

MEMORANDUM

TO: Heritage Preservation Commission
FROM: John Smoley, Ph.D., (612) 673-2830
DATE: November 10, 2015
SUBJECT: Administrative Demolition Update: Fourth 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 fourth quarter of 2014.

Quarterly Total

Forty properties were reviewed for demolition in the fourth quarter of 2014.

Initiation

Of the forty properties reviewed for demolition in the fourth quarter of 2014, thirty-nine were market-driven and one application was submitted on behalf of CPED's Housing Policy and Development Division.

Use

Of the forty properties reviewed for demolition in the fourth quarter of 2014, thirty-three contained residential uses and seven held non-residential uses.

Department of Community Planning and Economic Development

Evaluated Property Roster

P #	Address				Neighborhood	Ward	Owner	Applicant
5	55	28TH	AVE	N	HAWTHORNE	05	DLTL VENTURES LLC	KEVITT EXCAVATING, LLC
5	412	LOGAN	AVE	N	HARRISON	05	MPLS CITY PROPERTY ATN CPED	H&T TRUCKING
5	711	NEWTON	AVE	N	NEAR NORTH	05	ANDREW C GOKE	ALL METRO EXCAVATING
5	1423	45TH	AVE	N	WEBBER-CAMDEN	04	HENNEPIN COUNTY HRA	NITTI ROLLOFF SERVICES, INC
6	1531	MONROE	ST	NE	LOGAN PARK	01	AL TIGERS LLC	TURNER BROS, INC.
6	1800	OLIVER	AVE	N	WILLARD-HAY	05	TWIN CITIES HABITAT FOR HUMANI	ONE CALL CONTRACTING
6	1805	GLENWOOD	AVE		HARRISON	05	MICHAEL FOX	BOLLIG & SONS
6	2016	CEDAR LAKE	PKWY		BRYN MAWR	07	A RASINS & N RASINS	BOLLIG & SONS
7	2026	SHERIDAN	AVE	N	WILLARD-HAY	05	DIANE B KRUEGER	G URBAN COMPANIES INC.
7	2107	MARSHALL	ST	NE	BOTTINEAU	03	PETER MELY	ALL METRO EXCAVATING
7	2208	IRVING	AVE	S	EAST ISLES	07	ROSS M FEFERCORN	ALL METRO EXCAVATION
7	2213	GOLDEN VALLEY	RD		WILLARD-HAY	05	TRUSTEES FOURTH BAPTIST CH	VEIT & CO.
8	2301	CENTRAL	AVE	NE	WINDOM PARK	01	LAWRENCE E OSBORNE ETAL	CDE SERVICES, INC.
8	2715	PACIFIC	ST		HAWTHORNE	05	GOODIN COMPANY	KEVITT EXCAVATING, LLC
8	2837	14TH	AVE	S	MIDTOWN PHILLIPS	09	E J & E J STEWART	BUILDING CODE TECH
8	3001	4TH	ST	SE	PROSPECT PK/E RIVER RD	02	HABITAT FOR HUMANITY	RACHEL CONTRACTING, INC.
9	3242	WASHBURN	AVE	N	CLEVELAND	04	TWIN CITIES COMMUNITY LAND B	G URBAN COMPANIES
9	3325	17TH	AVE	S	POWDERHORN PARK	09	ETHAN T ETHAN	BOLLIG & SONS
9	3450	FREMONT	AVE	N	FOLWELL	04	WELLS FARGO BANK NA	G URBAN COMPANIES
9	3725	NICOLLET	AVE		KING FIELD	08	ARACELI PEREZ	MANNY O CONSTRUCTION
10	3915	6TH	ST	N	WEBBER-CAMDEN	04	DOROTHY R LOHSE	TBD
10	3923	VINCENT	AVE	S	LINDEN HILLS	13	DEREK HOFFMAN	VOEHL EXCAVATING
10	3950	THOMAS	AVE	N	VICTORY	04	NICOLE HEIKKE	G URBAN COMPANIES

