

**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: January 31, 2012
RE: Administrative Demolition Update: Fourth 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. This memorandum lists all permits reviewed and administratively approved by preservation staff during the quarter.

Quarterly Total

Seventy-six properties were reviewed for demolition in the fourth quarter of 2011.

Initiation

Of the seventy-six properties reviewed for demolition in quarter four of 2011, forty were market-driven and twenty-nine were initiated by CPED-Housing in neighborhood stabilization efforts. Seven applications were initiated by the City's Problem Properties Unit. Tornado damage appears to have prompted nine applications.

Use

Of the seventy-six properties reviewed for demolition in quarter four of 2011, seventy-four contained residential uses and three held commercial or industrial uses.

Redevelopment

Of the seventy-six properties reviewed for demolition in quarter four of 2011, six had applications for new 1-4 unit residences submitted.

Geographic Distribution

Of the seventy-six properties reviewed for demolition in quarter four of 2011, one was located in the downtown sector, nine were located in the east sector, fifty-one were located in the north sector, seven were located in the south sector, and ten were located in the southwest sector.

Evaluated Property Roster

Page #	Address #	Street Name	Street Type	Street Dir.	Sector	Neighborhood	Ward	Applicant Name
8	17	Xerxes	Ave	S	SW	Bryn Mawr	7	CJ Kraft Construction, LLC
9	81	10th	St	S	DT	Downtown West	7	Fratallone Companies
10	312	23rd	Ave	N	N	Hawthorne	3	Greg Urban
11	515	Huron	Blvd	SE	E	Prospect Park	2	Kevitt Excavating
12	517	Huron	Blvd	SE	E	Prospect Park	2	Kevitt Excavating
13	521	Huron	Blvd	SE	E	Prospect Park	2	Kevitt Excavating
14	619	26th	Ave	N	N	Hawthorne	3	CPED
15	914	42nd	Ave	N	N	Webber Camden	4	Greg Urban
16	1111 - 1115	James	Ave	N	N	Near North	5	CPED
17	1126	6th	St	NE	E	Sheridan	3	City of Minneapolis, PPU
18	1205	Irving	Ave	N	N	Near North	5	CPED
19	1235	Monroe	St	NE	E	Logan Park	1	CPED
20	1309	Franklin	Ave	W	SW	Lowry Hill	7	JS Stewart Companies
21	1505	25th	St	E	S	Phillips	9	City of Minneapolis, PPU
22	1722	Thomas	Ave	N	N	Willard Hay	4	Tony Nitti
23	1927	Oliver	Ave	N	N	Willard Hay	5	Final Grade
24	2000	Fremont	Ave	S	SW	Lowry Hill	7	JS Stewart Companies

Page #	Address #	Street Name	Street Type	Street Dir.	Sector	Neighborhood	Ward	Applicant Name
25	2025	3rd	Ave	N	N	Harrison	5	CPED
26	2126	6th	St	N	N	Hawthorne	3	CPED
27	2126	Girard	Ave	N	N	Willard Hay	5	Nitti Rolloff Services
28	2212	Irving	Ave	N	N	Jordan	5	Bolig & Sons-Chad
29	2213	Fremont	Ave	N	N	Jordan	5	CPED
30	2219	26th	Ave	N	N	Jordan	5	H&T Trucking
31	2327	Penn	Ave	N	N	Willard Hay	5	Gary Contracting
32	2331	Penn	Ave	N	N	Willard Hay	5	Gary Contracting
33	2406	11th	Ave	S	S	Phillips	9	City of Minneapolis, PPU
34	2410	Dupont	Ave	N	N	Hawthorne	3	CPED
35	2413	Penn	Ave		N	Jordan	5	Bruce Saar
36	2514	James	Ave	N	N	Jordan	5	City of Minneapolis, PPU
37	2523	Washington	St	NE	N	Holland	1	CPED
38	2527	14th	Ave	S	S	Phillips	9	Greg Urban
39	2610	Oliver	Ave	N	N	Jordan	5	CPED
40	2700	Sheridan	Ave	N	N	Jordan	4	CPED
41	2727	Morgan	Ave	N	N	Jordan	5	CPED
42	2826	15th	Ave	S	S	Phillips	9	City of Minneapolis, PPU
43	2803	Polk	St	NE	E	Audubon Park	1	City of Minneapolis, PPU
44	2915	Sheridan	Ave	N	N	Jordan	4	CPED

