



3107 Humboldt Ave N
Appeals Panel Hearing
Thursday, July 10, 2008

Updated from June 12, 2008 hearing

Hearing postponed to July 10, 2008	June 12, 2008
Appeal Received from Mark Czerniak, owner	April 21, 2008
Director's Order to Demolish Sent	March 28, 2008
Added to VBR	September 18, 2007
Condemned (ConB)	September 17, 2007
Fire at the property	July 7, 2007

Owner

Mark Czerniak, 4160 Trenton La N, Plymouth, MN 55441.

Mark Czerniak, 5215 Bryant Ave. N., Minneapolis, MN 55430

Mr. Czerniak purchased the property from HUD in January 1998 for \$17,222.

Structure description

3107 Humboldt Ave. N. is a duplex in the Jordan neighborhood. The 1 ½ -story house was built in 1885. The building is 1637 square feet and sits on a 5305 square-foot lot. Unit 1 has five rooms, including two bedrooms; Unit 2 has four rooms, including two bedrooms.

General condition

The house sustained a fire on July 7, 2007, that severely damaged the building; it was then condemned for being a boarded building on September 17, 2007.

In his appeal, Mr. Czerniak states that the damage from the fire is mainly the porch, and he believes the house is fixable.

Market analysis

Vacancy Rate: The vacant housing rate in the Jordan neighborhood is around 10%. Of the approximately 924 houses on the city's Vacant Building Registration, 115 are in the Hawthorne neighborhood alone, a neighborhood of approximately 2666 housing units.

Cost to Rehab: The estimated cost to rehabilitate the building is \$155,000 to \$180,000, based on the MEANS square footage estimate.

Assessed Value: The assessed value of the property is \$35,000 (2008). In 2007, the value was \$129,000. The \$94,000 decrease in value is a result of the damage from the fire.

Cost to Demolish: The estimated cost to demolish the structure is between \$15,500 to \$18,900.

Community impact

The Jordan Area Community Council and the owners of properties within 350 feet of 3107 Humboldt Ave N were mailed a request for a community impact statement. The department received eight in return. All but one recommended demolition, called the house an eyesore, and commented that the property has had a negative impact on the neighborhood. All complained about many years of bad tenant behavior. One statement noted that the owner does not appear to have made any moves towards renovation in the 11 months since the fire. One statement recommended repair/renovation, but also noted that the house has had a negative impact on the neighborhood. One statement said the house was no more of an impact on the neighborhood than the other empty houses in the immediate area, but still recommended demolition.

Architectural and historic value/designation

The Preservation and Design Team staff has conducted an historic demolition review of the property. The report states that the property's historical integrity has been impaired by past work or current conditions, but the property still exhibits features and designs that make the structure worthy of rehabilitation. However, they have signed wrecking permits and returned them to Minneapolis Development Review.

Notification summary

The Order to Raze and Remove the Building was sent by certified and regular mail to Mr. Czerniak at four addresses:

1. 3107 Humboldt Ave. N., Minneapolis, MN 55411
2. 4160 Treton La N, Plymouth, MN 55441 (from the county tax record. Actual street name is Trenton La N)
3. 5215 Bryant Ave. N., Minneapolis, MN 55430 (from the rental license application)
4. 3855 Emerson Ave. N., Minneapolis, MN 55412 (owner record in KIVA)

Certified mail return cards were marked "return to sender" or "unclaimed" for the mail sent to 5215 Bryant, 3107 Humboldt, and 3855 Emerson.

Recommendation

Demolition.