Department of Community Planning and Economic Development

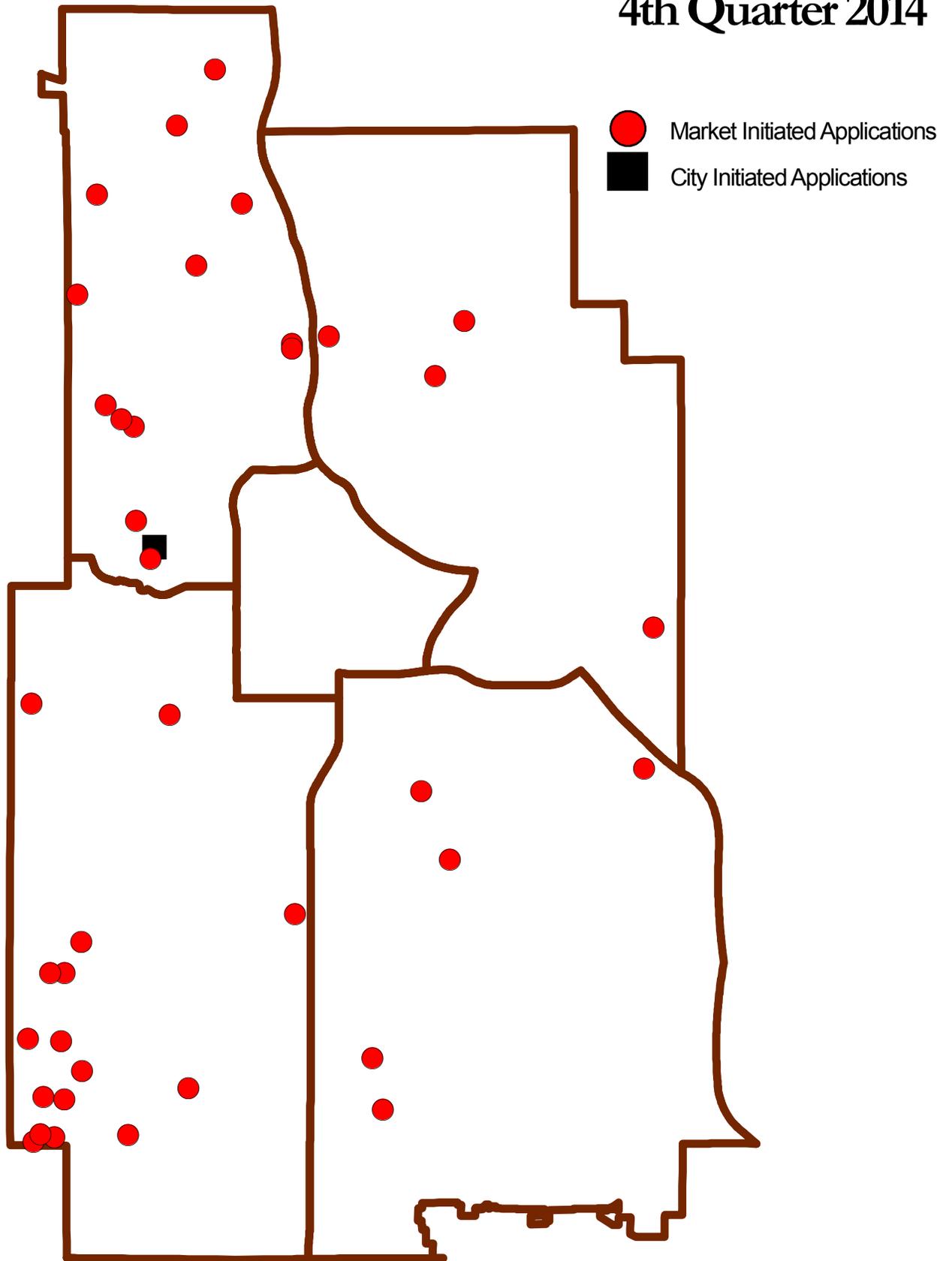
P #	Address				Neighborhood	Ward	Owner	Applicant
10	4013	27TH	ST	E	COOPER	02	THIBODO WILLIAM R	BOLLIG & SONS
11	4138	XERXES	AVE	S	LINDEN HILLS	13	WILLIAM A TANFIELD JR	BURNS EXCAVATING, INC.
11	4138	ZENITH	AVE	S	LINDEN HILLS	13	ZUCKARMAN MELVIN	NEUTSON'S EXCAVATING & CONSTRUCTION
11	4220	HUMBOLDT	AVE	N	WEBBER-CAMDEN	04	VALERIE HOLLER	NITTI ROLLOFF SERVICES
11	4620	CHOWEN	AVE	S	LINDEN HILLS	13	PHILLIP BAKER	VINCENT BROWN TRUCKING & CONSTRUCTION, LLC
12	4633	YORK	AVE	S	LINDEN HILLS	13	4633 YORK LLC	DON & WAYNE EXCAVATING, LLC
12	4749	COLUMBUS	AVE		FIELD	08	MICHAEL C DEMOSS	DON & WAYNE EXCAVATING
12	4841	VINCENT	AVE	S	FULTON	13	SUSTAINABLE 9 HOLDINGS LLC	METRO EARTHWORKS
12	4847	BRYANT	AVE	N	LIND-BOHANON	04	CHRISTINE K LAFRANCE	BOLLIG & SONS
13	4953	GIRARD	AVE	S	LYNNHURST	13	WIFVAT MARK	DON & WAYNE EXCAVATING, LLC
13	5028	ABBOTT	AVE	S	FULTON	13	SAUNDERS CELIA M	BOLLIG & SONS
13	5040	XERXES	AVE	S	FULTON	13	R J HELLER & T E BAKER	BOLLIG & SONS
13	5140	ELLIOT	AVE		HALE	11	SCHROEDER COLLEEN M	LAWNS ARE US
14	5306	OLIVER	AVE	S	LYNNHURST	13	ANTHONY TITUS	DON & WAYNE EXCAVATING, LLC
14	5309	BEARD	AVE	S	FULTON	13	ALLEXSAHT WILLIAM	BOLLIG & SONS
14	5325	ZENITH	AVE	S	HAWTHORNE PARK	13	SUSTAINABLE 9 HOLDINGS LLC	ALL METRO EXCAVATING
14	5345	CHOWEN	AVE	S	FULTON	13	THOMAS J PETERS	BOLLIG & SONS

