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?		☒ Yes ☐ No	
Council Member of the Ward Approves **Demolition/Rehabilitation**		☒ Yes ☐ 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