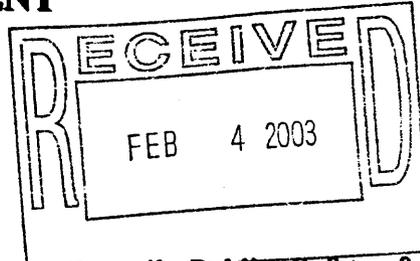


**BOARDED BUILDINGS**

INSP. USE ONLY  
SENT: 1-24-2003  
RETURNED:

**NEIGHBORHOOD IMPACT STATEMENT**



**DEAR NEIGHBOR:**

PLEASE BE ADVISED that the Minneapolis City Council, Public Safety & Regulatory Services Committee, will hold a public hearing pursuant to Minneapolis Code of Ordinances Chapter 249 to consider alleged nuisance conditions at the neighboring property located at

**2717 EMERSON AVENUE SOUTH**

The hearing will be at 2:00 P.M. on WEDNESDAY, FEBRUARY 19, 2003 in Room 317, City Hall, 350 South 5th Street, Minneapolis, Minnesota 55415.

You have the right to present testimony related to the alleged nuisance at the public hearing. In the alternative, you may submit the following neighborhood impact statement.

Please answer all questions to the best of your knowledge and RETURN THE FORM NO LATER THAN WEDNESDAY, FEBRUARY 5, 2003 to:

Public Service Center  
Inspections Division  
ATTN: Boarded/Hazardous Buildings  
250 South 4th Street, Room 300  
Minneapolis MN 55415

A. The subject property has had a	<input type="checkbox"/> Positive	<input checked="" type="checkbox"/> Negative	<input type="checkbox"/> No Impact
<i>It looks bad as is. It could attract Vagrants,</i>			
B. The subject property should be:	<input checked="" type="checkbox"/> Rehabilitated	<input type="checkbox"/> Demolished	
<i>Comment: New construction is a negative in an old neighborhood. Old homes should be preserved whenever possible.</i>			
C. Does this property fit the housing needs of the neighborhood?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
<i>Comment: It is similar to other homes on the block &amp; fits in well except for the fact it needs repairs. We need more family type housing here. We have too many multiple dwellings. We need more families with kids here. There is no one for our kids to play with.</i>			

Signature: Cheryl Jean Olson  
Date: Jan 25, 2003  
*2745 Fremont St, S,  
Mpls 55408*

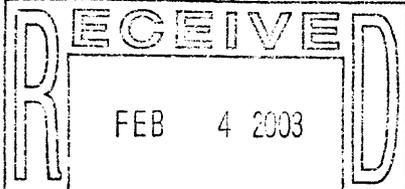
*I have owned my home here 26 years.*

*P.S. AND please no more group homes we have 2 within one block of the home in question. We have one public housing home within the same distance, that is too much.*

**BOARDED BUILDINGS**

**NEIGHBORHOOD IMPACT STATEMENT**

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Inspections Division  
ATTN: Boarded/Hazardous Buildings  
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Minneapolis MN 55415

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B. The subject property should be:  Rehabilitated  Demolished

Comment: *I was in the house a few years ago and they had beautiful woodwork - do not know how it is now*

C. Does this property fit the housing needs of the neighborhood?  Yes  No

Comment: *A new house would look out of place unless it had a similar design*

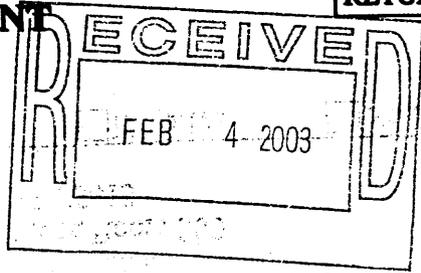
*Lily Goshamer*  
Signature

1-29-3  
Date

**BOARDED BUILDINGS**

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SENT: 1-24-2003  
RETURNED:

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ATTN: Boarded/Hazardous Buildings  
250 South 4th Street, Room 300  
Minneapolis MN 55415

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B. The subject property should be:	<input checked="" type="checkbox"/> Rehabilitated		<input type="checkbox"/> Demolished
Comment:	See attached		
C. Does this property fit the housing needs of the neighborhood?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Comment:	See attached		

