

**Community Planning & Economic Development
Planning Division**
250 South 4th Street, Room 110
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: November 9, 2010
RE: Demolition Update: 3rd Quarter, 2010

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

In the first and second quarters of 2010, 85 properties were reviewed, determined not to meet the definition of a historic resource, and approved for demolition by the Preservation and Design team of CPED-Planning. In the third quarter 90 properties were reviewed: an increase normally attributed to the warmer summer months and cheaper construction costs.

Initiation

Of the 90 properties reviewed in quarter three of 2010, 49 were market-driven, 29 were initiated by the City's Problem Properties Unit, and 12 were initiated by CPED-Housing in neighborhood stabilization efforts.

Redevelopment

Of the 90 properties reviewed in quarter three of 2010, 7 had applications for new 1-4 unit residences submitted during the same time period, 83 did not have an accompanying land use application for a new residence.

Use

Of the 90 properties reviewed in the third quarter of 2010, 82 contained residential uses and 8 held commercial or industrial uses.

Geographic Distribution

Of the 90 properties reviewed in the third quarter of 2010, 2 were located in the downtown sector, 45 were located in the north sector, 17 were located in the south sector, 9 were located in the east sector, and 17 were located in the southwest sector.

Evaluated Property Roster

Sector	Neighborhood	Ward	Street Number	Street Name	Street Type	Street Direction
SW	Fulton	13	5301	York	Ave	S
SW	Lynnhurst	13	5223	Humboldt	Ave	S
N	Willard Hay	5	2014	Upton	Ave	N
N	Near North	5	1020	Newton	Ave	N
N	Webber Camden	4	4309	Irving	Ave	N
SW	East Harriet	10	4049	Bryant	Ave	S
S	Phillips	6	2432	Chicago	Ave	
E	Columbia Park	1	3650	Central	Ave	NE
SW	Lynnhurst	13	813	50th	St	W
N	Near North	5	1110	18th	Ave	N
N	Jordan	5	2206	Irving	Ave	N
N	Willard Hay	5	1338	Logan	Ave	N
E	Holland	1	680	Lowry	Ave	NE
N	Jordan	5	2655	Oliver	Ave	N
S	Longfellow	9	3001	Lake	St	E
SW	Whittier	6	2726	Stevens		
S	Phillips	9	1400	25th	St	E
N	Folwell	4	3435	Humboldt	Ave	N
N	Hawthorne	3	2717	Colfax	Ave	N
DT	Cedar Riverside	2	606	21st	Ave	S
N	Webber Camden	4	4155	Irving	Ave	N
N	Hawthorne	3	2120	Aldrich	Ave	N
N	Weber Camden	4	4101	James	Ave	N
S	Ventura Village	6	1921	5th	Ave	S
N	Jordan	5	2011	26th	Ave	N
N	McKinley	3	3507	Aldrich	Ave	N
N	Jordan	5	2705	Emerson	Ave	N
N	Folwell	4	3550	Fremont	Ave	N
N	Near North	5	1210	Irving	Ave	N
N	Near North	5	1343	Irving	Ave	N
S	Cooper	12	3217	38th	Ave	S

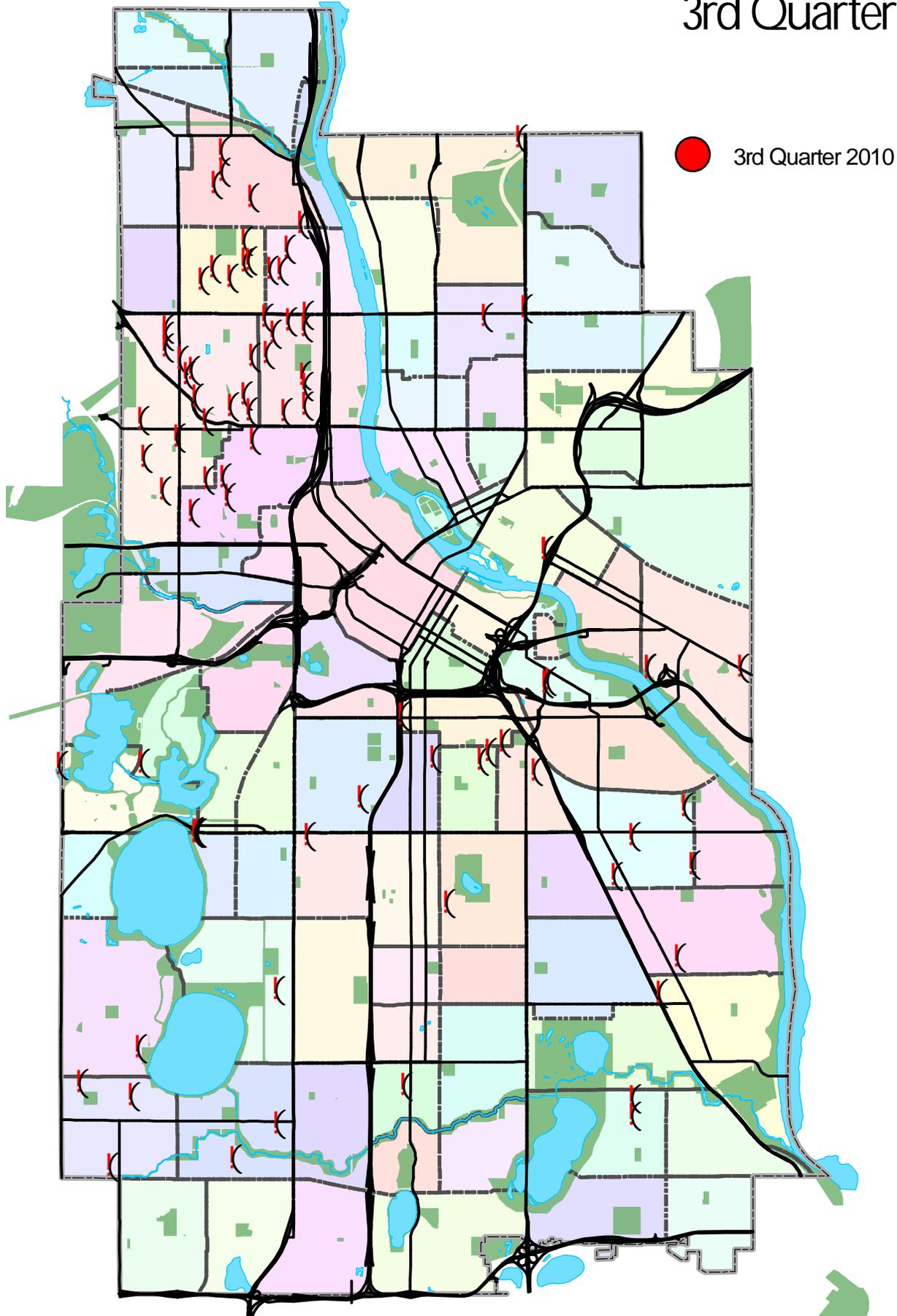
S	Ventura Village	9	2305	16th	Ave	S
N	Hawthorne	3	413	26th	Ave	N
S	Phillips	9	2415	15th	Ave	S
N	Hawthorne	3	2211	4th	St	N
N	Hawthorne	3	2945	Bryant	Ave	N
S	Keewaydin	12	4817	Nokomis	Ave	S
S	Field	8	4732	Portland	Ave	
N	Willard Hay	5	1816	Penn	Ave	N
N	Webber Camden	4	4007	Emerson	Ave	N
N	McKinley	3	3201	4th	St	N
N	Willard Hay	5	1607	Thomas	Ave	N
S	Phillips	9	1901	E M Stately	St	
N	McKinley	3	3643	Lyndale	Ave	N
SW	Lyndale	10	419	Lake	St	W
E	Hawthorne	3	1017	Lowry	Ave	N
N	Jordan	5	2315	Fremont	Ave	N
N	Hawthorne	3	409	31st	Ave	N
N	McKinley	3	3510	Colfax	Ave	N
N	Folwell	4	3427	Logan	Ave	N
S	Howe	12	3841	36th	Ave	S
N	Folwell	4	3543	Fremont	Ave	N
SW	Linden Hills	13	4451	Upton	Ave	S
N	Hawthorne	3	3107	Lyndale	Ave	N
SW	Fulton	13	4809	Vincent	Ave	S
N	Willard Hay	5	1254	Russell	Ave	N
S	Longfellow	9	2816	33rd	St	E
N	Jordan	5	2126	Fremont	Ave	N
SW	Linden Hills	13	4451	Upton	Ave	S
SW	Kenwood	7	2520	Upton	Ave	S
S	Keewaydin	12	4941	Nokomis	Ave	S
E	Audubon Park	1	2527	Central	Ave	NE
N	Webber Camden	4	3822	6th	St	N
N	Jordan	5	2610	Newton	Ave	N
E	Marcy Holmes	3	811	4th	St	SE
N	Jordan	4	2935	Queen	Ave	N
E	Marcy Holmes	3	813	4th	St	SE
SW	Fulton	13	4717	Chowen	Ave	S
N	Jordan	5	1720	West Broadway		

S	Powderhorn Park	8	912	35th	St	E
N	McKinley		3656	Colfax	Ave	N
N	Folwell	4	3707	Fremont	Ave	N
DT	Cedar Riverside	2	620	21st	Ave	S
S	Longfellow	9	2805	37th	Ave	S
E	Prospect Park	2	3353	University	Ave	SE
S	Hiawatha	12	3333	41st	St	E
N	Hawthorne	3	2423	4th	St	N
N	Folwell	4	3514	Knox	Ave	N
SW	East Isles	10	2915	Knox	Ave	S
SW	East Isles	10	1728	Lake	St	W
SW	East Isles	10	1720	Lake	St	W
SW	East Isles	10	1716	Lake	St	W
SW	East Isles	10	1724	Lake	St	W
N	Jordan	4	3001	Queen	Ave	N
N	Jordan	4	2747	Queen	Ave	N
E	Prospect Park	2	633	Ontario	St	SE
E	Prospect Park	2	631	Ontario	St	SE
N	Jordan	5	2318	Logan	Ave	N
S	Seward	2	1919	24th	St	E
SW	Cedar Isles Dean	7	3521	25th	St	W

Evaluated Property Map and Photographs (see remaining pages)

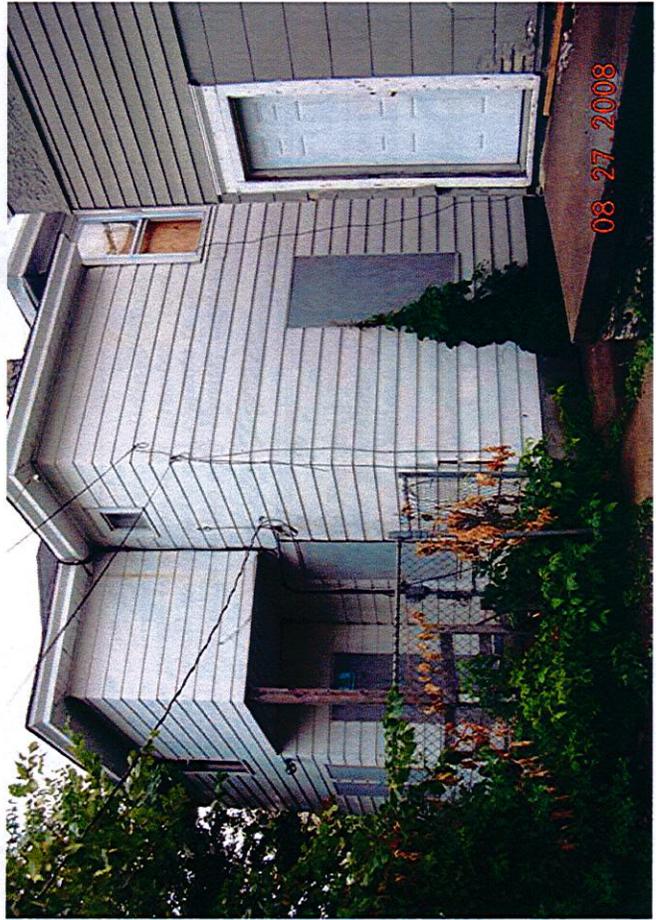
Wrecking Permit Applications Reviewed by Preservation Staff

3rd Quarter 2010



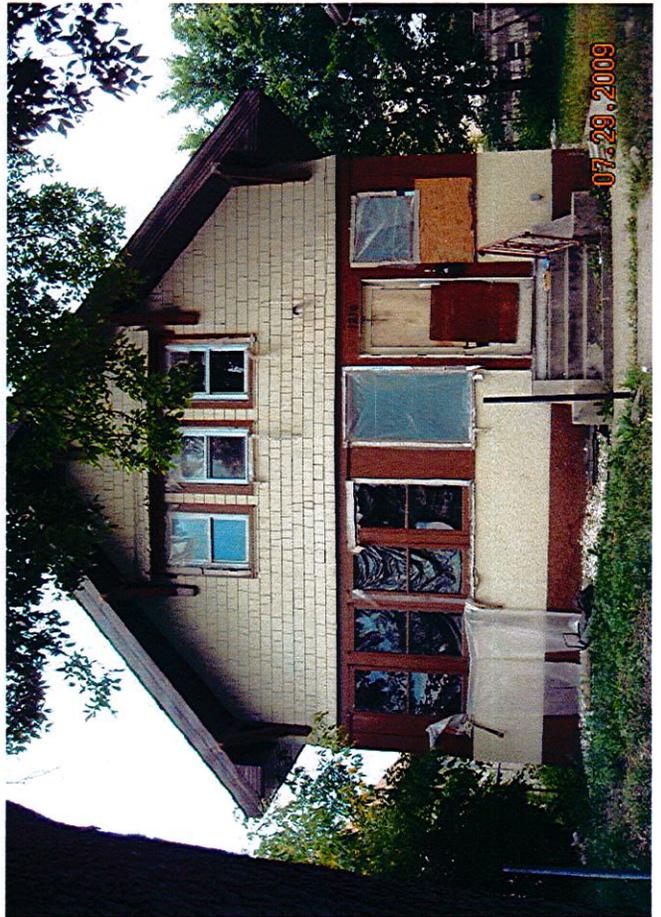


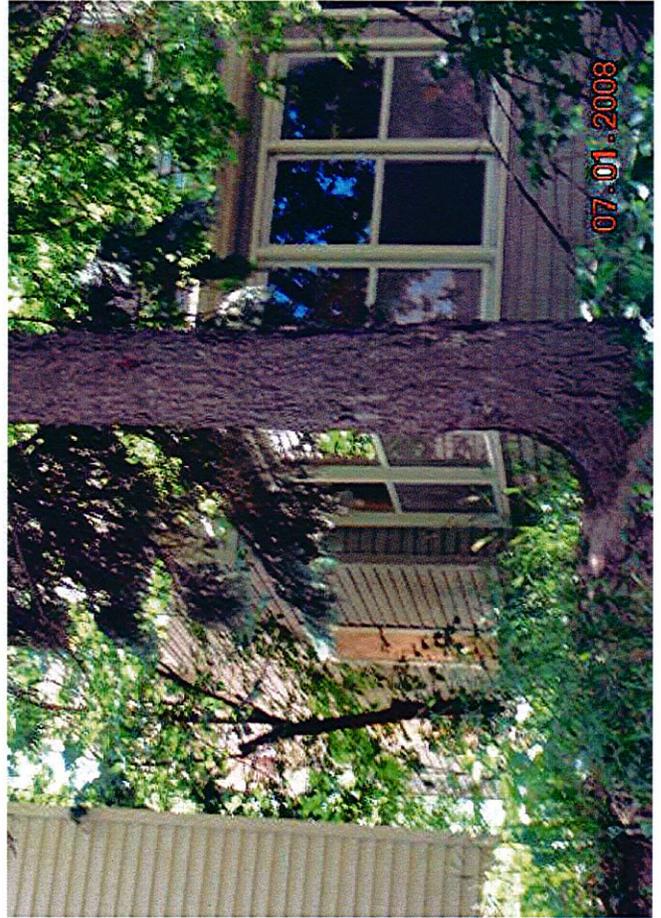
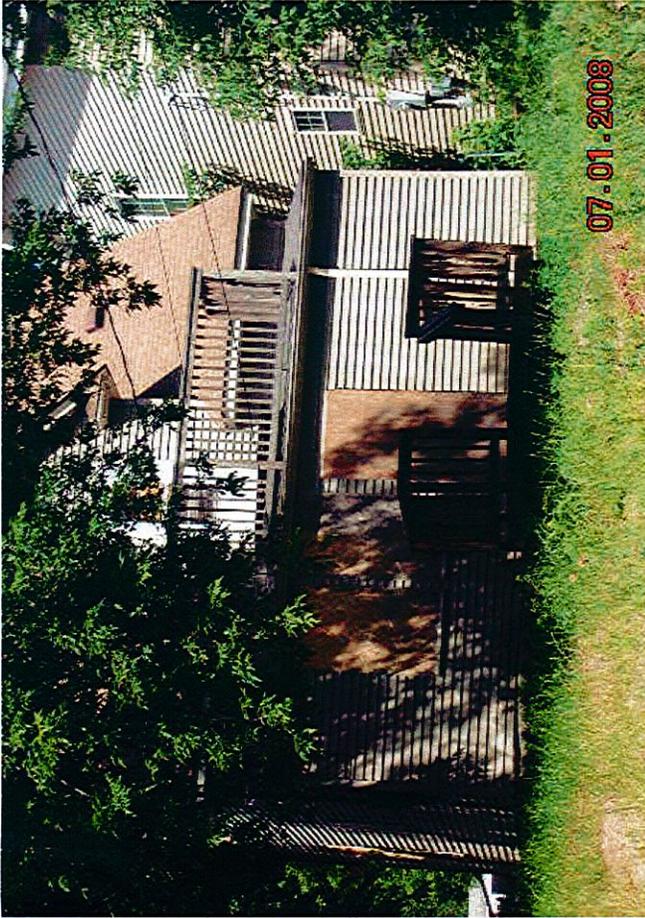
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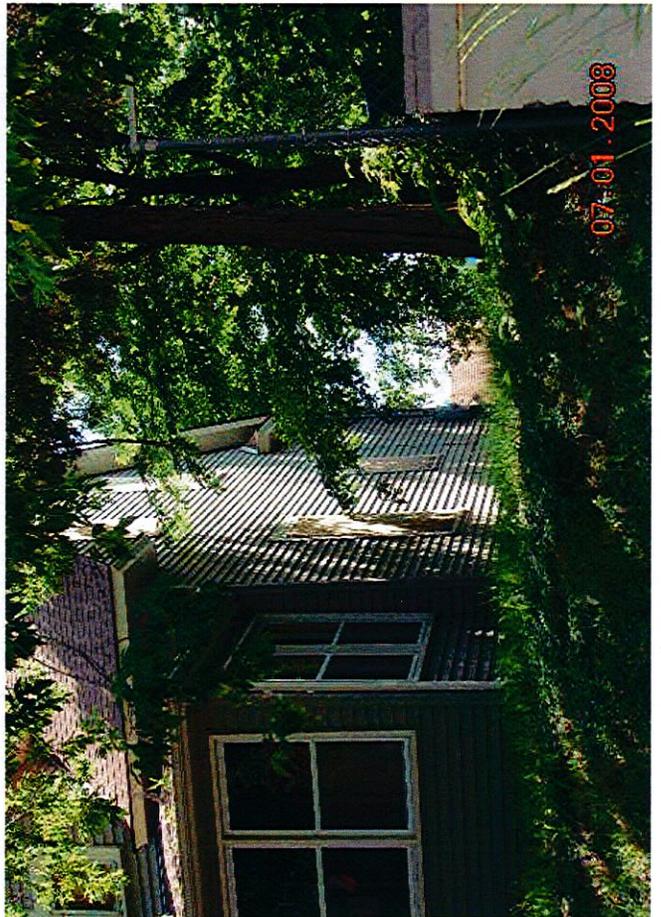