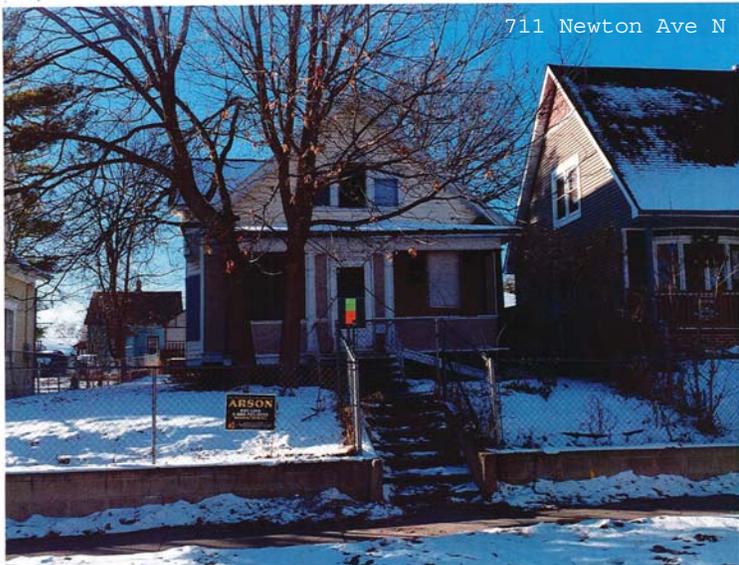
NOTES: One Demolition of a Historic Resource application was reviewed by the Heritage Preservation Commission during the fourth quarter of 2014: 804 2nd Street Northeast (817 Main Street Northeast).

Evaluated Property Map and Photographs (see remaining pages)

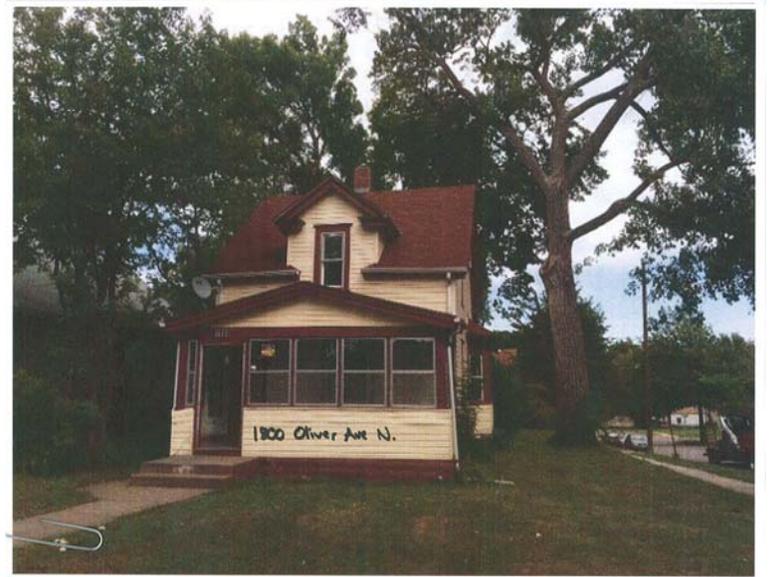
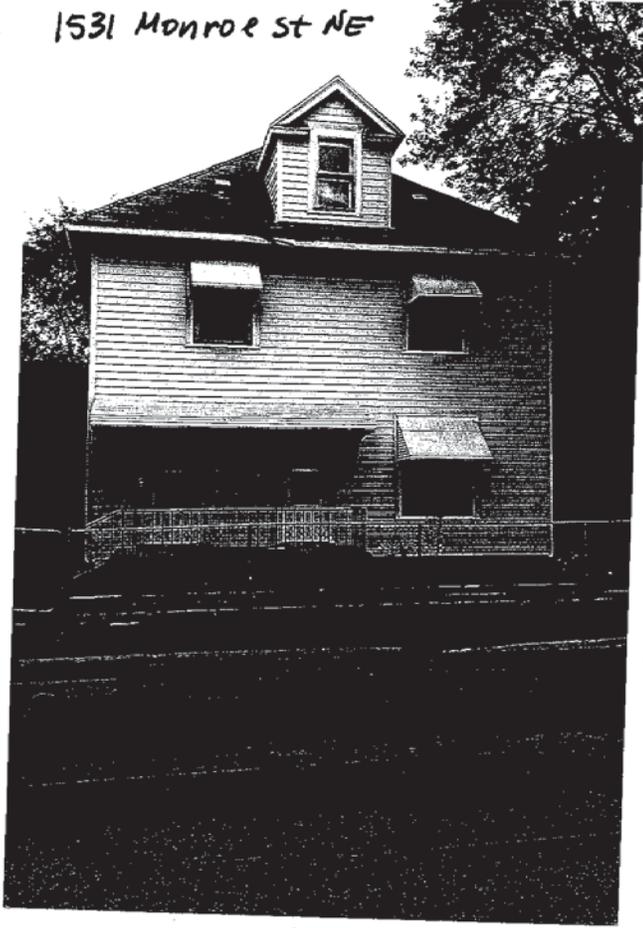
Wrecking Permit Applications Reviewed by Preservation Staff

