

**Department of Community Planning and Economic Development
Planning Division**

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MEMORANDUM

DATE: November 5, 2012
TO: Heritage Preservation Commission
FROM: John Smoley, Ph.D.
SUBJECT: Administrative Demolition Update: Third 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 third quarter of 2012.

Quarterly Total

Fifty-two properties were reviewed for demolition in the third quarter of 2012.

Initiation

Of the fifty-two properties reviewed for demolition in the third quarter of 2012, thirty-five were market-driven and ten were initiated by CPED-Housing in neighborhood stabilization efforts. Seven applications were initiated by the City's Problem Properties Unit (PPU).

Use

Of the fifty-two properties reviewed for demolition in the third quarter of 2012, thirty-nine contained residential uses and thirteen held non-residential uses.

Evaluated Property Roster

P #	Address				Neighborhood	Ward	Owner	Applicant
6	308	WALNUT	ST		UNIVERSITY	02	KEITH S MERCIL	VEIT & CO.
7	312	11TH	AVE	SE	MARCY-HOLMES	03	DORAN UNIVERSITY LLC	KEVITT EXCAVATING, LLC
8	340	TAFT	ST	NE	MID CITY INDUSTRIAL AREA	01	THOMAS R SHADICK	VEIT & CO
9	417	5TH	ST	N	NORTHLOOP	05	HENNEPIN COUNTY PROPERTY	CARL BOLANDER & SONS
10	616	WASHINGTON	AVE	SE	UNIVERSITY	02	MERCIL PROPERTIES ASSOCIATES	VEIT & CO
11	630	WASHINGTON	AVE	SE	UNIVERSITY	02	EXPRESS PROPERTIES	VEIT & CO.
12	904	30TH	AVE	S	SEWARD	02	KARL P KNUTSEN	MULLER CONSTRUCTION, INC
13	915	WASHINGTON	AVE	N	NORTHLOOP	05	BRUNSFIELD PLACE LLC	KEVITT EXCAVATING, LLC
14	1011	4TH	ST	SE	MARCY-HOLMES	03	LUPE DEVELOPMENT PARTNERS	LUPE PROPERTY COMPANY, LLC
15	1514	FILLMORE	ST	NE	NORTHEAST PARK	01	1515 SIB LLC	RACHEL CONTRACTING, INC
16	1522	HILLSIDE	AVE	N	JORDAN	05	MPLS CITY PROPERTY ATN CPED	BUBERL RECYCLING & COMPOSTING, INC.
17	1538	NICOLLET	AVE		LORING PARK	07	TWIN TOWN PROPERTIES LLC	ALL METRO EXCAVATING
18	1803	QUINCY	ST	NE	LOGAN PARK	01	CHAVEZ-MARIN SOFIA	CITY OF MINNEAPOLIS, PPU
19	1818	SHERIDAN	AVE	N	WILLARD-HAY	05	AGNES O OLADIPO	CITY OF MINNEAPOLIS, PPU
20	1900	LOWRY	AVE	N	FOLWELL	04	RUDEBUSCH DONNA	CITY OF MINNEAPOLIS, PPU
21	1925	COLFAX	AVE	S	LOWRY HILL	07	BURCH INVESTORS LLC	FINAL GRADE, INC.
22	2029	WEST BROADWAY			WILLARD-HAY	05	MPLS CITY PROPERTY ATN CPED	BUBERL RECYCLING
23	2033	WEST BROADWAY			WILLARD-HAY	05	MPLS CITY PROPERTY ATN CPED	BUBERL RECYCLING
24	2101	WEST BROADWAY			WILLARD-HAY	05	MPLS CITY PROPERTY ATN CPED	VEIT & CO.
25	2222	7.5th	ST	S	CEDAR RSIDE/WEST BANK	02	AUGSBURG COLLEGE	FRATTALONE COMPANIES
26	2306	PENN	AVE	N	WILLARD-HAY	05	MPLS CITY PROPERTY ATN CPED	BUBERL RECYCLING
27	2319	FILLMORE	ST	NE	WINDOM PARK	01	PAMELA K LAZOR	CITY OF MINNEAPOLIS, PPU

