

**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: July 24, 2012
RE: Administrative Demolition Update: Second 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 second quarter of 2012.

Quarterly Total

Forty properties were reviewed for demolition in the second quarter of 2012.

Initiation

Of the forty properties reviewed for demolition in the second quarter of 2012, twenty-six were market-driven and seven were initiated by CPED-Housing in neighborhood stabilization efforts. Seven applications were initiated by the City's Problem Properties Unit (PPU). One of these was jointly initiated by CPED and PPU.

Use

Of the forty properties reviewed for demolition in the second quarter of 2012, thirty contained residential uses and ten held non-residential uses.

Evaluated Property Roster

P #	Address				Neighborhood	Ward	Owner	Applicant
5	257	THOMAS	AVE	S	BRYN MAWR	07	DANUTA ENGEL	SOFT TOUCH DEMOLITION
6	800	3RD	ST	N	NORTHLOOP	05	THIRD NORTH LLC	RAMSEY EXCAVATING
7	1100	GLENWOOD	AVE		SUMNER-GLENWOOD	05	WASHBURN CENTER FOR CHILDREN	FRATTALONE COMPANIES
8	1101	UNIVERSITY	AVE	SE	MARCY-HOLMES	03	MINN DIST EVAN LUTH SYNOD	CARL BOLANDER & SONS
9	1128	GLENWOOD	AVE		SUMNER-GLENWOOD	05	WASHBURN CENTER FOR CHILDREN	FRATTALONE COMPANIES
10	1800	LAKE	ST	E	EAST PHILLIPS	09	TAJ PROPERTIES LLC	KEVITT EXCAVATING, LLC
11	1813	GLENWOOD	AVE		HARRISON	05	XAY XIONG	RAMSEY EXCAVATING CO.
12	2201	WEST BROADWAY			WILLARD-HAY	05	KICK'S LIQUOR STORE INC.	BUBERL RECYCLING & COMPOSTING, INC.
13	2209	WEST BROADWAY			WILLARD-HAY	05	ROSE DEVELOPMENT LLC	BUBERL RECYCLING & COMPOSTING, INC.
14	2218	SNELLING	AVE		SEWARD	02	2200 MINNEHAHA LLC	K.A. KAVISH EXCAVATION
15	2304	SNELLING	AVE		SEWARD	02	CITY OF MINNEAPOLIS, CPED	K.A. KAVISH EXCAVATION
16	2425	PENN	AVE	N	JORDAN	05	CITY OF MINNEAPOLIS, CPED	CITY OF MINNEAPOLIS, CPED
17	2501	14TH	AVE	S	MIDTOWN PHILLIPS	09	MARIBEL JIMENEZ ESPINOZA	CITY OF MINNEAPOLIS, PPU
18	2508	GOLDEN VALLEY	RD		WILLARD-HAY	05	TRAN QN THINH	CITY OF MINNEAPOLIS, PPU
19	2513	14TH	AVE	S	MIDTOWN PHILLIPS	09	GLENDA ASKENETTE	KRETIC X EXCEVATING
20	2520	PENN	AVE	N	JORDAN	05	EDNA H ANDERSON	CITY OF MINNEAPOLIS, PPU
21	2522	PENN	AVE	N	JORDAN	05	CITY OF MINNEAPOLIS, CPED	CITY OF MINNEAPOLIS, PPU
22	2523	14TH	AVE	S	MIDTOWN PHILLIPS	09	CITY OF MINNEAPOLIS, CPED	VINCENT BROWN
23	2827	WILLIAMS	AVE	SE	PROSPECT PK/E RIVER RD	02	CHRISTOPHER J MOELTER	DAVID BARNHART
24	2831	CENTRAL	AVE	NE	AUDUBON PARK	01	ISLAMIC UNIVERSITY OF MN	DROBNICK'S DEMO/CONSTRUCTION SERVIC

P #	Address				Neighborhood	Ward	Owner	Applicant
25	3100	NEWTON	AVE	N	JORDAN	04	CITY OF MINNEAPOLIS, CPED	BUBER RECYCLING
26	3110	LAKE	ST	E	LONGFELLOW	09	FRANCHISE REALTY INTERSTATE	MINNESOTA DIRT WORKS, INC.
27	3312	LYNDALE	AVE	N	MCKINLEY	03	JAMES BETTY	G URBAN COMPANIES
28	3329	NICOLLET	AVE		LYNDALE	10	CITY OF MINNEAPOLIS, CPED	BUBERL RECYCLING
29	3339	GIRARD	AVE	N	FOLWELL	04	EVANS ROBERTA ANN	CITY OF MINNEAPOLIS, PPU
30	3412	COLUMBUS	AVE		CENTRAL	08	CITY OF MINNEAPOLIS, CPED	ONE CALL CONTRACTING
31	3701	DUPONT	AVE	N	FOLWELL	04	CENTRECIA DUCKWORTH	CITY OF MINNEAPOLIS, PPU
32	3715	DUPONT	AVE	S	EAST HARRIET	10	E V BANS ET AL W/L EST	RAY ANDERSON & SONS, CO
33	3719	GIRARD	AVE	N	FOLWELL	04	NIMMY OYETAN & ADE ESUOSO	CITY OF MINNEAPOLIS, PPU
34	3927	VINCENT	AVE	N	VICTORY	04	CITY OF MINNEAPOLIS, CPED	VINCENT BROWN
35	4011	37TH	AVE	S	HIAWATHA	12	AFFORDABLE R & R SERVICES IN	DSM EXCAVATING
36	4300	WEBBER	PKWY		UNASSIGNED	04	MPLS PARK & RECREATION BOARD	G URBAN COMPAINES, INC.
37	4515	45TH	AVE	S	HIAWATHA	12	BOLIN MARY A	POPPITZ CONSTRUCTION INC.
38	4532	ZENITH	AVE	S	LINDEN HILLS	13	YOUNG THOMAS	ELGARD EXCAVATING AND GRADING
39	4632	UPTON	AVE	S	LINDEN HILLS	13	OBERREUTER MARY J	VEIT & CO
40	4709	VINCENT	AVE	S	FULTON	13	4709 VINCENT PROPERTIES LLC	BOLLIG AND SONS
41	4925	DREW	AVE	S	FULTON	13	ERIC STEPHEN SCHNEIDER	BOLLIG & SONS
42	5032	ZENITH	AVE	S	FULTON	13	BRECKA MARY E	JERRY VOCHL
43	5316	ZENITH	AVE	S	FULTON	13	CARYL Y PETERSON	VINCENT BROWN TRUCKING AND CONSTRUCTION LLC
44	5540	CUMBERLAND	RD		ARMATAGE	13	ANITA B SCHWARTZ	JS STEWART CO, INC.

NOTES:

Five Demolition of a Historic Resource applications were reviewed by the Heritage Preservation Commission during the quarter. They were Peavey Plaza (1101 Nicollet Ave) and a set of four contiguous properties on Lyndale Avenue South: 2700, 2708, 2712, and 2824.

Evaluated Property Map and Photographs (see remaining pages)