



MEMORANDUM

TO: Heritage Preservation Commission
FROM: John Smoley, (612) 673-2830
DATE: October 21, 2014
SUBJECT: Administrative Demolition Update: Third 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 third quarter of 2014.

Quarterly Total

Fifty-nine properties were reviewed for demolition in the third quarter of 2014.

Initiation

Of the fifty-nine properties reviewed for demolition in the third quarter of 2014, fifty-four were market-driven and five applications were initiated by the City's Problem Properties Unit (PPU).

Use

Of the fifty-nine properties reviewed for demolition in the third quarter of 2014, fifty-one contained residential uses and nine held non-residential uses.

Department of Community Planning and Economic Development

Evaluated Property Roster

P #	Address				Neighborhood	Ward	Owner	Applicant
6	111	22ND	AVE	N	HAWTHORNE	05	AKL PROPERTIES, LLC	KAMISH EXCAVATING, INC.
6	213	20TH	AVE	NE	BOTTINEAU	03	E M LAPINSKI ETAL W/L EST	NITTI ROLLOFF SERVICED INC
6	506	HURON	BLVD	SE	PROSPECT PK/E RIVER RD	02	AZOLLA LLC	KEVITT EXCAVATING LLC
6	609	53RD	ST	E	PAGE	11	565 JEFFERSON LLC	BOLLIG & SONS
7	700	4TH	ST	S	DOWNTOWN EAST	03	MINNESOTA SPORTS FACILITIES	CARL BOLANDER & SONS
7	710	MAIN	ST	NE	ST ANTHONY WEST	03	MY BUI LE	ONE CALL CONTRACTING
7	1014	ESSEX	ST	SE	PROSPECT PK/E RIVER RD	02	ALPACA LLC	KEVITT EXCAVATING LLC
7	1018	ESSEX	ST	SE	PROSPECT PK/E RIVER RD	02	ARROW OF WOOD LLC	KEVITT EXCAVATING LLC
8	1022	ESSEX	ST	SE	PROSPECT PK/E RIVER RD	02	AZOLLA LLC	KEVITT EXCAVATING LLC
8	1208	COMO	AVE	SE	COMO	02	1208 COMO AVE SE LL C	SE INC
8	1227	4TH	ST	SE	MARCY HOLMES	3	RIVERTON COMMUNITY HOUSING	KEVITT EXCAVATING LLC
8	1618	LAKE	ST	W	EAST ISLES	07	1620 LLC	BOLLIG & SONS
9	1620	LAKE	ST	W	EAST ISLES	07	1620 LLC	BOLLIG & SONS
9	1707	BRYANT	AVE	N	NEAR NORTH	05	CHURCH OF THE ASCENSION	RAMSEY EXCAVATING CO, INC.
9	2314	DUPONT	AVE	N	HAWTHORNE	05	HENNEPIN COUNTY FORFEITED LAND	CITY OF MINNEAPOLIS PROBLEM PROPERTIES UNIT
9	2600	CENTRAL	AVE	NE	HOLLAND	01	NLD CENTRAL LLC	NEW LOOK CONTRACTING
10	2616	WEST RIVER	PKWY	S	COOPER	02	GLEN FLADEBOE	METRO EARTHWORKS
10	2622	CENTRAL	AVE	NE	HOLLAND	01	NLD CENTRAL LLC	NEW LOOK CONTRACTING
10	2801	MARSHALL	ST	NE	MARSHALL TERRACE	01	NORTHERN STATES POWER CO	DAHNS CONSTRUCTION
10	2840	CHOWEN	AVE	S	CEDAR-ISLES-DEAN	07	THOMAS S MURASKI	DON & WAYNE EXCAVATING
11	2915	JAMES	AVE	S	EAST ISLES	07	1620 LLC	BOLLIG & SONS
11	3039	PIERCE	ST	NE	AUDUBON PARK	01	JRM ESTATES INC	G URBAN COMPANIES INC
11	3247	IRVING	AVE	N	FOLWELL	04	BUTH BERNICE	CITY OF MINNEAPOLIS PROBLEM PROPERTIES UNIT
11	3334	JAMES	AVE	N	FOLWELL	04	BRUNSBURG DANIEL	CITY OF MINNEAPOLIS PROBLEM PROPERTIES UNIT