4th Quarter 2014





1531 Monroe St NE



2016 CEDAR LAKE PKWY



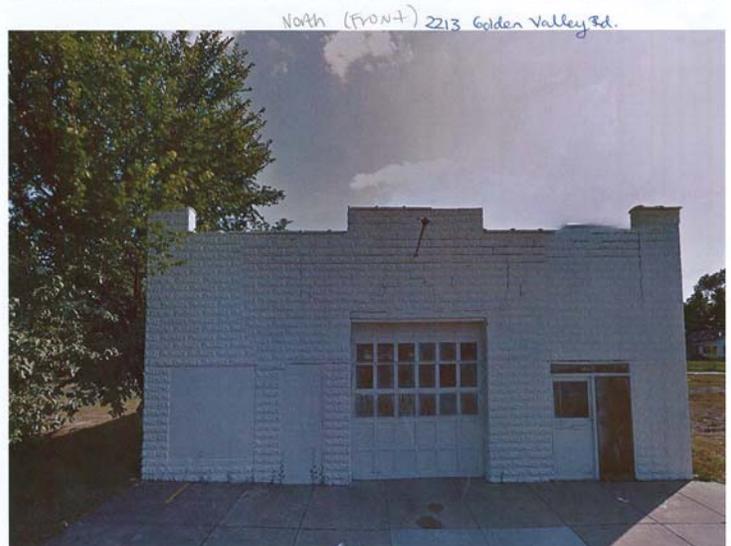
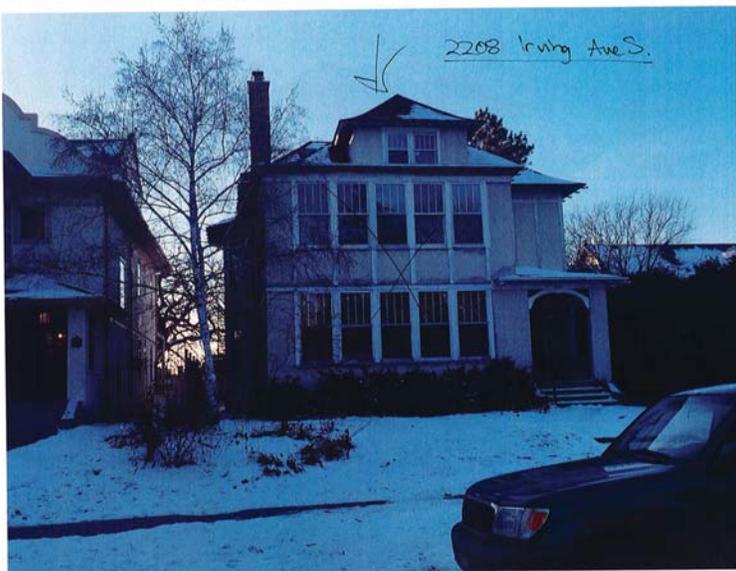
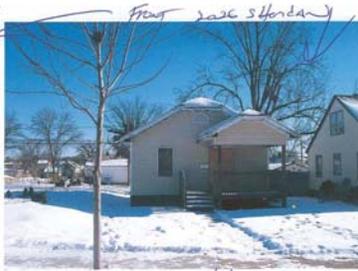
Back

