BRYANT	AVE	N	WEBBER-CAMDEN	04	MPLS CITY PROPERTY ATN CPED	H & T TRUCKING
12	4205	XERXES	AVE	S	LINDEN HILLS	13	ANNELISA S EASTHAUSEN	SCHERBER CO, LLC
12	4216	VINCENT	AVE	S	LINDEN HILLS	13	BERGQUIST R A	BOLLIG & SONS
12	4226	ZENITH	AVE	S	LINDEN HILLS	13	REUTER WALTON CONSTRUCTION I	BOLLIG & SONS
12	4255	SHERIDAN	AVE	S	LINDEN HILLS	13	4255 SHERIDAN LLC	KEVITT EXCAVATING, LLC
13	4255	SHERIDAN	AVE	S	LINDEN HILLS	13	4255 SHERIDAN LLC	KEVITT EXCAVATING, LLC
13	4259	SHERIDAN	AVE	S	LINDEN HILLS	13	4255 SHERIDAN LLC	KEVITT EXCAVATING, LLC
13	4310	WEBBER	PKWY		WEBBER-CAMDEN	04	MPLS LIBRARY BOARD	CARL BOLANDER & SONS
13	4412	43RD	AVE	S	HIAWATHA	12	DM INVESTMENTS LLC	TURNER BROTHERS, INC.
14	4441	YORK	AVE	S	LINDEN HILLS	13	ANDREW P MILLER	METRO EARTHWORKS, INC.
14	4529	BEARD	AVE	S	LINDEN HILLS	13	AMY GUSTAFSON	DON & WAYNE EXCAVATING
14	4820	YORK	AVE	S	FULTON	13	GHT INVESTMENTS LLC	BOLLIG & SONS
14	4905	ZENITH	AVE	S	FULTON	13	MX PROPERTY HOLDINGS LLC	DON & WAYNE EXCAVATING LLC
15	5312	CHOWEN	AVE	S	FULTON	13	BRENT J CLARK	A & D RECYCLING AND RECOVERY
15	5316	CHOWEN	AVE	S	FULTON	13	CEDAR CREEK CAPITAL LLC	BOLLIG & SONS, INC
15	5329	ELLIOT	AVE		HALE	11	WILLOW CREEK DEVELOPMENT LLC	VINCENT BROWN TRUCKING AND CONSTRUCTION LLC
15	5546	UPTON	AVE	S	ARMATAGE	13	ANDREA CORVIN	ALL METRO EXCAVATING
16	5916	CLINTON	AVE		DIAMOND LAKE	11	PETERSON RUSSELL	BOLLIG & SONS

NOTES: No Demolition of a Historic Resource applications were reviewed by the Heritage Preservation Commission during the second quarter of 2014.

Evaluated Property Map and Photographs (see remaining pages)

Wrecking Permit Applications Reviewed by Preservation Staff

2nd Quarter 2014



296 Vincent Ave N
Street View



410 13th AVE SE West Side



501 Knox Ave N





900 Glenwood Ave



1918 Cedar Lake Pkwy



West @ 2214 Bloomington



North @ 2224 Bloomington

2508 28TH AVE S.



FRONT OF 2247 ARTHUR NR



FRONT



RIGHT

2508 28TH AVE S.

Print Page 1 of 1
Subject: [No Subject]
From: [12724213@comcast.com] (12724213@comcast.com)
To: [shankin@yahoo.com]
Date: Saturday, May 3, 2014 2:01 PM