P #	Address				Neighborhood	Ward	Owner	Applicant
28	2321	FILLMORE	ST	NE	WINDOM PARK	01	JOSOPHINE MARIE MARQUIS	CITY OF MINNEAPOLIS, PPU
29	2609	QUINCY	ST	NE	HOLLAND	01	NORTHEAST BY NORTHWEST	CITY OF MINNEAPOLIS, PPU
30	2619	NEWTON	AVE	N	JORDAN	05	JAMES C HUNT	FINAL GRADE, INC.
31	2716	LOWRY	AVE	N	CLEVELAND	04	MPLS CITY PROPERTY ATN CPED	BD CONSTRUCTION, LLC
32	2717	32ND	ST	E	LONGFELLOW	09	MICHAEL C WHELAN	VINCENT BROWN TRUCKING & CONSTRUCTION, LLC
33	2829	42ND	AVE	S	COOPER	02	LUCINDA FRANTZ	FINAL GRADE, INC.
34	2930	NEWTON	AVE	N	JORDAN	05	MPLS CITY PROPERTY ATN CPED	ALL METRO EXCAVATING
35	2935	COLFAX	AVE	N	HAWTHORNE	03	MISSION INN MINNESOTA INC.	DREBNICK'S DEMO/CONSTRUCTION SERVICE
36	2939	MORGAN	AVE	N	JORDAN	05	MPLS CITY PROPERTY ATN CPED	BD CONSTRUCTION, LLC
37	2958	KNOX	AVE	N	JORDAN	05	MPLS CITY PROPERTY ATN CPED	BUBERL RECYCLING & COMPOSTING, INC.
38	3418	HUMBOLDT	AVE	N	FOLWELL	04	DALE C ANDERSON	KEVITT EXCAVATING, LLC
39	3433	SAINT PAUL	AVE		CEDAR-ISLES-DEAN	07	GRANT MANKA	BOLLIG & SONS
40	3522	4TH	ST	N	MCKINLEY	03	MPLS CITY PROPERTY ATN CPED	BD CONSTRUCTION, LLC
41	4004	BEARD	AVE	S	LINDEN HILLS	13	ANDREAS S HANSEN	RAY ANDERSON & SONS CO, INC.
42	4018	COLFAX	AVE	N	WEBBER-CAMDEN	04	HENNEPIN COUNTY FORFEITED LA	CITY OF MINNEAPOLIS, PPU
43	4030	LINDEN HILLS	BLVD		LINDEN HILLS	13	RHONDA FLEMING HAYES	LACOE ENTERPRISE, INC.
44	4143	40TH	AVE	S	HIAWATHA	12	BEVERLY J PANNKUK	BEV PANNKUK
45	4149	JAMES	AVE	N	WEBBER-CAMDEN	04	WILLIAM C JOYCE	METRO EARTHWORKS, INC.
46	4226	NOKOMIS	AVE	S	ERICSSON	12	JOHN T JENSEN	DAO NHIA THAO
47	4280	QUEEN	AVE	S	LINDEN HILLS	13	SURINA TONY J	SCHERBER CO, LLC
48	4310	ABBOTT	AVE	S	LINDEN HILLS	13	PETER M FRENZEL	DSM EXCAVATING CO. INC
49	4417	YORK	AVE	S	LINDEN HILLS	13	ENGELS MARION E	BOLLIG & SONS

P #	Address				Neighborhood	Ward	Owner	Applicant
50	4604	ABBOTT	AVE	S	LINDEN HILLS	13	AUGUSTINE INVESTMENT PROPERT	GEORGE'S EXCAVATING, LLC
51	4808	FREMONT	AVE	S	LYNNHURST	13	STEVE G KATALINICH	DON & WAYNE EXCAVATING, LLC
52	4825	33RD	AVE	S	KEEWAYDIN	12	SUSTAINABLE 9 HOLDINGS LLC	VINCENT BROWN TRUCKING & CONSTRUCTION, LLC
53	4912	WASHBURN	AVE	S	FULTON	13	WEIRAUCH HOWARD	VINCENT BROWN TRUCKING & CONSTRUCTION, LLC
54	5052	ABBOTT	AVE	S	FULTON	13	WILLIAM R GESE	BOLLIG EXCAVATING
55	5316	40TH	AVE	S	MINNEHAHA	12	ALEJANDRO TERRAZAS	BOTZAK CONSTRUCTION, LLC
56	5332	CHOWEN	AVE	S	FULTON	13	MAURA R KOLARS	BOLLIG & SONS
57	5353	DREW	AVE	S	FULTON	13	SUSTAINABLE 9 HOLDINGS LLC	VINCENT BROWN TRUCKING AND CONSTRUCTION, INC.

NOTES:

Three Demolition of a Historic Resource applications were reviewed by the Heritage Preservation Commission during the quarter: Regan Brothers Bakery (643 5th Street North), Shingle Creek Elementary School (5034 Oliver Avenue North), and an apartment building at 2501 Golden Valley Road.

Evaluated Property Map and Photographs (see remaining pages)