Department of Community Planning and Economic Development

P #	Address				Neighborhood	Ward	Owner	Applicant
12	3410	PENN	AVE	N	FOLWELL	04	GARY HOGREN	CITY OF MINNEAPOLIS PROBLEM PROPERTIES UNIT
12	3506	DUPONT	AVE	N	MCKINLEY	04	PRISTENVILLE INVSTMENT, LLC	PROFESSIONAL GROUNDS MAINTENANCE
12	3549	DUPONT	AVE	N	FOLWELL	04	GRANT HOLDING LLC	CITY OF MINNEAPOLIS PROBLEM PROPERTIES UNIT
12	3553	MARSHALL	ST	NE	COLUMBIA PARK	01	J & K PROP LTD LIAB PTNRSHIP	LACOE ENTERPRISES, INC.
13	3701	47TH	ST	E	ERICSSON	12	D T CARLSON PROP LLC	DT CARLSON CONSTRUCTION, INC.
13	3805	3RD	AVE	S	BRYANT	08	GREATER FRIENDSHIP M / BAPTI	KAMISH EXCAVATING
13	3808	CLINTON	AVE		BRYANT	08	SEWARD COMMUNITY CO OP	SEMPLE BUILDING MOVERS
13	3817	SHERIDAN	AVE	S	LINDEN HILLS	13	CYNTHIA B HOLTZ	SCHERBER CO LLC
14	3821	3RD	AVE	S	BRYANT	08	SEWARD COMMUNITY CO OP	SEMPLE BUILDING MOVERS
14	3836	SHERIDAN	AVE	S	LINDEN HILLS	13	JOHN R ZIMMERSCHIED	SCHERBER CO LLC
14	3905	VINCENT	AVE	S	LINDEN HILLS	13	COLLEGE PROPERTY MGMENT LLC	BOLLIG & SONS
14	3909	STANDISH	AVE		STANDISH	12	MCCABE HOLDINGS LLC	BOLLIG & SONS
15	3915	EMERSON	AVE	N	WEBBER- CAMDEN	04	SMR ENTERPRISES INC	ALL METRO EXCAVATING
15	3925	45TH	AVE	S	HOWE	12	DREAM HOMES INC	J S STEWART COMPANIES INC
15	3933	THOMAS	AVE	S	LINDEN HILLS	13	PAUL WHITEMAN	BOLLIG & SONS
15	4012	WENTWORTH	AVE		KING FIELD	08	WENTWORTH PARTNERS LLC	BOLLIG & SONS
16	4030	CHOWEN	AVE	S	LINDEN HILLS	13	MPLS BOARD OF EDUCATION DIST	KAMISH EXCAVATING
16	4031	STANDISH	AVE		STANDISH	12	SYPNIESKI THOMAS G	BOLLIG & SONS
16	4105	20TH	AVE	S	STANDISH	12	MCCABE HOLDINGS LLC	BOLLIG & SONS
16	4208	BEARD	AVE	S	LINDEN HILLS	13	SUSTAINABLE 9 HOLDINGS LLC	METRO EARTHWORKS
17	4220	30TH	AVE	S	ERICSSON	12	JRM ESTATES INC	SRCM, LLC
17	4244	DREW	AVE	S	LINDEN HILLS	13	W B BUILDERS LLC	BOLLIG AND SONS
17	4312	BEARD	AVE	S	LINDEN HILLS	13	CEDAR CREEK CAPITAL LLC	BOLLIG & SONS
17	4515	ABBOTT	AVE	S	LINDEN HILLS	13	SUSTAINABLE 9 HOLDINGS LLC	METRO EARTHWORKS
18	4525	FRANCE	AVE	S	LINDEN HILLS	13	FRANCE DEVELOPMENT LLC	JULIAN M JOHNSON

