

**Community Planning & Economic Development  
Planning Division**  
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Minneapolis, MN 55415-1385



**City of Minneapolis**  
*Department of Community Planning  
& Economic Development - CPED*

## MEMORANDUM

TO: Heritage Preservation Commission  
FROM: John Smoley, Ph.D.  
DATE: February 1, 2011  
RE: Demolition Update: 4th Quarter, 2010

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### Background

Section 599.460 of the Minneapolis Code of Ordinances requires preservation review of all building permits that meet the definition of demolition to determine whether the affected property is an historic resource. "Historic resource" is defined as, "A property that is believed to have historical, cultural, architectural, archaeological or engineering significance and to meet at least one of the criteria for designation as a landmark or historic district as provided in this chapter." Section 599.460 also states that the planning director is authorized to approve building permits to demolish buildings not meeting the definition of a historic resource.

### Quarterly Totals

Sixty-four properties were authorized for demolition in the final quarter of 2010, just over the 60 property per quarter average maintained during 2010, which saw 239 authorized wrecking permits.

### Initiation

Of the 64 properties authorized for demolition in quarter four of 2010, 40 were market-driven, 5 were initiated by the City's Problem Properties Unit, and 19 were initiated by CPED-Housing in neighborhood stabilization efforts.

### Redevelopment

Of the 64 properties authorized for demolition in quarter four of 2010, 2 had applications for new 1-4 unit residences submitted during the same time period and 62 did not have an accompanying land use application for a new residence. Winter weather generally reduces the numbers of applications for new residential units.

### Use

Of the 64 properties authorized for demolition in quarter four of 2010, 59 contained residential uses and 5 held commercial or industrial uses.

### Geographic Distribution

Of the 64 properties authorized for demolition in the fourth quarter of 2010, 1 was located in the downtown sector, 8 were located in the east sector, 38 were located in the north sector, 9 were located in the south sector, and 8 were located in the southwest sector.

### Evaluated Property Roster

Sector	Neighborhood	Ward	Number	Street Name	Type	Direction	Applicant Name
DT	Cedar Riverside	2	1509	4th	St	S	Craftsman Construction
E	Beltrami	3	642	Buchanan	St	NE	Moen Concrete- Kris Moen
E	Bottineau	3	1705	2nd	St	NE	All Metro Excavating- Aaron
E	Holland	1	2631	6th	St	NE	All Metro Excavating- Aaron
E	Marshall Terrace	1	2522	Marshall	St	NE	Blue Earth Enviro Co
E	Prospect Park	2	2400	Delaware	St	SE	Wickenhauser Excavating- Don
E	Prospect Park	2	2428	Delaware			Wickenhauser Excavating- Don
E	Sheridan	3	1322	Washington	St	NE	CPED-Housing-Mike Williams
E	Sheridan	3	52	18th	Ave	NE	All Metro Excavating- Aaron
N	Cleveland	4	3750	Queen	Ave	N	Moen Concrete- Kris Moen
N	Folwell	4	3322	Fremont	Ave	N	CPED-Housing
N	Folwell	4	3738	Fremont	Ave	N	CPED-Housing-Mike Williams
N	Harrison	5	2223	4th	Ave	N	K.A. Kemish Excavation
N	Hawthorne	3	2124	Dupont	Ave	N	Tony Nitti
N	Hawthorne	3	2218	Lyndale	Ave	N	Moen Concrete- Kris Moen
N	Hawthorne	3	2321	4th	St	N	Moen Concrete- Kris Moen
N	Hawthorne	3	2501	4th	St	N	Moen Concrete- Kris Moen
N	Hawthorne	3	2714	Colfax	Ave	N	Moen Concrete- Kris Moen
N	Jordan	5	1600	22nd	Ave	N	CPED-Housing
N	Jordan	5	2105 & 2109	Fremont	Ave	N	Todd Elkins, Urban Works