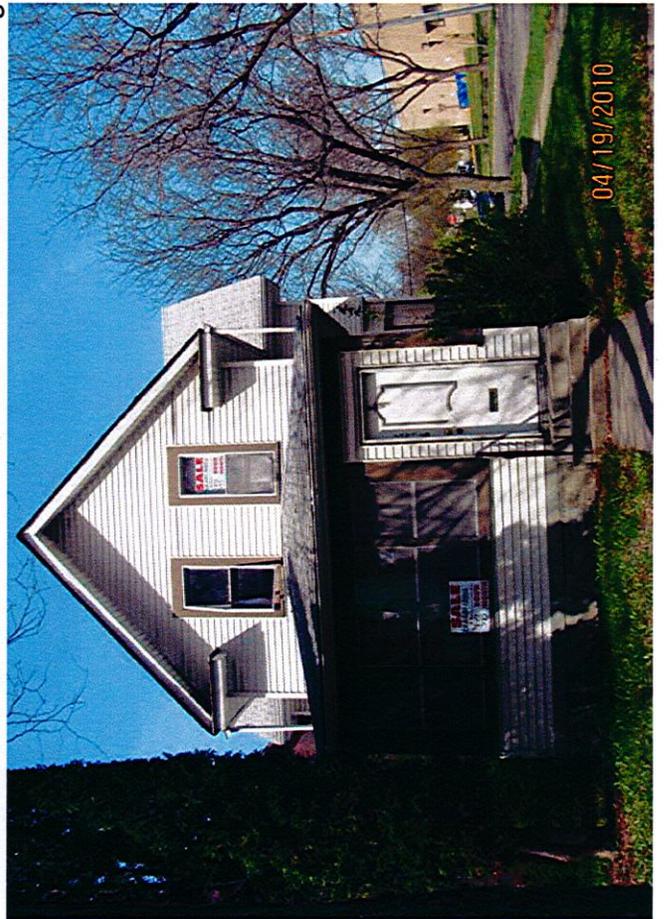
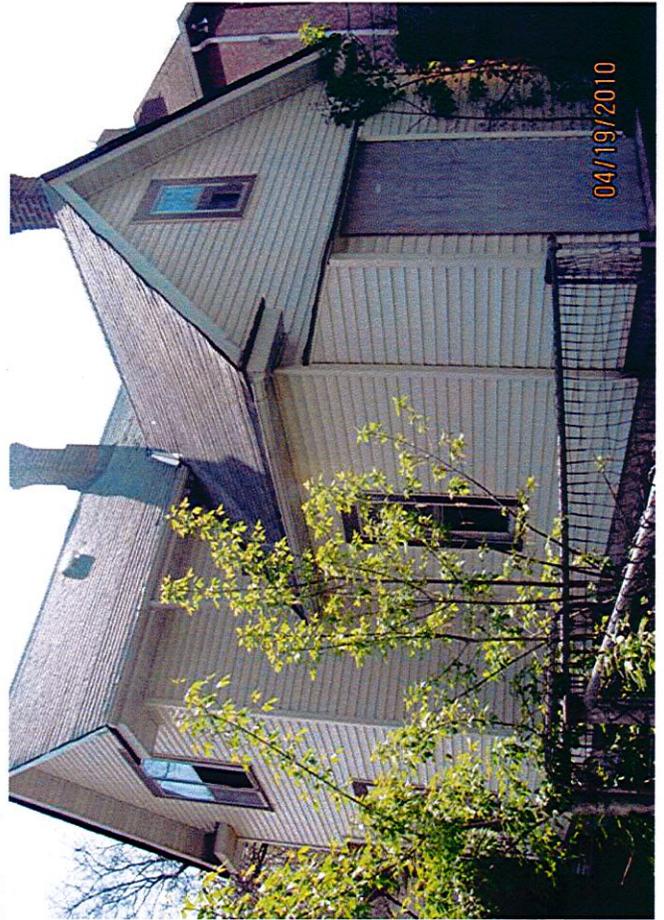
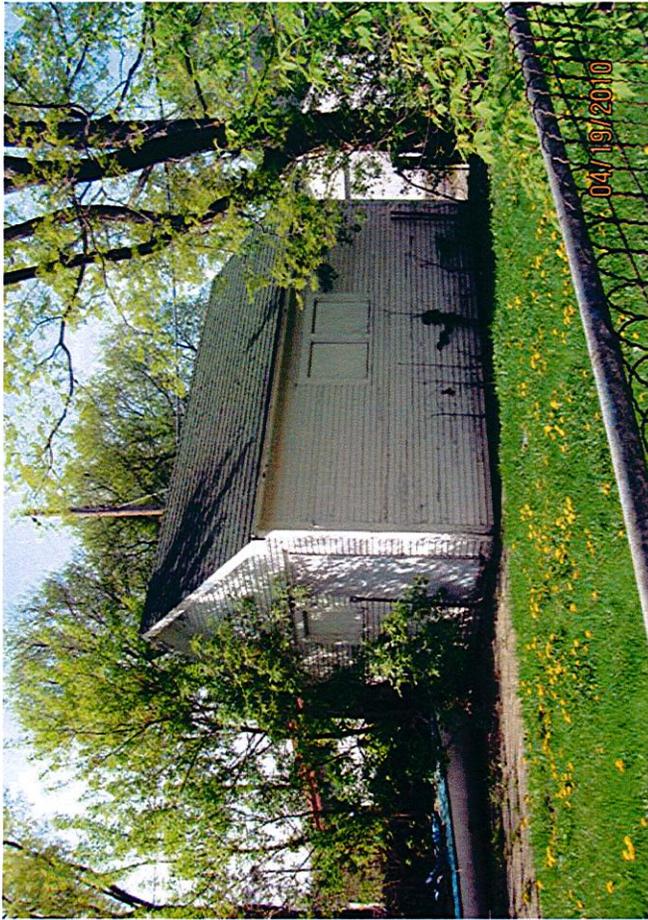
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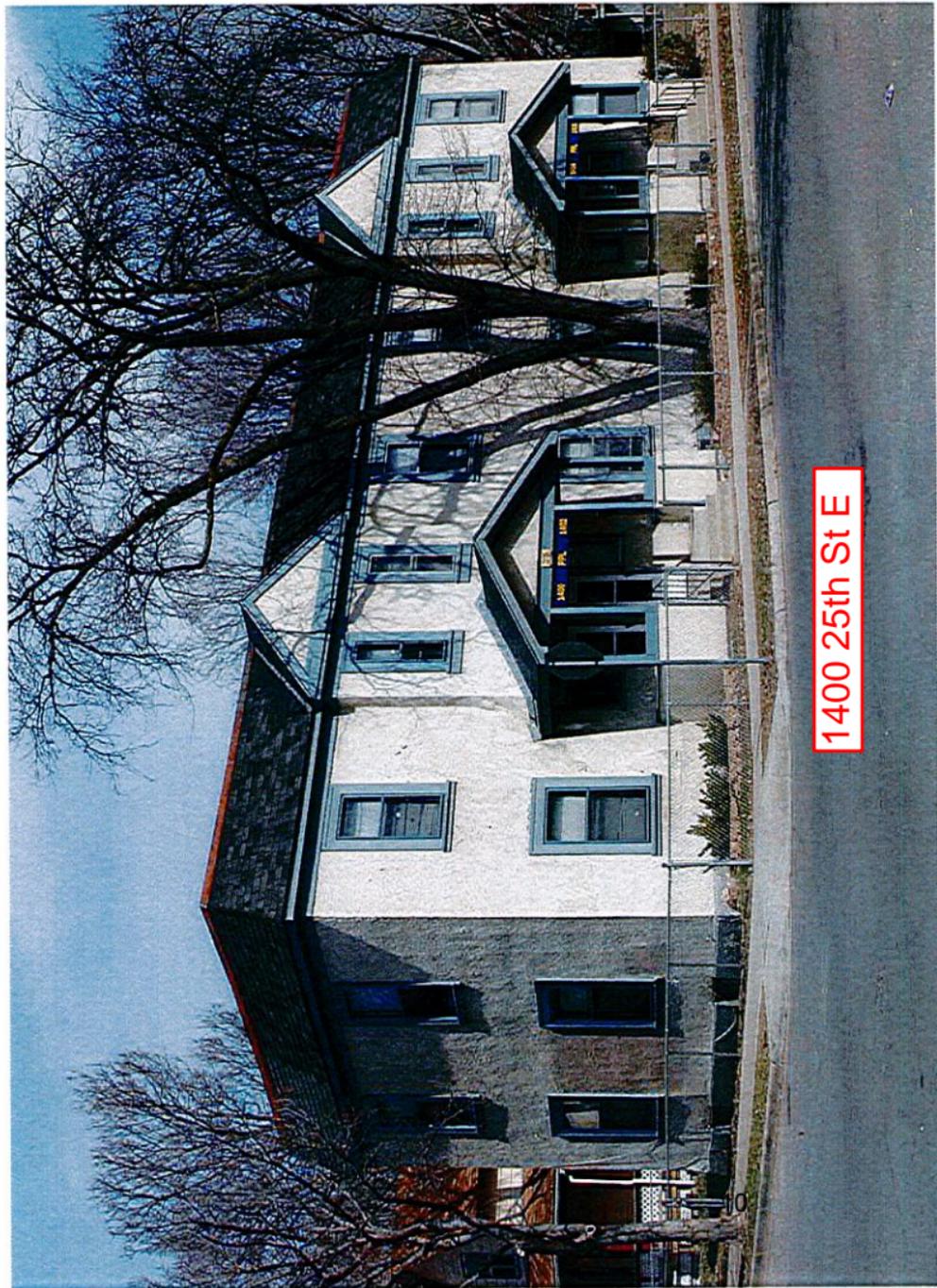


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1343 Irving Ave N



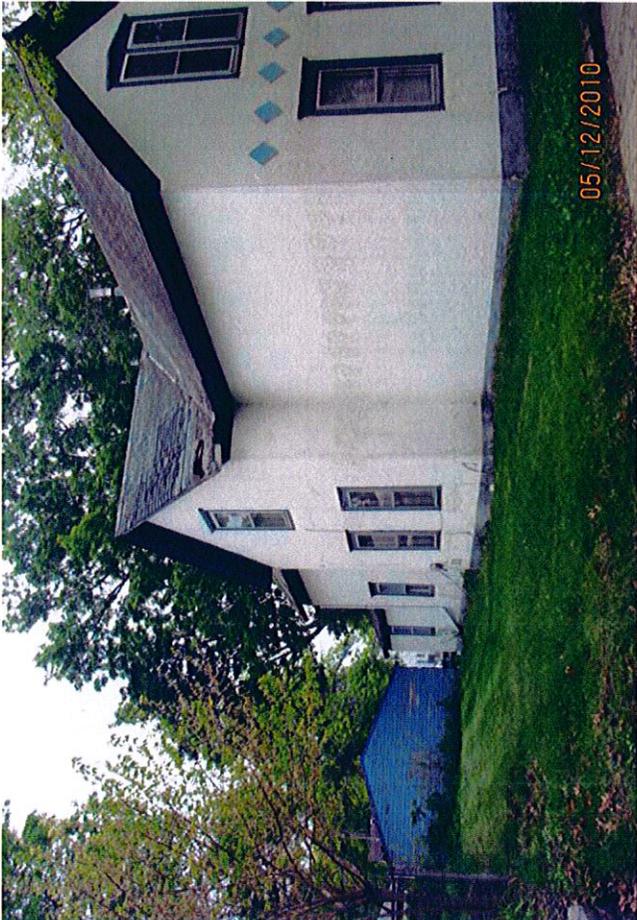
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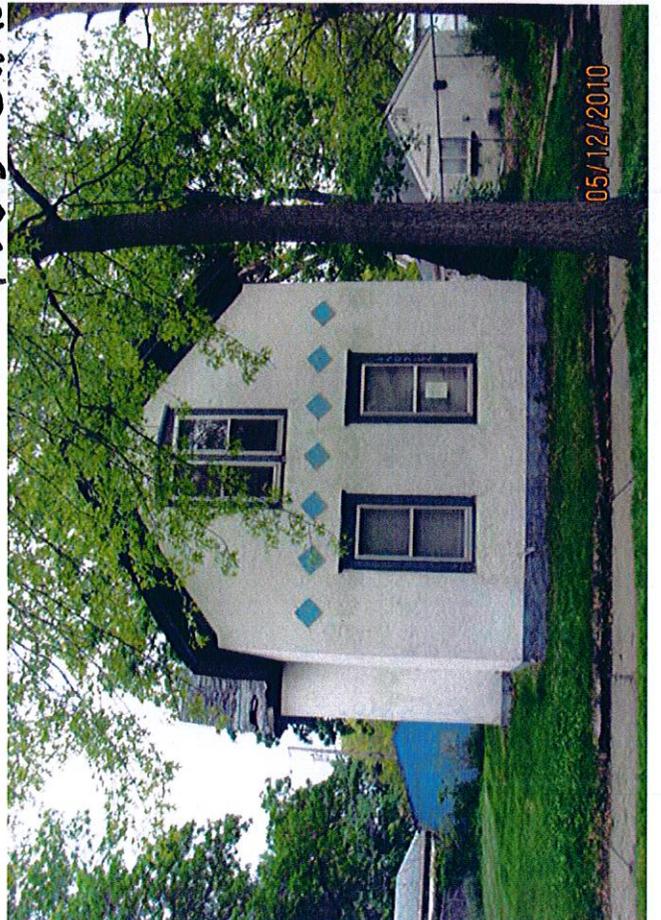
05/12/2010



