

**Community Planning & Economic Development
Planning Division**
250 South 4th Street, Room 110
Minneapolis, MN 55415-1385



City of Minneapolis
*Department of Community Planning
& Economic Development - CPED*

MEMORANDUM

TO: Heritage Preservation Commission
FROM: John Smoley
DATE: July 27, 2010
RE: Demolition Update: 1st and 2nd Quarters, 2010

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.

Annual Totals

In the first and second quarters of 2010, 85 properties were reviewed, determined not to meet the definition of a historic resource, and approved for demolition by the Preservation and Design team of CPED-Planning. At this rate, 170 properties will be reviewed in 2010. This is far below the number reviewed in previous years. In 2009, 219 properties were reviewed and approved for demolition by staff. In 2008, 317 properties were reviewed and approved for demolition by staff.

Initiation

Of the 85 properties reviewed in quarters one and two of 2010, 69 were market-driven, 14 were initiated by the City's Problem Properties Unit, and 2 were initiated by CPED in city-initiated redevelopment efforts.

Redevelopment

Of the 85 properties reviewed in quarters one and two of 2010, 21 had applications for new 1-4 unit residences submitted during the same time period.

Use

Of the 85 properties reviewed in quarters one and two of 2010, 77 contained residential uses and 8 held commercial or industrial uses.

Geographic Distribution

Of the 85 properties reviewed in quarters one and two of 2010, 44 were located in the north sector, 16 were located in the south sector, 13 were located in the east sector, and 12 were located in the southwest sector.

Notable Properties

1413 45th Ave N – Already moved twice since its construction in 1902.

1528 2nd ST N - General Iron and Metal Company Building - a steel fabrication plant which, after a 1951 addition, included assembly and warehousing areas. The subject property lies within the 2009 North Side Industrial reconnaissance survey area, but the property did not merit an intensive level survey.

2812 Dean Pkwy – An example of a property where alterations were so extensive that they met the definition of demolition (“The act of moving or razing a building including the removal or enclosure of sixty (60) percent or more of the structure”) and thus triggered a wrecking permit review.

5125 45th Ave S – Originally a 320 SF dwelling when it was built in 1924, this tiny home was doubled in size in 1942 when a 12x18 SF addition and 5x8 SF vestibule were added.

Reporting Periods

In 2008 CPED-Planning Preservation & Design staff began bringing monthly updates to the Heritage Preservation Commission (HPC) on the properties that CPED had reviewed for demolition. In 2010 CPED will be bringing updates forward to the HPC on a quarterly basis.

Evaluated Property Roster

Number	Street Name	Street Type	Direction	Sector	Ward	Neighborhood
4207	12th	Ave	S	S	8	Northrop
2518	14th	Ave	S	S	9	Phillips
2441	16th	Ave	S	S	9	Phillips
3748	19th	Ave	S	S	9	Standish
1625	26th	Ave	N	N	5	Jordan
2921	29th	Ave	S	S	9	Longfellow
1528	2nd	St	N	N	5	Near North
1600	2nd	St	N	N	5	Near North
1628	2nd	St	N	N	5	Near North
4125	31st	Ave	S	S	12	Standish
4141	32nd	Ave	S	S	12	Standish
4842	37th	Ave	S	S	12	Minnehaha
3049	3rd	Ave	S	S	8	Central
3602	40th	St	W	SW	13	Linden Hills
1411	45th	Ave	N	N	4	Webber Camden
1413	45th	Ave	N	N	4	Webber Camden

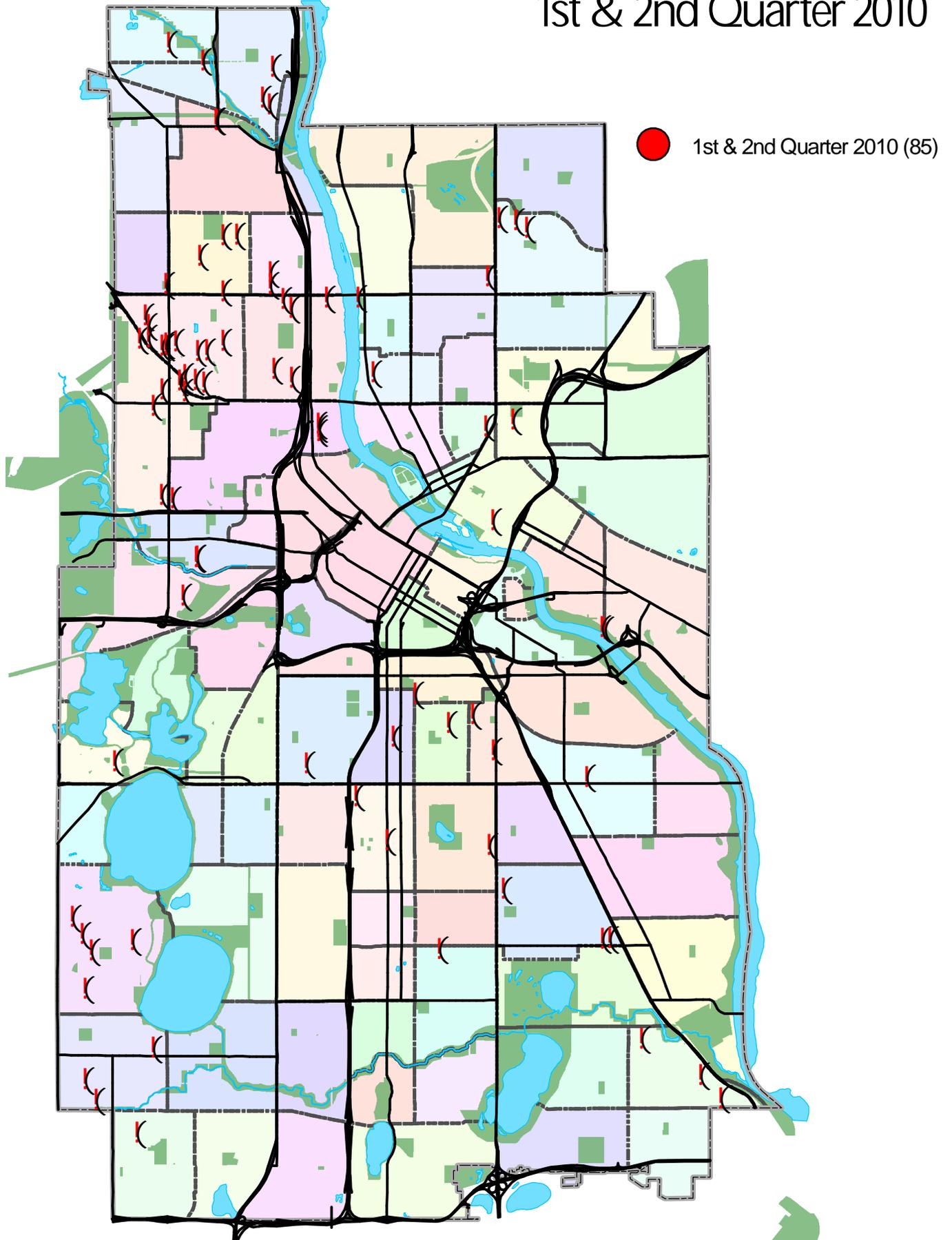
5125	45th	Ave	S	S	12	Minnehaha
619	46th	Ave	N	N	4	Lind Bohanon
1606	49th	Ave	N	N	4	Shingle Creek
2222	4th	St	N	N	3	Hawthorne
3020	4th	St	N	N	3	Hawthorne
3116	6th	St	N	N	3	Hawthorne
4847	6th	St	N	N	4	Lind Bohanon
4500	Abbott	Ave	S	SW	13	Linden Hills
5140	Abbott	Ave	S	SW	13	Fulton
4626	Aldrich	Ave	N	N	4	Lind Bohanon
4101	Beard	Ave	S	SW	13	Linden Hills
1500	California	St	NE	E	3	Sheridan
2729	Cedar	Ave	S	S	9	Phillips
3428	Cedar	Ave	S	S	9	Powderhorn Park
145	Cedar Lake	Rd	N	N	5	Harrison
147	Cedar Lake	Rd	N	N	5	Harrison
2616	Central	Ave	NE	E	1	Holland
2812	Dean	Pkwy		SW	7	Cedar Isles Dean
2212	Elliot	Ave	S	S	6	Ventura Village
3627	Emerson	Ave	N	N	4	Folwell
3024	Fillmore	St	NE	E	1	Audubon Park
2639	Girard	Ave	N	N	5	Jordan
3215	Girard	Ave	N	N	4	Folwell
3635	Girard	Ave	N	N	4	Folwell
2319	Golden Valley	Rd		N	5	Willard Hay
1564	Hillside	Ave	N	N	5	Jordan
2210	Ilion	Ave	N	N	5	Jordan
2313	James	Ave	N	N	5	Jordan
2534	James	Ave	N	N	5	Jordan
3454	Knox	Ave	N	N	4	Folwell
51	Lowry	Ave	N	N	3	Hawthorne
2324	Lyndale	Ave	N	N	5	Jordan
3247	Lyndale	Ave	N	N	3	McKinley
3339	Lyndale	Ave	N	N	3	McKinley
2430	Marshall	St	NE	E	3	Bottineau
5306	Minnehaha	Ave	S	S	12	Minnehaha
421	Newton	Ave	S	SW	7	Bryn Mawr
2635	Newton	Ave		N	5	Jordan

629	Oak	St	SE	E	2	Prospect Park
3408	Oakland	Ave		S	8	Central
800	Oliver	Ave	N	N	5	Near North
5000	Oliver	Ave	N	N	4	Shingle Creek
636	Ontario	St	SE	E	2	Prospect Park
2620	Park	Ave		S	6	Phillips
823	Penn	Ave	N	N	5	Willard Hay
2101	Penn			N	5	Willard Hay
2614	Penn	Ave	N	N	5	Jordan
2615	Penn	Ave	N	N	5	Jordan
2622	Penn	Ave	N	N	5	Jordan
3246	Penn	Ave	N	N	4	Folwell
2953	Pierce	St	NE	E	1	Audubon Park
2820	Pillsbury			SW	6	Whittier
4920	Queen	Ave	S	SW	13	Fulton
2655	Russell	Ave	N	N	4	Jordan
2747	Russell	Ave	N	N	4	Jordan
2926	Sheridan	Ave	N	N	4	Jordan
655	Taylor	St	NE	E	3	Beltrami
5529	Thomas	Ave	S	SW	13	Armatage
3035	Tyler	St	NE	E	1	Audubon Park
624	University	Ave	SE	E	3	Marcy Holmes
1000	University	Ave	SE	E	3	Marcy Holmes
1018	University	Ave	SE	E	2	University of Minnesota
4125	Upton	Ave	S	SW	13	Linden Hills
625	Van Buren	St	NE	E	3	St Anthony East
1900	W Broadway			N	5	Jordan
2010	Wes Broadway			N	5	Jordan
2526	West Broadway			N	4	Jordan
4212	Zenith	Ave	S	SW	13	Linden Hills
5315	Zenith	Ave		SW	13	Fulton

Evaluated Property Map and Photographs (see remaining pages)