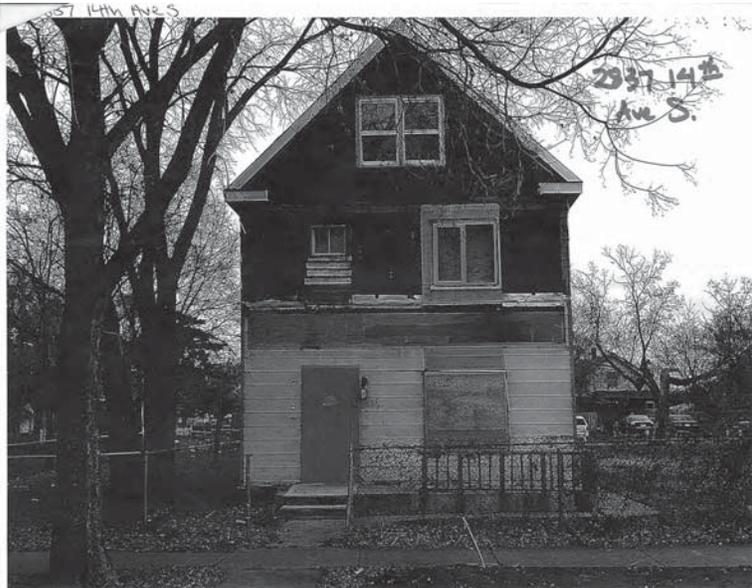
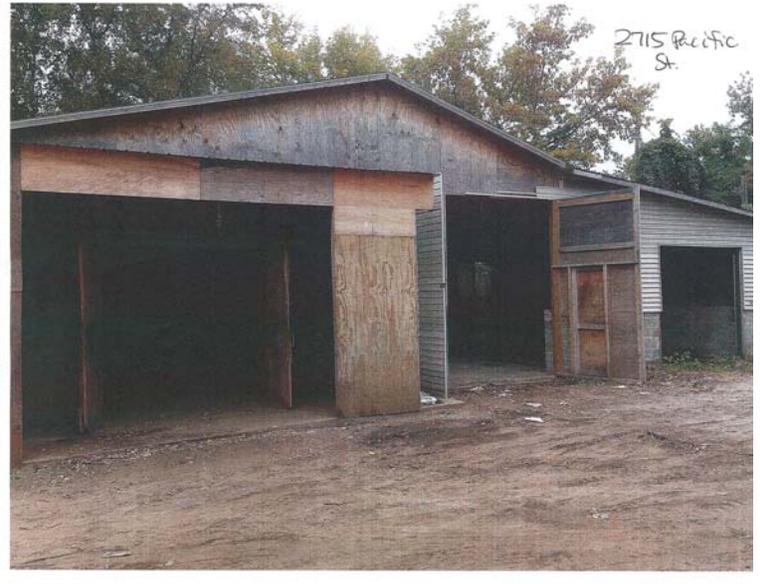
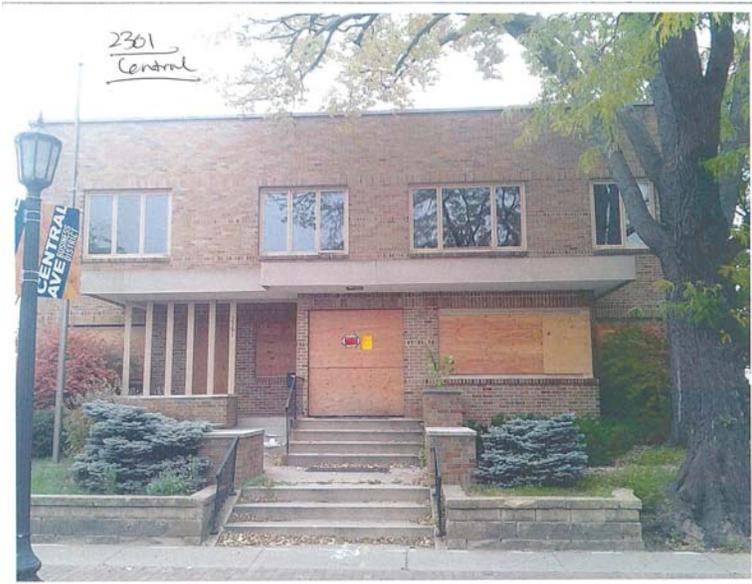
1885 Glenwood Ave