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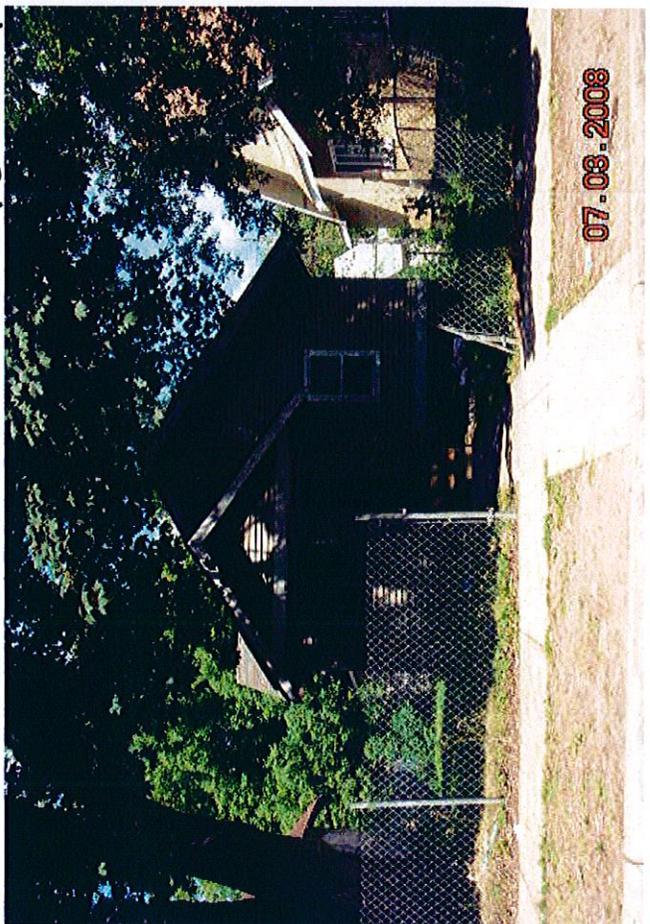
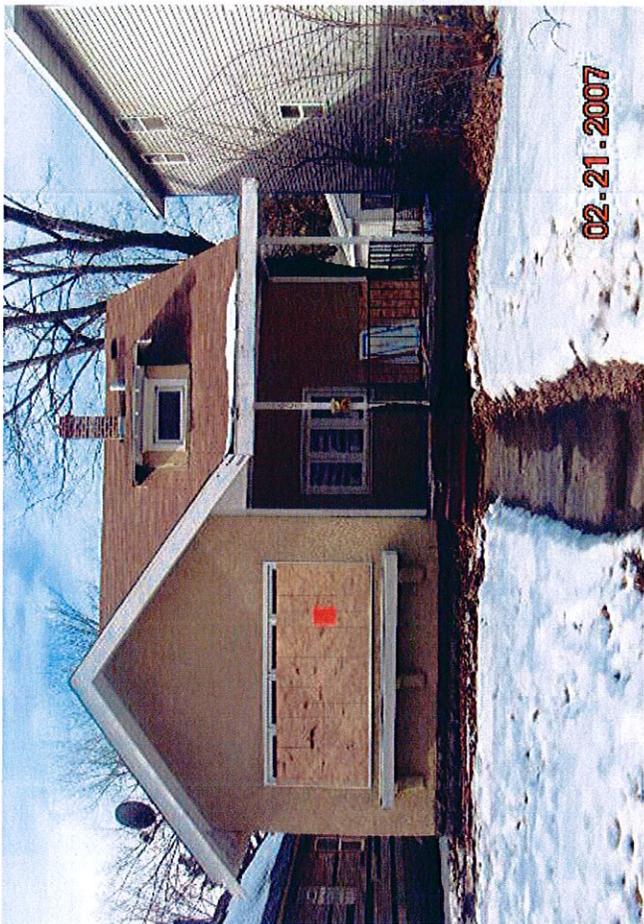
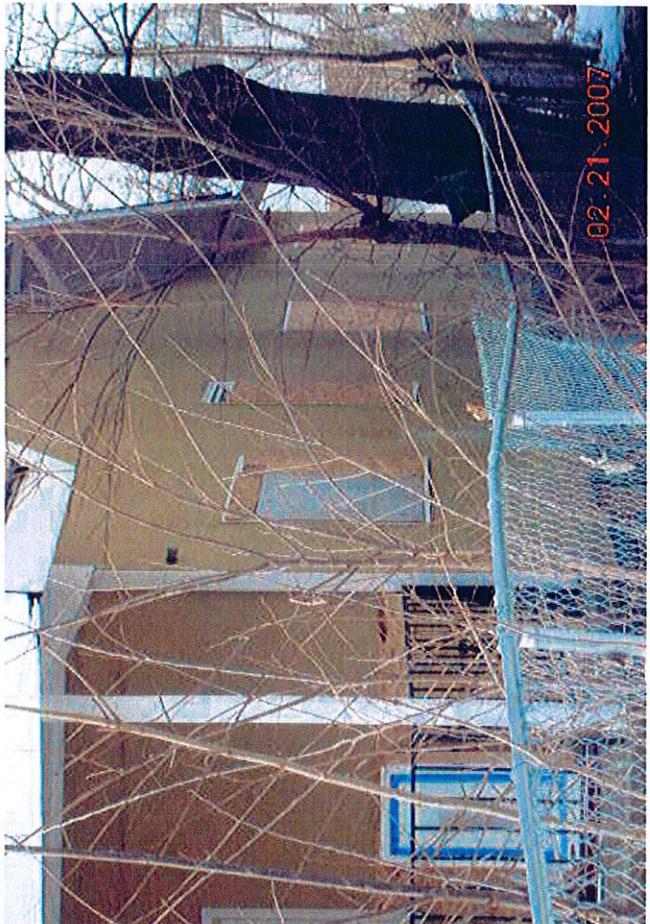
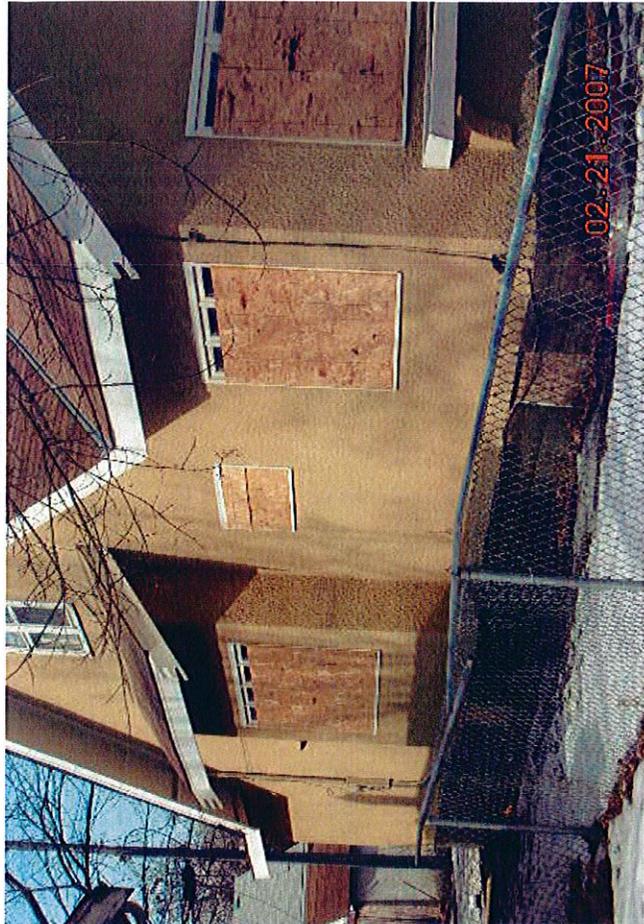


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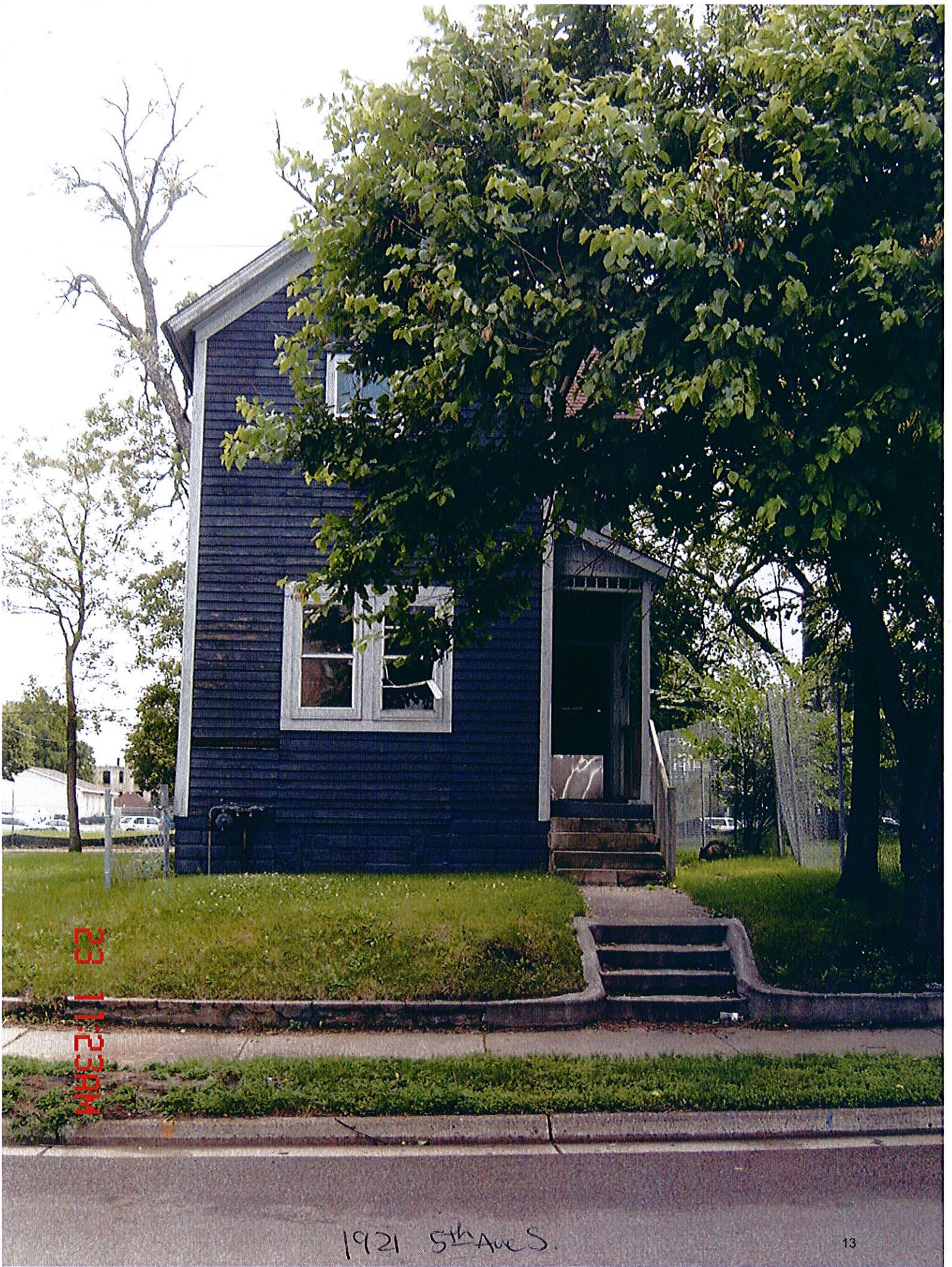


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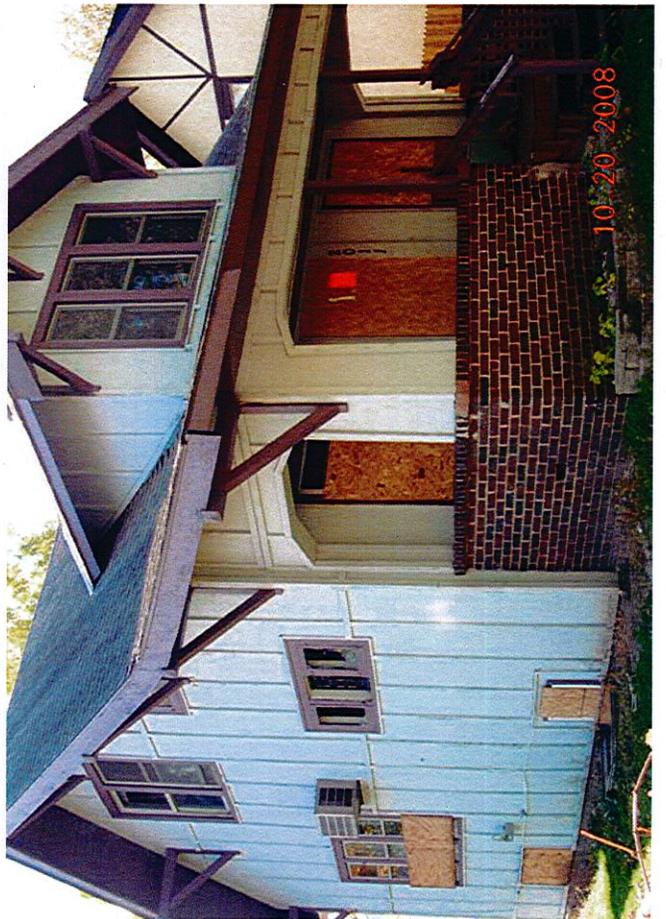
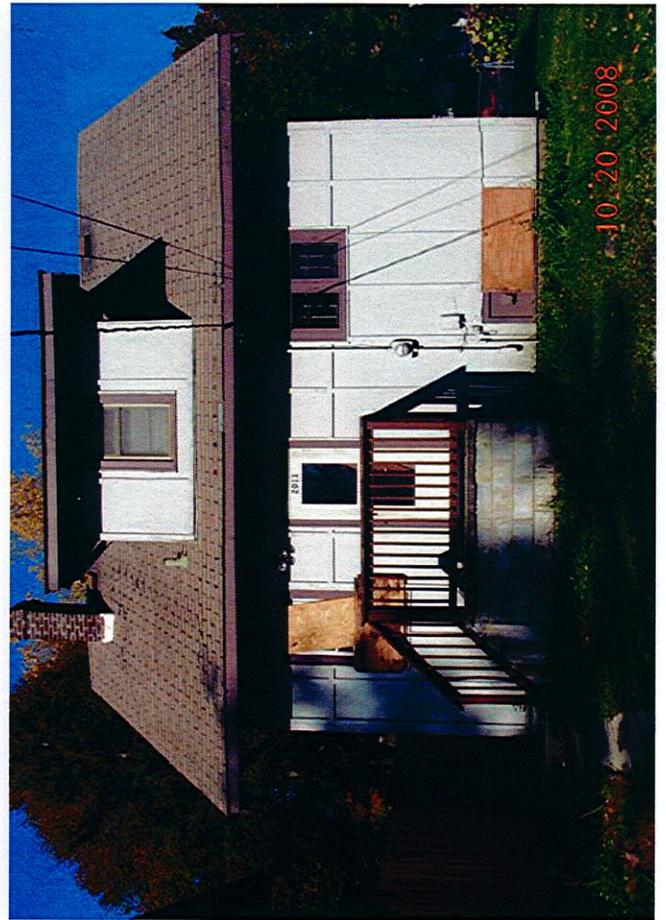


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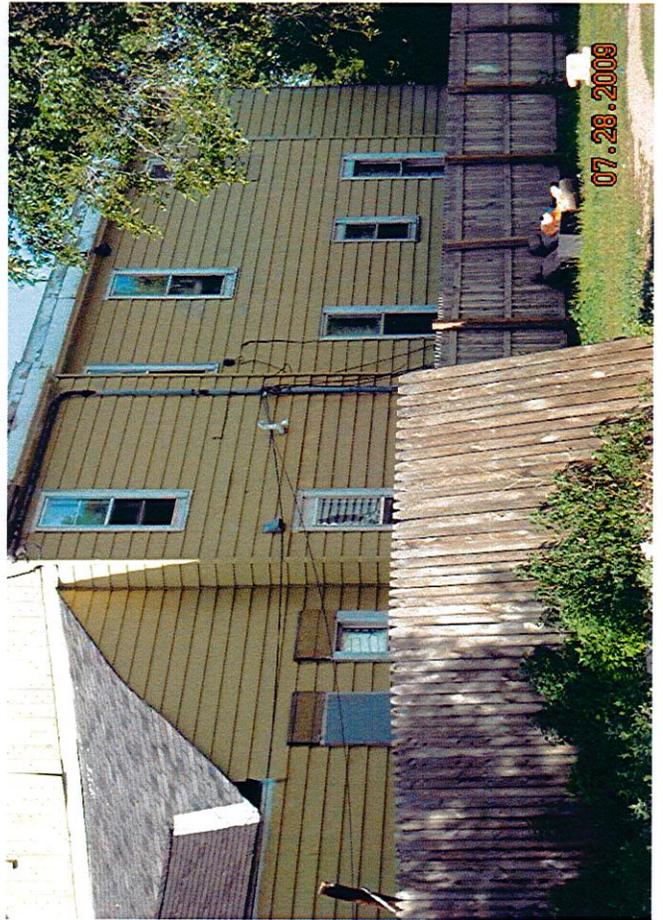
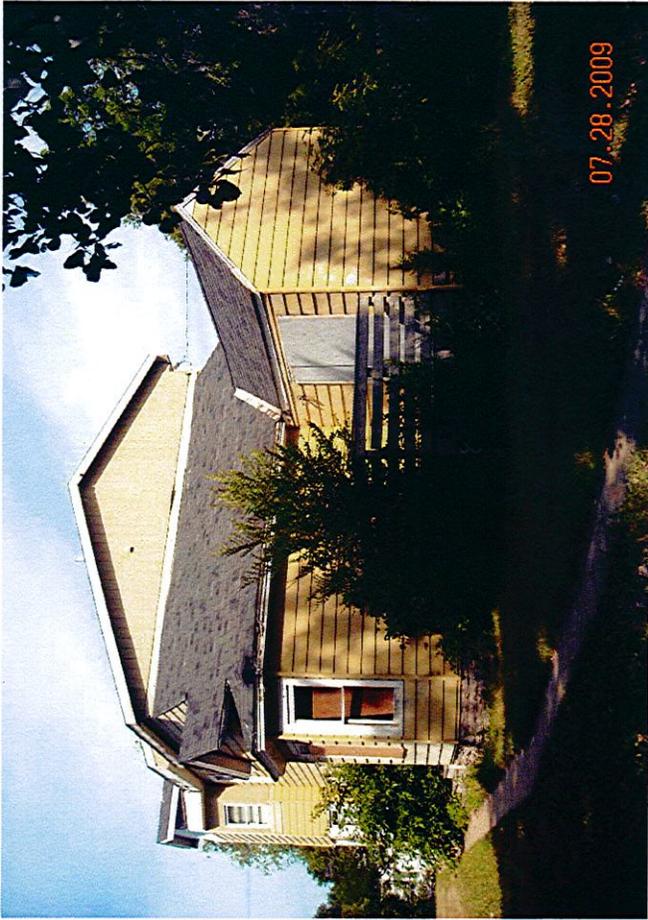