Wrecking Permit Applications Reviewed by Preservation Staff

1st & 2nd Quarter 2010





1600 2nd ST N



GENERAL
STEEL
PRODUCTS CO.
EST. 1908

WYOMING
STATE

CAT

7

1528 2nd ST N



2635 Newton Ave

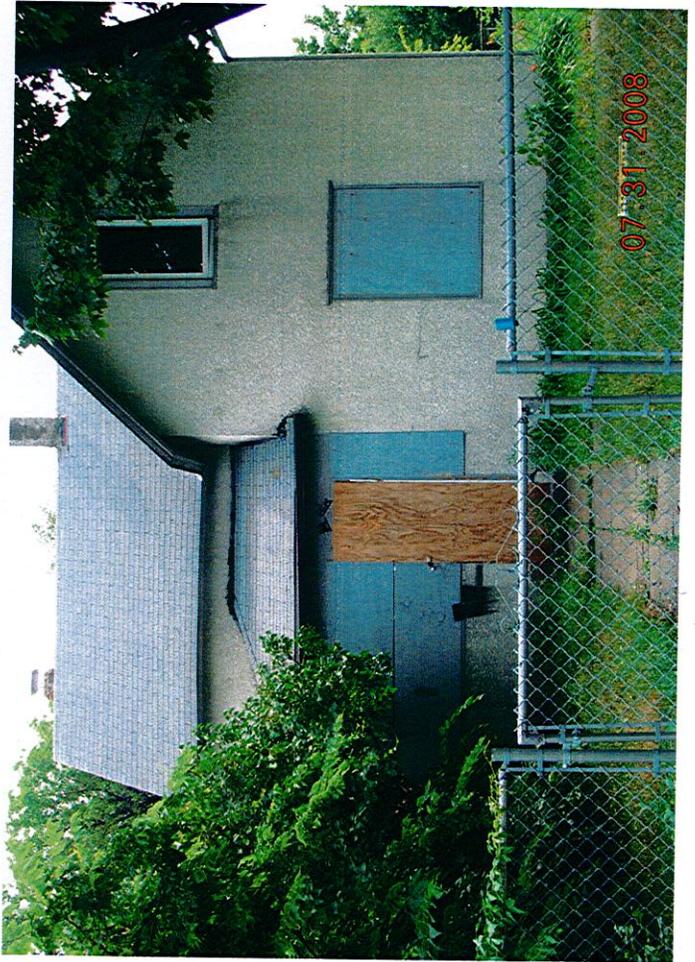
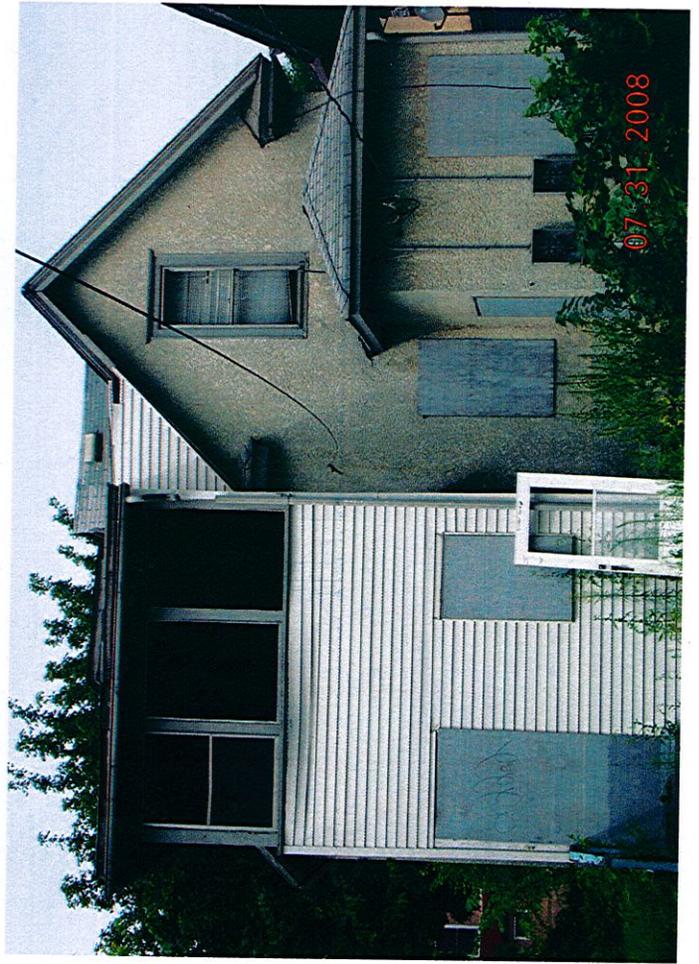
2926 Sheridan
Ave N.



BWM T1392 114033

4125 Upton Ave S.
West Elevation





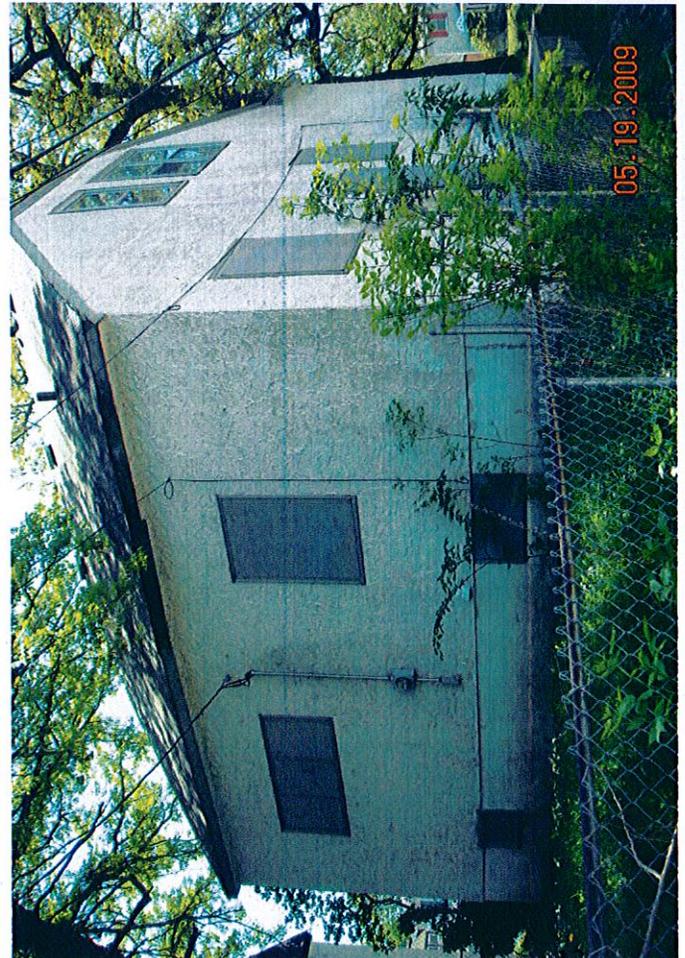
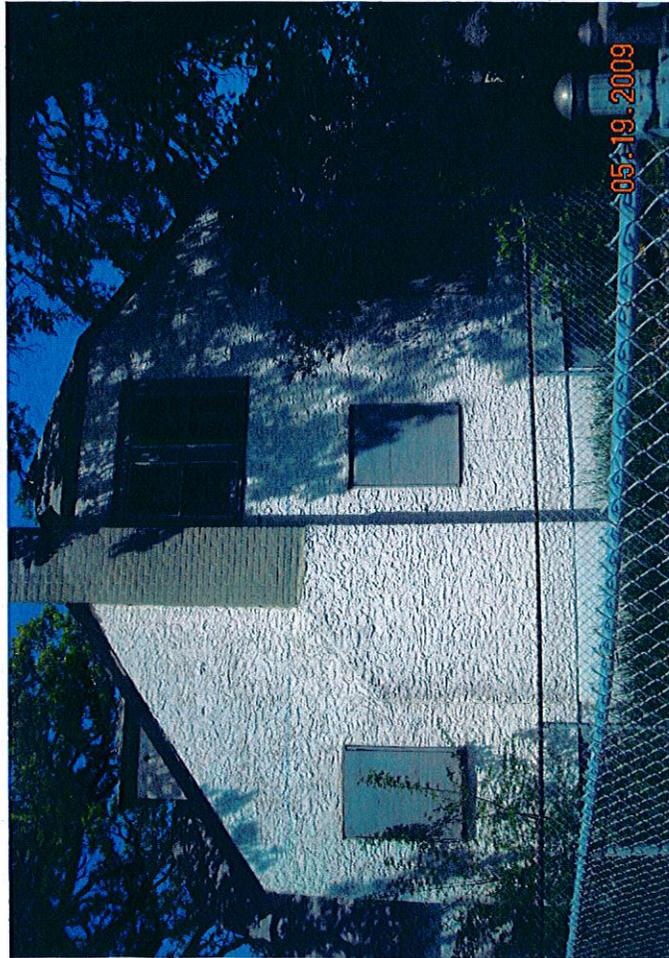
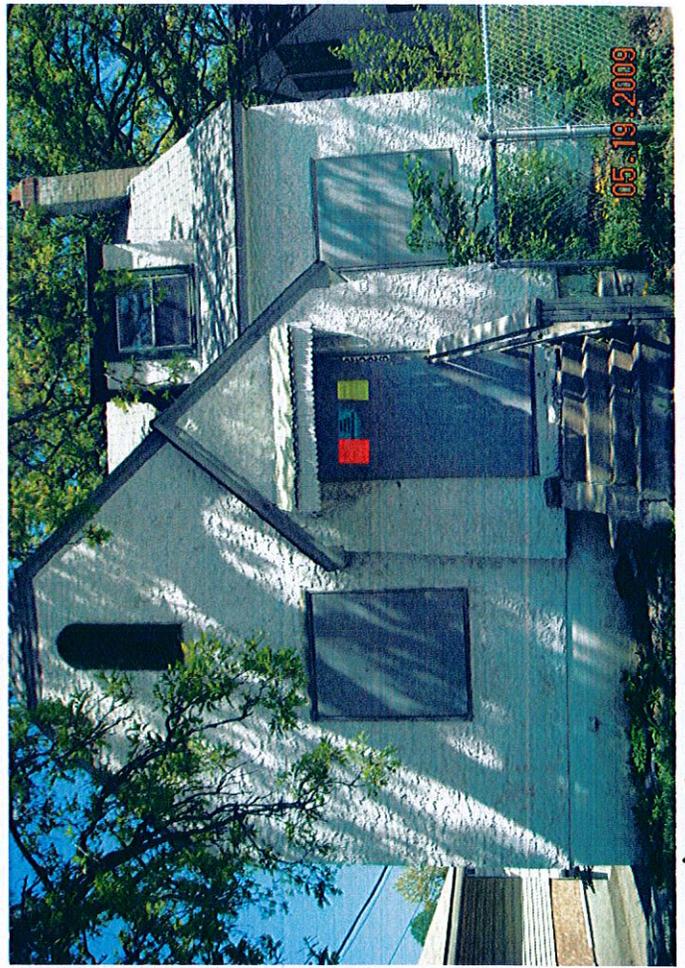
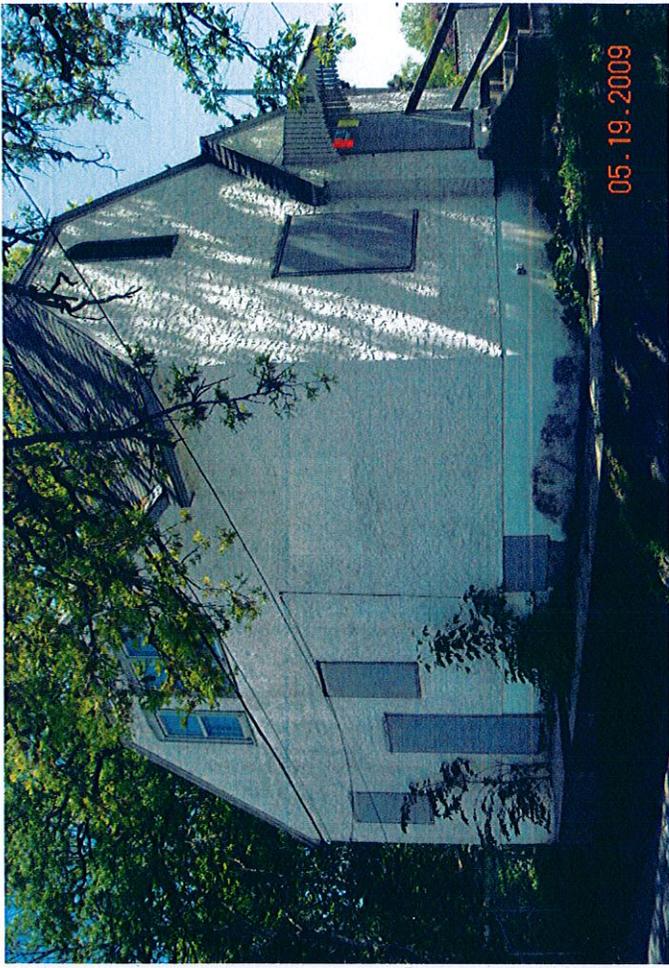
2222 - 4th St N.



