



400 31st Avenue North
Appeals Panel Hearing
Thursday, July 10, 2008

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| Appeal Received from United Homes, Inc., owner | May 27, 2008 |
| Director's Order to Demolish Sent | May 6, 2008 |
| Added to VBR | October 4, 2007 |
| Condemned (ConB) | October 3, 2007 |
| Fire at the property | July 28, 2007 |

Owner

United Homes, Inc., PO Box 937, Burnsville, MN 55337

Laura A. Hage on behalf of United Homes, Inc. has filed an appeal of the Director's Order to Demolish, saying "United Homes only recently purchased 400 31st Avenue North, and thereafter immediately applied for a building permit in order to address any/all code compliance issues. However, the building permit was denied. It is United Homes, Inc.'s desire to quickly satisfy the necessary repairs so that the property may be occupied."

Structure description

400 31st Avenue North is a single family dwelling in the Hawthorne neighborhood. The building was built in 1914. The building is 1336 square feet and sits on a 4,756 square-foot lot.

General condition

The house sustained a fire on July 28, 2007, that damaged the building; it was then condemned for being a boarded building on October 3, 2007.

Market analysis

Vacancy Rate: The vacant housing rate according to the 200 census in the Hawthorne neighborhood was around 3%. The foreclosure crisis has probably made that number much higher in 2008. Of the approximately 924 houses on the city's Vacant Building Registration, 132 are in the Hawthorne neighborhood alone, a neighborhood of approximately 1,853 housing units.

Cost to Rehab: The estimated cost to rehabilitate the building is \$127,000 to \$147,000, based on the MEANS square footage estimate.

Assessed Value: The assessed value of the property is \$64,200 (2008). In 2007, the value was \$105,200. The \$41,000 drop in value is a result of the fire at the property in 2007.

Cost to Demolish: The estimated cost to demolish the structure is between \$12,700 and \$15,400.

Community impact

The Hawthorne Neighborhood and the owners of properties within 350 feet of 400 31st Ave. N. were mailed a request for a community impact statement. The department received five in return. Four of the statements referred to the negative impact of the house, stated that it does not fit the housing needs of the neighborhood and asked that it be demolished. One statement referred to the fire at the property and said it was in need of demolition. One statement referred to the property as a “piece of junk not worth saving.” One statement referred to drug dealing and shootings related to the property.

Architectural and historic value/designation

The Preservation and Design Team staff has conducted an historic demolition review of the property. The property does not have historic integrity, and the demolition will have little or no adverse impact on historical neighborhood context. The wrecking permits have been signed and returned to Minneapolis Development Review.

Notification summary

The Order to Raze and Remove the Building was sent by certified and regular mail and was accepted and signed for by the following:

Saxon Mortgage Services, 4708 Mercantile Drive N, Fort Worth, TX 76137

Kurt Christensen, 941 Hillwind Rd, Fridley, MN 55432

MERS Inc., PO Box 2026, Flint, MI 48501

At this time, we have no confirmation as to whether certified and regular mail Orders to Raze and Remove the Building were received or accepted by the following:

Phil Kleindel/United Homes, Inc., 25545 Dupont Avenue, Elko, MN 55020

Reiter & Schiller, 25 Dale Street N, St. Paul, MN 55102

Recommendation

Demolition.