2722 47th St W



2818 Cotax Ave N.

Looking North East



3218 Irving Ave N

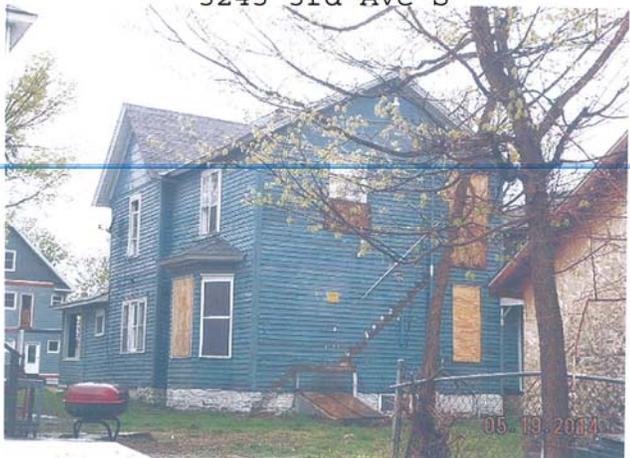


3105 44th Ave S
Subject Property

3518 Emerson Ave N



3243 3rd Ave S



3518 Humboldt Ave N



3543 Girard Ave N



3550 Emerson Ave N



3553 43rd Ave S.



3642 Fremont Ave N



3643 - 6th St N



3719 Penn Ave N

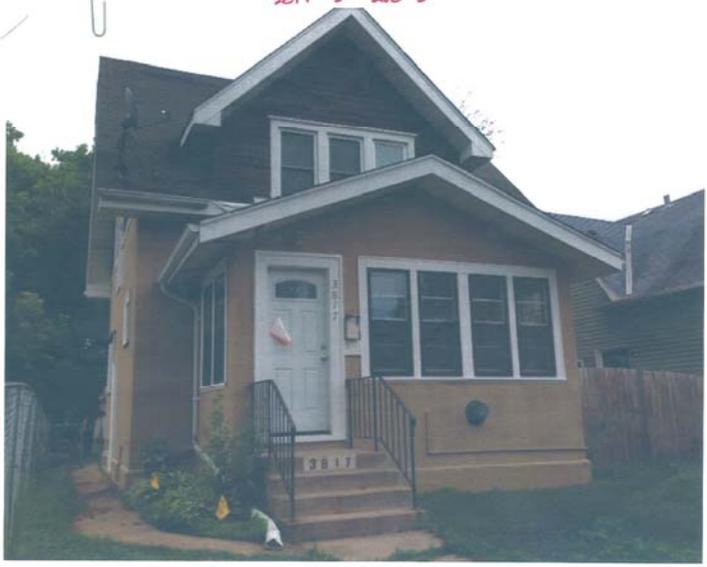


3700 South Elmwood

3700 52nd ST W



3817 3rd Ave S



3825 3rd Ave S



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3954 Bryant Ave N

[Type text]