2430 Marshall St NE

Room T1414

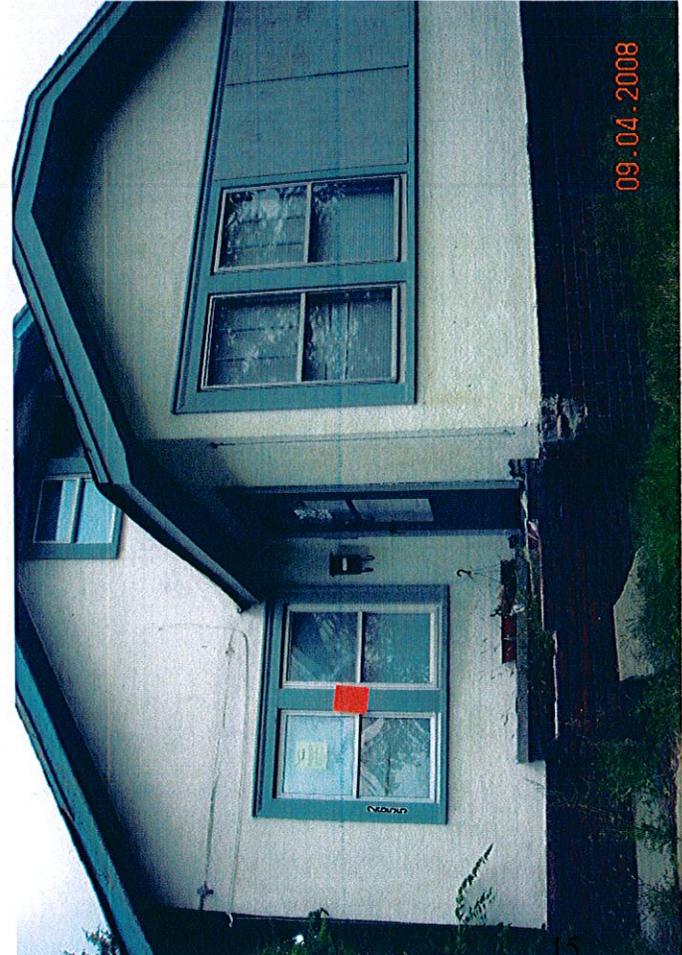
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2526 West Broadway



2534 James Ave N.



2655 Russell Ave N.

2921 29th Avenue S



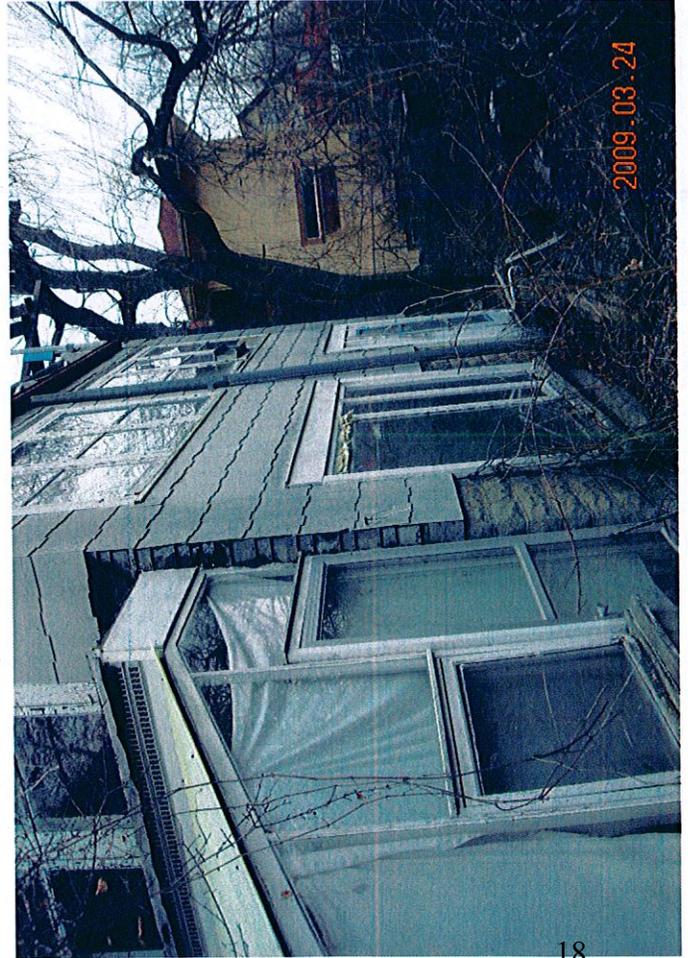
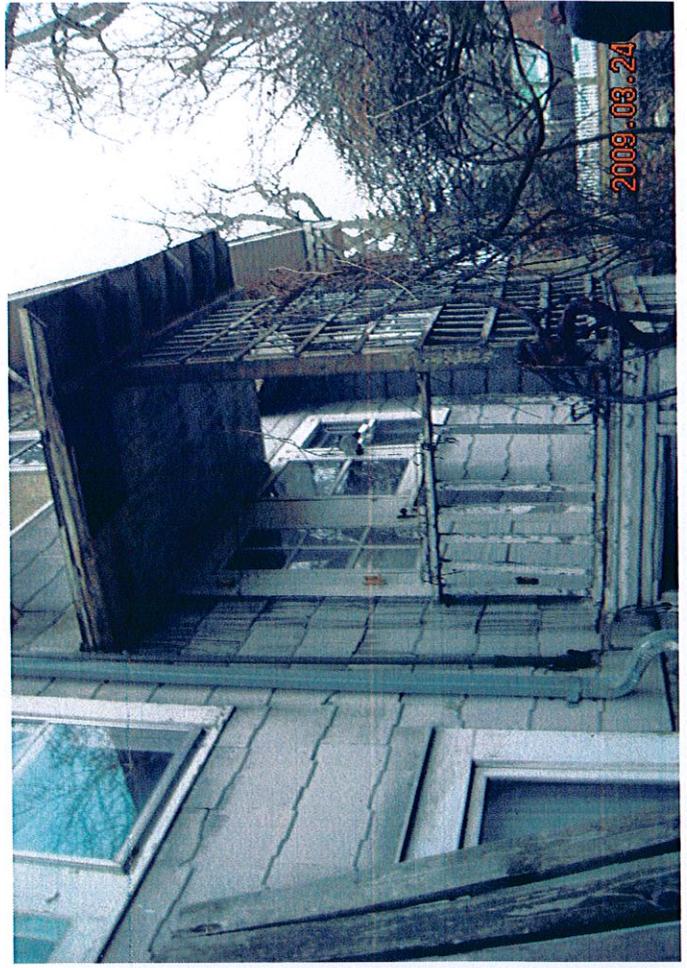
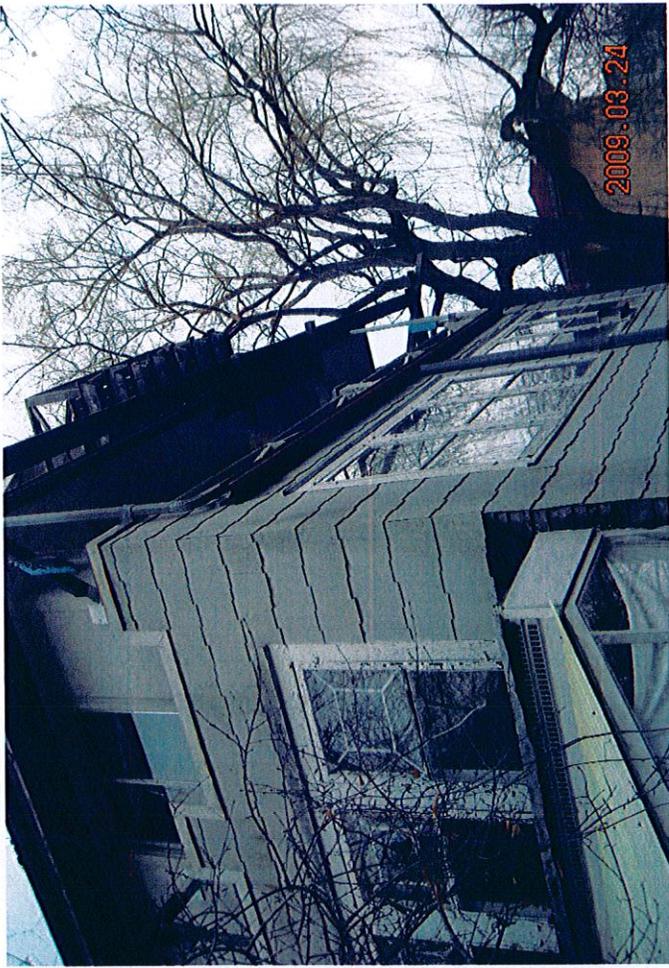
2921-29th Ave S

3035 Tyler Street NE



BWM T1403

114272



421 Newton Ave S.

SOUTH SIDE



51 Lowry Ave N.

BWM T1115

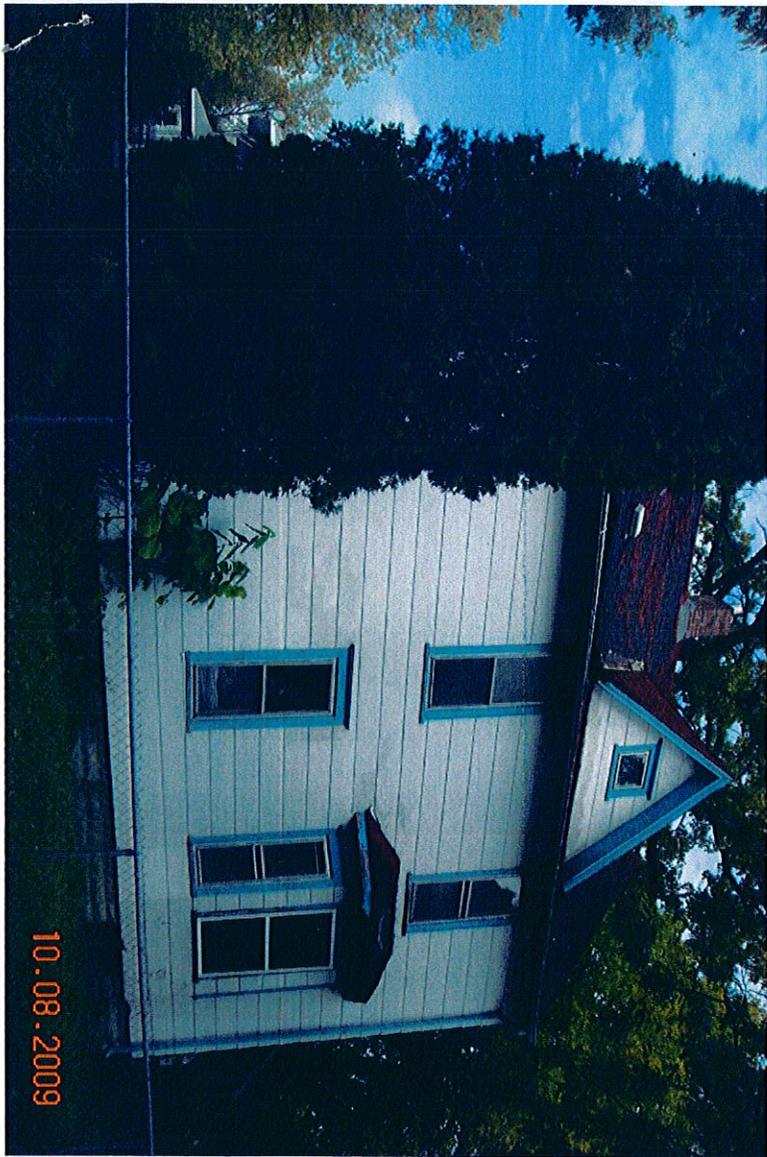
114467

2006

11177 WINTREHANA AVENUE



01-09-02-2013



800 Oliver Ave N





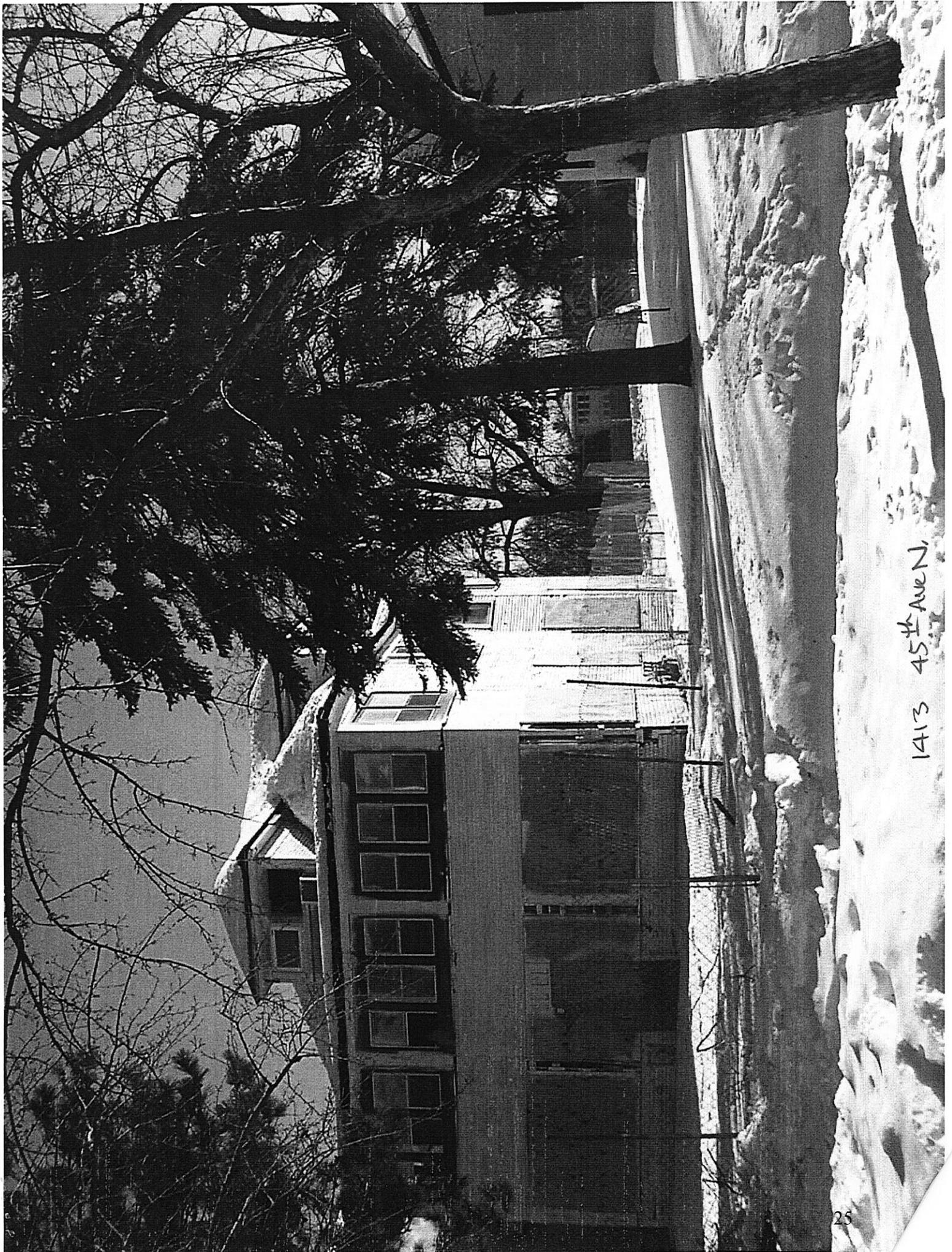
3020 4th St N.