Department of Community Planning and Economic Development

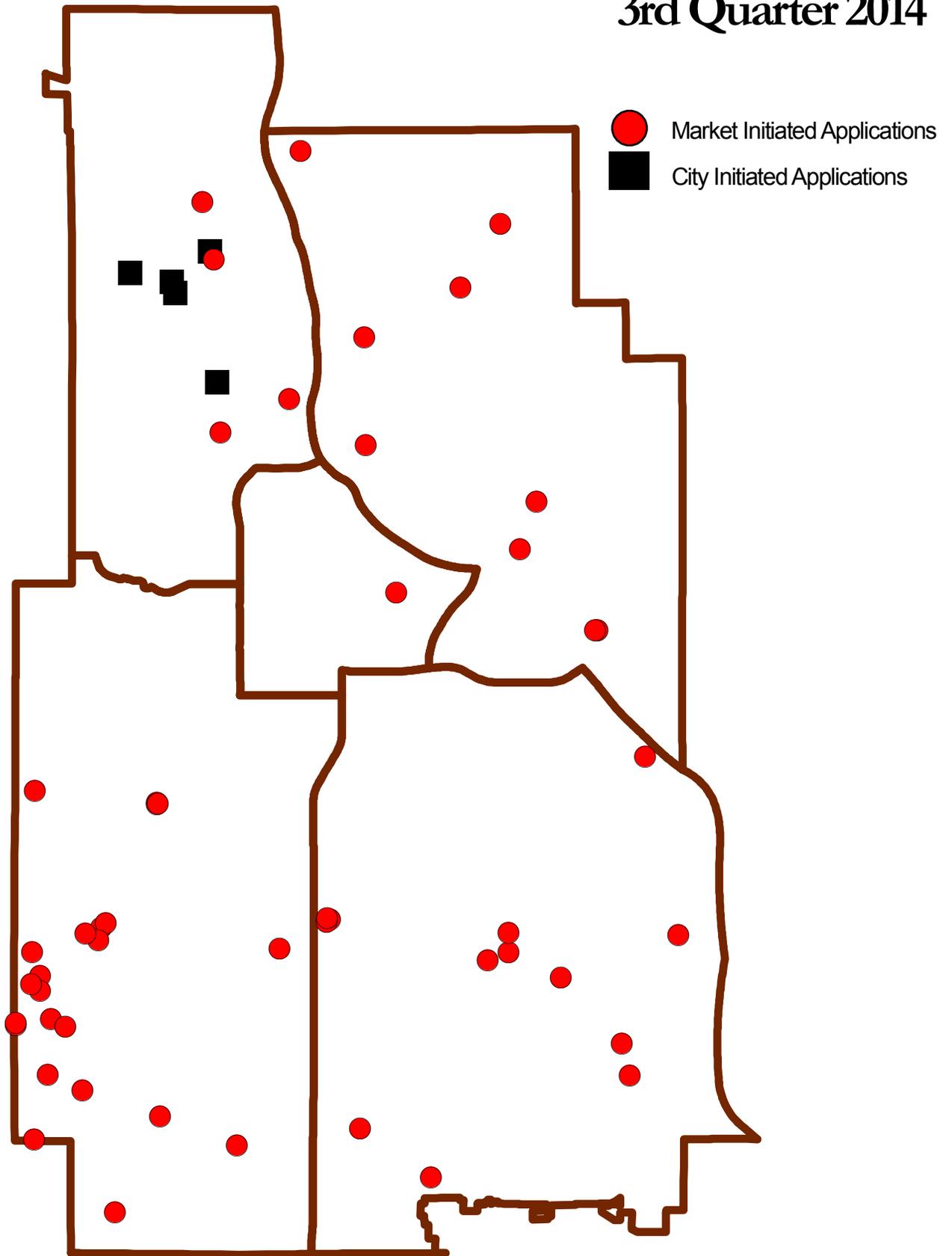
P #	Address				Neighborhood	Ward	Owner	Applicant
18	4529	FRANCE	AVE	S	LINDEN HILLS	13	FRANCE DEVELOPMENT LLC	JULIAN M JOHNSON
18	4549	YORK	AVE	S	LINDEN HILLS	13	DREAM HOMES INC	JS STEWART COMPANIES
18	4912	ABBOTT	AVE	S	FULTON	13	JB INVESTMENT HOMES LLC	VINCENT BROWN TRUCKING AND CONSTRUCTION LLC.
19	4923	38TH	AVE	S	MINNEHAHA	12	KENT C LINDER	ALL METRO EXCAVATING
19	5020	VINCENT	AVE	S	FULTON	13	VINCENT PARTNERS LLC	BOLLIG & SONS
19	5208	KNOX	AVE	S	LYNNHURST	13	ER PROPERTIES LLC	BOLLIG & SONS
19	5356	CHOWEN	AVE	S	FULTON	13	LJG INVESTMENTS LLC	BOLLIG & SONS
20	5412	LYNDALE	AVE	S	KENNY	13	NLD LYNDALE LLC	TURNER BROTHERS INC
20	5629	15TH	AVE	S	DIAMOND LAKE	11	RESIDENTIAL RENOVATION LLC	DON AND WAYNE EXCAVATING, LLC
20	5901	RUSSELL	AVE	S	ARMATAGE	13	BETTER HOMES DEVELOPMENT LLC	KOTHRAD SEWER, WATER & EXCAVATING, INC.