Signature John Archer  
JOHN ARCHER

Date Feb 3 2003

# UNIVERSITY OF MINNESOTA

Twin Cities Campus

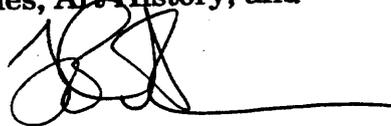
Department of Cultural Studies and  
Comparative Literature  
College of Liberal Arts

350 Folwell Hall  
9 Pleasant Street S.E.  
Minneapolis, MN 55455-0195  
612-624-8099  
Fax: 612-626-0228

03 February 2003

To: Minneapolis City Council  
Public Safety & Regulatory Services Committee

From: John Archer  
Associate Professor of Cultural Studies, Art History, and  
American Studies  
2725 Emerson Avenue South  
612-870-9098



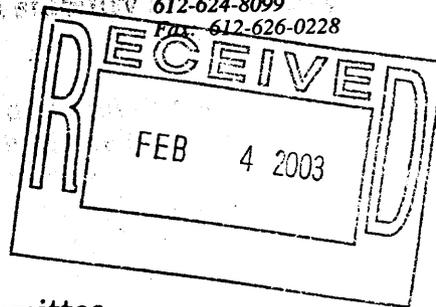
Regarding: 2717 Emerson Avenue South

I write with respect to your request for comments concerning the boarded property at 2717 Emerson Avenue South, not only in my capacity as a neighbor, but also in my capacity as a faculty member at the University of Minnesota for over 25 years. My academic specialty is architectural history and much of my recent research and teaching has been devoted to issues of neighborhood preservation, design, and planning.

Unfortunately one of my classes meets at the time of the hearing on this property, so I cannot be present; thus I am providing these written comments for your consideration. I also invite anyone concerned to contact me at either the work or home address/phone above.

Regarding the matter at hand I would urge you to consider three points.

1. The historic fabric of this neighborhood is single-family houses, interspersed with a few duplexes, largely dating to the end of the nineteenth century and the early decades of the twentieth century. With one exception (on the very corner of 28th street) the 2700 block of Emerson has maintained this fabric. Only rehabilitation of the present dwelling, not replacement, can best conserve this fabric. If we value the historic scale and quality of life of our urban neighborhoods, we need to be committed to the measures necessary to assure their continuation for generations to come. I am reminded of the debates in the 1970s over whether a single skyscraper should be allowed in Boston's Back Bay neighborhood. "Just one won't hurt," many said. Others realized that "just one" was the wedge that would bring about the downward transformation of a thriving and very well preserved neighborhood of very high caliber. I don't mean to make unjust comparisons



between our block and Back Bay, but ours is a complete and stable block of houses all of common date and scale. Replacement opens a Pandora's Box of alternatives that potentially disrupts the quality and stability of life in this neighborhood.

2. If for economic reasons replacement is an *entirely* unavoidable alternative, it must be under the strictest guidelines to fit into the historic character (style, scale, texture) of this block. This block has been held together—socially, economically, and in terms of property values—over the decades in part because of its uniform architectural fabric. To replace the existing dwelling with anything differing from the character of its neighbors is to invite dislocation. Minneapolis values stable neighborhoods. One way to maintain stable neighborhoods is to sustain what works, and in terms of design the common elements of this block have worked together for a century and more. Any replacement should heed and incorporate those elements as fully as possible.

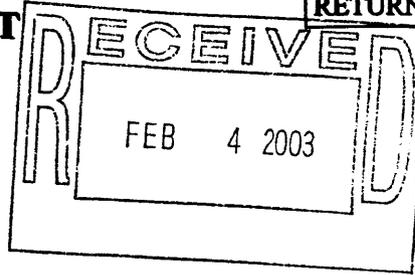
3. I haven't been able to inspect the inside of the house myself, but I have been told that despite much structural damage there is still much valuable and recoverable woodwork of very high quality. The best place for that is in its original setting—in other words, in the existing house, well rehabilitated. You may be told that the woodwork could fetch a high price by a salvage operator. But it should remain as an asset to its original neighborhood, sustaining the quality of life that other houses here also sustain. The burden should not be on new construction to replace what was already here; instead the need is to restore what already is here to its proper place in its neighborhood fabric.