GSS Taylor St NE



1911
45
*
Ave 2



1413 45th Ave N.



1606

1606

1606 49th Ave N

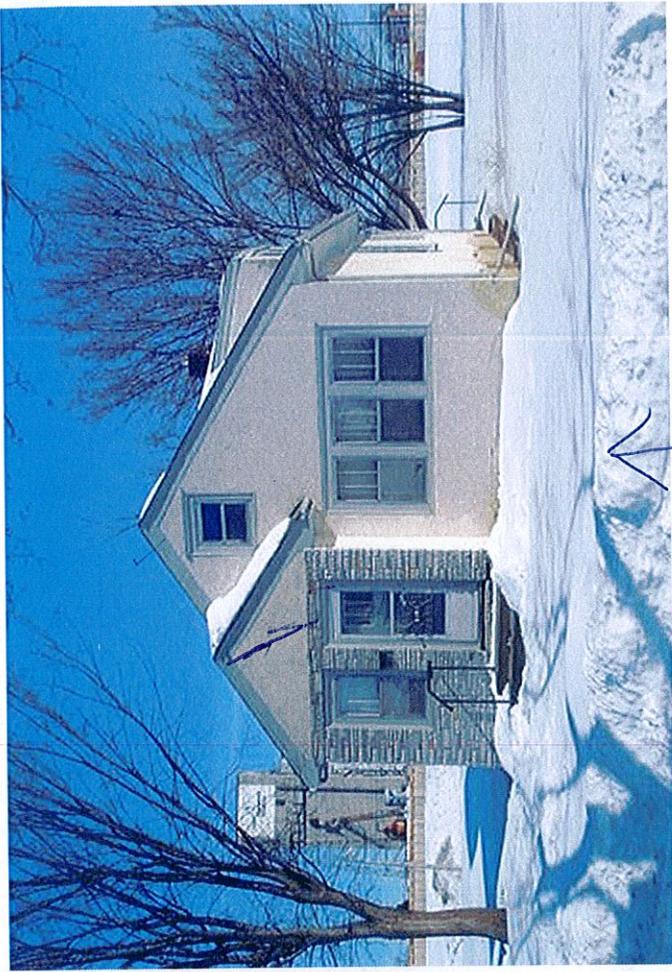


2518 14TH AVE S. FRONT VIEW

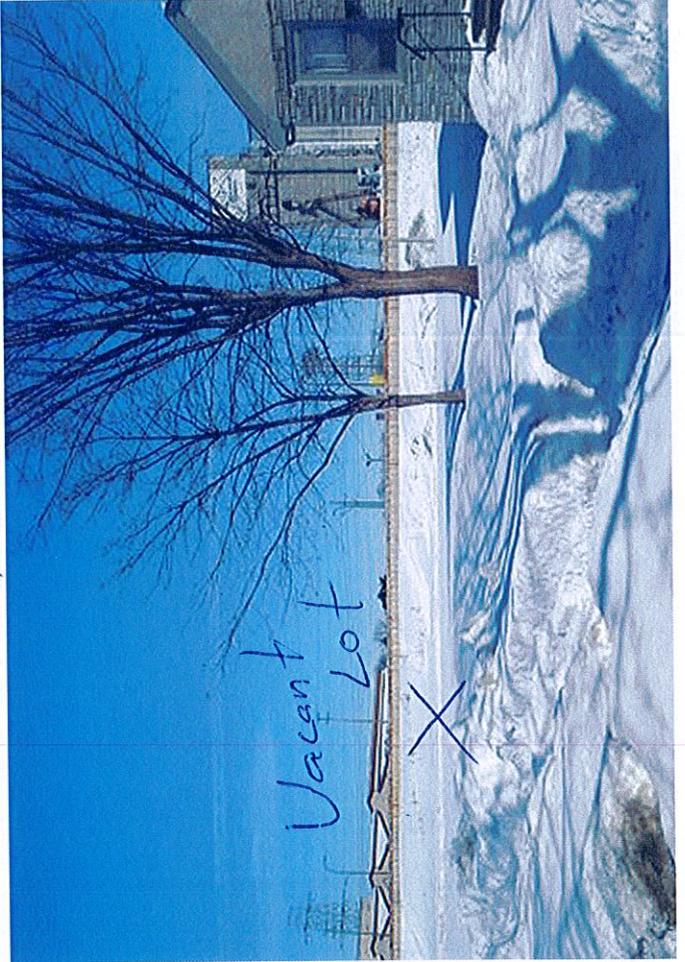


2518 14TH AVE S. NORTH VIEW

549411



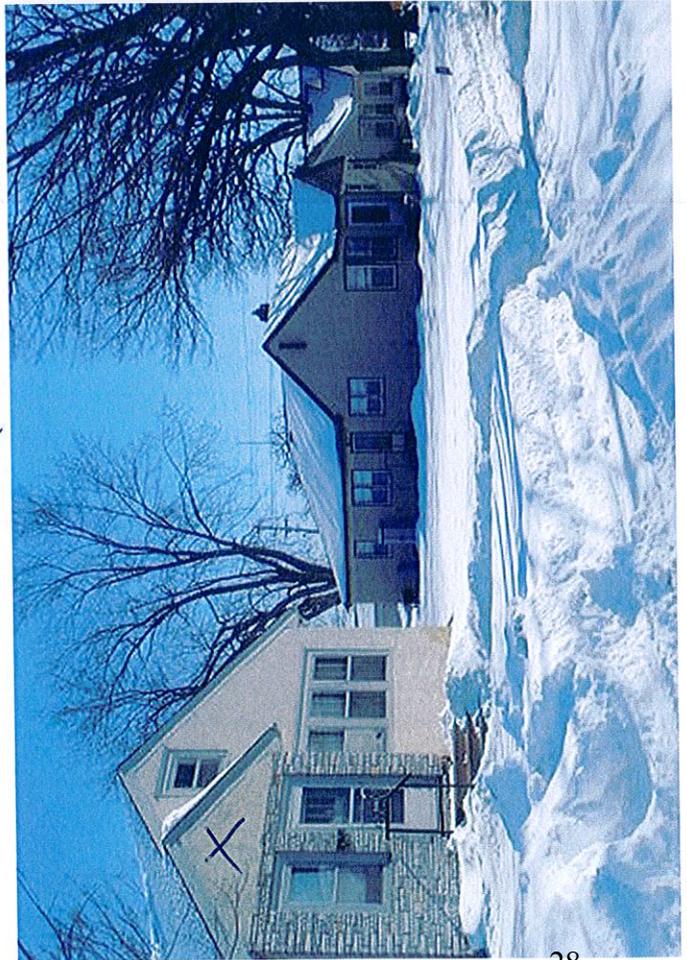
House X ~~4141~~ 4141 32nd ave S.



Vacant Lot X



4141 32nd ave S.





1600 2nd ST N

1600 2nd St N



5315 Zenith
inside fence
-Front-

BWM T1420

114675³⁰

025 Van Buren St. NE



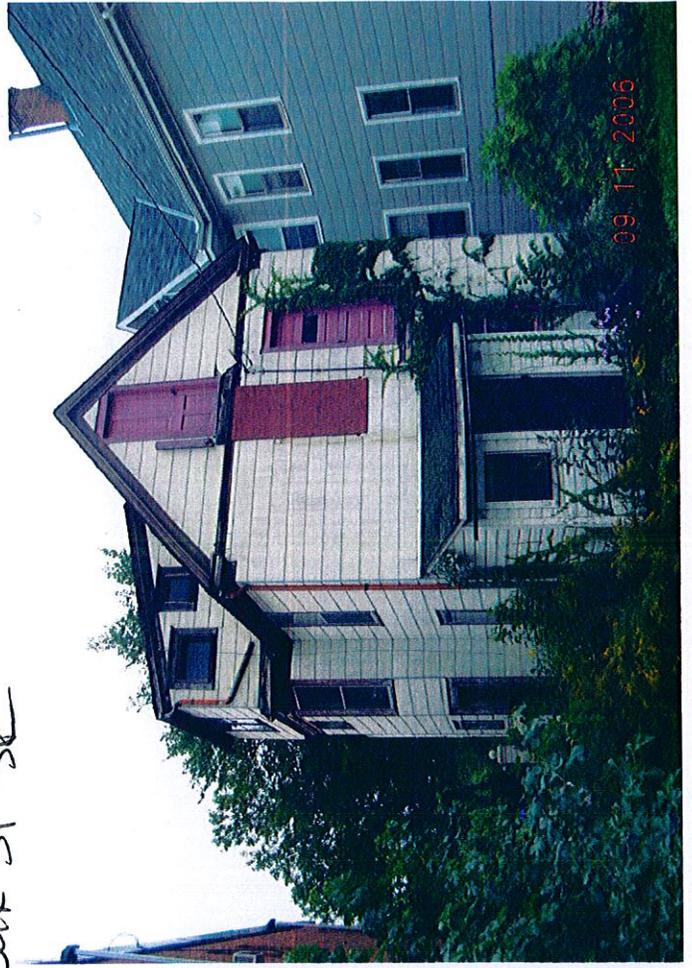
Yellow House To Be Remove Demo



BWM T1426 114791 South East



Oak St SE



Problem Properties Unit - 249 Demo.