Side

Side

Front







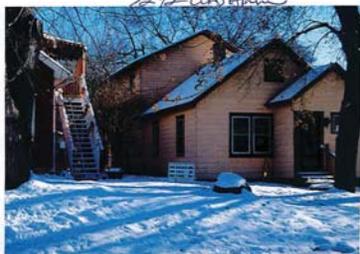
3246 Washburn



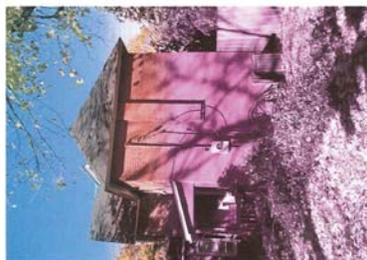
3242 Washburn



3244 Washburn



3242 Washburn



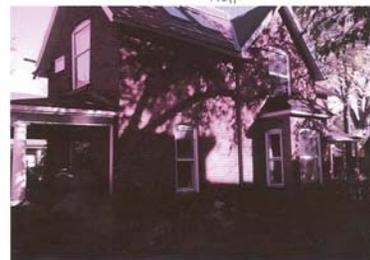
front



front

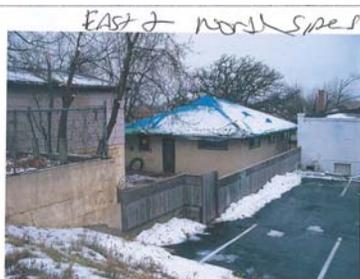


side



side

3345 17th Ave S



East & north sides



Front of 3450 Fremont



FRONT

demo 3725 Nicollet Ave S



3915-6th St N



3923 Vincent Ave. South



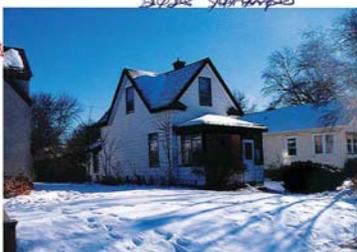
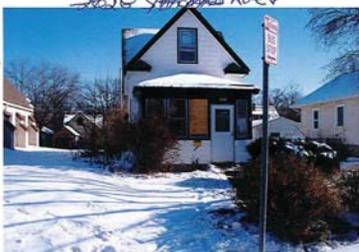
4013 E 27th St

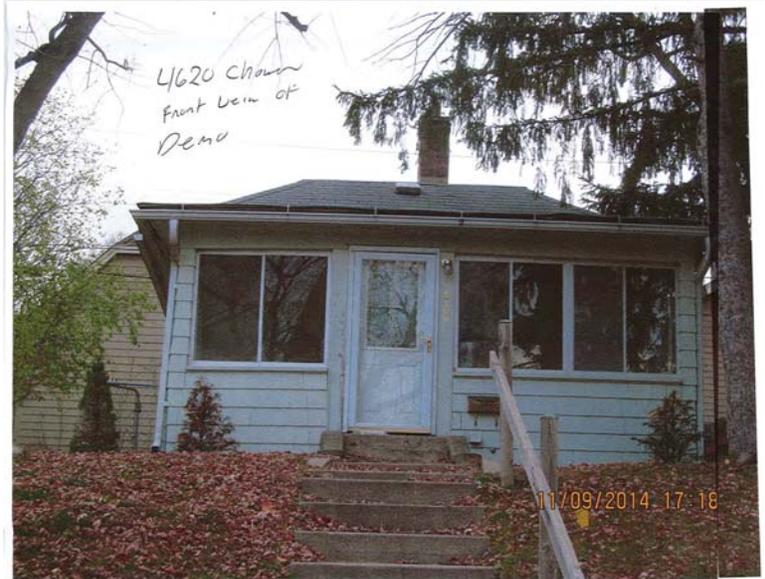
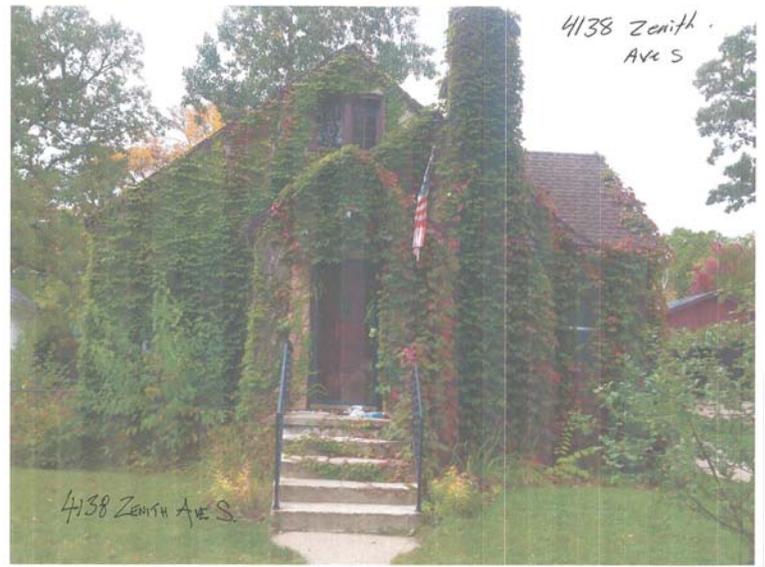
Street View