3836 40th Ave S Front



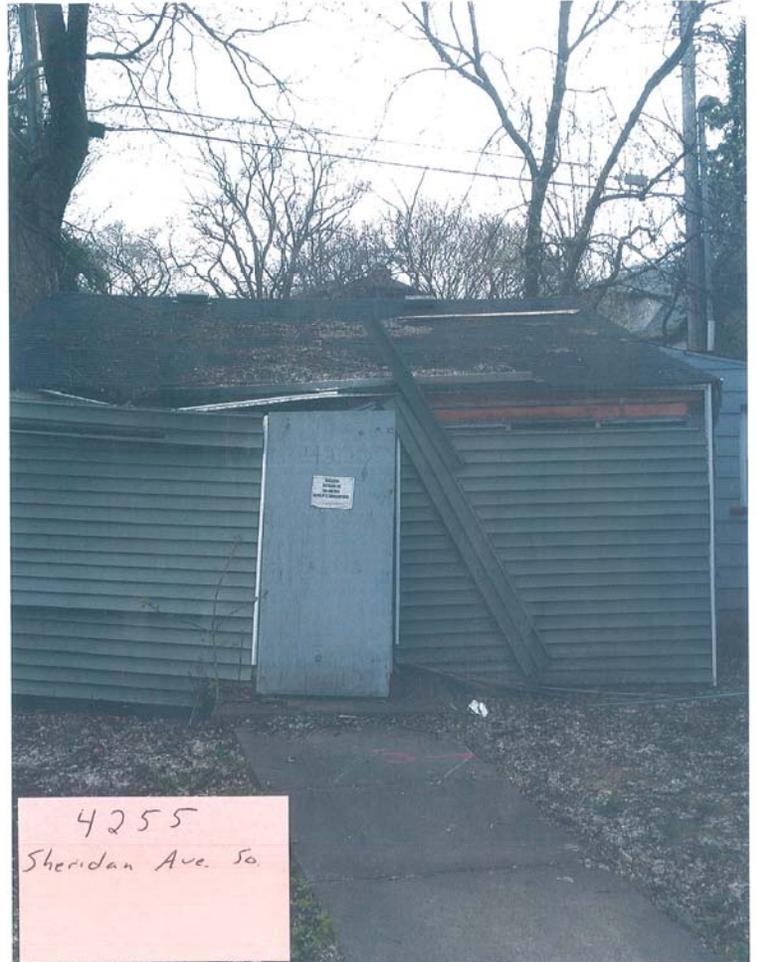


4205 Verxos Ave S

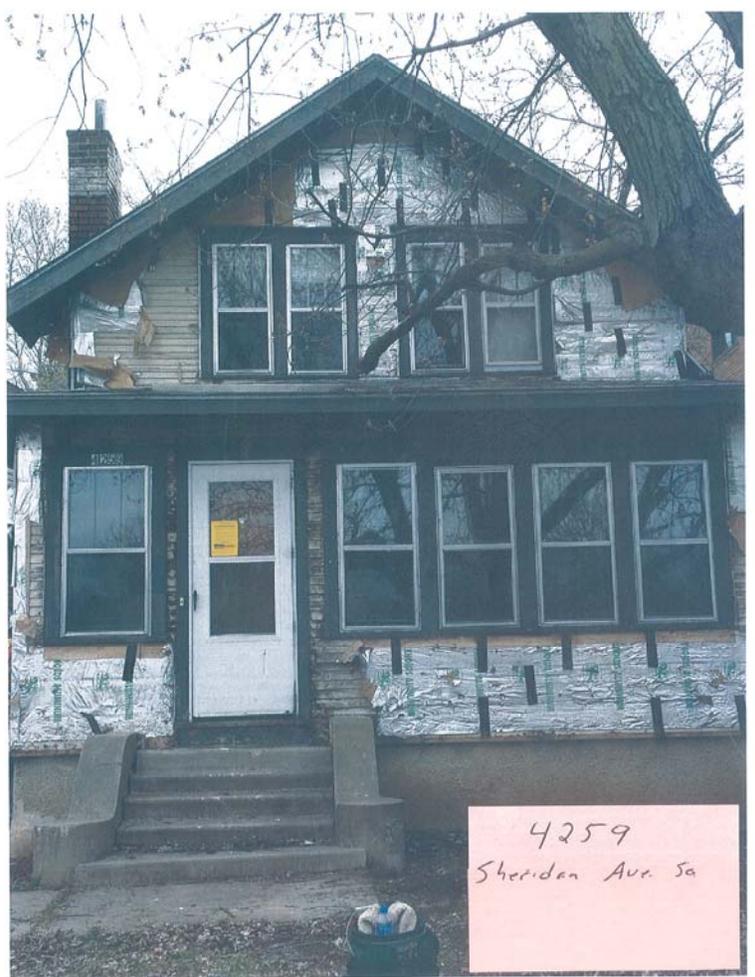
4216 Vincent Ave S
Street View



4226 + 4228 Zenith Ave S
Street View



4255
Sheridan Ave. So.



4310 Webster Plwy



NORTH SIDE VIEW



FRONT VIEW

SUBJECT PROPERTY
4412 43RD Ave So

NORTH SIDE/REAR VIEW



SOUTH SIDE/REAR VIEW





4441 York Ave S



4529 Beard Ave S

4880 York Ave S
Street View



4905 Zenith Ave S.

REAR (EAST SIDE)



FRONT (WEST SIDE)





5312 Chowen Ave S



5316 Chowen Ave S (SUBJECT)
Street View



5916 Clinton Ave S
Rear View



5916 Clinton Ave S 3/27/14
Street View