BZH-26340



145 Cedar Lake



147 Cedar Lake Rd N



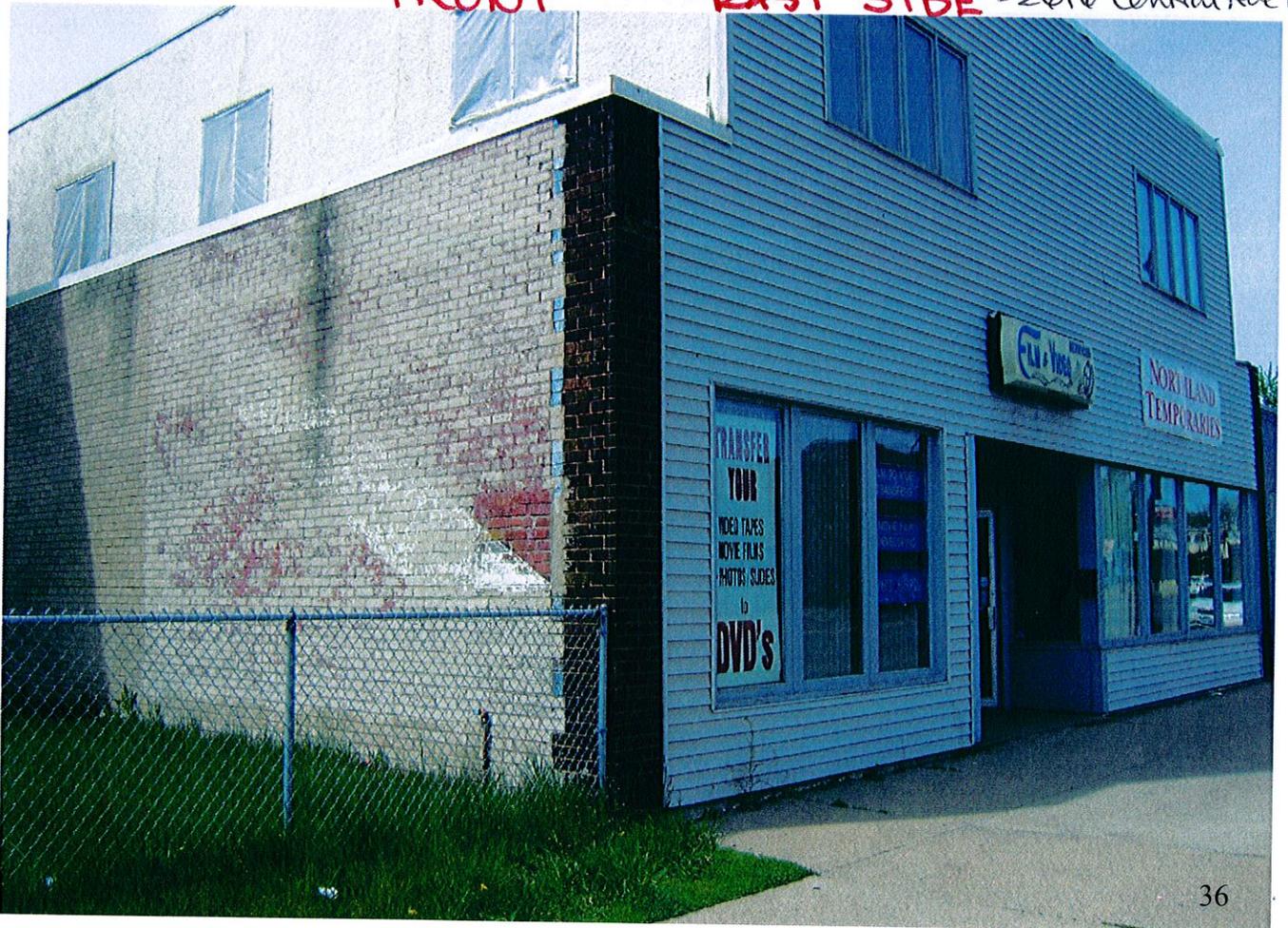
2615 side

Permit

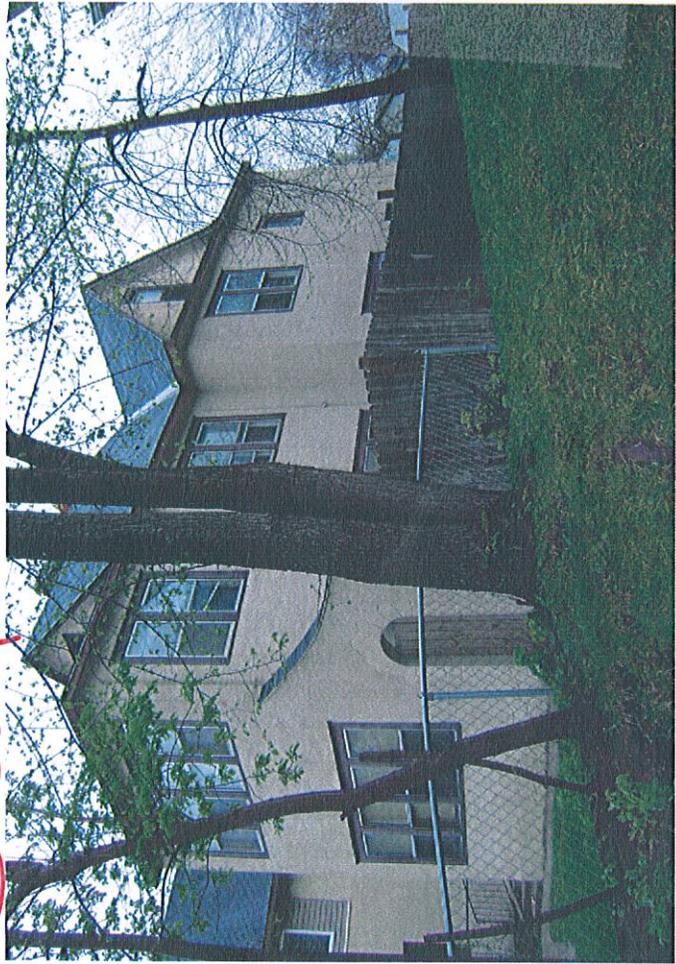
2615 Penn Ave N.



FRONT EAST SIDE - 2616 Central Ave NE



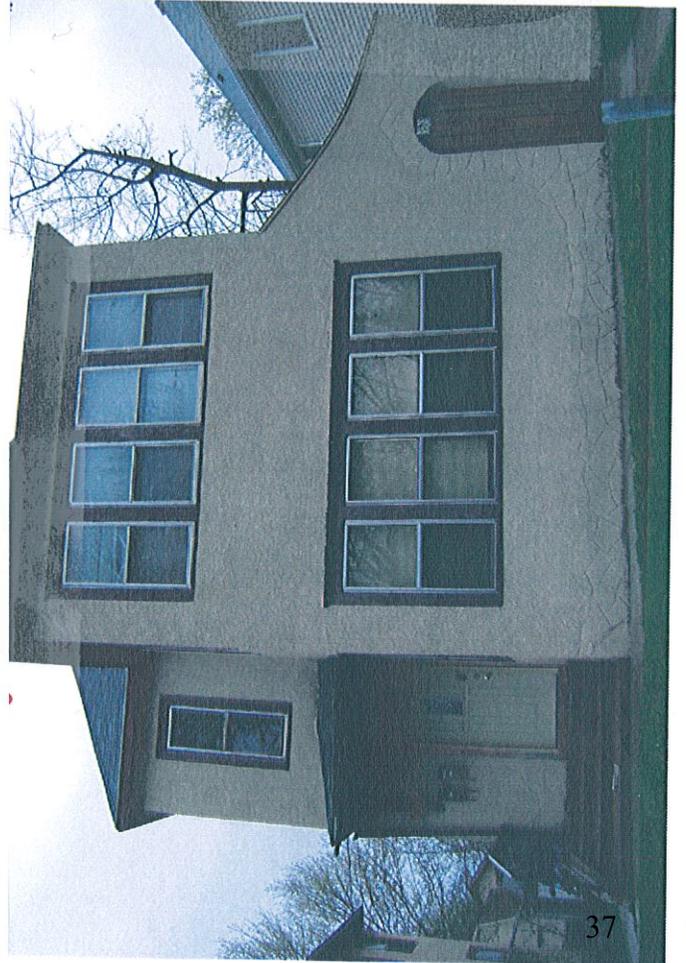
NORTLAND NEIGHBORHOOD



(2) Right side



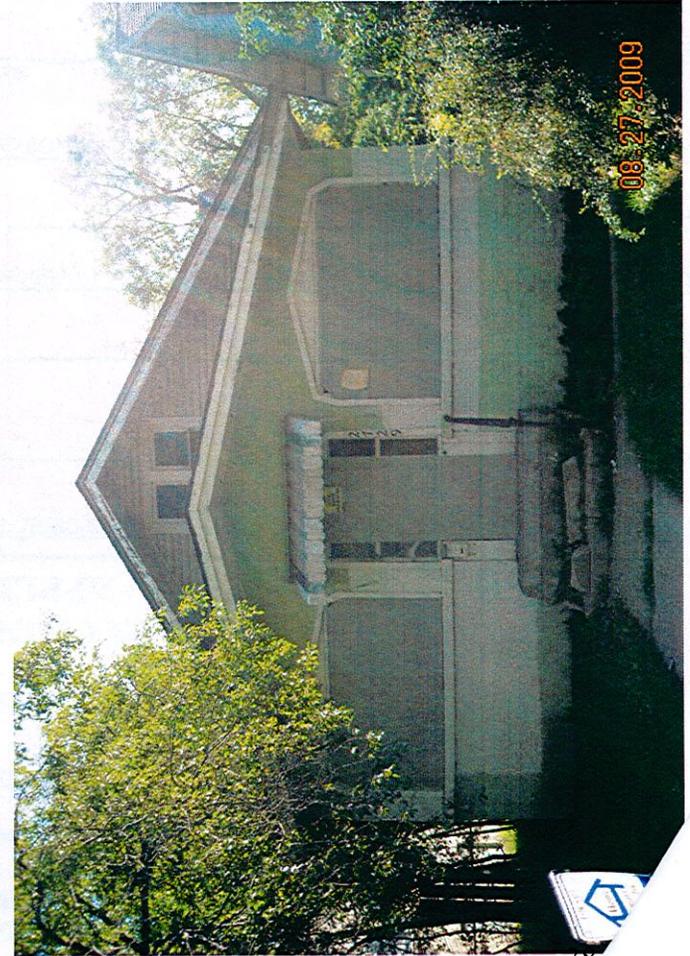
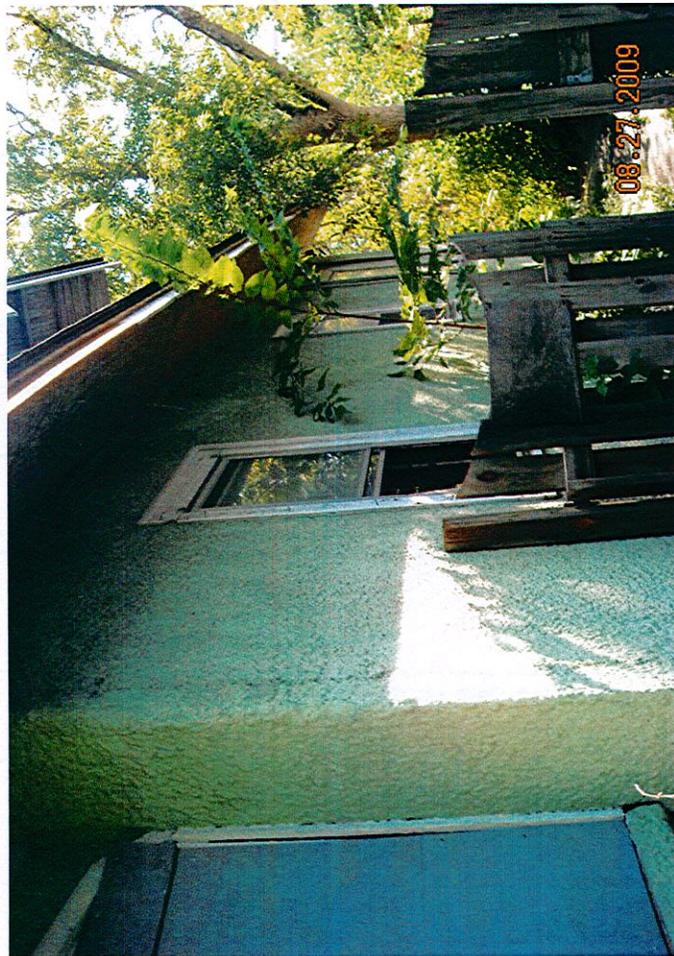
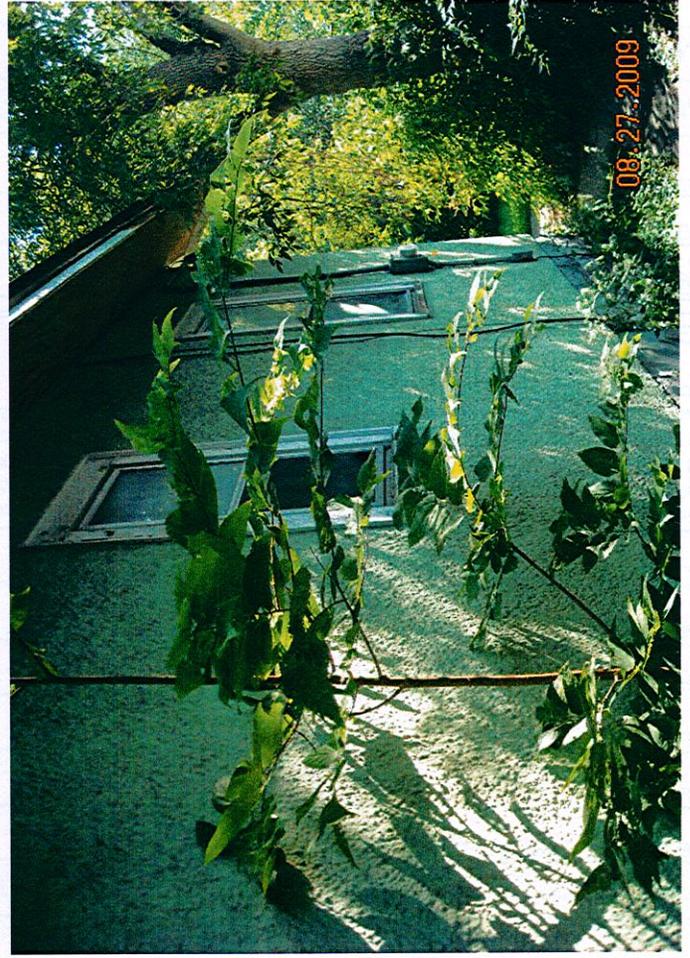
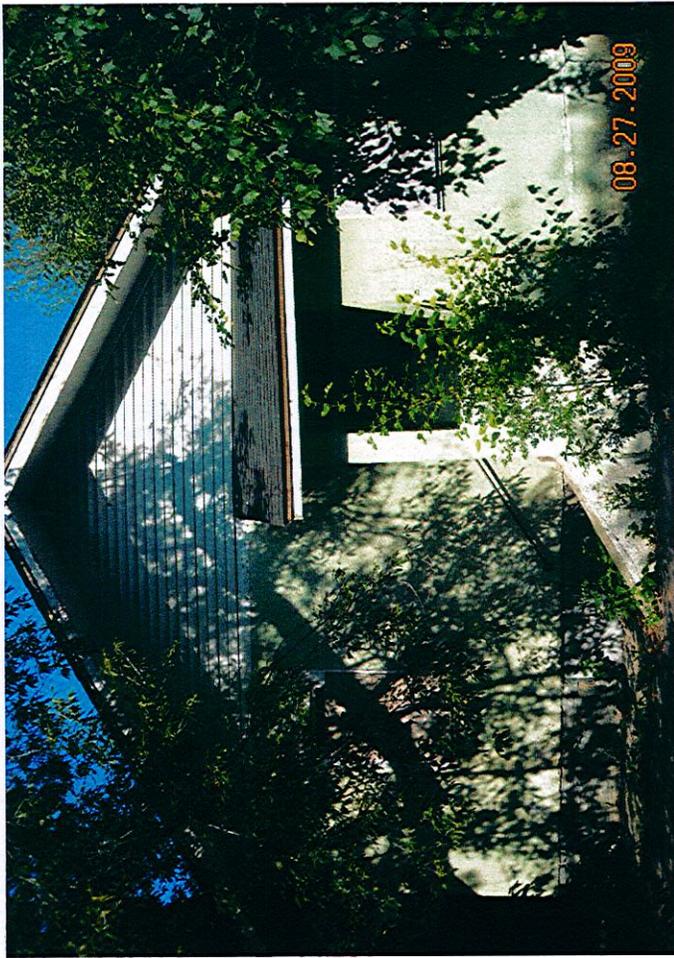
(2) LEFT SIDE