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

Evaluated Property Map and Photographs (see remaining pages)

Wrecking Permit Applications Reviewed by Preservation Staff

3rd Quarter 2014





111 NORTH 22nd Ave Front



213 20th Ave NE

1 20th Ave
Sally's neighborhood



200 34th St
Sally's neighborhood



506 Aurora



609 53rd St E



Google earth
feet 10
meters 5
700 4th St. S



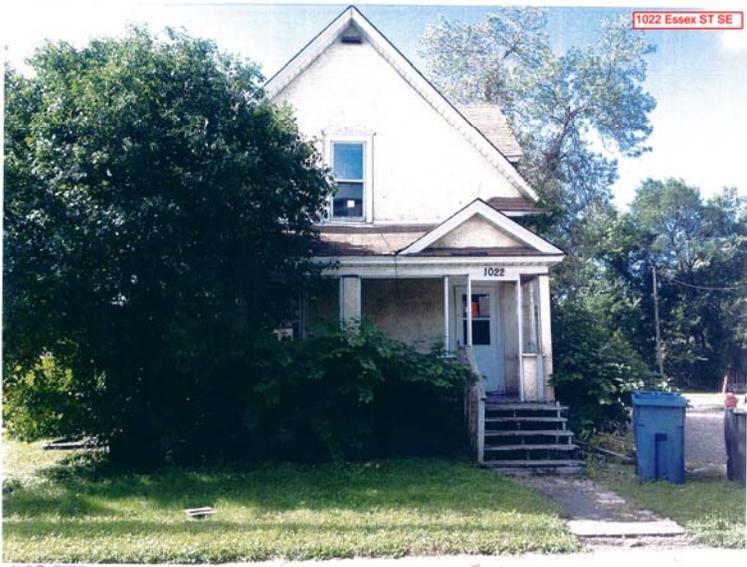
710 Main ST NE



1014 Estev Street SE



1015 Essex



1022 Essex ST SE

1022 Essex



1208 Como Ave SE



1000 4th Street S.E.