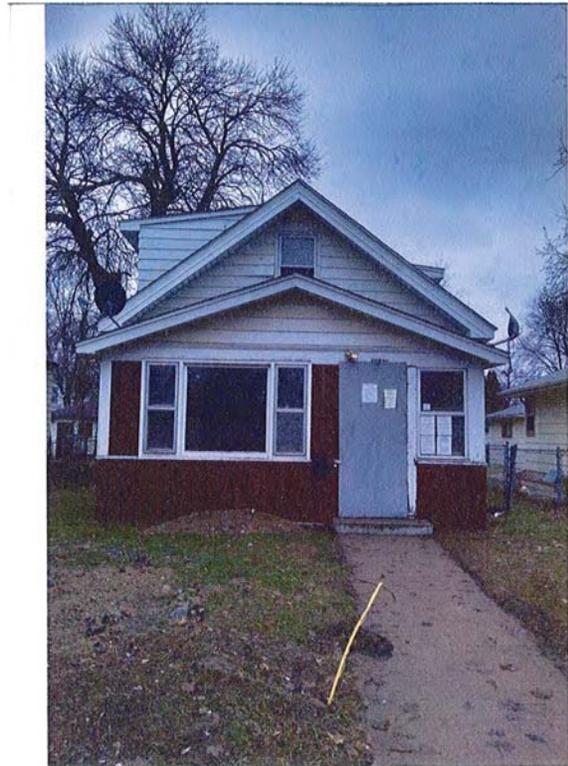
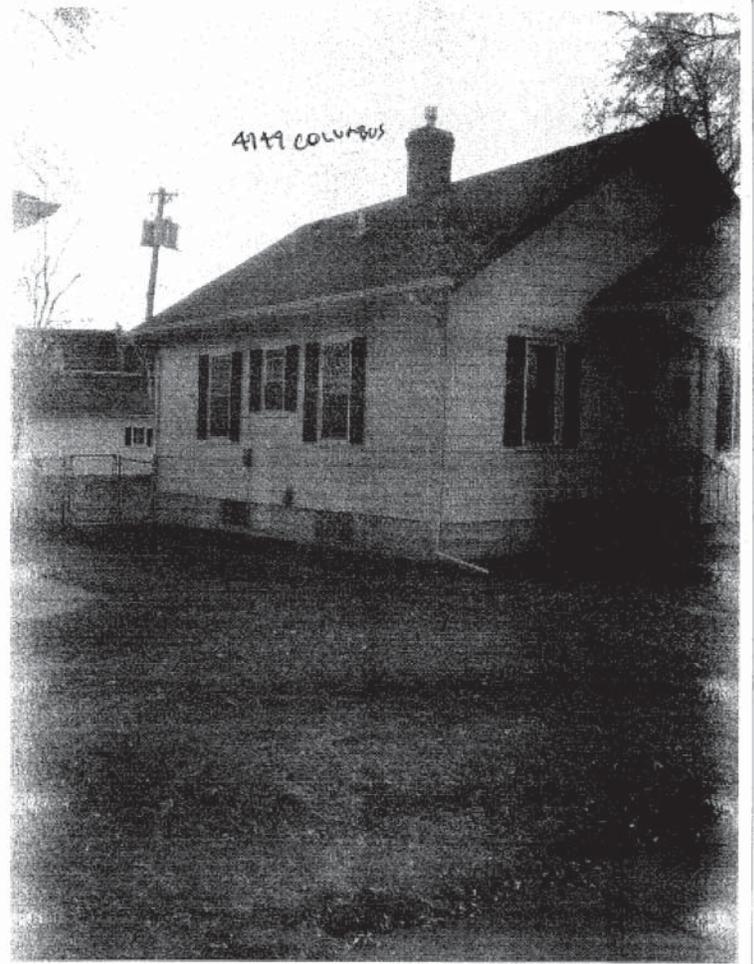
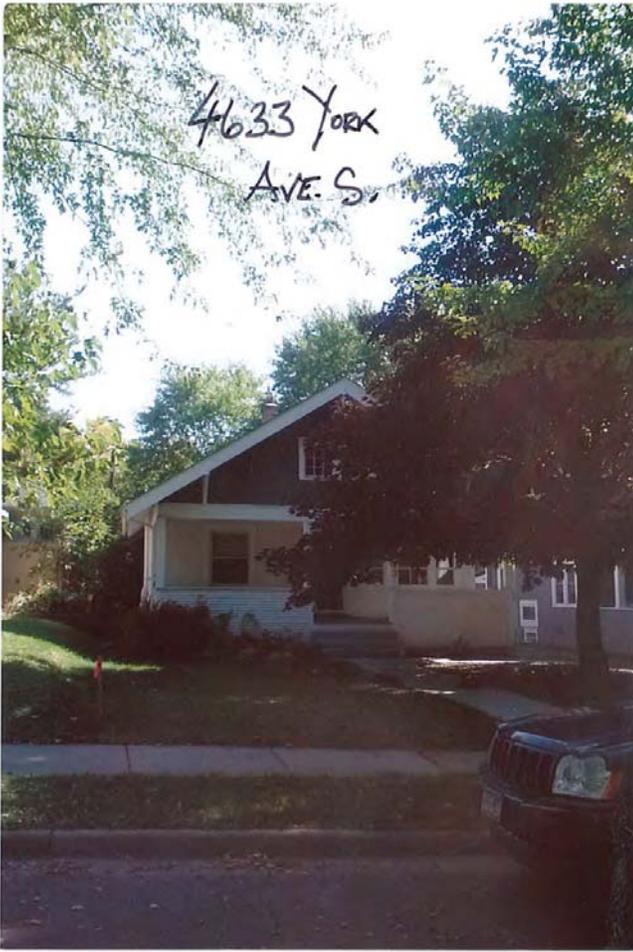