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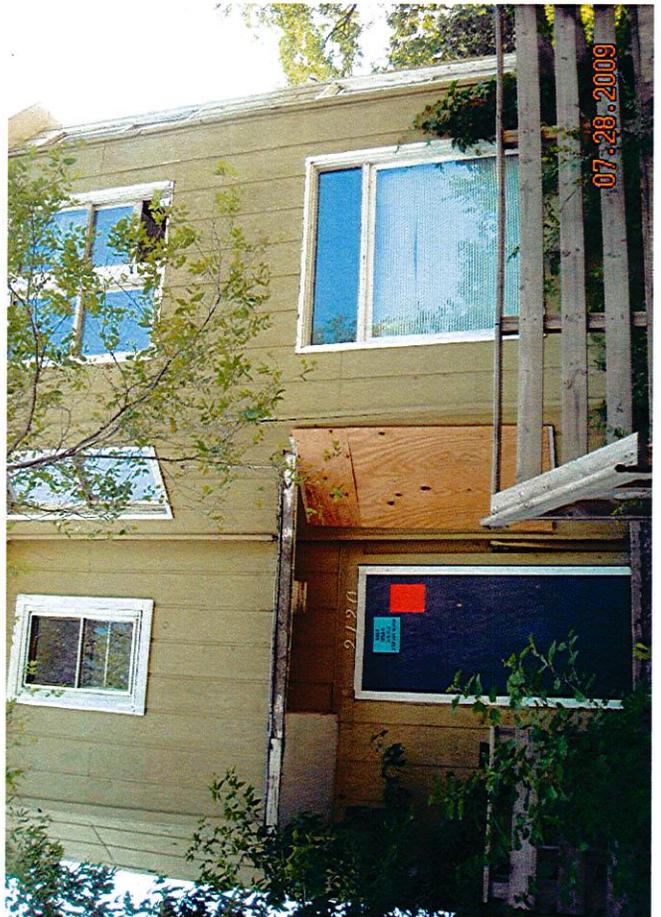
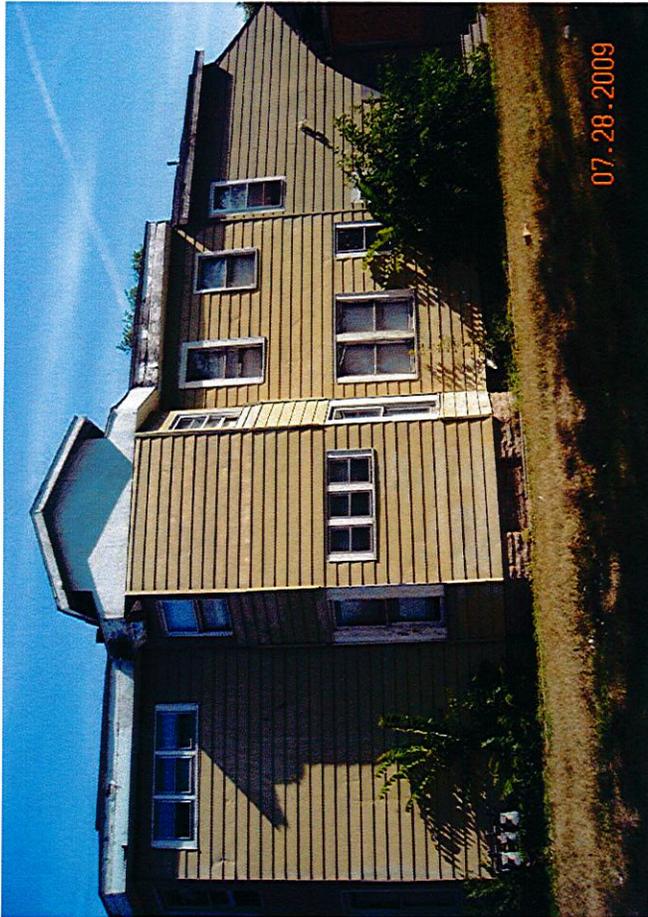
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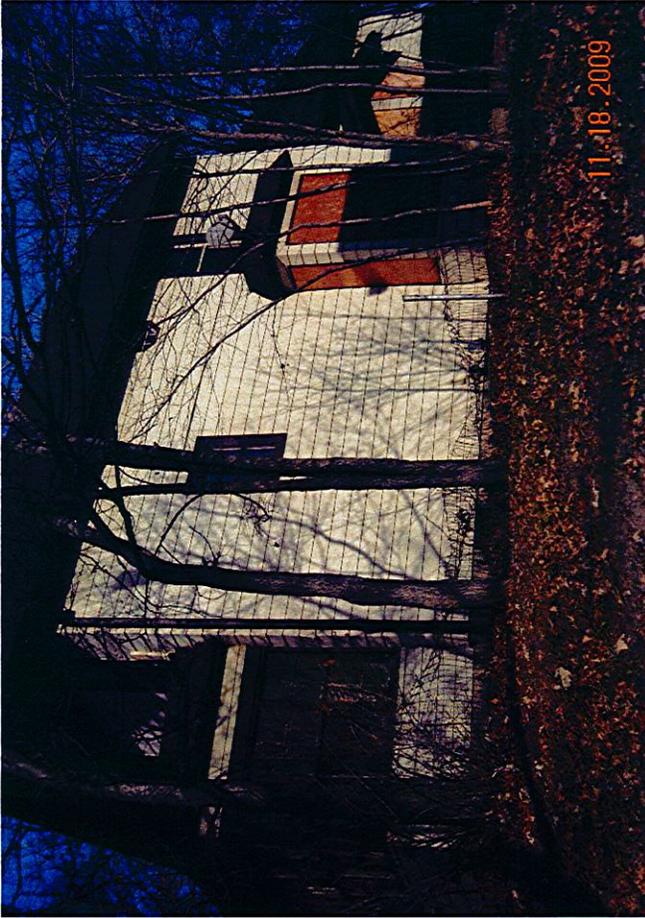


2011 - 26th Ave N

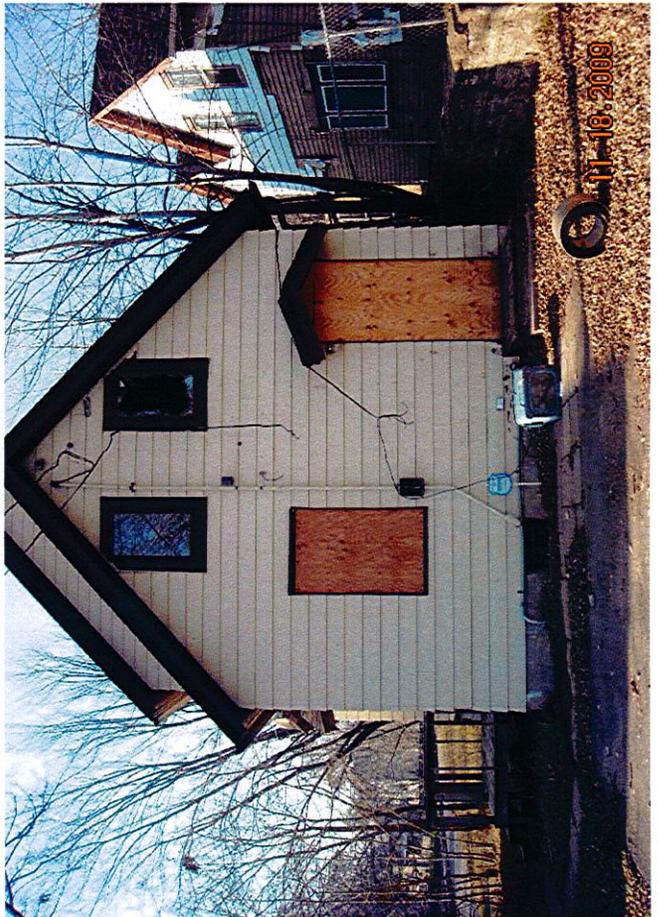


2120 Aldrich Ave N





2206 Irving Ave N

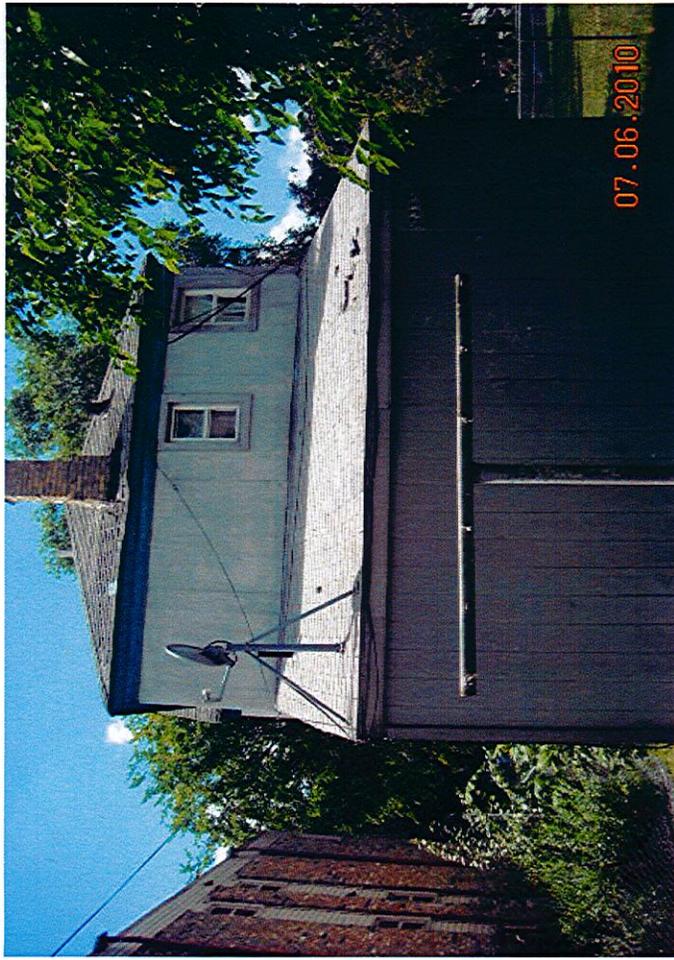




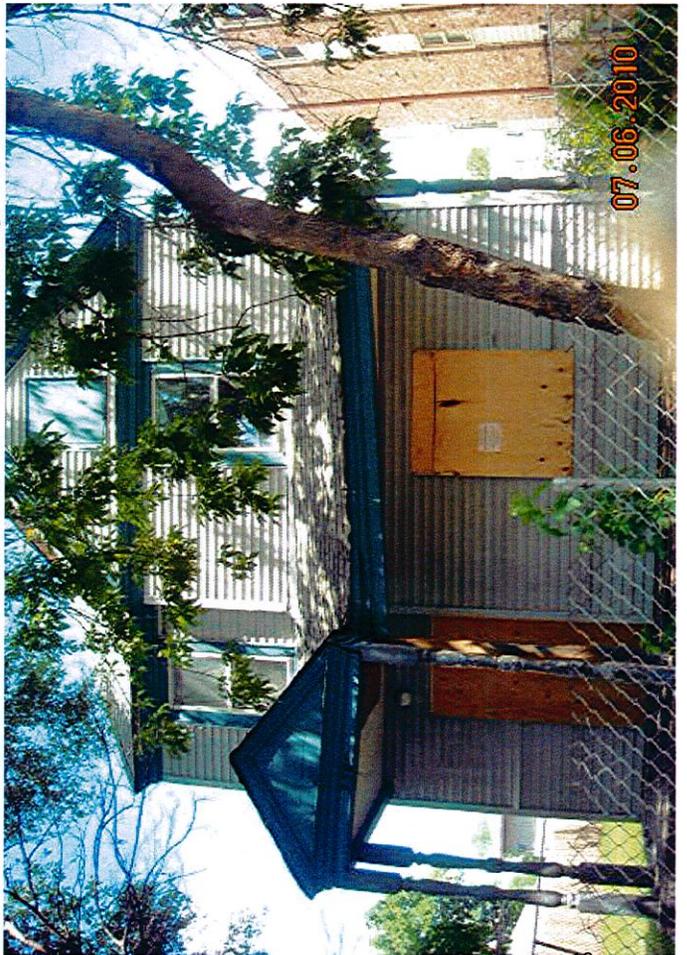
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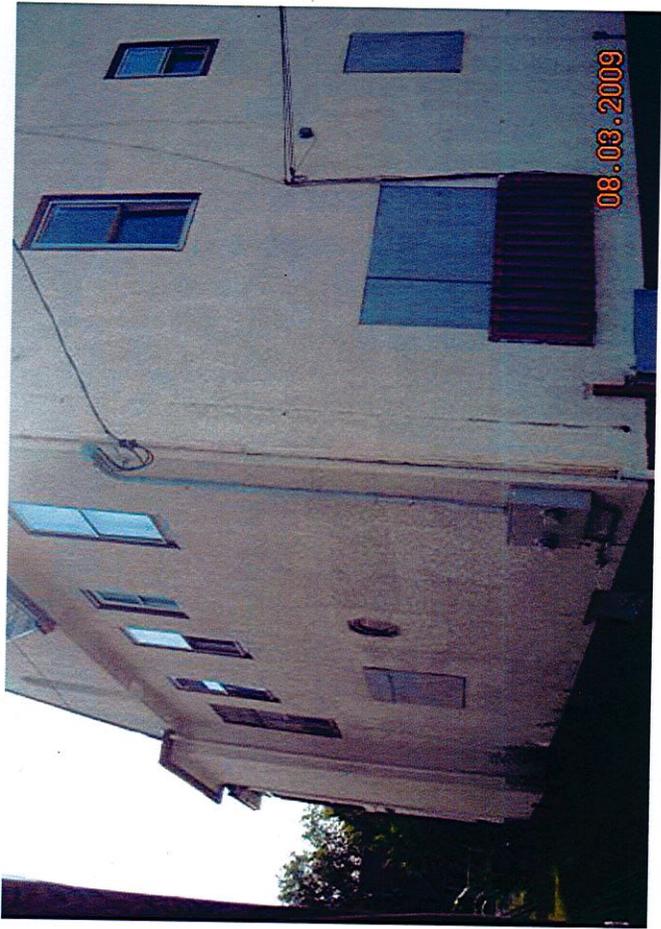
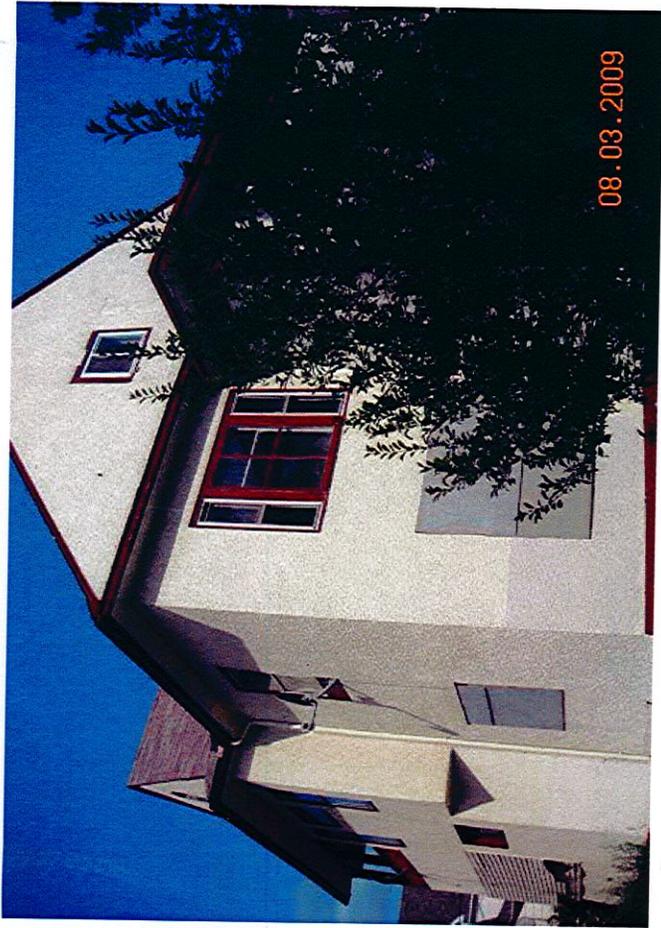
Bum T190

