

**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: May 1, 2012
RE: Administrative Demolition Update: First Quarter, 2012

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 Planning Division staff during the first quarter of 2012.

Quarterly Total

Forty-eight properties were reviewed for demolition in the first quarter of 2012.

Initiation

Of the forty-eight properties reviewed for demolition in the first quarter of 2012, eighteen were market-driven and six were initiated by CPED-Housing in neighborhood stabilization efforts. Twenty-four applications were initiated by the City's Problem Properties Unit.

Use

Of the forty-eight properties reviewed for demolition in the first quarter of 2012, forty-two contained residential uses and six held commercial or industrial uses.

Evaluated Property Roster

Pg #	Address	Neighborhood	Ward	Owner	Applicant
5	70 MELBOURNE AVE SE	PROSPECT PK/E RIVER RD	02	WELTER ARTHUR G	CITY OF MINNEAPOLIS, PPU
6	275 DUPONT AVE N	SUMNER-GLENWOOD	05	WASHBURN CENTER FOR CHILDREN	FRATTALONE COMPANIES
N/A	1101 NICOLLET MALL	DOWNTOWN WEST	07	MPLS PUBLIC WORKS DEPT	CITY OF MINNEAPOLIS, PPU
7	1118 GLENWOOD AVE	SUMNER-GLENWOOD	05	MINNESOTA BEARING COMPANY	FRATTALONE COMPANIES
8	1130 JAMES AVE N	NEAR NORTH	05	CITY OF MINNEAPOLIS, CPED	G URBAN COMPANIES
9	1605 Polk ST NE	NORTHEAST PARK	01	WHIRL-AIR-FLOW CORP	RACHEL CONTRACTING, INC.
10	1655 THOMAS AVE N	WILLARD-HAY	05	NANCY L SLAGLE	CITY OF MINNEAPOLIS, PPU
11	1701 THOMAS AVE N	WILLARD-HAY	05	DAN PRIVETTE	CITY OF MINNEAPOLIS, PPU
12	1900 PENN AVE N	WILLARD-HAY	05	CORRINE WRIGHT	CITY OF MINNEAPOLIS, PPU
13	2014 SHERIDAN AVE N	WILLARD-HAY	05	WILL RIVERS	CITY OF MINNEAPOLIS, PPU
14	2015 QUEEN AVE N	WILLARD-HAY	05	CLARK JAMES A	CITY OF MINNEAPOLIS, PPU
15	2106 23RD AVE N	WILLARD-HAY	05	CITY OF MINNEAPOLIS, CPED	BD CONSTRUCTION
16	2203 QUEEN AVE N	WILLARD-HAY	05	G K & W L WOLD	CITY OF MINNEAPOLIS, PPU
17	2206 16TH AVE S	VENTURA VILLAGE	09	MAHMOUD ISMAIL	CITY OF MINNEAPOLIS, PPU
18	2214 RUSSELL AVE N	WILLARD-HAY	05	CITY OF MINNEAPOLIS, CPED	VINCENT BROWN TRACKING & CONSTRUCTION
19	2423 PENN AVE N	JORDAN	05	CITY OF MINNEAPOLIS, CPED	BD CONSTRUCTION, LLC
N/A	2501 GOLDEN VALLEY RD	WILLARD-HAY	05	MAHMOOD K KHAN	CITY OF MINNEAPOLIS, PPU
20	2506 UPTON AVE S	KENWOOD	07	STEVEN K STREETER	SCHERBER CO, LLC
21	2511 PENN AVE N	JORDAN	05	CITY OF MINNEAPOLIS, CPED	LEINTZ & MANN LLC
22	2527 PENN AVE N	JORDAN	05	TOTAL VICTORY BUSINESS DEV C	H&T TRUCKING, LLC
23	2624 EMERSON AVE N	HAWTHORNE	03	ALDER NCM LLC	CITY OF MINNEAPOLIS, PPU