(2) 2622 Penn Ave N. Front



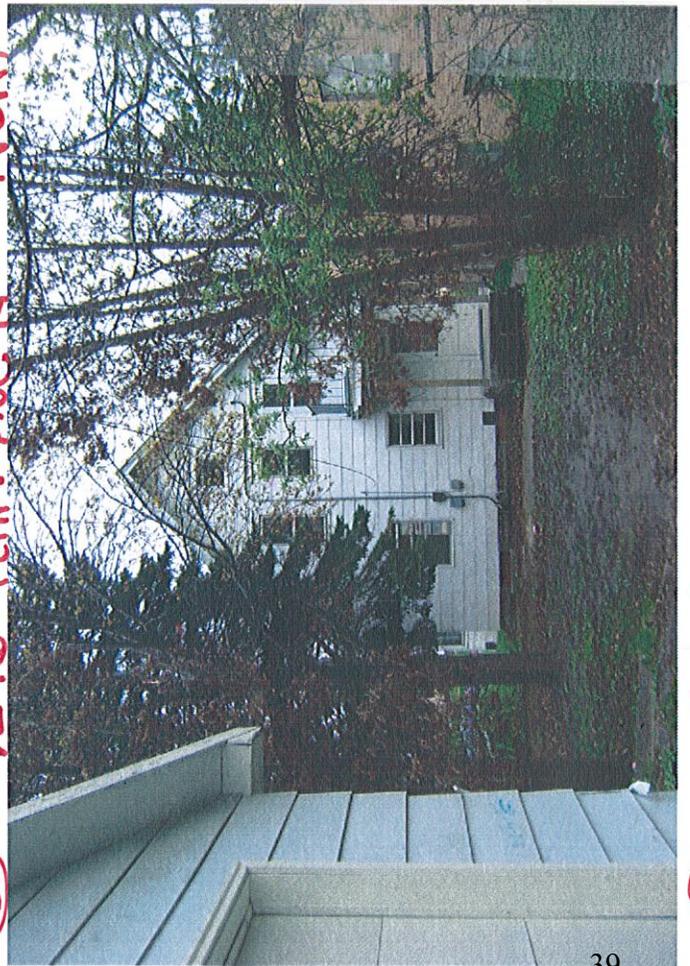
(2) Rear



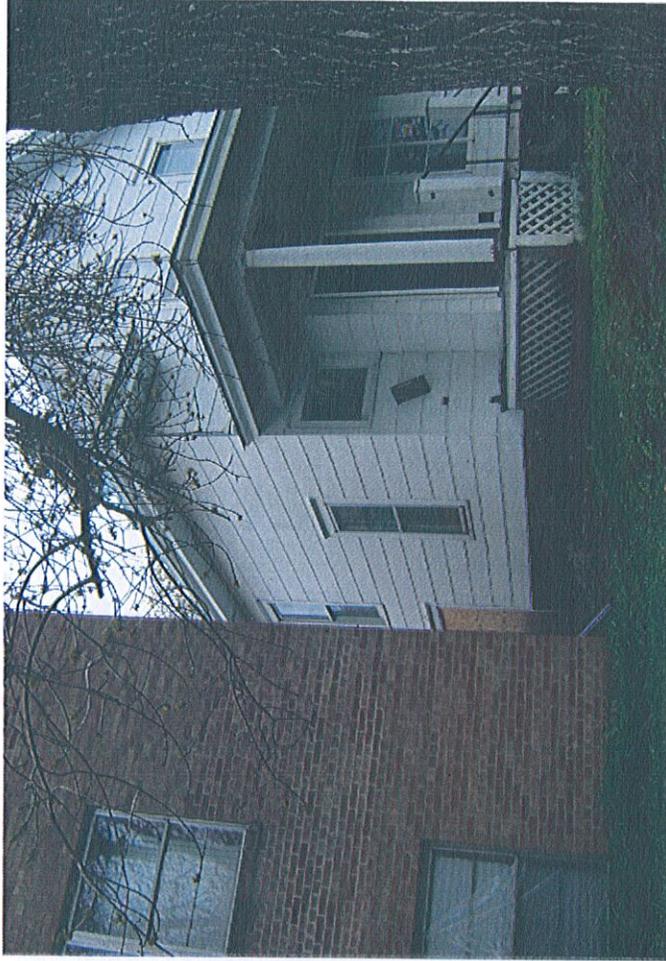
2729 Cedar Ave S.



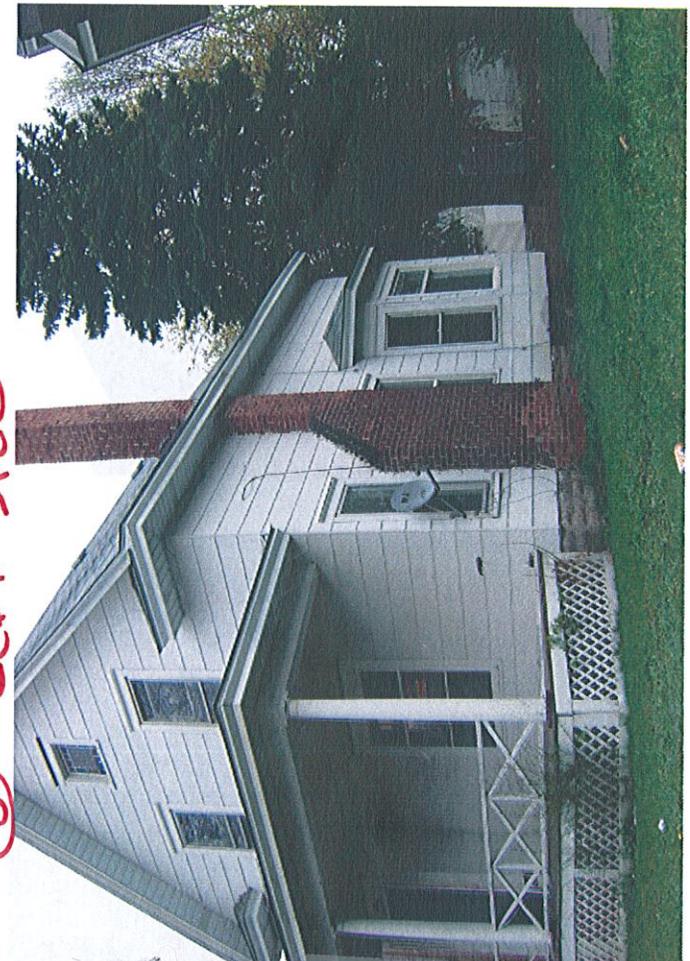
③ 3246 Penn Ave. N Front



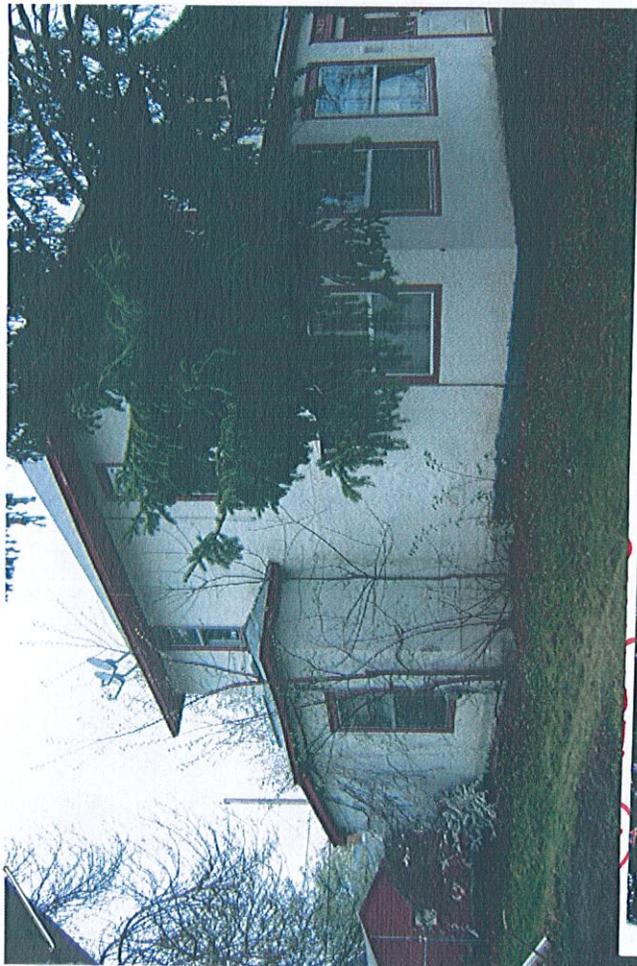
③ Rear



③ Left side



③ Right side



(H) Rear



(H) Right side



(H) 3627 Emerson Ave N Front

(H) Neighbor

3748 19th Ave. S. SUBJECT PROPERTY
EAST PHOTO



Smoley, John

From: Todd Richtsmeier [putzin@gmail.com]