2211 4th St N. Front

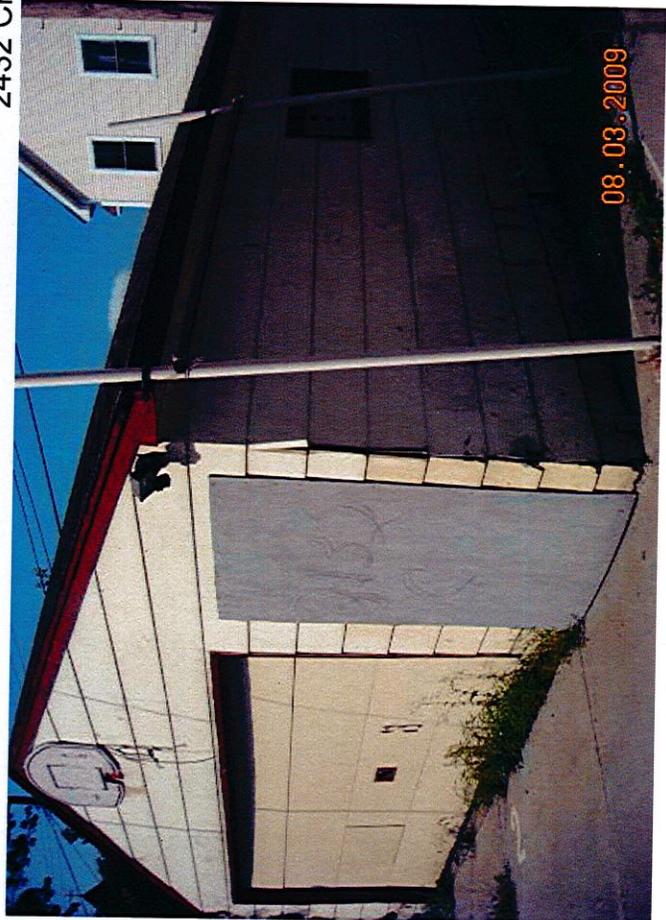


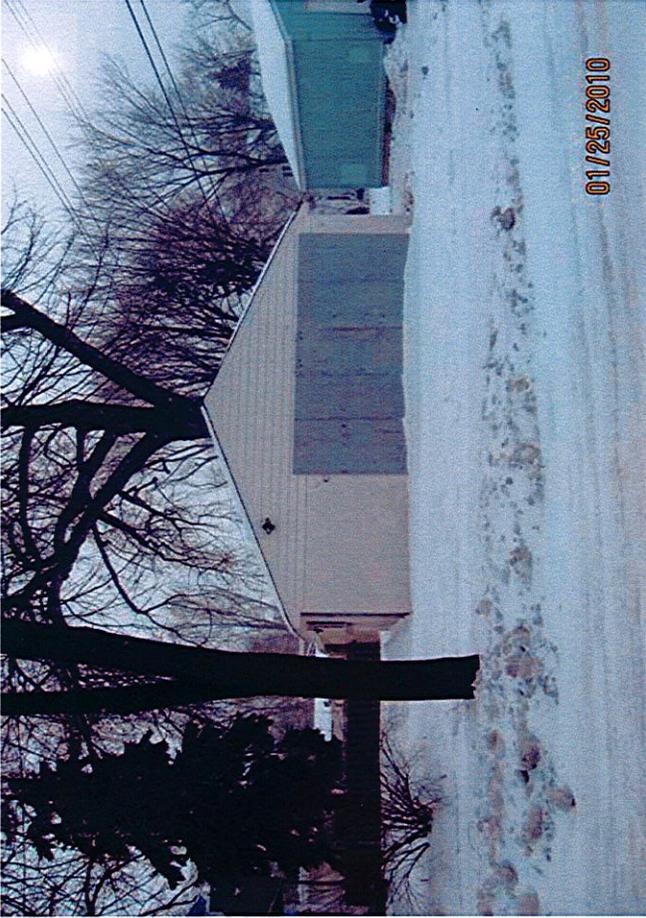
2305-16th Ave S



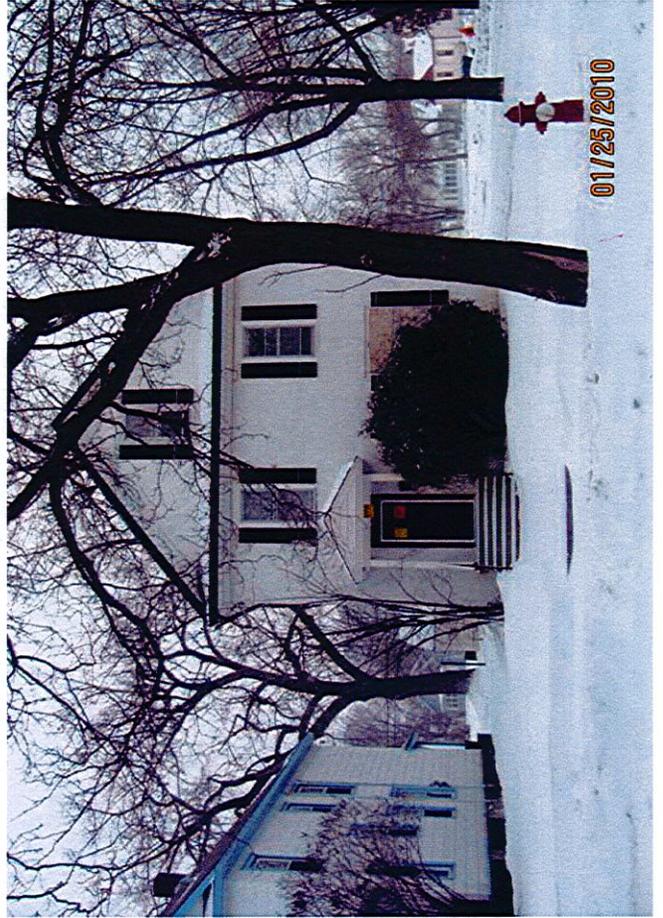
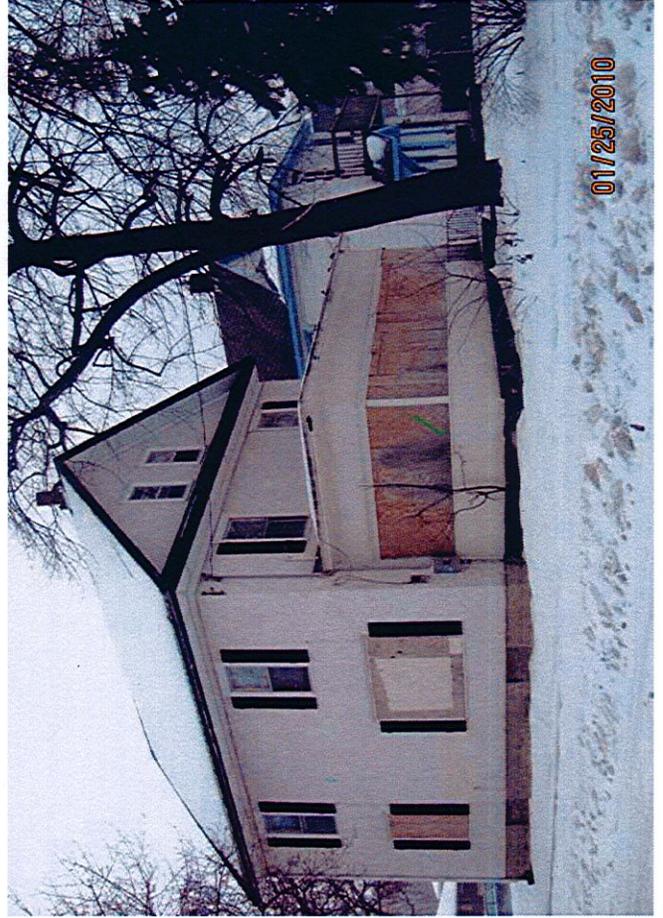


2432 Chicago Ave



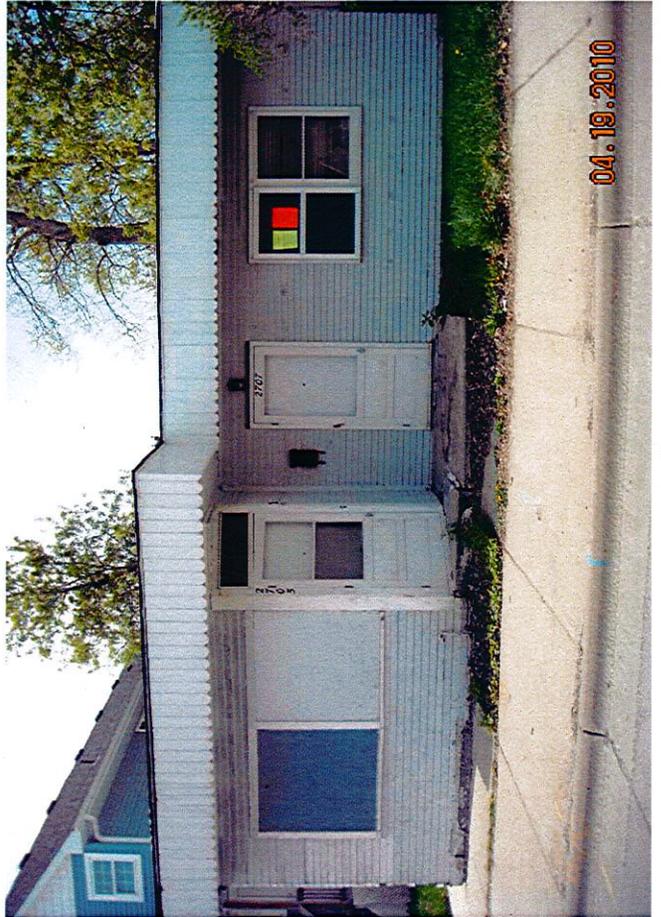
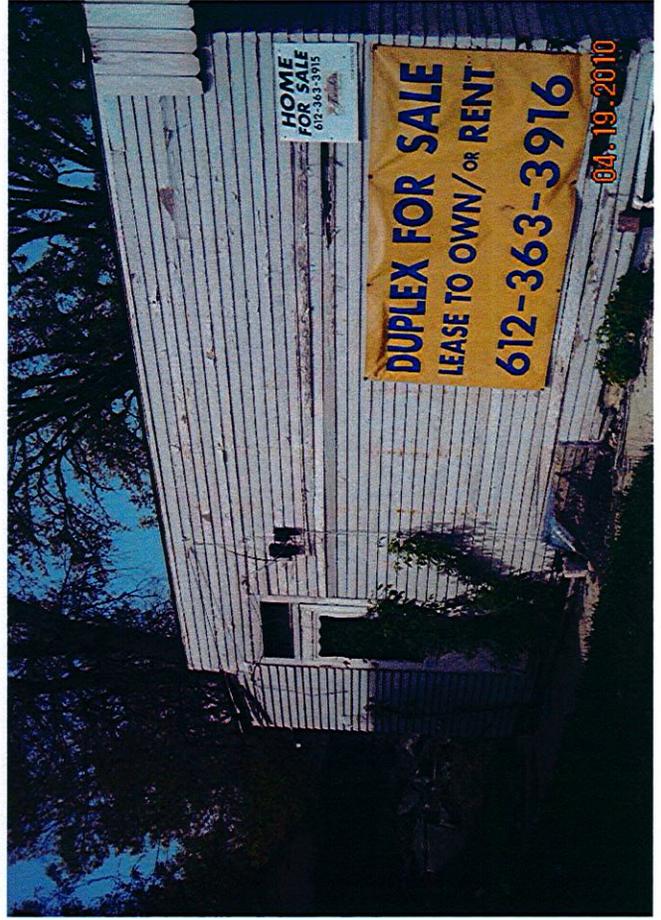


2655 Oliver Ave N





2705 Emerson Ave N





116478

From T1929

2718 Thomas Ave N front

2726 Stevens Avenue





05.06.2010



05.06.2010



05.06.2010

3001 Lake St E

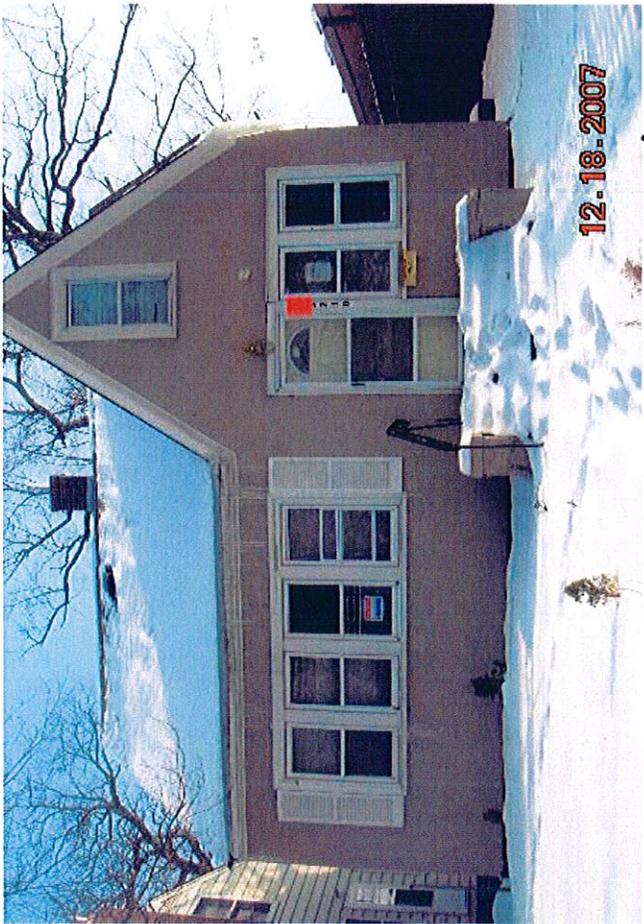


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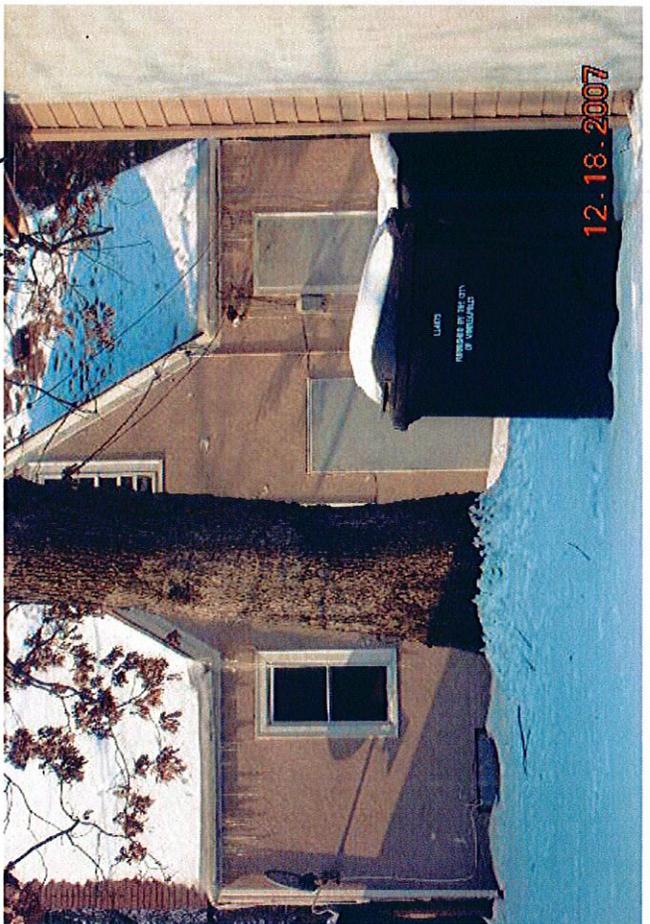
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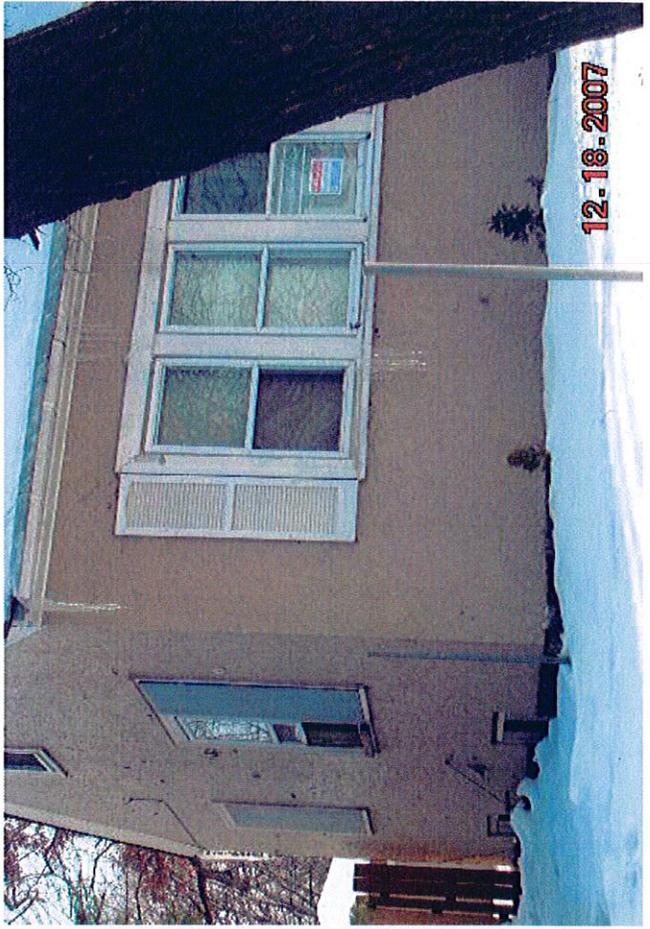


12.18.2007

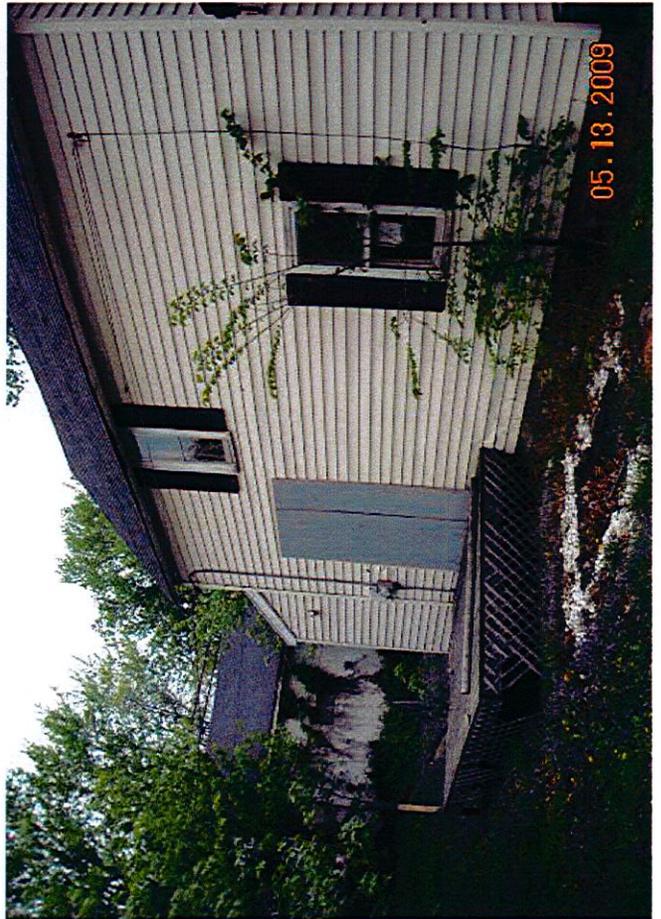
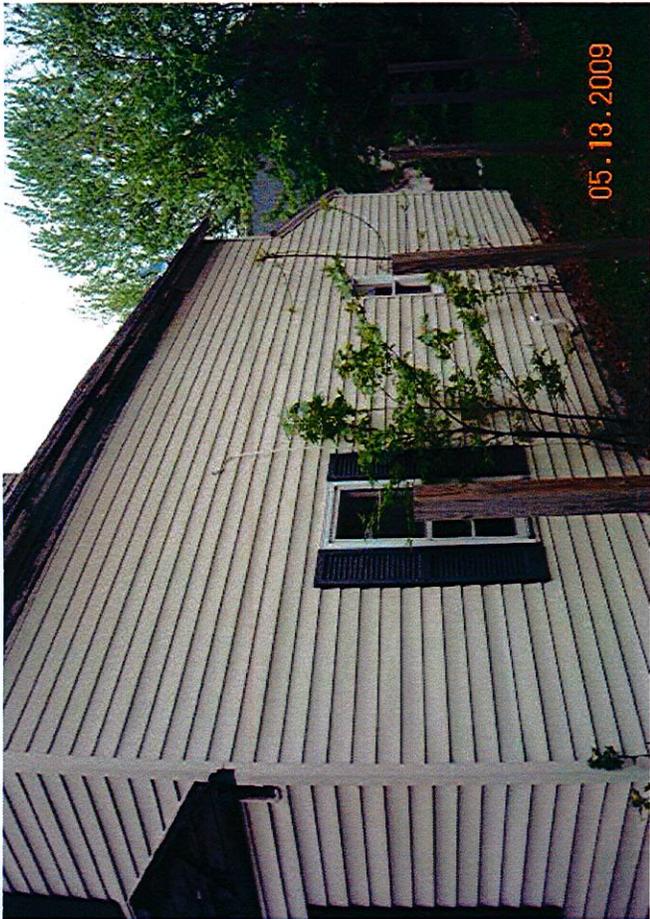
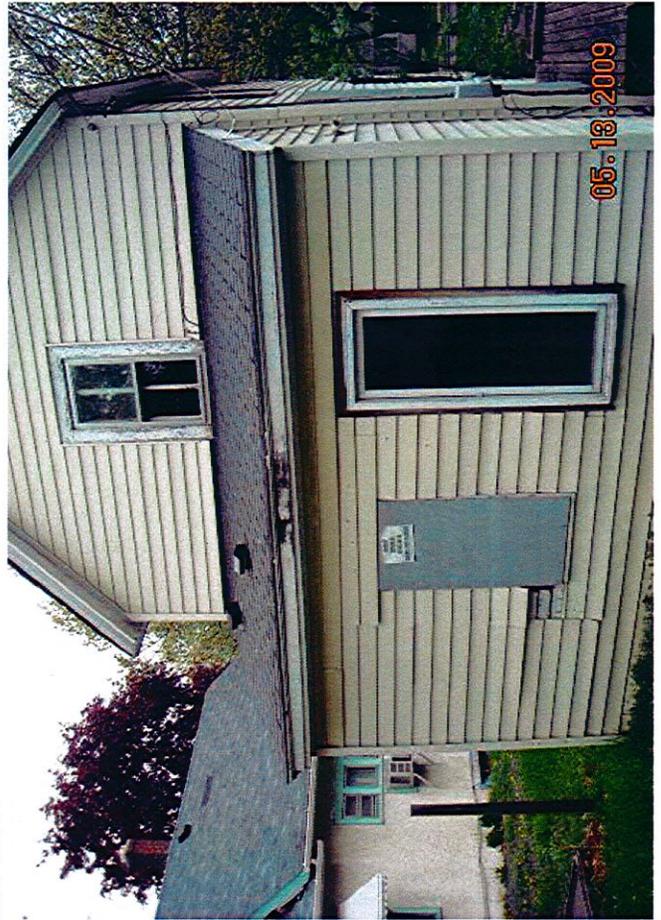
3218 Upton Ave N