Page #	Address #	Street Name	Street Type	Street Dir.	Sector	Neighborhood	Ward	Applicant Name
45	3020	University	Ave	SE	E	Prospect Park	2	Charly Templin
46	3024	University	Ave	SE	E	Prospect Park	2	Charly Templin
47	3028	University	Ave	SE	E	Prospect Park	2	Charly Templin
48	3118	Irving	Ave	N	N	Jordan	5	CPED
49	3118	Thomas	Ave	N	N	Jordan	4	CPED
50	3126	Thomas	Ave	N	N	Jordan	4	CPED
51	3210	Vincent	Ave	N	N	Cleveland	4	CPED
52	3238	Morgan	Ave	N	N	Folwell	4	CPED
53	3241	Russell	Ave	N	N	Cleveland	4	CPED
54	3244	3rd	Ave	S	S	Central	8	City of Minneapolis, PPU
55	3301	Irving	Ave	N	N	Folwell	4	Tony Nitti
56	3317	Bryant	Ave	S	SW	Carag		Brad Ensude
57	3319	Fremont	Ave	N	N	Folwell	4	All Metro Excavating
58	3418	Girard	Ave	N	N	Folwell	4	CPED
59	3459	Girard	Ave	N	N	Folwell	4	KA Kamish Excavation
60	3500	Humboldt	Ave	N	N	Folwell	4	CPED

Page #	Address #	Street Name	Street Type	Street Dir.	Sector	Neighborhood	Ward	Applicant Name
61	3510	Knox	Ave	N	N	Folwell	4	Vincent Brown
62	3526	Logan	Ave	N	N	Folwell	4	CPED
63	3543	Lyndale	Ave	N	N	McKinley	3	CPED
64	3559	Lyndale	Ave	N	N	McKinley	3	Vincent Brown Trucking & Construction
65	3637	Emerson	Ave	N	N	Folwell	4	CPED
66	3654	Girard	Ave	N	N	Folwell	4	Greg Urban
67	3657	36th	Ave	S	S	Howe	9	Dale Hudoba
68	3715	Glendale	Terr		SW	Linden Hills	13	Wickenhauser
69	3758	Penn	Ave	N	N	Folwell	4	CPED
70	3830	Colfax	Ave	N	N	Webber Camden	4	CPED
71	3858	Sheridan	Ave	N	N	Victory	4	All Metro Excavating
72	3963	Colfax	Ave	N	N	Webber Camden	4	G Urban Companies, Inc
73	4131	James	Ave	N	N	Webber Camden	4	CPED
74	4311	Girard	Ave	N	N	Webber Camden	4	G Urban Companies
75	4314	Morgan	Ave	N	N	Webber Camden	4	CPED
76	4532	Zenith	Ave		SW	Linden Hills	13	Wickenhauser Excavating Inc
77	4612	Abbott	Ave	S	SW	Linden Hills	13	George Bjorkland
78	4718	Emerson	Ave	N	N	Lind Bohanon	4	Vincent Brown
79	4745	Chowen	Ave	S	SW	Fulton	13	Bollig and Sons
80	4746	Dupont	Ave	N	N	Lind Bohanon	4	Greg Urban
81	4812	39th	Ave	S	S	Minnehaha	12	Semple Excavating

Page #	Address #	Street Name	Street Type	Street Dir.	Sector	Neighborhood	Ward	Applicant Name
82	4912	James	Ave	S	SW	Lynnhurst	13	Nitti Rolloff Services- Tony Nitti
83	5227	Girard	Ave	N	N	Lind Bohanon	4	CPED

NOTE: No Demolition of Historic Resource applications were reviewed by the Heritage Preservation Commission during this quarter.

Evaluated Property Map and Photographs (see remaining pages)