

**BOARDED BUILDINGS
PS & RS SUMMARY SHEET**

PS & RS Committee Date: APRIL 6, 2005 (2:00 p.m.)

Subject Property Address: 413 24TH AVENUE NORTH Ward: 3

Owner(s) of Record: Toni D. Coleman **Taxpayer of Record:** Toni D. Coleman

Neighborhood Assn: HAWTHORNE AREA COMMUNITY COUNCIL
Kent Witt, Chairperson- 612-529-6033
2944 Emerson Avenue North, Minneapolis MN. 55411

General Property Information: Lot Size: 57 X 76 Number of Units: 1

Building Age: 105 years **Year Built:** 1896 **Zoning:** R2B **Number of Stories:** 1

Comprehensive Land Use: Low density residential – No special/combined uses exist
Per Jason Witteberg, Zoning/Planning

Historic Significance: 1 story frame house built in 1907. No adverse affect if removed.
Per Greg Mathis, Zoning/Planning

Housing Needs/Vacancy Rate: 2.6 % for Single Family and 4 % for Multi Family
Per Fred Neet, Zoning/Planning

Conditional Uses or Variances: R2B, Two family district. No special council permits,
conditional uses, or variances exist at this address. Per Steve Poor, Zoning/Planning

History of Neglect: Refer to data in file "History by Address"

Initial Board Date: 12/3/03 **Number of Notices:** several **Boardings:** several **Fire
Damaged:** No

Neighborhood Assn: We received written request: Yes No
We received response to Impact Statement: Yes No

Neigh. Impact Response: Total Sent: 54 Rehab: 0 Demos 0 Don't Know: 0

Owner gave auth to demo: Yes No **Submitted written rehab statement:** Yes No

Inspections Division: Recommends Demolition

Estimated Cost to Rehab: \$61,000 - \$68,200 **Comments:** PLEASE SEE NOTES ON
FINDINGS OF FACT SHEET. *(CPED Chapter 249 Report)*

Estimated Cost to Demo: \$8,500 - \$10,500. Plus Asbestos removal.

CPED: Recommends Demolition

After Rehab Market Value: \$65,000.

Rehab funds are....are not available Is....Is Not in CDBG designated area