N	Jordan	5	2119	James	Ave	N	2nd Nature All Around Service Inc.
N	Jordan	5	2127	Irving	Ave	N	G Urban Companies, INC
N	Jordan	5	2352	James	Ave	N	All Metro Excavating-Aaron
N	Jordan	5	2614	Irving	Ave	N	CPED-Housing
N	Jordan	5	2623	Newton	Ave	N	Moen Concrete- Kris Moen
N	Jordan	5	2638	Girard	Ave	N	CPED-Housing-Mike Williams
N	Jordan	4	2640	Russell	Ave	N	CPED-Housing
N	Jordan	5	2700	Morgan	Ave	N	CPED-Housing
N	Jordan	5	2811	Emerson	Ave	N	6 Urban Companies, Inc.
N	Jordan	5	2918	Logan	Ave	N	CPED-Housing
N	Jordan	4	2938	Sheridan	Ave	N	CPED-Housing-Mike Williams
N	Lind - Bohanon	4	4522	Aldrich	Ave	N	6 Urban Companies, Inc.
N	Lind Bohanon	4	4634	Aldrich	Ave	N	CPED-Housing
N	Lind Bohanon	4	4700	Bryant	Ave	N	One Call Contracting
N	Near North	5	1320	Knox	Ave	N	CPED-Housing-Mike Williams
N	Webber Camden	4	3955	Emerson	Ave	N	BD Construction
N	Webber Camden	4	4111	Colfax	Ave	N	CPED-Housing
N	Webber Camden	4	4133	Colfax	Ave	N	BD Construction- Bruce Saari
N	Willard Hay	5	1418	Logan	Ave	N	CPED-Housing
N	Willard Hay	5	1511	Queen	Ave	N	CPED-Housing
N	Willard Hay	5	1514	Thomas	Ave	N	CPED-Housing-Mike Williams
N	Willard Hay	5	1919	Queen	Ave	N	BD Construction- Bruce Saari
N	Willard Hay	5	2023	Queen	Ave	N	CPED-Housing-Mike Williams
N	Willard Hay	5	2106	Penn	Ave	N	All Metro Excavating-Aaron
N	Willard Hay	5	2301	Golden Valley	Rd		G Urban Companies
N	Willard Hay	5	2601	West Broadway	Ave		Imperial Developers, Inc
N	Willard-Hay	5	2301	Penn	Ave	N	CPED-Housing
S	Corcoran	9	3533	19th	Ave	S	City of Minneapolis- Problem Properties Unit
S	Jordan	4	2659	Queen	Ave	N	Moen Concrete- Kris Moen
S	Minnehaha	12	5356	Riverview	Rd		2nd Nature All Around Services Inc- Mark

S	Page	11	5333	Portland	Ave	S	Semple Excavating
S	Phillips	9	1911	E.M. Stately	St		Moen Concrete- Kris Moen
S	Phillips	9	2930	13th	Ave	S	Kevitt Excavating LLC- Chris Viena
S	Powderhorn Park	9	3208	17th	Ave	S	City of Minneapolis- Problem Properties Unit
S	Seward	2	3010	26th	St	E	City of Minneapolis - Problem Properties Unit
S	Ventura Village	6	1316	24th	St	E	Veit and Company
SW	Armatage	13	5539	Cumberland	Rd		Scherber Co LLC
SW	CARAG	10	3045	Hennepin	Ave	S	Frattalone Companies
SW	East Harriet	10	3745	Bryant	Ave	S	Jeff Fue
SW	Fulton	13	5308	Chowen	Ave	S	Semple Excavating
SW	Kenny	13	5541	Dupont	Ave	S	Tony- Rolloff Construction
SW	Linden Hills	13	4037	Chowen	Ave	S	Turner Excavating
SW	Linden Hills	13	4409	Zenith	Ave	S	Elgard Excavating and Grading
SW	West Calhoun	13	3100	Excelsior	Blvd		Rachel Contracting

NOTE: (shaded properties had new 1-4 unit residence applications submitted during the quarter)

Evaluated Property Map and Representative Photographs (see remaining pages)