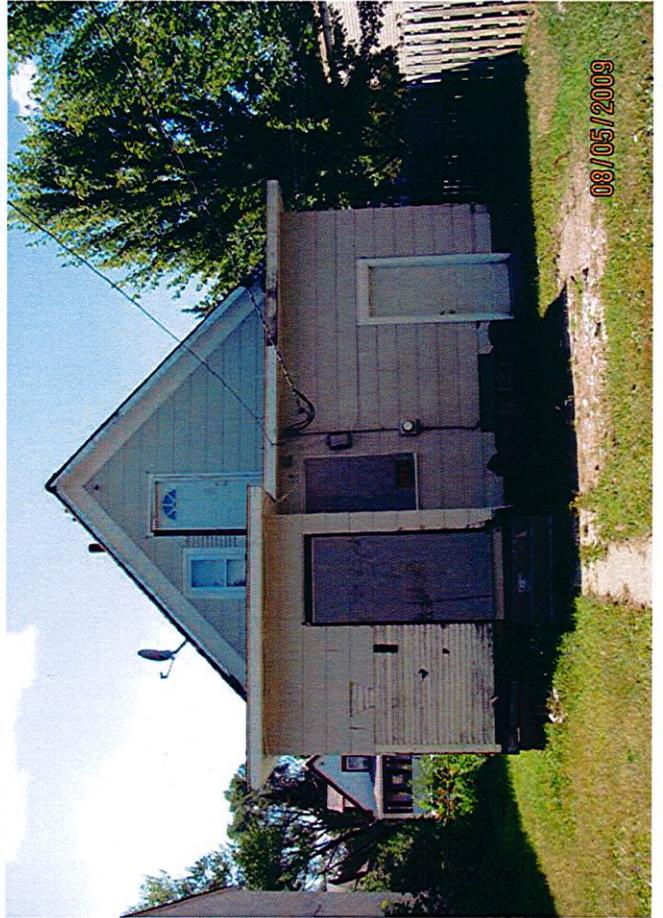
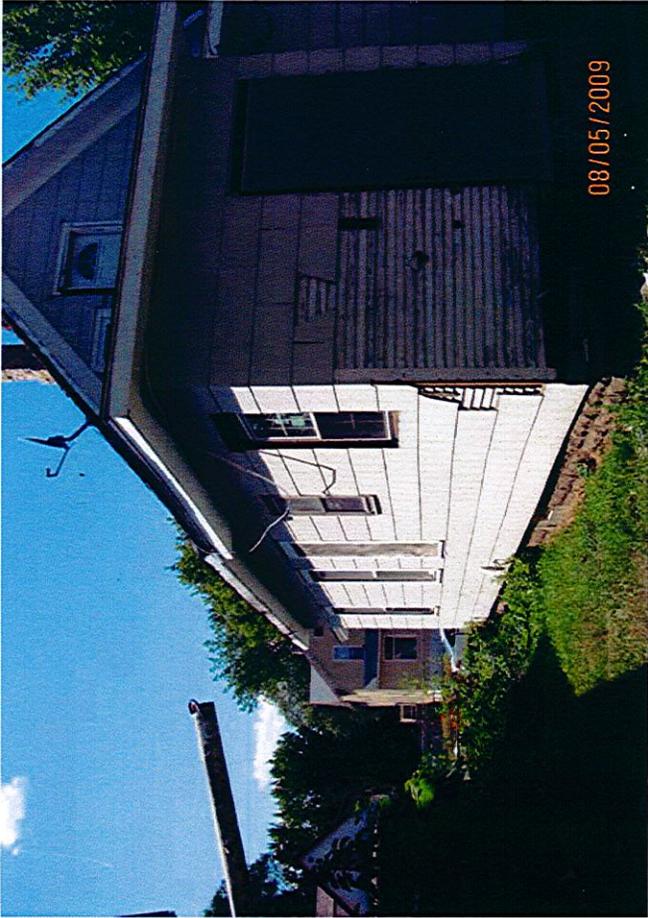
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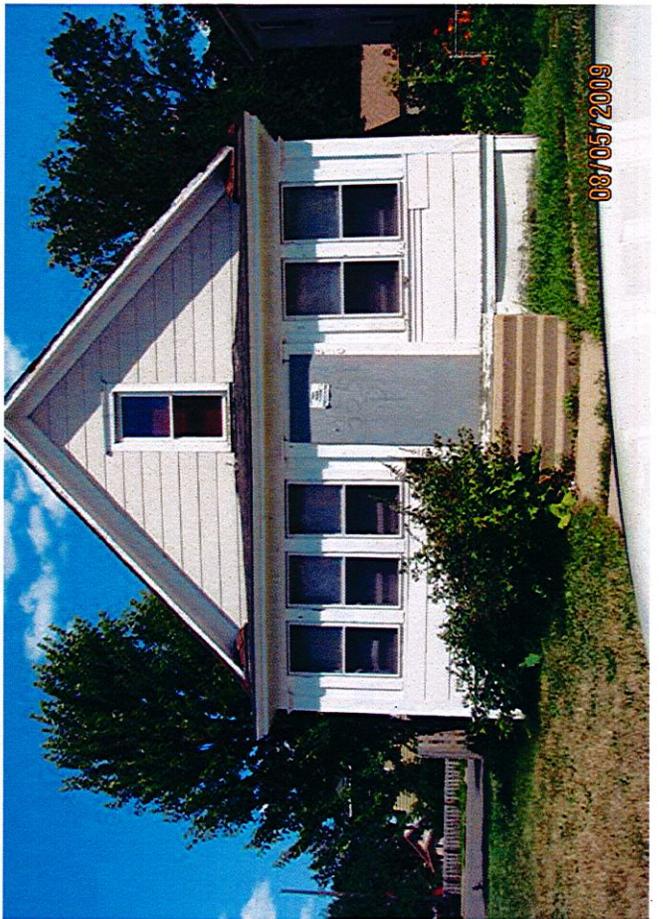
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3507 Aldrich Ave N



3550 Fremont Ave N





North side

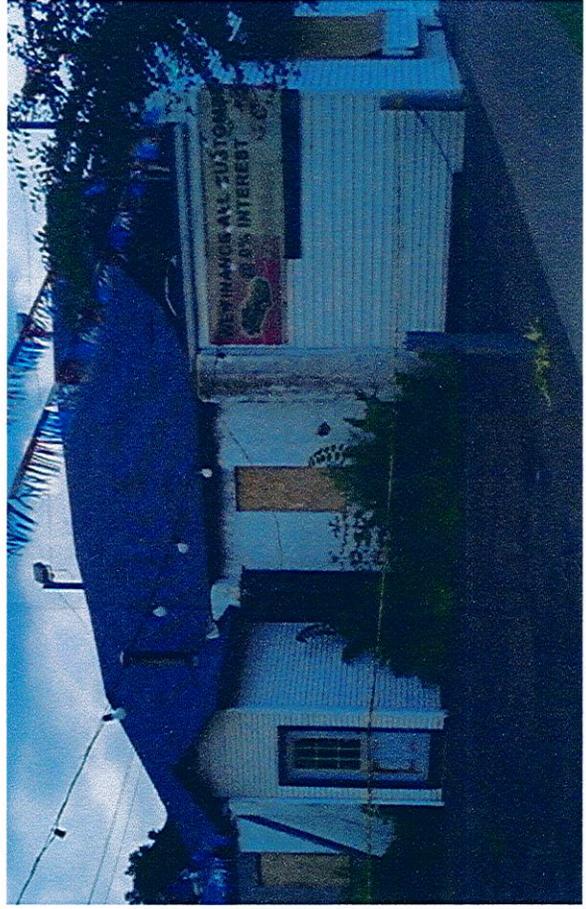


West side/Back

3650 Central Ave
NE



East side/Front



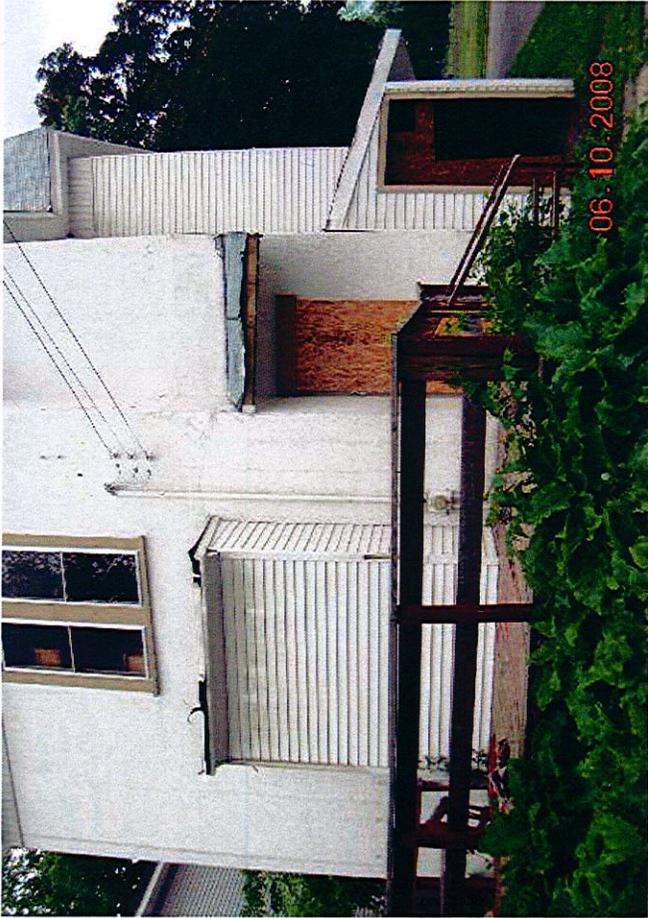
South side

4049 Bryant Ave S. Front Elevation (Facing East)

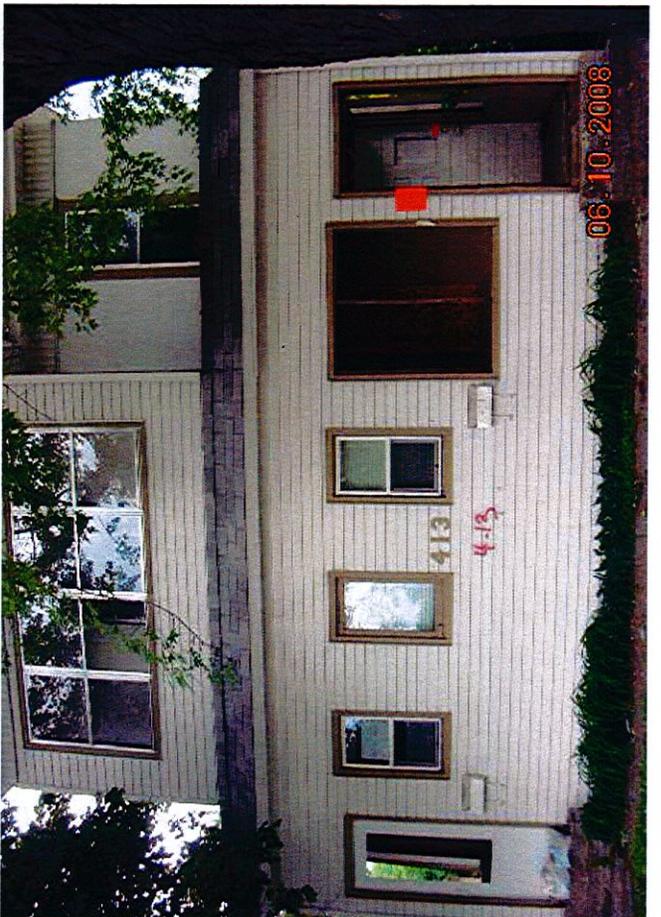


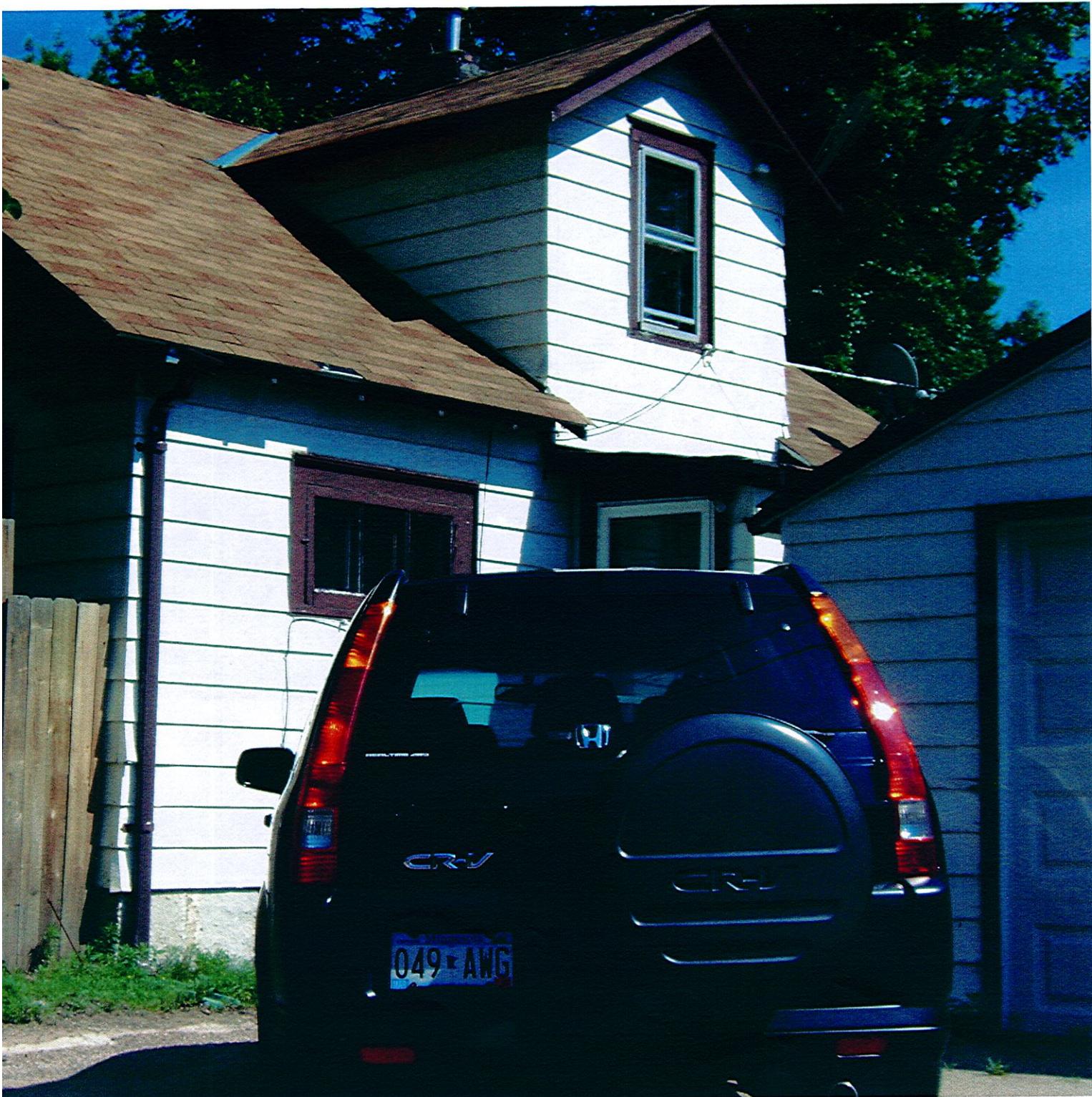
11/4/98

BING TILLY



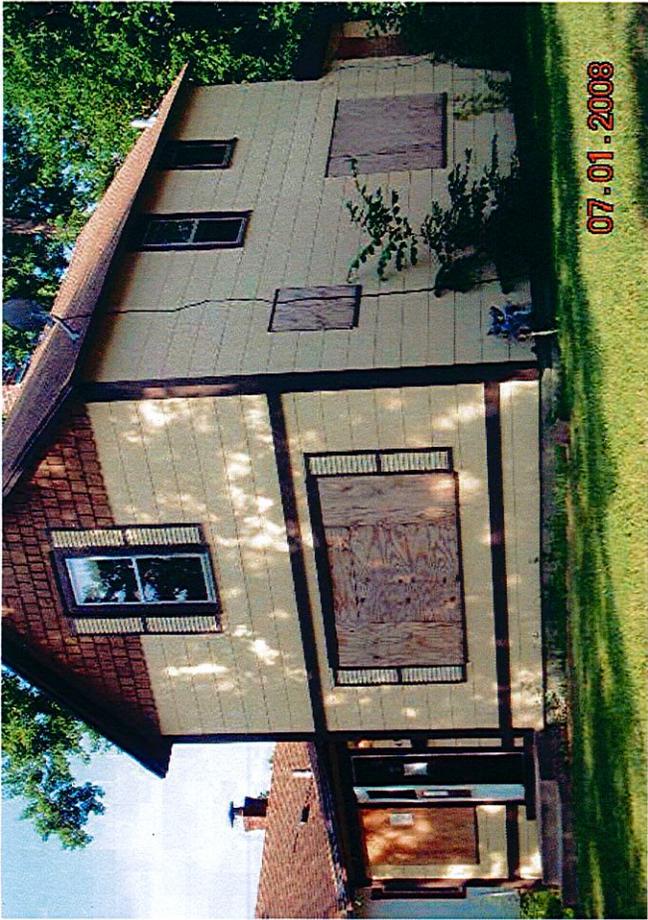
413 - 26th Ave N



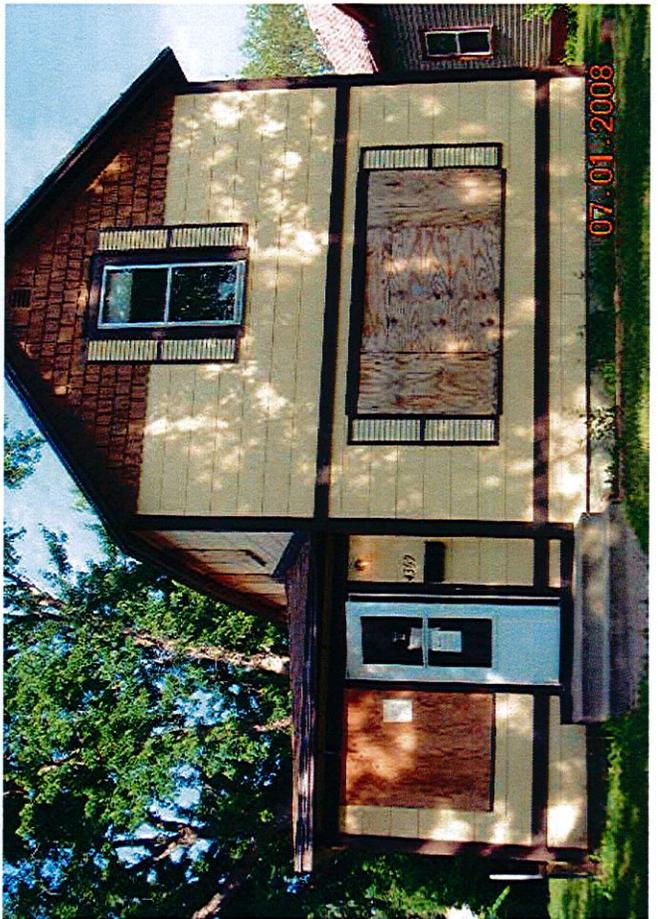


4155 IRVING AVE N.
4100 IRVING AVE N.

REAR
GARAGE.



