



**Minneapolis**  
City of Lakes

**Regulatory Services  
Department**

**Housing Inspection  
Services Division**

250 South 4<sup>th</sup> Street - Room 300  
Minneapolis, MN 55415-1316

Office 612 673-5858  
Fax 612 673-2314  
TTY 612 673-3300

August 18, 2004

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

**RE: 3939-41 Washington/Miss Dr. No**

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:	3939-41 Washington/Miss Dr. No	Ward	3
Legal Description:	Lot 2 - Block 1 Farnhams Addition to Minneapolis		
Building Type:	AIR---4 or More MFAM Dwelling	Dwelling Unit Number:	4
Number of stories:	1.5	Square Footage	2,605
Council Member of the Ward Been Notified?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		
Council Member of the Ward Approves <b>Demolition/Rehabilitation</b>	<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*  
\_\_\_\_\_

*Craig Eliason*  
\_\_\_\_\_

JoAnn Velde, Deputy Director, Housing Inspection Services

Craig Eliason, District Supervisor, Housing Inspection Services

Report Prepared By **James Edin**  
Inspector, Hazardous/Boarded Buildings  
Phone: 673-5828

**BOARDED BUILDINGS  
PS & RS SUMMARY SHEET**

**PS & RS Committee Date:** AUGUST 25, 2004 (2:00 p.m.)

**Subject Property Address:** 3939-41 Washington/Miss Dr. No **Ward:** 3

**Owner(s) of Record:** Corwin E. Hisle **Taxpayer of Record:** Corwin E. Hisle

**Neighborhood Assn:** Webber-Camden Neigh. Organization  
C/o Folwell Neighborhood Assoc.  
Bruce Nolan, Chairperson (521-0874)  
12063 37<sup>th</sup> Avenue North Mpls, MN 55412

**General Property Information:** Lot Size: 44 x 82 X 40 X 66 **Number of Units:** 4

**Building Age:** 104 years **Year Built:** 1900 **Zoning:** R1A **Number of Stories:** 1.5

**Comprehensive Land Use:** General Industrial – No special/combined uses exist  
Per Neil Anderson, Zoning/Planning

**Historic Significance:** A potential historic resource. Pre-1885 house—need more information to determine historical status.  
Per Greg Mathis, Zoning/Planning

**Housing Needs/Vacancy Rate:** 1 ¾ % for Single Family and 3.5 % for Multi Family  
Built in industrial section

Per Fred Neet, Zoning/Planning

**Conditional Uses or Variances:** Referenced for four (4) D.V.s Non conforming 8/20/04. Based on Regulatory Services records on this date of dwelling being boarded & condemned, the residential use has lost it's non-conforming use rights (ch.531.40)  
Per Steve Poor, Zoning/Planning

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

**Initial Board Date:** 9/27/99 **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:  10 Rehab: 0 Demos: 3 Don't Know: 1

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

**Inspections Division:** Recommends Demolition

**Estimated Cost to Rehab:** \$234,500 to \$312,000. Comment: Substandard property poorly sited in an Industrial zone. Minimal setback from front & rear roadway.

**Estimated Cost to Demo:** \$11,500 - \$14,000 plus asbestos removal.

**MCDA:** Recommends Demolition

**After Rehab Market Value:** \$225,000.

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

**Comment:** None