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24	2624 PENN AVE N	JORDAN	05	CITY OF MINNEAPOLIS, CPED	VINCENT BROWN TRUCKING & CONSTRUCTION, LLC
25	2639 OLIVER AVE N	JORDAN	05	ALAN STANO	CITY OF MINNEAPOLIS, PPU
26	2701 BLOOMINGTON AVE	EAST PHILLIPS	09	MAVIS BOSWELL	CITY OF MINNEAPOLIS - PPU
27	2803 NEWTON AVE N	JORDAN	05	TURNIPSEED SARAH D	
28	2834 GARFIELD ST NE	AUDUBON PARK	01	PEABODY TODD M	CITY OF MINNEAPOLIS, PPU
29	2946 QUEEN AVE N	JORDAN	05	ARDELLA COLLINS	VINCENT BROWN TRUCKING & CONSTRUCTION, LLC
30	3001 LOGAN AVE N	JORDAN	04	TRACY OTOKA CUSHMAN	CITY OF MINNEAPOLIS, PPU
31	3027 LOGAN AVE N	JORDAN	04	BRIAN H KEMP	
32	3125 BLOOMINGTON AVE	POWDERHORN PARK	09	MATHEWS CHERALE G	CITY OF MINNEAPOLIS, PPU
33	3216 30TH AVE S	LONGFELLOW	09	HENNEPIN COUNTY FORFEITED LA	CITY OF MINNEAPOLIS, PPU
34	3217 29TH AVE S	LONGFELLOW	09	COYNE BRAD	CITY OF MINNEAPOLIS, PPU
35	3336 3RD AVE S	CENTRAL	08	BARBER DOROTHY M	NITTI ROLLOFF SERVICES
36	3655 6TH ST N	MCKINLEY	03	WA CHENG YANG	CITY OF MINNEAPOLIS, PPU
37	3702 40TH ST W	LINDEN HILLS	13	FLEISHER EDITH	LLOYD'S CONSTRUCTION SERVICES
38	3735 22ND AVE S	STANDISH	09	CHARLOTTE R STRAW	CITY OF MINNEAPOLIS, PPU
39	3838 COLFAX AVE N	WEBBER-CAMDEN	04	TIMOTHY R LABEAUX	CITY OF MINNEAPOLIS PPU
40	3840 UPTON AVE S	LINDEN HILLS	13	ANDREW W FLEMING	BOLLIG & SONS
41	4018 BRYANT AVE N	WEBBER-CAMDEN	04	FREDERICK W HOELZEL	CITY OF MINNEAPOLIS, PPU
42	4053 11TH AVE S	BANCROFT	08	FOSTER RICK	
43	4208 CHOWEN AVE S	LINDEN HILLS	13	BRANT W SCHEIFLER	INTERLINK ACQUISITIONS./LANDMARK EXTERIOR CONTRACTORS
44	4428 XERXES AVE S	LINDEN HILLS	13	JRM ESTATES INC	BLACKSTONE BUILDING COMPANY
45	4530 BRYANT AVE N	LIND-BOHANON	04	CITY OF MINNEAPOLIS, CPED	VINCENT BROWN TRACKING AND CONSTRUCTION, LLC
46	4543 JAMES AVE N	WEBBER-CAMDEN	04	ALAN KWONG	CITY OF MINNEAPOLIS, PPU

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47	5112 UPTON AVE S	FULTON	13	BRUCE C JERMELAND	GEORGE'S EXCAVATING, LLC
48	5516 CUMBERLAND RD	ARMATAGE	13	GIDEON CHARLES R	J.S. STEWART COMPANIES, INC.
49	5637 14TH AVE S	DIAMOND LAKE	11	IVERSON JACK B	RAY ANDERSON & SONS, CO
50	5756 WASHBURN AVE S	ARMATAGE	13	WASHBURN AVE LLC	SCHERBER COS, LLC

NOTES:

One Demolition of a Historic Resource application was reviewed by the Heritage Preservation Commission shortly after the end of the quarter: Peavey Plaza (1101 Nicollet Ave). 2501 Golden Valley Road was deemed a historic resource by staff, but no Demolition of a Historic Resource application has been received yet. Both addresses are highlighted in the roster above.

Beginning on January 1, 2012, staff altered its demolition reporting accounting. Previously, this report listed applications completed during the quarter, regardless of when they were initiated. Now this report lists applications initiated during this quarter, regardless of when they were completed.

Evaluated Property Map and Photographs (see remaining pages)