4309 Irving Ave N





front

4732 Portland Avenue

QUM T1498 116544



North side
house to
South

4817 Nokomis Avenue S

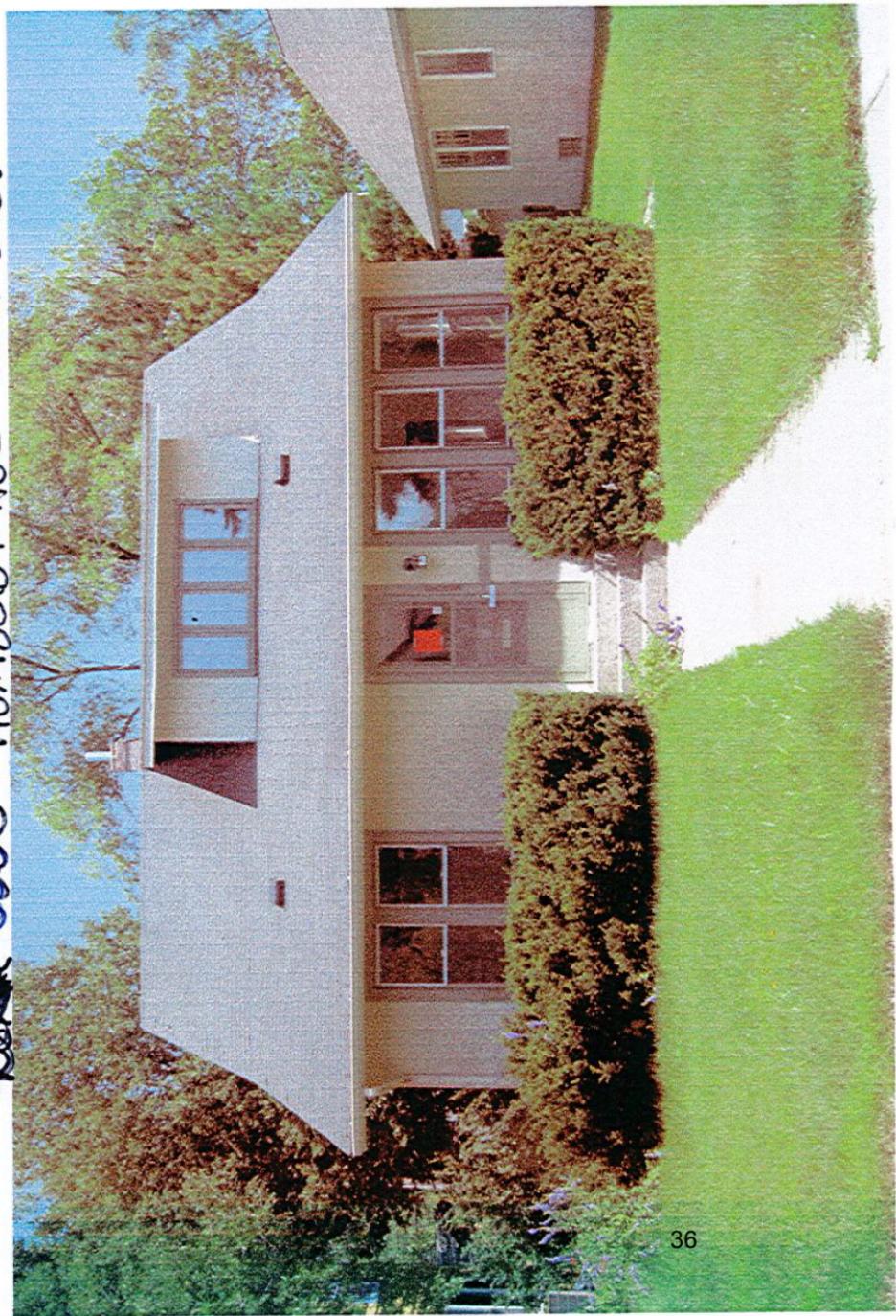


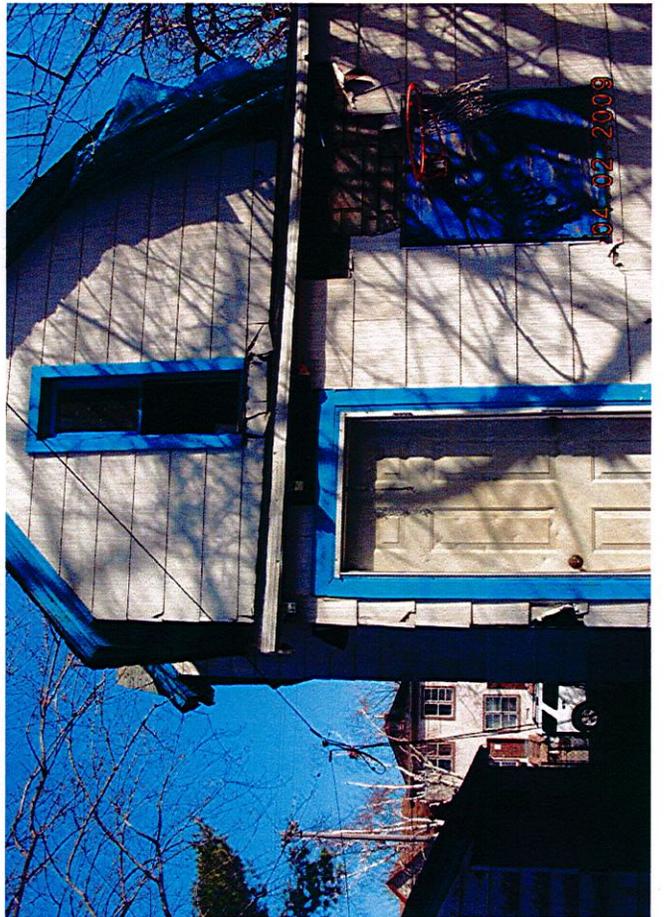
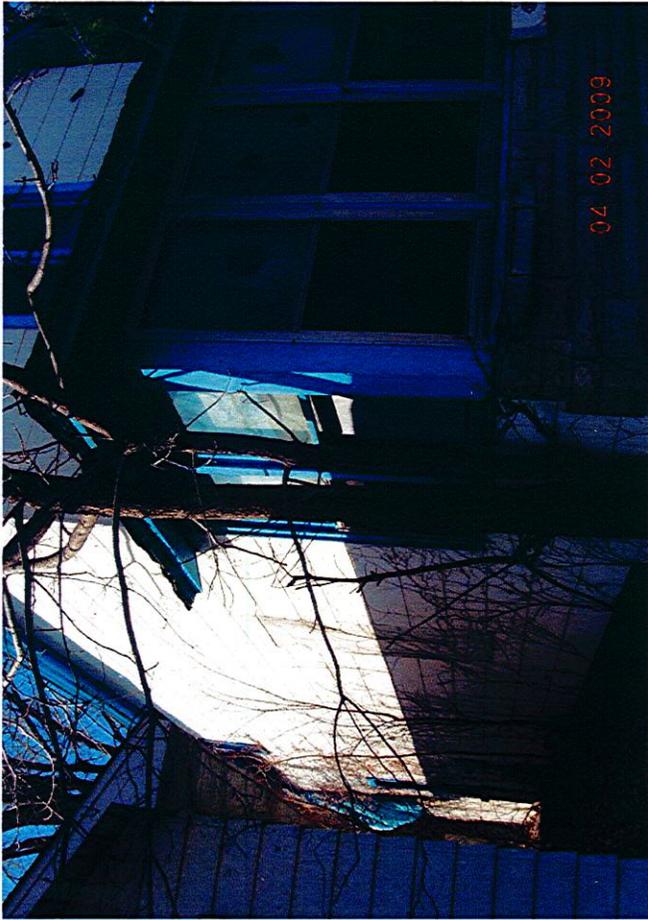
Front view
house to
be demo'd
from front
yard

Burn T1499

116546

~~5023~~ 5023 Humboldt Ave West View





680 Lowry Ave NE

813 West 50th street



P1010039.JPG



08.10.2009

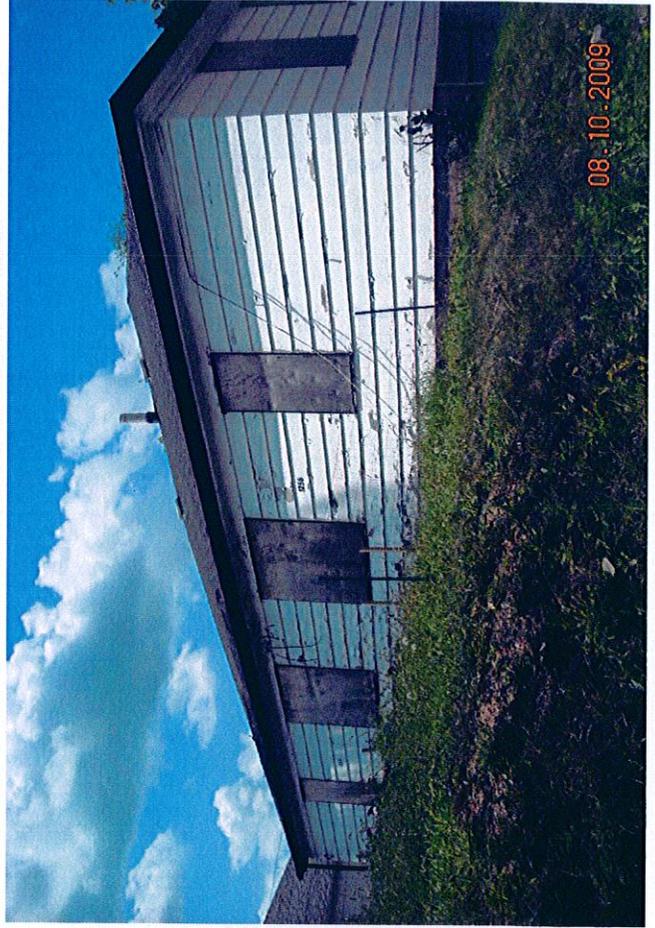


08.10.2009

1254 Russell Ave N



08.10.2009



08.10.2009

2126 Fremont Avenue N





2816 East 33rd St - North side



2816 East 33rd St - East side



2816 East 33rd St - South side



2816 East 33rd St. - West side

Maple Grove

Subject:

FW: 4 great iPhotos



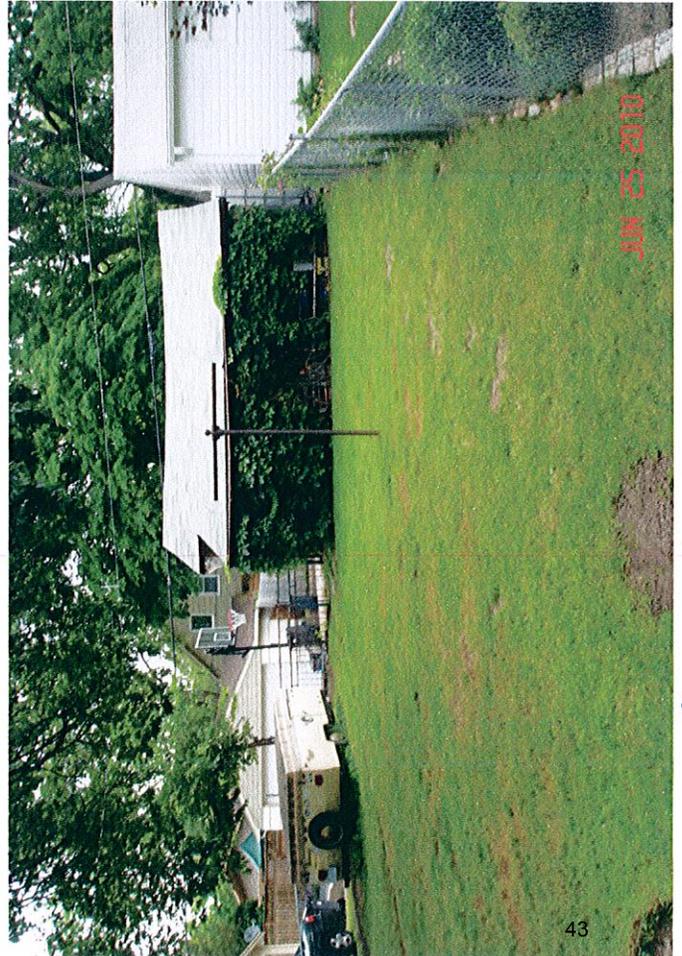
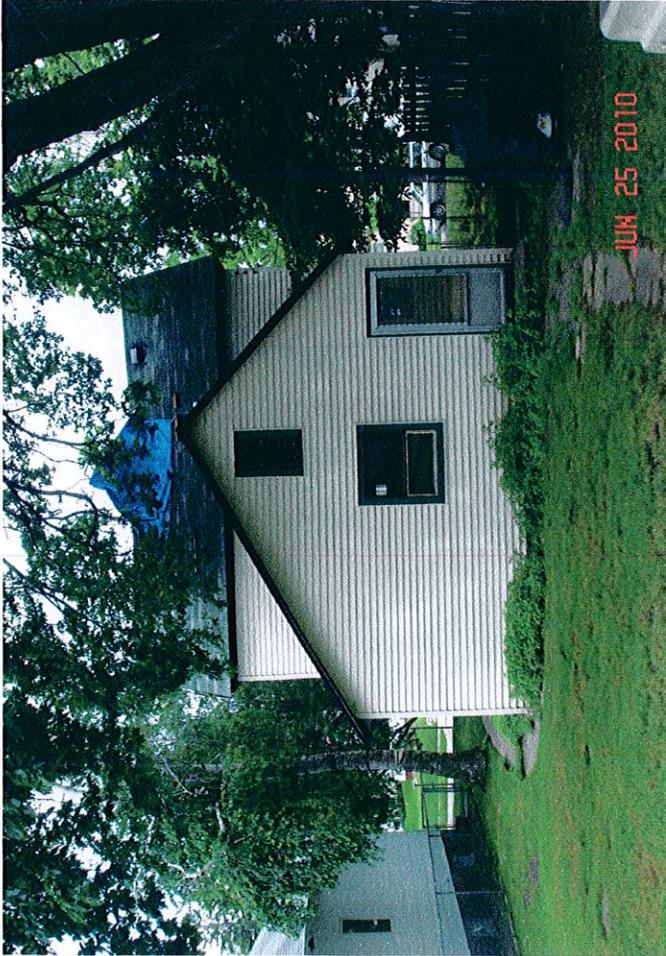
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419 West Lake Street