1618 W. Lake St



1620 W. Lake St



2314 Dupont Ave N





2616 W. River Pkwy



2620-22 Central Ave NE



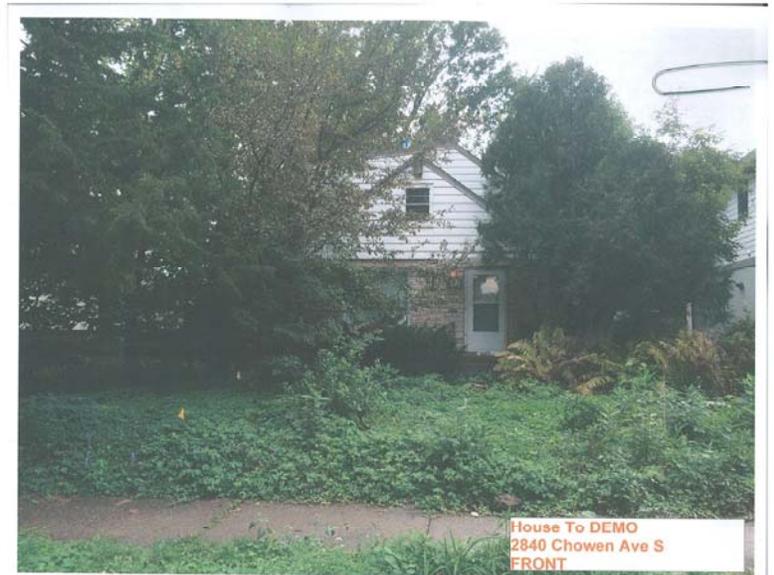
2801 Marshall St NE

Marshall Substation Building - SW Corner



Marshall Substation Building - S side

BWM 72427 135379



House To DEMO
2840 Chowen Ave S
FRONT

2915 James Ave S



3039 Pierce ST NE



3247 Irving Ave N



3334 James Ave N





3410 Penn Ave N



3549 Dupont Ave N

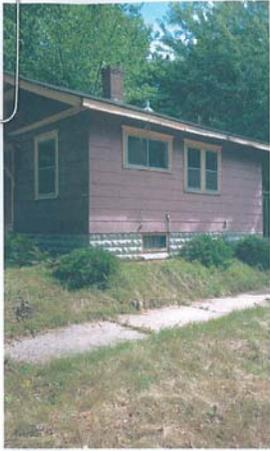


3733 Marshall ST NE



3701 E. 47th St.

West



North
(Front)



East



South
(Rear)