Sent: Friday, March 26, 2010 3:21 PM

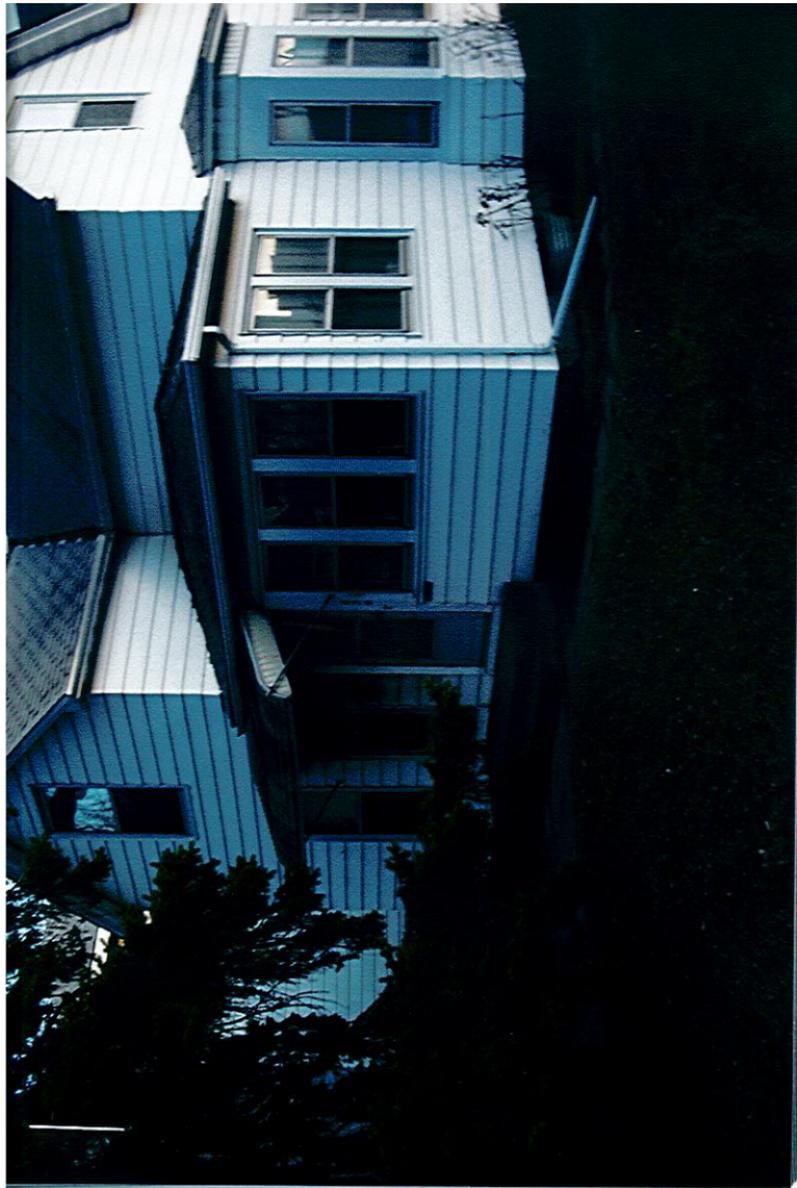
To: Smoley, John

Subject: 4500 Abbott pictures



IMG_5064

4506 Abbott Ave S



624 University Ave SE

© 823 Penn Ave N. Front



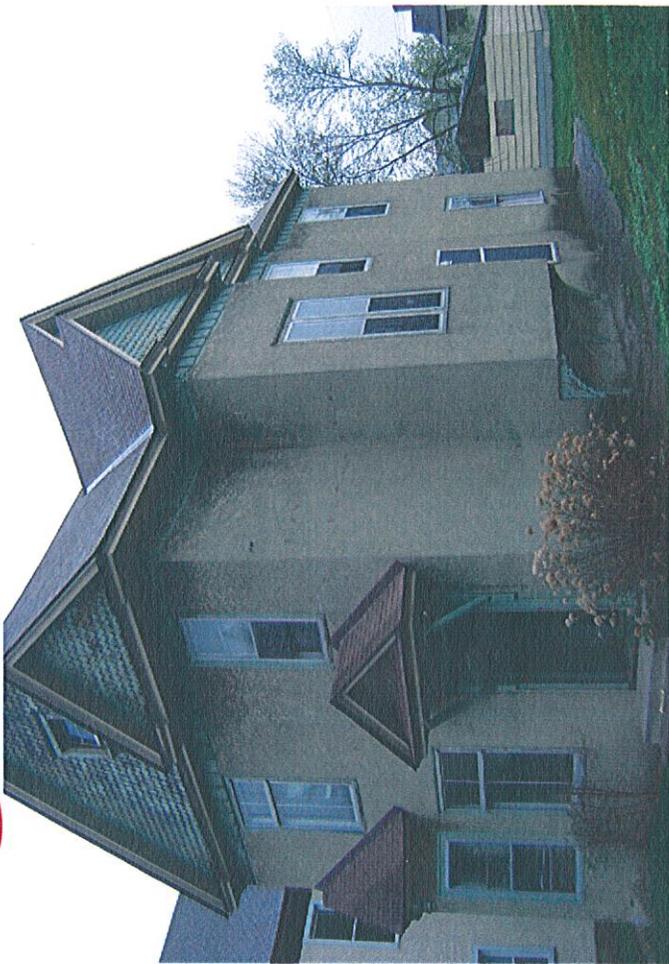
© Neighbor



© Neighbor



© Left side



© Right side



05/12/2010

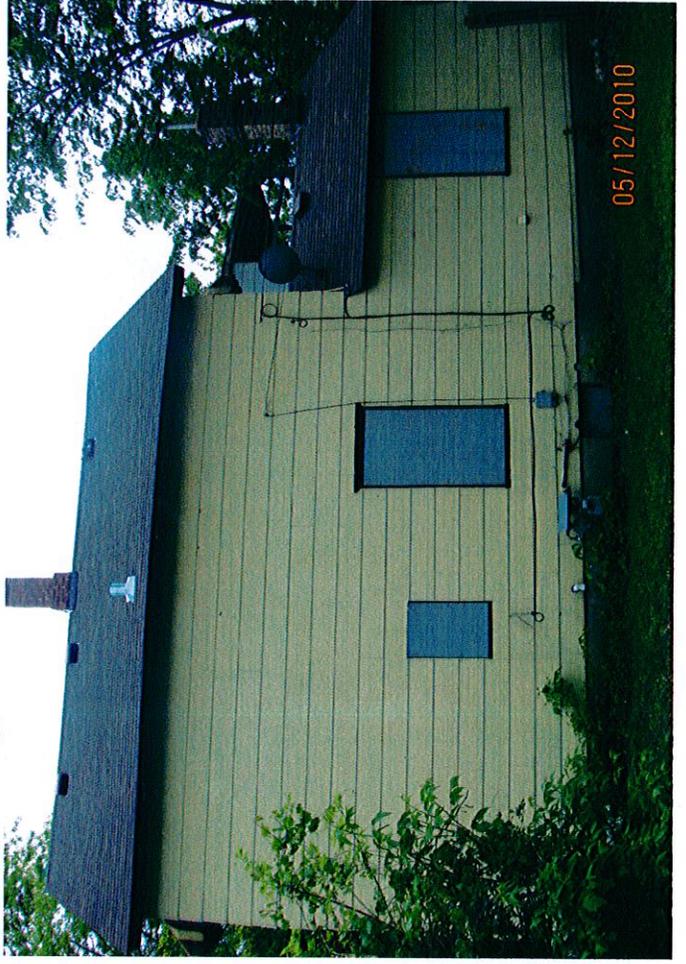


05/12/2010

1500 California St NE



05/12/2010



05/12/2010

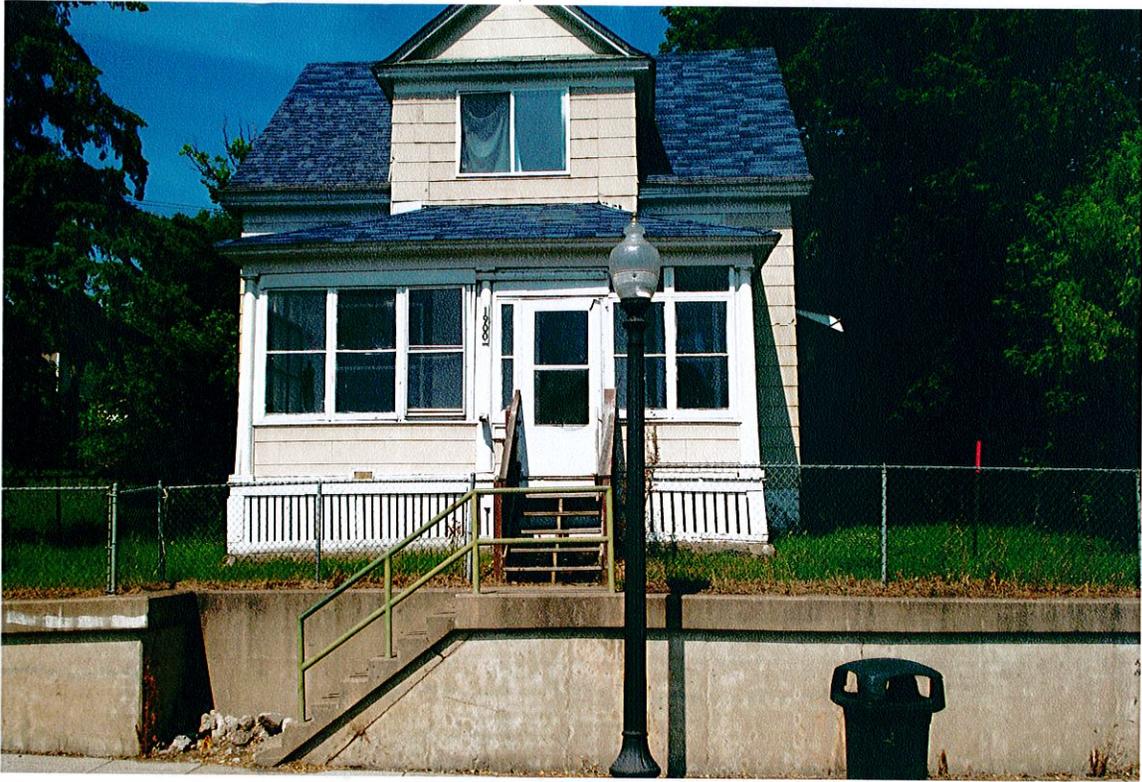


115886

From T102

North Side

1628 2nd St. N



1900 West Broadway





2210 Ilion Ave N

2212 Elliot Ave S.



2212

⑤ 2319 Golden Valley Rd (Front)



⑤ Neighbor



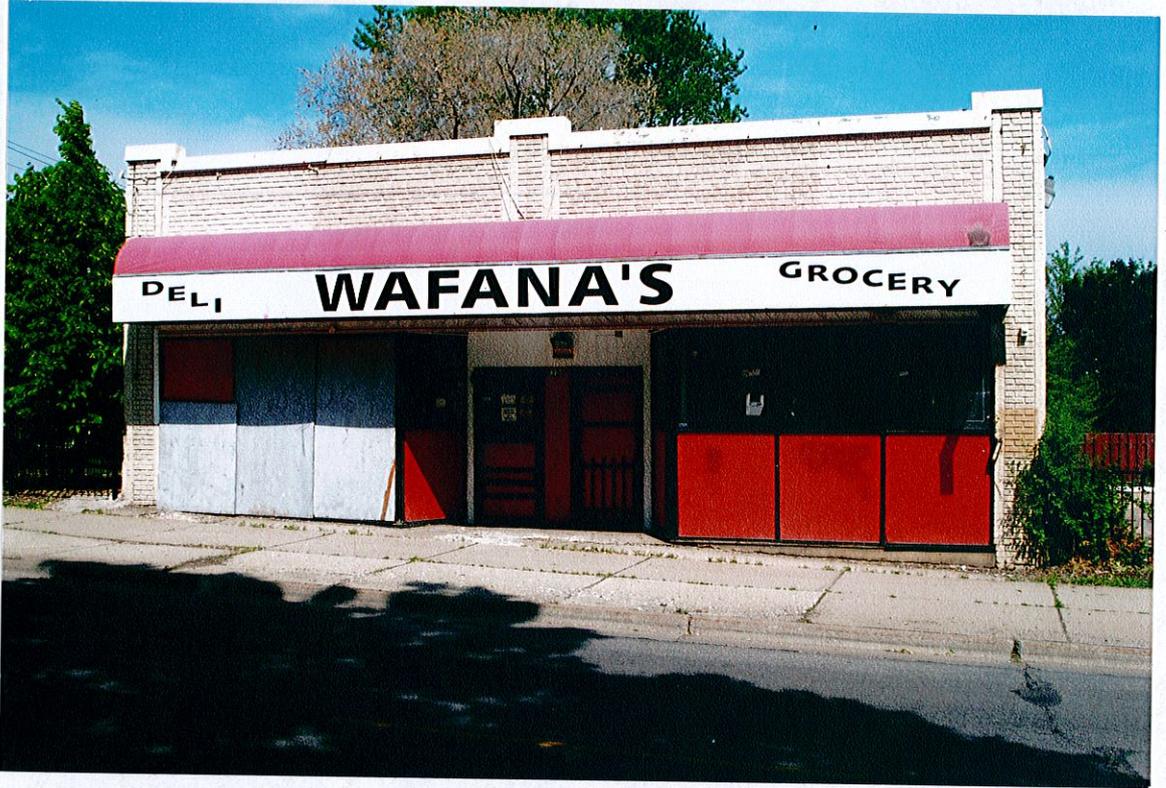
⑤ Neighbor



⑤ Left side



2324 Lyndale Avenue N



2441 16th Ave S.