BWM T1509

1

116701



4809 Vacant Ave S

4809 Vacant Ave S



4941 Nokomis Ave S
FRONT VIEW



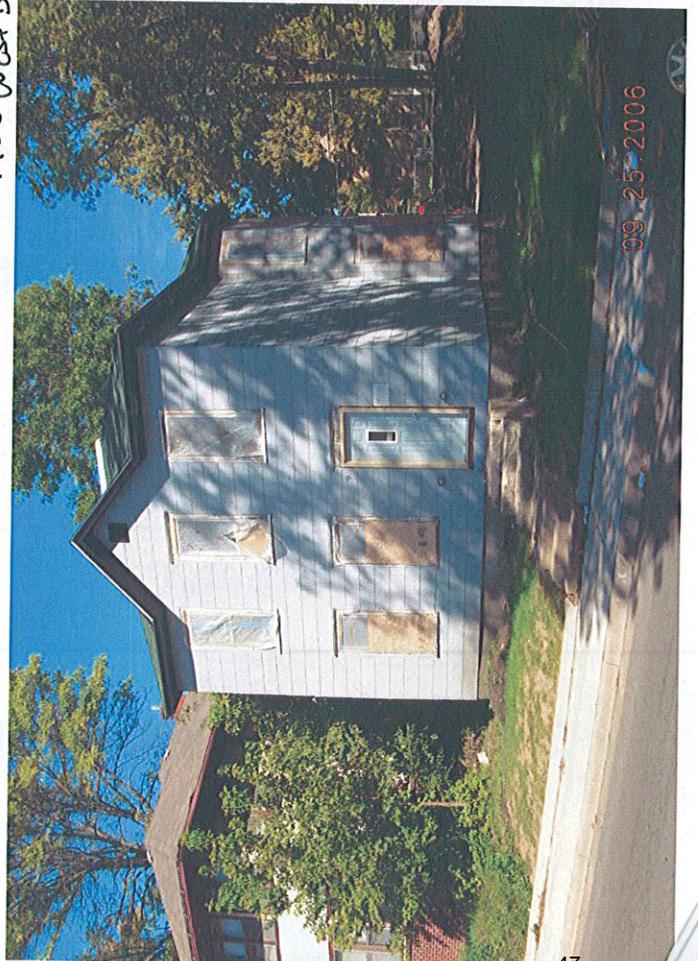
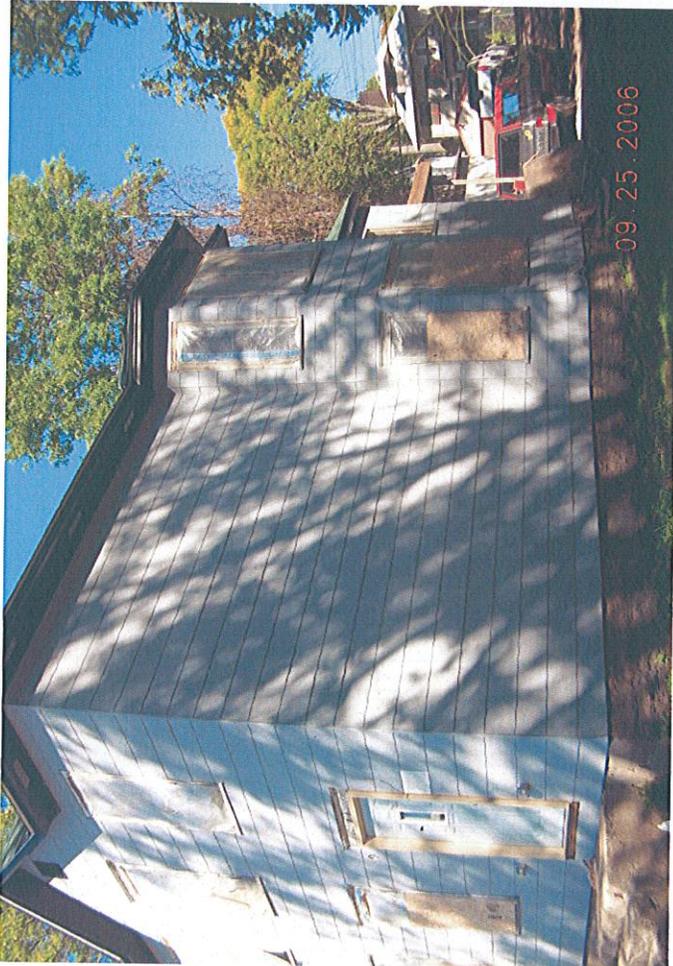
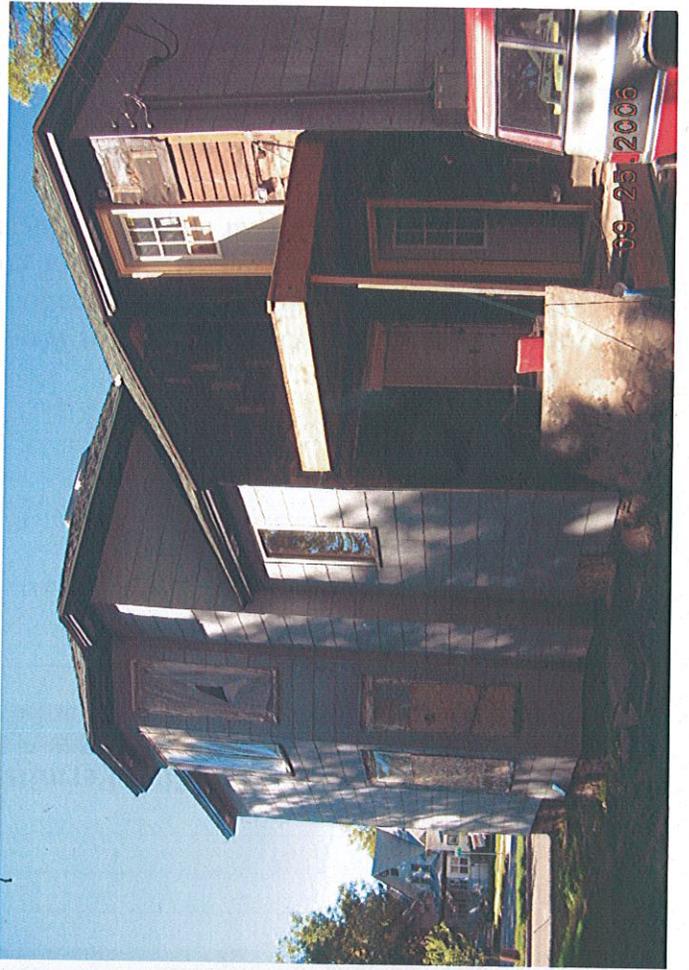
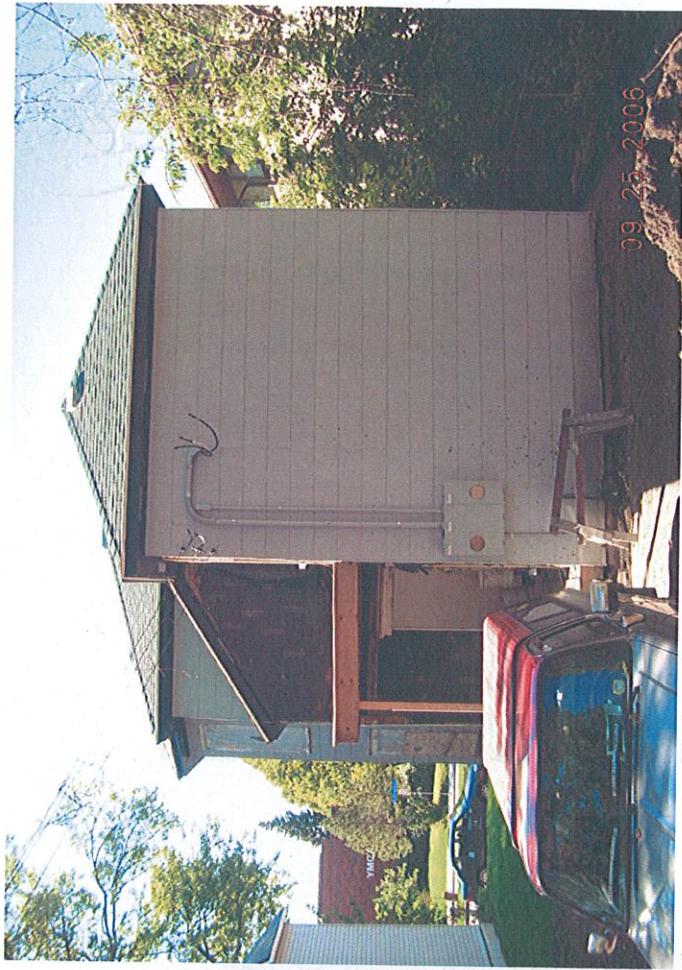
1716 W. Lake St
Dwin T1561 117562



1720 W. Lake St.

17511

BWM TJS



1720 West Broadway



1724 W. Lake St.

17526

Burn T1563



1728 W. Lake St.

17525

Owner T1964

1919 24th Street E

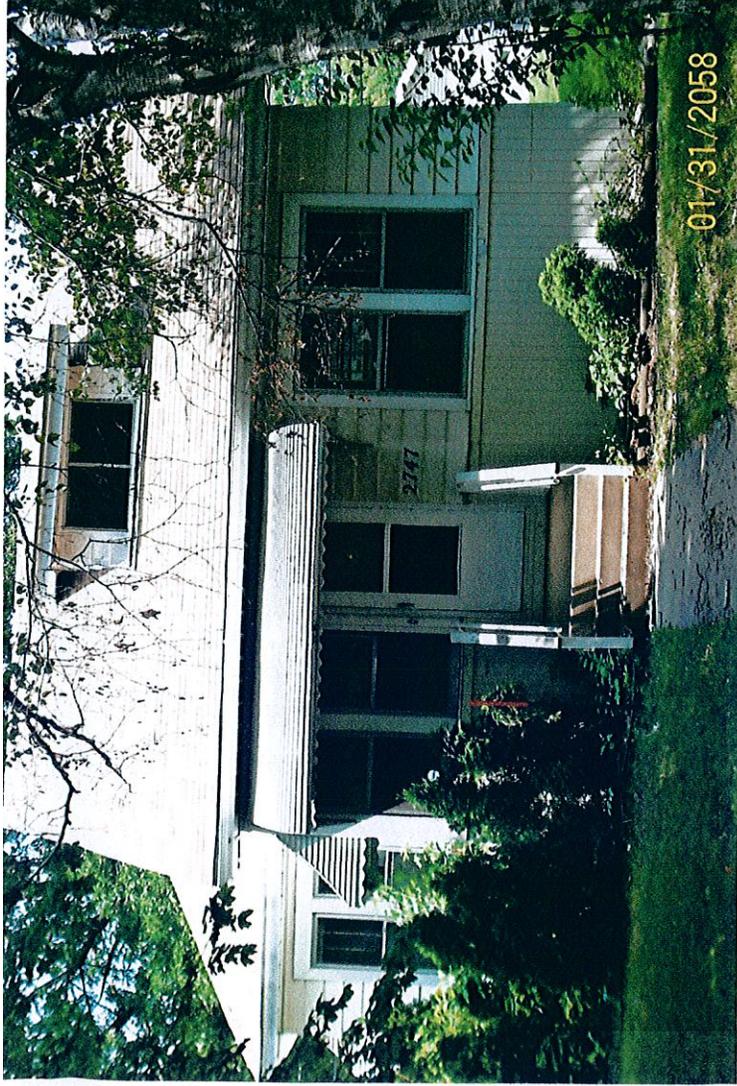


2318 Logan Avenue N





2423 4th St. N

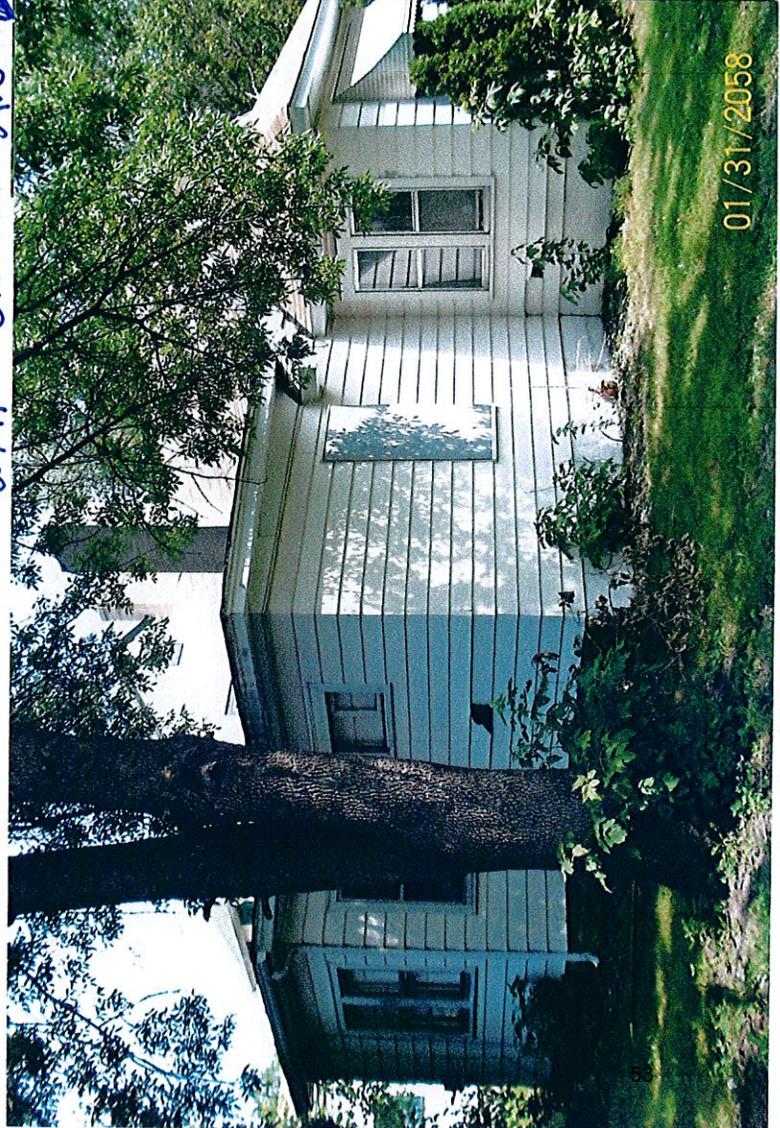


01/31/2058

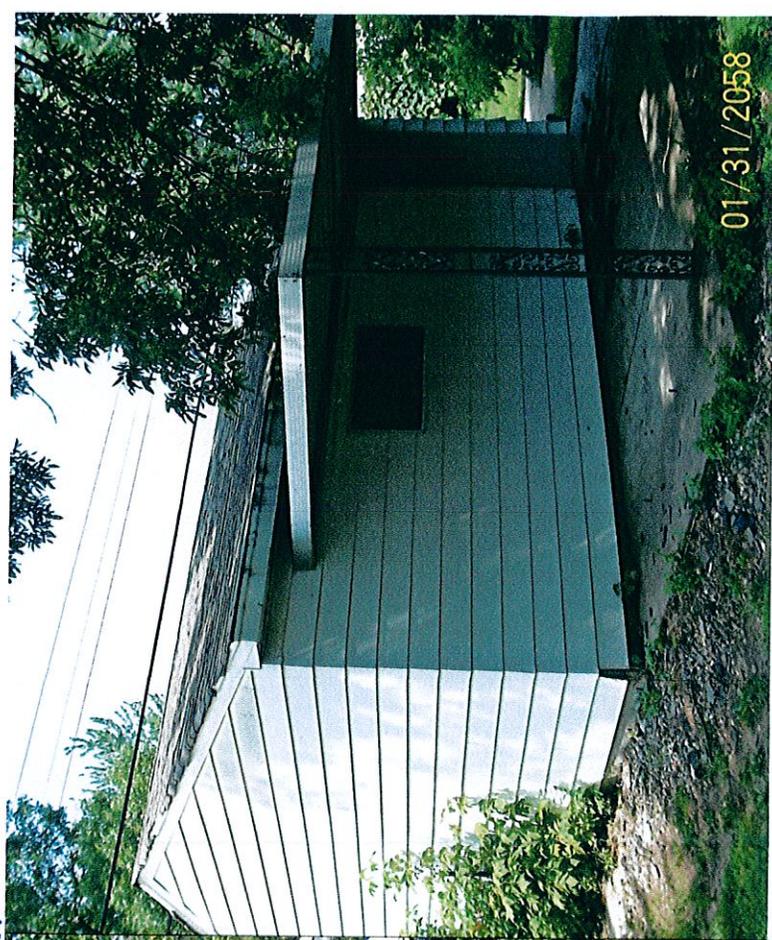


01/31/2058

2747 Queen Avenue N



01/31/2058



01/31/2058

2805 37th Avenue S



ALM TISSO
782

Bum TRS 11794



2015 Knox Ave S.

3001 Queen
Avenue N





↑ N. West



↑ N. EAST

3333 41st St. E

17503

Bwm 7538

Clary Building
South Side facing
Looking North
University Ave SE



09/13/2010 07:21 AM

3353 University Ave SE



3514 Knox Ave N.

3521 25th Street W.



front view of subject property

Bum T1575

17613

620 21st Ave S





631 Ontario Street SE

Bum T1535 117454
11 T1556 117453



Burn T1535 117451
" T1536 117453

633 Ontario Street SE

811

+

813

4TH

ST. SE



Building Next Door

811

+

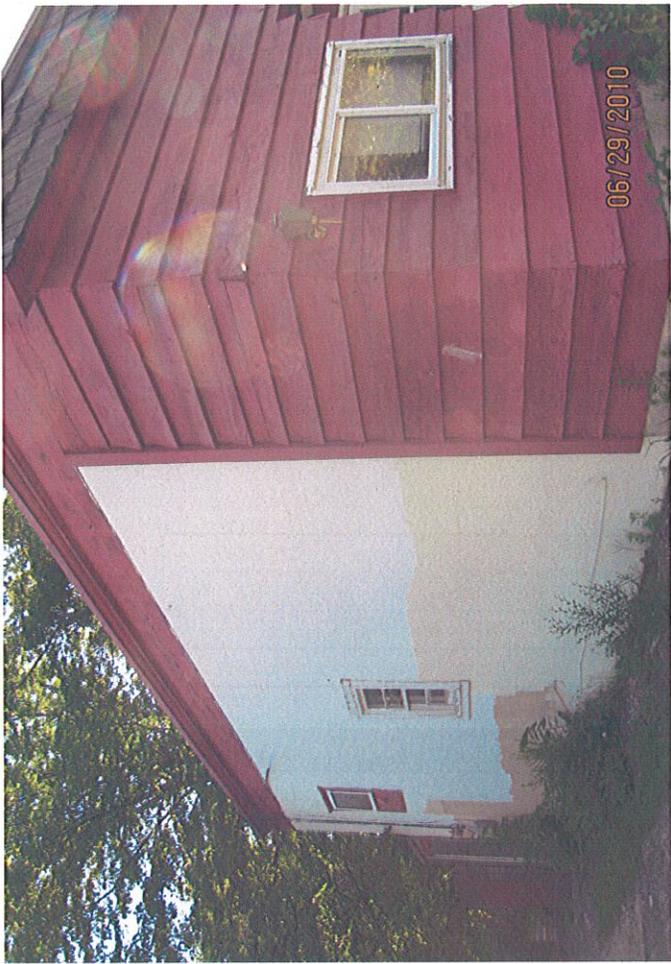
813

4TH

ST. SE



Building Next Door



912 35451E