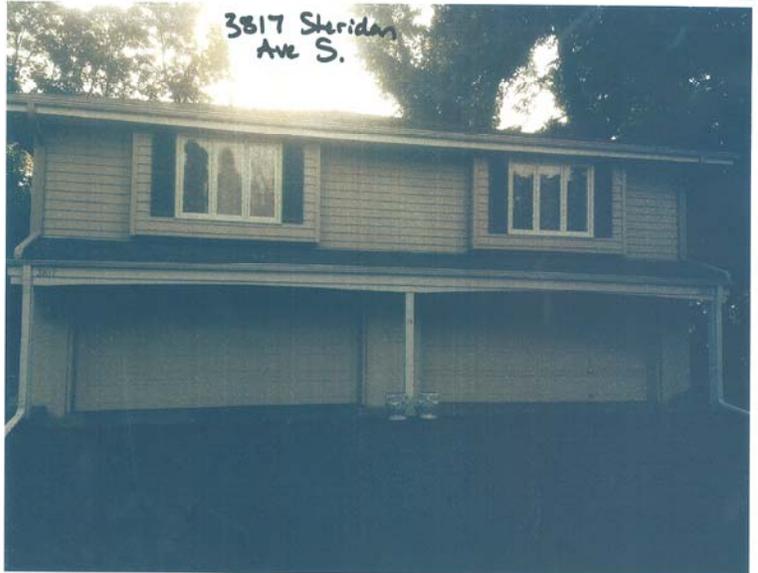
3805 3rd Ave S



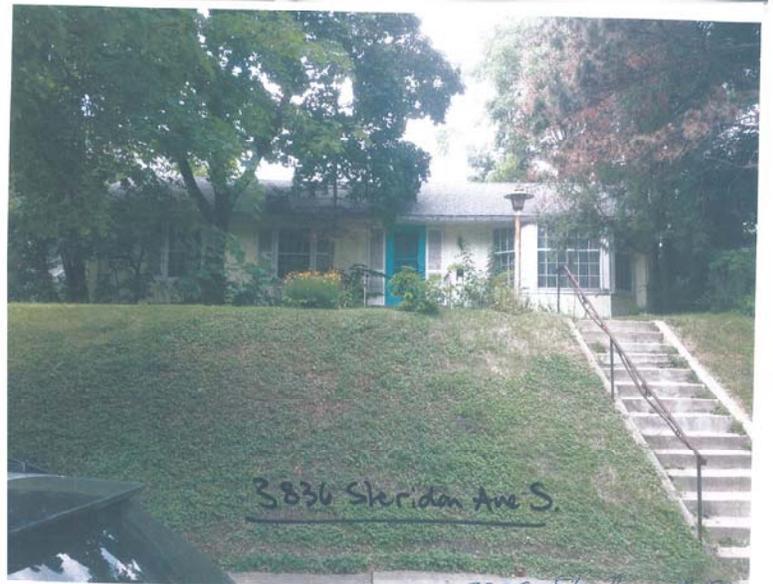
3808 Clinton Ave S



3817 Sheridan Ave S.



Front



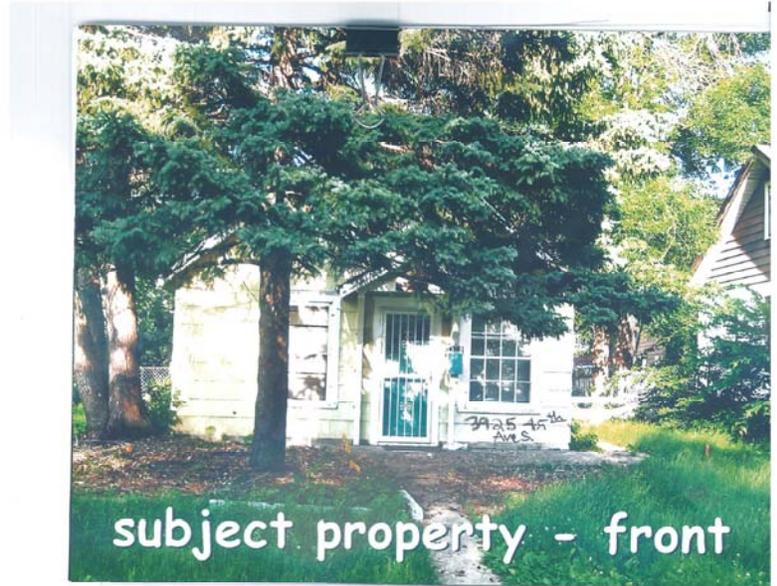
3405 + 3407 Vincent Aves
Street View



3409 Standish Ave S **BWM T2405** 135339



3915 Emerson



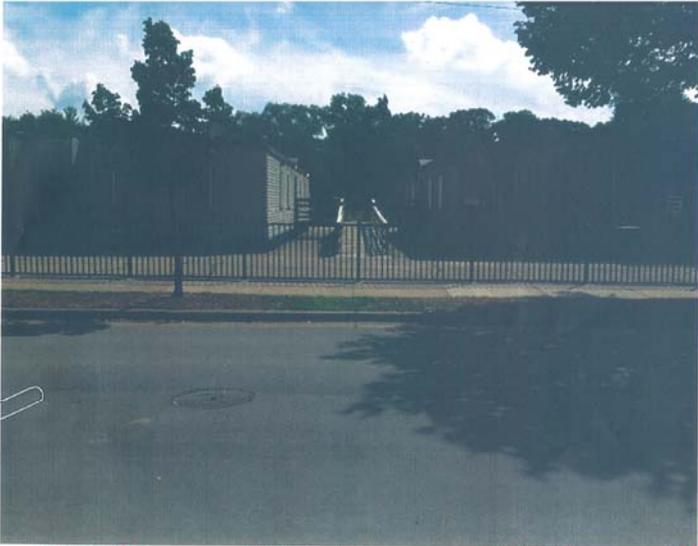
subject property - front



3933 Thomas Ave S



4612 Wentworth Ave S



Portable #2 4030 Chouen Ave S Portable #1 West side



4031 Standish Ave S



4105 20th Ave S



