



Minneapolis
City of Lakes

**Regulatory Services
Department**

**Housing Inspection
Services Division**

250 South 4th Street - Room 300
Minneapolis, MN 55415-1316

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December 13, 2004

The Honorable Dan Niziolek, Chair
Public Safety and Regulatory Services Committee
Room 307, City Hall
Minneapolis, Minnesota 55415

RE: 1618 FREMONT AVENUE NORTH

In accordance with the Provisions of Chapter 249 of the Minneapolis Code of Ordinances, the aforementioned building located in the City of Minneapolis, constitutes a nuisance condition, and the Director of Inspections recommends that such a nuisance condition be abated by **demolition/rehabilitation** of the building as provided in Chapter 249.

| | | | |
|--|--|---|-----------------------------|
| Address: | 1618 FREMONT AVENUE NORTH | Ward | 5 |
| Legal Description: | Lot 12 , Block 17, Gale's SUB Sherburne Beebe Addition to Minneapolis | | |
| Building Type: | M2D DUPLEX | Dwelling Unit Number: | 2 |
| Number of stories: | 2. 2 | Square Footage | 2, 400 |
| Council Member of the Ward Been Notified? | | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Council Member of the Ward Approves Demolition/Rehabilitation | | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

RECOMMENDATION:

The City Coordinator, Assistant City Coordinator, Director of Inspections, Deputy Director of Housing Inspection Services and District Supervisor of Housing Inspection Services recommends that the City Council approve the **demolition/rehabilitation** of the above referenced building, thereby eliminating the nuisance condition.

Sincerely,





JoAnn Velde, Deputy Director, Housing Inspection Services Craig Eliason, District Supervisor, Housing Inspection Services

Report Prepared By **Wayne Murphy**
Inspector, Hazardous/Boarded Buildings
Phone: **685-8442**

**BOARDED BUILDINGS
PS & RS SUMMARY SHEET**

PS & RS Committee Date: DECEMBER 15, 2004 (2:00 p.m.)

Subject Property Address: 1618 FREMONT AVENUE NORTH **Ward:** 5

Owner(s) of Record: Jewelean Jackson **Taxpayer of Record:** Jewelean Jackson.

Neighborhood Assn: Northside Residents Redv Council, Inc.
Kim Upsher, Chairperson – 612-521-6249
1313 Plymouth Avenue North Minneapolis, MN 55411

General Property Information: Lot Size: 47 X 154 **Number of Units:** 2

Building Age: 102 years **Year Built:** 1901 **Zoning:** R2B **Number of Stories:** 2.2

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

Historic Significance: No adverse affect if removed. Built in 1902, this house is slightly newer than other properties in the area that are eligible for historic designation.
Per Greg Mathis, Zoning/Planning

Housing Needs/Vacancy Rate: 2.1 % for Single Family and 3 % for Multi Family
Per Fred Neet, Zoning/Planning

Conditional Uses or Variances: R2B. Per "63 Plates. No special council permits, conditional uses, or variances exist at this address.
Per Steve Poor, Zoning/Planning

History of Neglect: Condemned Feb 2000, Inspections to monitor Vacant Building 19;
Dwelling open to trespass: ORDERS 3 AUTHS 2 ASSESSMENTS 2; Trash and Cars: ORDERS 12 AUTHS 6 ASSESSMENTS 6; Grass: ORDERS 15 AUTHS 12 ASSESSMENTS 12; VBR: ORDERS 3 2 ASSESSMENTS 2

Initial Board Date: 04/5/02 **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: 50 Rehab: 0 Demos 3 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: \$144,200 -260,000. **Comment: SEE NOTES ON FINDINGS OF FACT SHEET.**

Estimated Cost to Demo: \$14,000- \$17,000. Plus hazardous waste removal.

CPED: Recommends Demolition

After Rehab Market Value: \$175,000.

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