



Request for City Council Committee Action from the Department of Regulatory Services

Date: April 2, 2012

To: Council Member Elizabeth Glidden, Chair – Regulatory, Energy, & Environment Committee

Subject: Nuisance Condition Process Review Panel (NCPRP) recommendation regarding appeal of Director’s Order to Raze and Remove structure located at 1655 Thomas Ave N

Recommendation: To adopt the findings of the Nuisance Condition Process Review Panel to uphold the Director’s Order and approve the staff recommendation for demolition of the property located at 1655 Thomas Ave N

Previous Directives: None

Department Information

Prepared by: Scott Bockes, PPU Operations Analyst, (612) 673-5896

Approved by:

Gregory K. Stubbs, AICP, Director of Regulatory Services

Thomas Deegan, Director of Housing Inspection Services

Kellie Rose Jones, Manager of Administrative Services

Presenters in Committee: Kellie Rose Jones

Financial Impact

- Action is within the Business Plan

Community Impact

- Neighborhood Notification of NCPRP
- Consistent with City Goals

Supporting Information

This matter came before the Nuisance Condition Process Review Panel (NCPRP) on February 9, 2012. 1655 Thomas Ave N was sent a Director's Order to Demolish on November 10, 2011. The property is owned by Nancy Slagle. In the appeal filed by Nancy Slagle, she stated that she wants to find a way to possibly save the structure but has few possibilities.

Background

1655 Thomas Ave N is a single family home in the Willard - Hay neighborhood. The one-story house was built in 1922. The building is 1,683 square feet and sits on a 5,160-square-foot lot. It has 5 rooms, including two bedrooms and 1 bathroom. It was owner-occupied. The property has been determined to be substandard. The property sustained storm/tornado related damage on May 22, 2011. The damage includes but is not limited to the roof, soffit, fascia, windows, and chimney.

The Preservation and Design Team staff has conducted a historic demolition review of the property. They have signed wrecking permits and returned them to Minneapolis Development Review.

The estimated cost to rehabilitate the building would be between \$63,237 and \$92,687. This is calculated based on a MEANS square footage estimate.

The CPED contracted appraiser has determined the after market rehab value to be is \$90,000. The 2011 assessed value is \$68,000.

The estimated cost to demolish the structure is between \$12,625 and \$15,990.

The Northside Residents Redevelopment Council and the owners of properties within 350 feet of 1655 Thomas Ave N were mailed a request for a community impact statement. The department received seven (7) in return. All but one recommended demolition, and commented that the property has had a negative impact on the neighborhood. One statement recommended repair/renovation, but also noted that the house has had a negative impact on the neighborhood.

The Nuisance Condition Process Review Panel recommends that the Director of Inspections' Order to Raze be upheld and the structure demolished.