I have tried to keep my comments brief, but I hope also persuasive. Thank you for your consideration.

**BOARDED BUILDINGS**

INSP. USE ONLY  
SENT: 1-24-2003  
RETURNED:

**NEIGHBORHOOD IMPACT STATEMENT**



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Please answer all questions to the best of your knowledge and **RETURN THE FORM NO LATER THAN WEDNESDAY, FEBRUARY 5, 2003** to:

Public Service Center  
Inspections Division  
ATTN: Boarded/Hazardous Buildings  
250 South 4th Street, Room 300  
Minneapolis MN 55415

A. The subject property has had a  Positive  Negative  No Impact  
*Has become a pigeon roost - there is a hole on the south side of roof large enough for raccoons to enter the attic -*

B. The subject property should be  Rehabilitated  Demolished  
 Comment: *Depends on Condition, Roof Damage is 5 years old at least and water damage could be extensive.*

C. Does this property fit the housing needs of the neighborhood?  Yes  No  
 Comment: *If rehabilitated to single family home - it should not be replaced with multi unit dwelling.*

*James Anderson*  
Signature

*1-26-2003*  
Date

*see attached*  
→

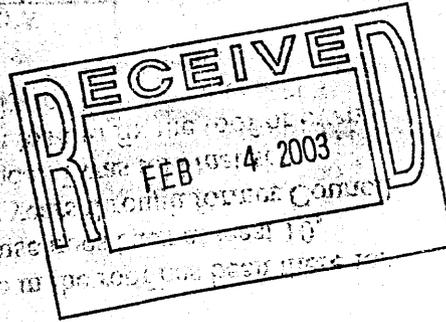
January 28, 2003

Public Service Center - Inspections Division

250 South 4<sup>th</sup> Street, Room 300

Minneapolis, MN 55415

Attn: Boarded/Hazardous Buildings



Re: Boarded up house owned by Charlene C Larsen at  
2717 Emerson Ave South, Minneapolis Mn 55408

I will not be able to attend the hearing at 2 Pm on Wednesday, February 19, 2003 in Room 317 City Hall about the subject boarded up house at 2717 Emerson Avenue South. I would, however, like to present the following written impact statement.

Charlene Larsen has been a neighborhood resident for many years, and people on the block knew her well. She had some health problems, and the area in front of the house has been marked with "Handicapped Only" parking for her benefit. However she has continually refused to maintain her property and I believe that it has had a negative impact on the neighborhood. The attic area has become a pigeon roost, and there is a hole on the south side of the roof large enough for raccoons to enter the attic.

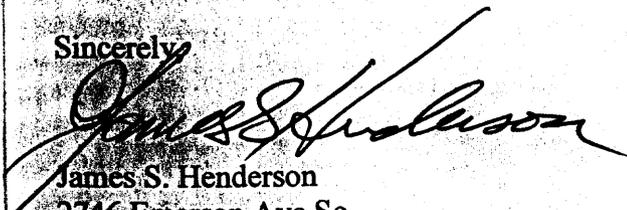
This is not something that has come up suddenly. The hole in the roof has been there for at least five years, and the general poor condition of the house goes back at least 10, maybe 15 years. I have tried several times over the past 10 years through former Council Member Lisa McDonald, to get Charlene some city assistance. I was told that she refused and that it was not possible to force her to take out a loan to fix the roof or even to get some senior housing grant money if they will not apply for the assistance. She needed someone to help her go through the motions of getting the application.

Several people on the block were sympathetic to her condition, but no one got involved enough to get her assistance to fix up the property. I truly felt sorry for her. Besides Charlene's physical problems, I think there were some mental issues that made it difficult for her to deal with the city bureaucracy and to make any requests for help.

The subject property should be rehabilitated, depending on the condition of the structure. Knowing that the roof damage is five years old at least, and that water damage could be extensive inside the dwelling, a thorough inspection is warranted.

The property does fit the housing needs of the neighborhood, if rehabilitated to a single family home. I would not be in favor of replacing it with a multi-unit dwelling and I am not in favor of spending more to repair the house than it is worth because it has no historic or cultural value that I know of.