Third to the north of 3950 Stillman St

3950 Stillman St





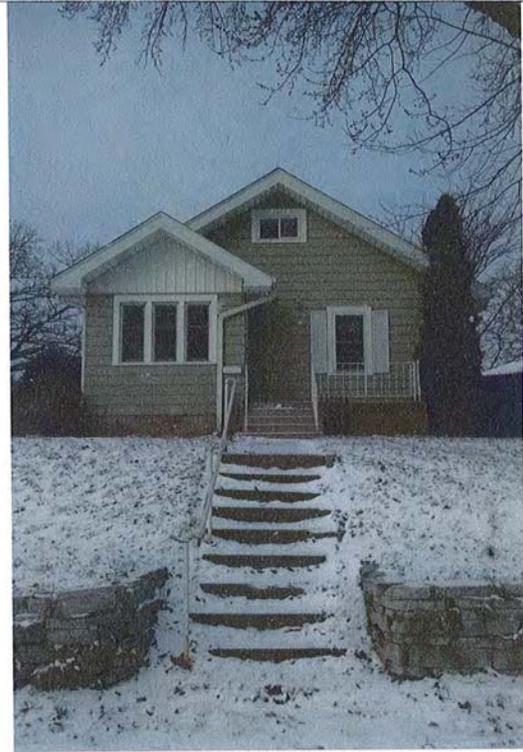


4817 Bryant Aves
Street View



Subject Property:
4953
← Girard Ave S

Right
side
2 story tear its tear down



5028 Abbott Ave S
Front View

5040 Xerxes Ave S
Street View

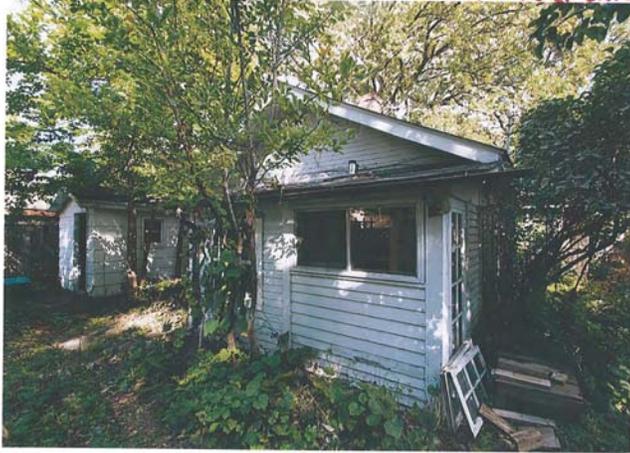


5140 Elliot Ave S

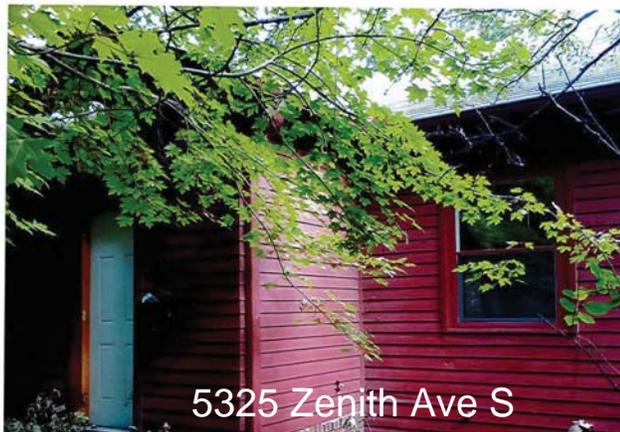
5306 Oliver Ave S. EAST SIDE (FRONT)



WEST SIDE (REAR)



5309 Beard Ave S
Street View



5325 Zenith Ave S

5345 Chowen Ave S (SUBJECT)
Street View