08.21.2009

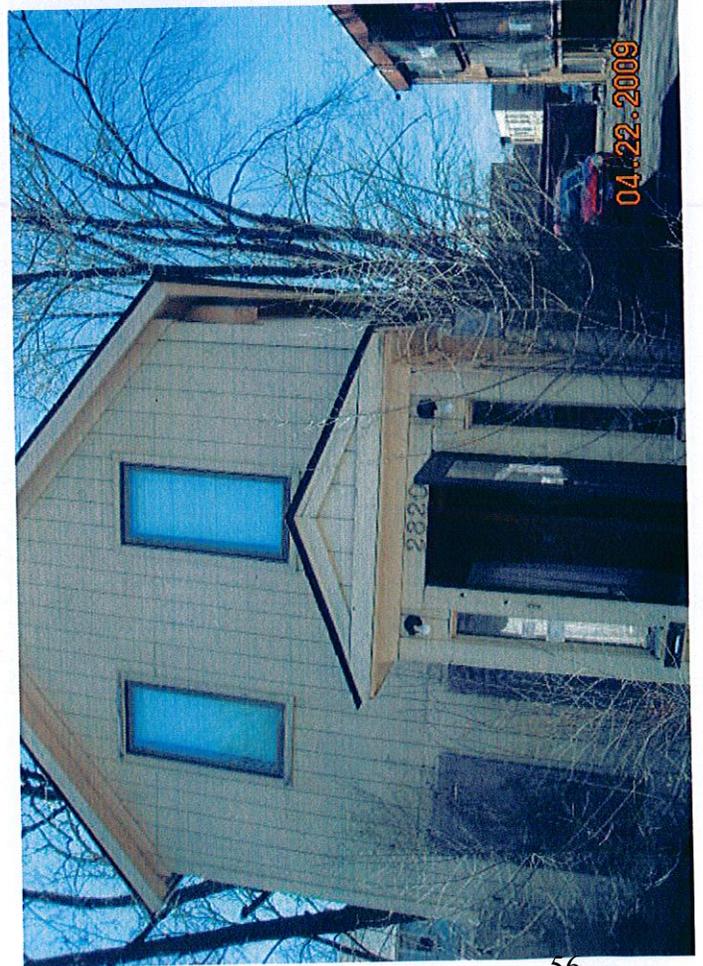
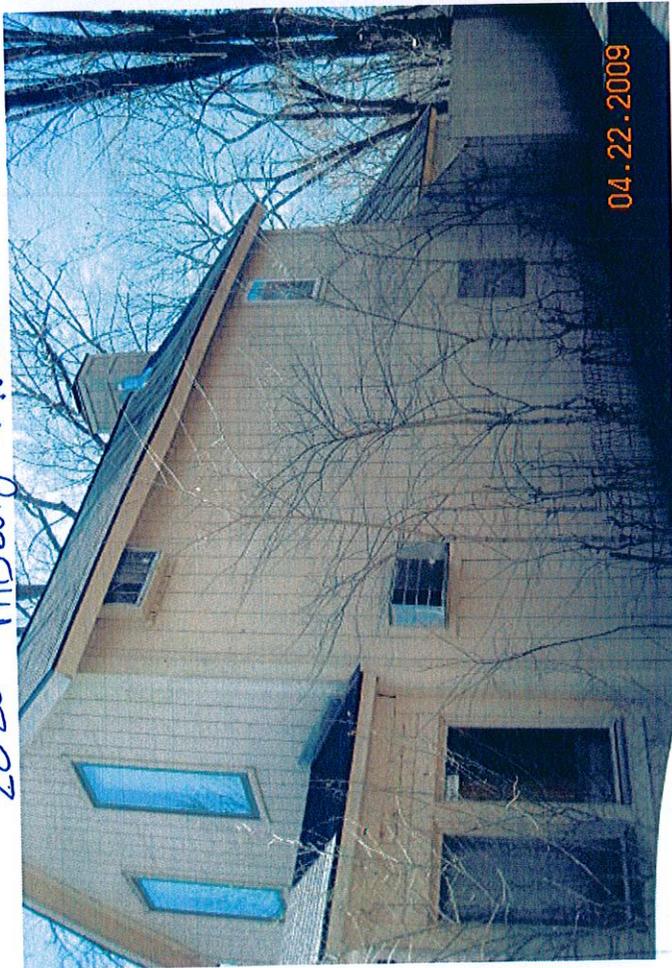
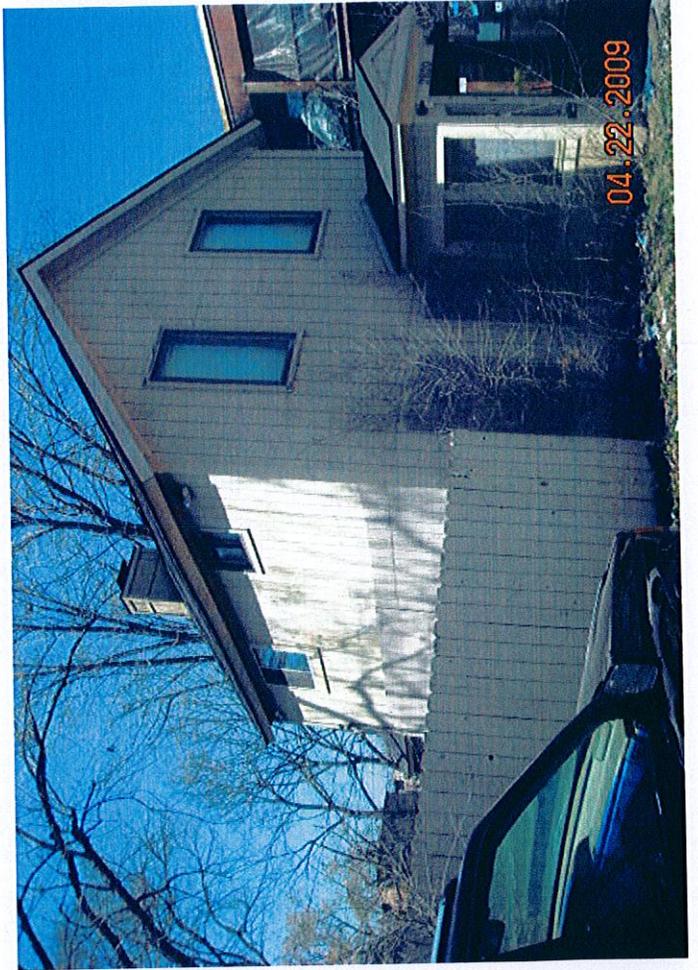
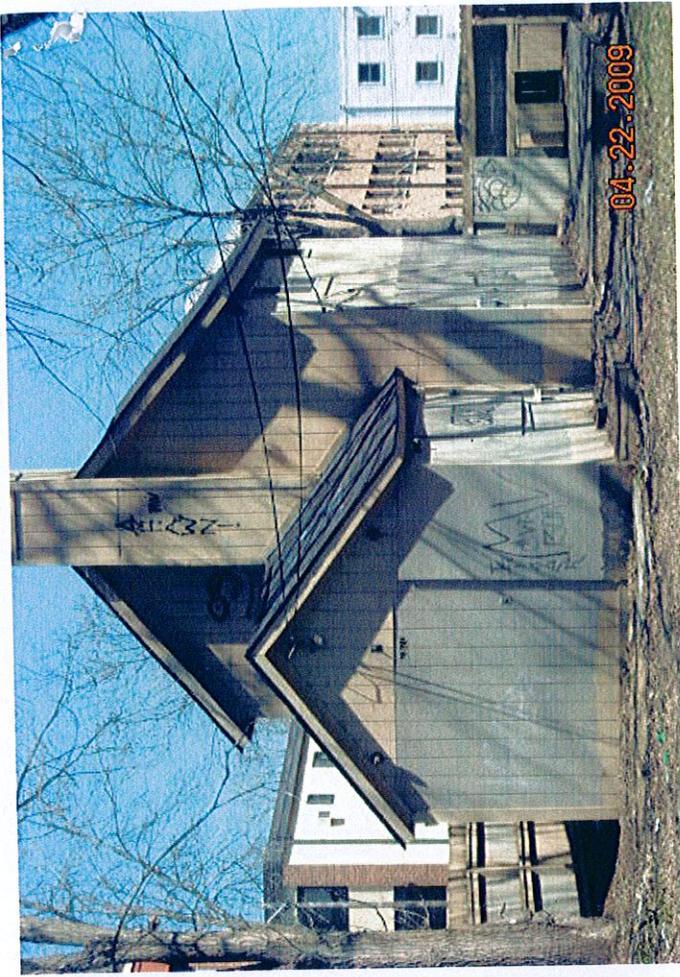


Demed

2639 Girard



2820 Pillsbury Avenue



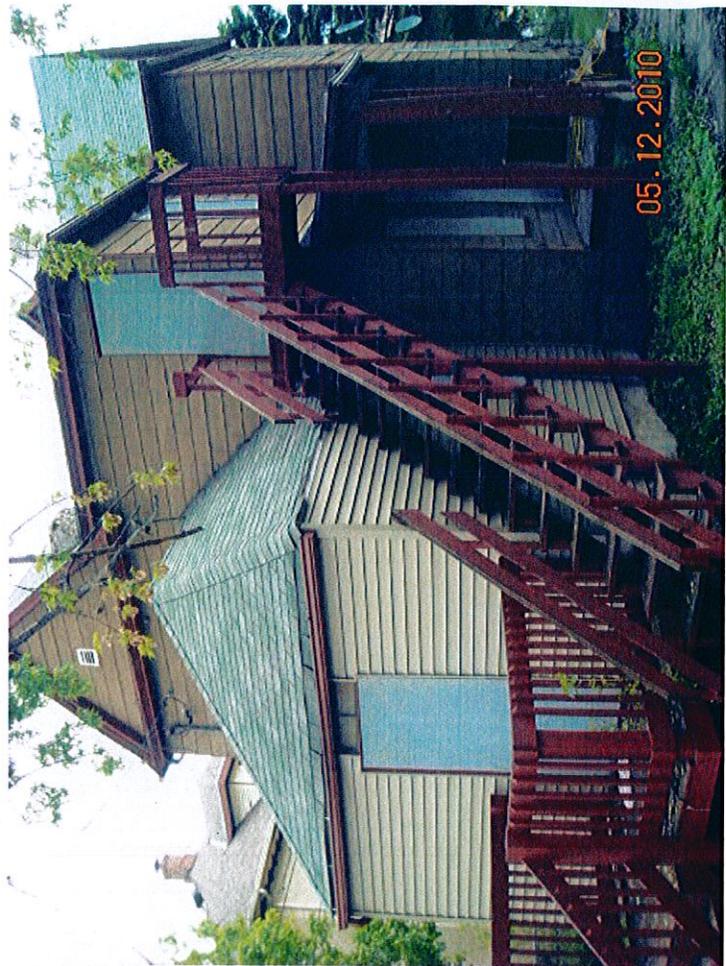


3019 3rd Ave S.





3408 OAKLAND AVE





4027 12th Ave S.





Demo 4847 6th St

5125 45th Ave So.



FRONT - WEST

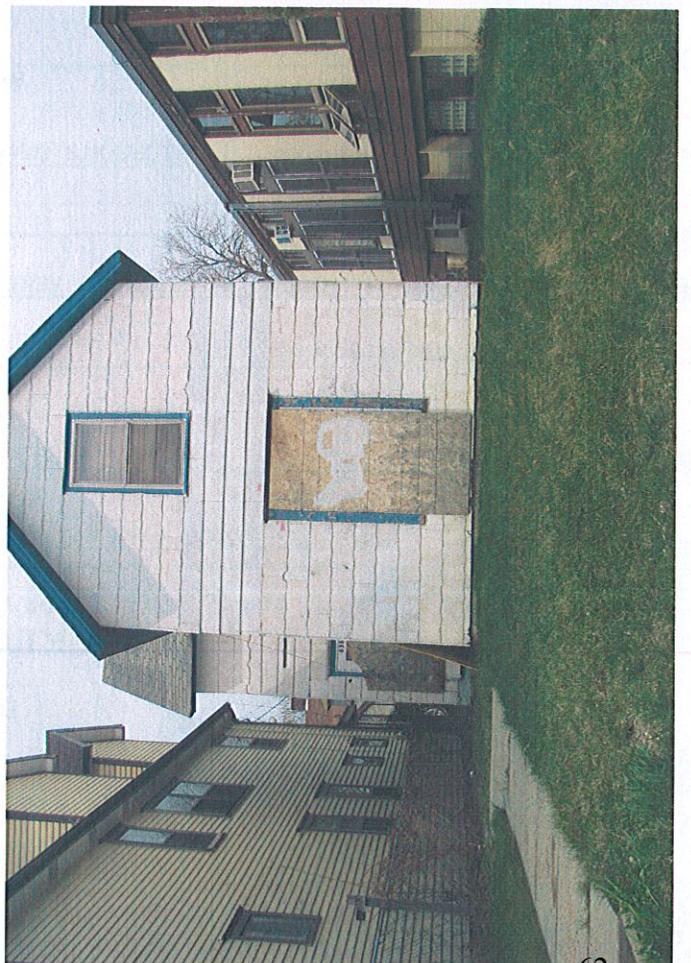
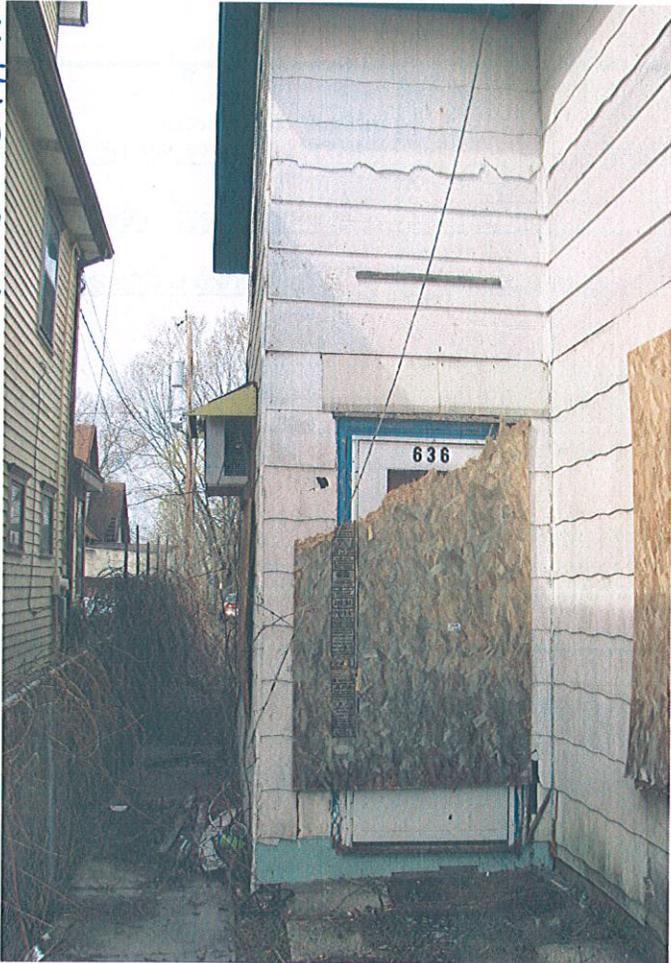


REAR - EAST

St. SE



636 Ontario



3024 FILLMORE ST. NE





SUBJECT

3602 40th Street W



4842

4842 37th Ave S



4920 Queen Ave So.