Sincerely,

  
James S. Henderson

2746 Emerson Ave So

Minneapolis, MN 55408

# BOARDED BUILDINGS NEIGHBORHOOD ASSOCIATION IMPACT STATEMENT

INSP. USE ONLY  
SENT: 1-24-2003  
RETURNED:

**TO: LOWRY HILL - EAST NEIGHBORHOOD ASSN.**  
**Attention: Steve Fossum, Chairperson - 612-879-9420**  
**Staff: Elisia - 612-377-5023**  
**1200 West 26<sup>th</sup> Street Minneapolis MN 55405**

PLEASE BE ADVISED that the Minneapolis City Council, Public Safety & Regulatory Services Committee, will hold a public hearing pursuant to Minneapolis Code of Ordinances Chapter 249 to consider alleged nuisance conditions at the neighboring property located at 2717 EMERSON AVENUE SOUTH

The hearing will be at 2:00 p.m. on WEDNESDAY, FEBRUARY 19, 2003 in Room 317 City Hall, 350 South 5th Street, Minneapolis MN

You have the right to present testimony related to the alleged nuisance at the public hearing. In the alternative, you may submit the following neighborhood impact statement.

Please answer all questions to the best of your knowledge and return the form no later than **Wednesday, FEBRUARY 5, 2003** to:

Public Service Center  
Department of Inspections  
ATTN: Boarded/Hazardous Buildings  
250 South 4th Street, Room 300  
Minneapolis MN 55415

A. The subject property has had a  Positive  Negative  No Impact

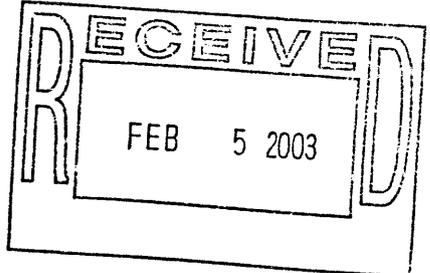
B. The subject property should be:  Rehabilitated  Demolished  
 Comment: ONLY IF BROUGHT TO CODE STANDARDS, TO DEMOLISHED IS A VIABLE OPTION

C. Does this property fit the housing needs of the neighborhood?  Yes  No  
 Comment: IN ITS CURRENT STATE NO, IT IS A FIRE HAZARD, THREAT TO SAFETY TO ALL ADJOINING PROPERTIES. The property should remain residential with a structure similar to adjoining

D. The neighborhood association  is  is not interested in pursuing redevelopment/reuse of the property through privately-funded development.  
 Comment: Property has to be brought to current housing standards LHMN will welcome all options for the new housing to go on the site. Negotiations with the owner over the past 18 months have not resulted in any program. The Panel Z committee voted for condemnation at Dec. 11, 2002 meeting

John E. Dettner  
Signature

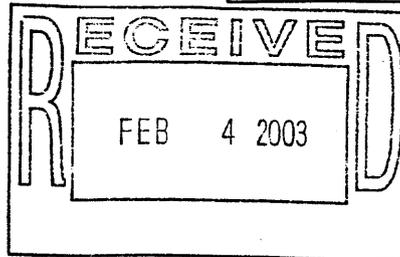
Feb. 5, 2002  
Date



**BOARDED BUILDINGS**

INSP. USE ONLY  
SENT: 1-24-2003  
RETURNED:

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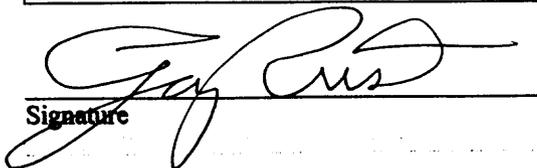
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Inspections Division  
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Minneapolis MN 55415

A. The subject property has had a	<input type="checkbox"/> Positive	<input checked="" type="checkbox"/> Negative	<input type="checkbox"/> No Impact
B. The subject property should be:	<input checked="" type="checkbox"/> Rehabilitated	<input type="checkbox"/> Demolished	
Comment: _____			
C. Does this property fit the housing needs of the neighborhood?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Comment: <u>If the house is renovated</u>			