4208 Beard Ave S.





4220 30th Ave N. Demo



Burn # 2436

4344 Drew Ave S



4312 Beard Ave S

135413

Burn 13429



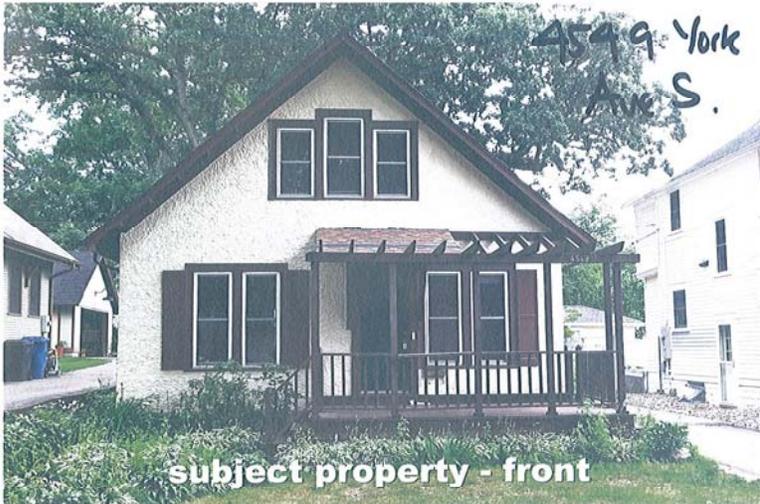
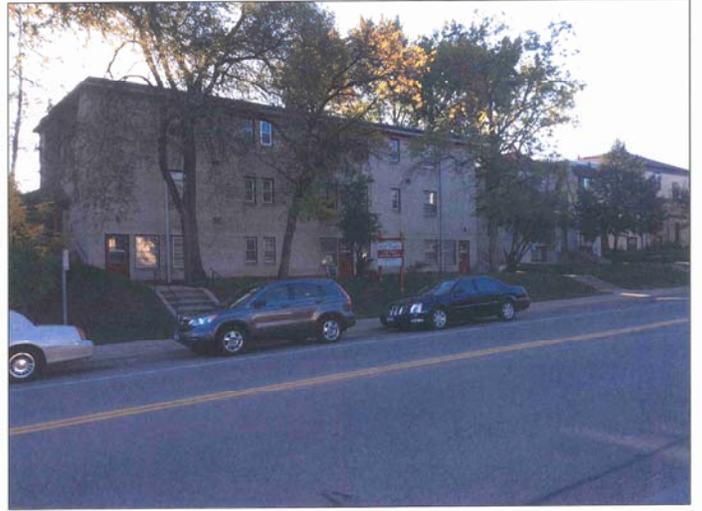
4515 Abbott Ave S.



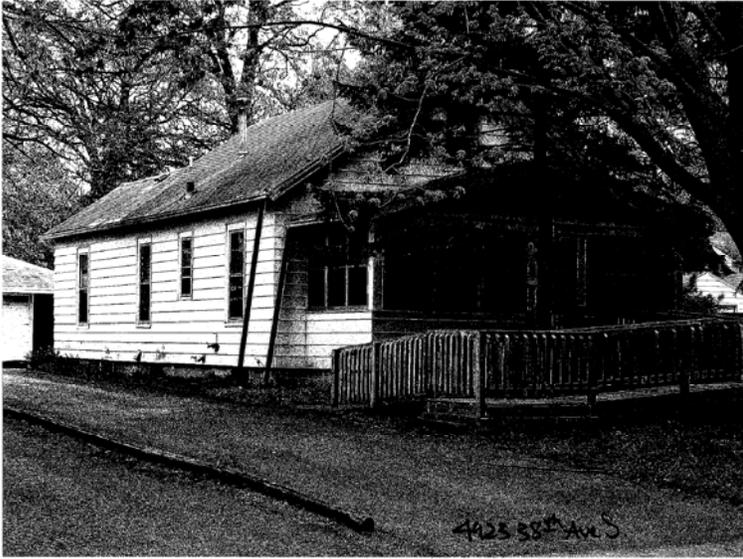
4525 France Avenue S., Minneapolis, MN
Permit Number 136062



4529 France Avenue S., Minneapolis, MN
Permit Number 13606



5020 Vincent Ave S
Street View



5208 Knox Ave S.



5356 Chwen Ave S





5629 15th Ave S. (SUBJECT)

LEFT (NORTH)



RIGHT (SOUTH)

