

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

MEMORANDUM

TO: Heritage Preservation Commission
FROM: John Smoley, Ph.D.
DATE: July 18, 2011
RE: Administrative Demolition Update: Second Quarter, 2011

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 Total

Thirty-seven properties were reviewed for demolition in the second quarter of 2011.

Initiation

Of the thirty-seven properties reviewed for demolition in quarter two of 2011, thirty-five were market-driven and two were initiated by CPED-Housing in neighborhood stabilization efforts. No applications were initiated by the City's Problem Properties Unit.

Redevelopment

Of the thirty-seven properties reviewed for demolition in quarter two of 2011, ten had applications for new 1-4 unit residences submitted, and eight of those were in the southwest sector. Fifteen properties had applications for higher intensity development.

Use

Of the thirty-seven properties reviewed for demolition in quarter two of 2011, twenty-seven contained residential uses and ten held commercial or industrial uses.

Geographic Distribution

Of the thirty-seven properties reviewed for demolition in quarter two of 2011, none were located in the downtown sector, four were located in the east sector, ten were located in the north sector, ten were located in the south sector, and twelve were located in the southwest sector.

Evaluated Property Roster

Sector	Neighborhood	Ward	Address #	Street Name	Street Type	Street Direction	Applicant Name	Date Completed
E	Columbia Park	1	2901	5th	St	NE	Brentson Companies	13-Apr-11
E	Prospect Park	2	2901	4th	St	SE	Frattalone Co.- Jim Watzke	20-Apr-11
E	Prospect Park	2	814	Washington	Ave	SE	Veit and Company	19-Apr-11
E	Prospect Park	2	818	Washington	Ave	SE	Veit and Company	19-Apr-11
N	Harrison	5	228	Fremont	Ave	N	One Call Contracting	18-May-11
N	Hawthorne	3	309	24th	Ave	N	All Metro Excavating	10-Jun-11
N	Hawthorne	3	2501	Lyndale	Ave	N	Barkley Landscapes- Jake	25-May-11
N	McKinley	3	3200	2nd	St	N	KA Kamish	27-Apr-11
N	Near North	5	1828	Dupont	Ave	N	CPED	03-Jun-11
N	Webber Camden	4	4231	Colfax	Ave	N	Grendahl Landscaping	20-Apr-11
N	Willard Hay	5	2217	Golden Valley	Rd		DS Enterprises	06-May-11
N	Willard Hay	5	2221	Golden Valley	Rd		DS Enterprises	06-May-11
N	Willard Hay	5	2207	Queen	Ave	N	Nitti Roloff Services, Inc.	29-Jun-11
N	Willard Hay	5	2210	Russell	Ave	N	Mark Mateer	29-Jun-11
N	Willard Hay	5	2110	Sheridan	Ave	N	Meyer Contracting Inc.	10-Jun-11
S	Cooper	2	2817	41st	Ave	S	KA Kamish- Brad	02-Jun-11
S	Hale	11	5114	Elliot	Ave	S	LEE Homes- Jerry	15-Jun-11
S	Hale	11	5128	Elliot	Ave	S	Classic Construction Inc.	11-May-11
S	Minnehaha	12	5329	48th	Ave	S	All Metro Excavating	25-May-11
S	Minnehaha	12	5326	Minnehaha	Ave		All Metro Excavating	25-May-11

S	Minnehaha	12	5330	Minnehaha	Ave		All Metro Excavating	25-May-11
S	Minnehaha	12	5334	Minnehaha	Ave		All Metro Excavating	25-May-11
S	Minnehaha	12	5338	Minnehaha	Ave		All Metro Excavating	25-May-11
S	Phillips	6	2620	Park	Ave		Fratallone Companies Inc	27-Apr-11
S	Seward	2	2115-2121	Snelling	Ave		Mark Garner, CPED	24-May-11
SW	Cedar Isles Dean	7	3415	28th	St	W	All Metro Excavating	12-Apr-11
SW	East Isles	10	2420	Hennepin	Ave		Wickenhauser Excavating Inc.	07-Apr-11
SW	Fulton	13	5048	Upton	Ave	S	Semple Excavating	06-May-11
SW	King Field	8	3733	Pleasant	Ave	S	One Call Contracting	20-May-11
SW	Linden Hills	13	3606	40th	St	W	Andy Bare	27-May-11
SW	Linden Hills	13	3929	Drew	Ave	S	Ray Anderson & Sons	11-May-11
SW	Linden Hills	13	4640	Drew	Ave	I	Metro Excavating	01-Apr-11
SW	Linden Hills	13	3800	Thomas	Ave	S	Advance WHI Systems	11-Apr-11
SW	Linden Hills	13	4612	Vincent	Ave	S	Egard Excavating	21-Apr-11
SW	Linden Hills	13	4437	Zenith	Ave	S	Dan Elgard	12-Apr-11
SW	Windom	11	5431	Lyndale	Ave	S	Veit & Co.	02-Jun-11
SW	Windom	11	5435	Lyndale	Ave	S	Veit & Co.	02-Jun-11

NOTE: Shaded properties had new 1-4 unit residence applications submitted. Properties listed in bold text had applications for higher intensity development submitted. No Demolition of Historic Resource applications were reviewed by the Heritage Preservation Commission during this quarter.

Evaluated Property Map and Photographs (see remaining pages)