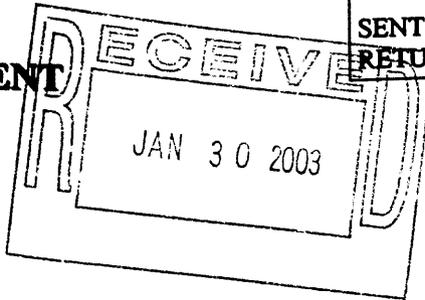
  
Signature

1/27/03  
Date

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RETURNED:



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Minneapolis MN 55415

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B. The subject property should be:  Rehabilitated  Demolished

Comment: sell the house to a contractor for \$1 w/ a guarantee that it will be fix

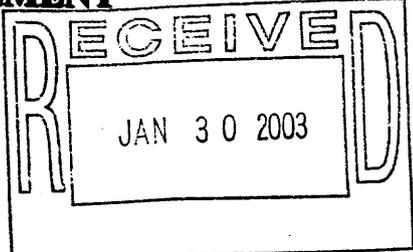
C. Does this property fit the housing needs of the neighborhood?  Yes  No

Comment: as a single family home only

[Signature]  
Signature

1/27/03  
Date

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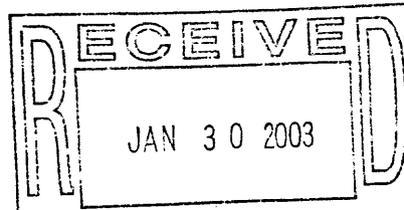
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Inspections Division  
ATTN: Boarded/Hazardous Buildings  
250 South 4th Street, Room 300  
Minneapolis MN 55415

A. The subject property has had a	<input type="checkbox"/> Positive	<input checked="" type="checkbox"/> Negative	<input type="checkbox"/> No Impact
B. The subject property should be:	<input checked="" type="checkbox"/> Rehabilitated		<input type="checkbox"/> Demolished
Comment:	<u>Restored</u>		
C. Does this property fit the housing needs of the neighborhood?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Comment:	<u>If its fixed up properly</u>		

Evelyn M. Hansen  
Signature

1-28-03  
Date

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B. The subject property should be:	<input checked="" type="checkbox"/> Rehabilitated	<input type="checkbox"/> Demolished	
Comment: _____			
C. Does this property fit the housing needs of the neighborhood?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Comment: <i>This house 10 years ago was a very nice place - wood work was really nice.</i>			

*Serman Tschering*  
Signature

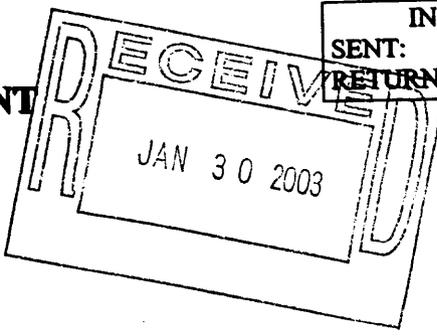
*1-27-03*  
Date

*thanks for doing something. I called Lisa McDonald office on this property many times with no action!*

**BOARDED BUILDINGS**

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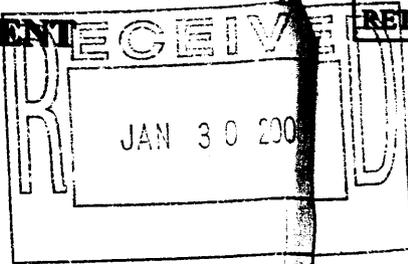
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Comment: _____			
C. Does this property fit the housing needs of the neighborhood?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Comment: _____			

Carol Jackson  
Signature

1/27/03  
Date

**BOARDED BUILDINGS**

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Minneapolis MN 55415

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B. The subject property should be:	<input checked="" type="checkbox"/> Rehabilitated	<input type="checkbox"/> Demolished	
Comment:	OR DEMOLISHED AND REHABILITATED/REBUILT AS A SINGLE FAMILY HOME		
C. Does this property fit the housing needs of the neighborhood?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Comment:	SHOULD BE RETAINED AS A SINGLE FAMILY HOME		

*Rever and Virginia Schefield*

Signature

*January 26, 2003*

Date

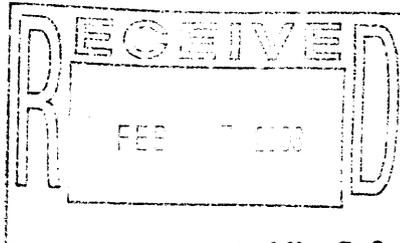
*If this house is to be demolished - please do so immediately!*

*V. Schefield*

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Minneapolis MN 55415

A. The subject property has had a	<input type="checkbox"/> Positive	<input checked="" type="checkbox"/> Negative	<input type="checkbox"/> No Impact
B. The subject property should be:	<input checked="" type="checkbox"/> Rehabilitated	<input type="checkbox"/> Demolished	
Comment:	_____		
C. Does this property fit the housing needs of the neighborhood?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Comment:	_____		

*[Signature]*  
Signature

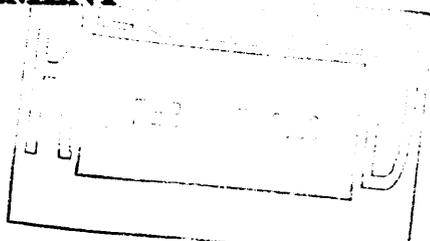
1/28/03  
Date

2719-21 DUPONT AV. S.  
MINNEAPOLIS, MN 55408

# BOARDED BUILDINGS

INSP. USE ONLY  
SENT: 1-24-2003  
RETURNED:

## NEIGHBORHOOD IMPACT STATEMENT



### DEAR NEIGHBOR:

PLEASE BE ADVISED that the Minneapolis City Council, Public Safety & Regulatory Services Committee, will hold a public hearing pursuant to Minneapolis Code of Ordinances Chapter 249 to consider alleged nuisance conditions at the neighboring property located at

**2717 EMERSON AVENUE SOUTH**

The hearing will be at 2:00 P.M. on WEDNESDAY, FEBRUARY 19, 2003 in Room 317, City Hall, 350 South 5th Street, Minneapolis, Minnesota 55415.

You have the right to present testimony related to the alleged nuisance at the public hearing. In the alternative, you may submit the following neighborhood impact statement.

Please answer all questions to the best of your knowledge and RETURN THE FORM NO LATER THAN WEDNESDAY, FEBRUARY 5, 2003 to:

Public Service Center  
Inspections Division  
ATTN: Boarded/Hazardous Buildings  
250 South 4th Street, Room 300  
Minneapolis MN 55415

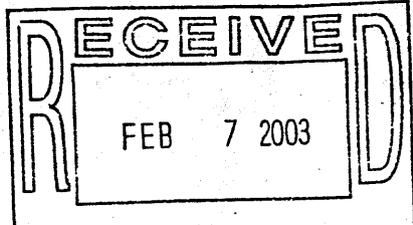
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B. The subject property should be:	<input checked="" type="checkbox"/> Rehabilitated	<input type="checkbox"/> Demolished	
Comment: _____			
C. Does this property fit the housing needs of the neighborhood?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Comment: _____			

  
 Signature \_\_\_\_\_ Date \_\_\_\_\_  
 2704-06 DuPont Av. S.  
 MPLS. MN 55408

**BOARDED BUILDINGS**

INSP. USE ONLY  
SENT: 1-24-2003  
RETURNED:

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Comment: _____			

ELM  
Signature

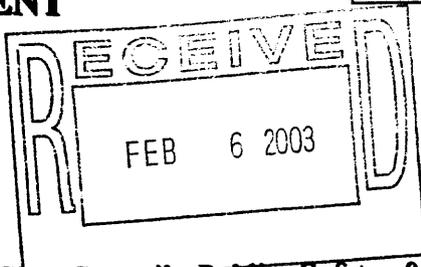
1/28/03  
Date

2713 EMERSON AVE S  
WPLS, MN 55408

**BOARDED BUILDINGS**

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RETURNED:

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Comment: _____			
C. Does this property fit the housing needs of the neighborhood?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Comment: <u>It's in too bad of condition</u>			

Diane Roberts  
Signature

2-3-03  
Date