

**Department of Community Planning and Economic Development**

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**MEMORANDUM**

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DATE: January 29, 2013

TO: Heritage Preservation Commission

FROM: John Smoley, Ph.D.

SUBJECT: Administrative Demolition Update: Fourth Quarter, 2012

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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 Community Planning and Economic Development staff during the fourth quarter of 2012.

Quarterly Total

Thirty-six properties were reviewed for demolition in the fourth quarter of 2012.

Initiation

Of the thirty-six properties reviewed for demolition in the fourth quarter of 2012, twenty-seven were market-driven and five were initiated by CPED-Housing in neighborhood stabilization efforts. Four applications were initiated by the City's Problem Properties Unit (PPU).

Use

Of the thirty-six properties reviewed for demolition in the fourth quarter of 2012, twenty-five contained residential uses and eleven held non-residential uses.

## Evaluated Property Roster

P #	Address				Neighborhood	Ward	Owner	Applicant
5	39	GROVELAND	TERR		LOWRY HILL	07	ERTUGRUL TUZCU	LLOYDS CONSTRUCTION SERVICES, INC.
5	353	ROSLYN	PL		DIAMOND LAKE	11	MICHAEL W WILLIAMS	HAGSBERG DEMO AND CONSTRUCTION CLEANUP, INC.
5	415	NICOLLET MALL			DOWNTOWN WEST	07	CHAIN STORE PROPERTIES INC	RACHEL CONTRACTING
5	600	5TH	ST	N	NORTHLOOP	05	THE NATURAL LLC	RAMSEY EXCAVATING
6	1226	MARQUETTE	AVE		LORING PARK	07	45626 SQUARE LLC	VEIT & CO
6	1313	5TH	ST	S E	MARCY-HOLMES	03	1313 5TH STREET MN OWNER LLC	VEIT & COMPANY
6	1320	LAKE	ST	W	LOWRY HILL EAST	10	3721 11TH AVENUE BF LLC	RAMSEY EXCAVATING
6	1401	26TH	ST	E	MIDTOWN PHILLIPS	09	MPLS CITY PROPERTY ATN CPED	BUBERL RECYCLING & COMPOSTING, INC.
7	1405	26TH	ST	E	MIDTOWN PHILLIPS	09	MPLS CITY PROPERTY ATN CPED	BUBERL RECYCLING & COMPOSTING, INC.
7	1551	HILLSIDE	AVE	N	JORDAN	05	GREATER METRO HOUSING CORP	PROFESSIONAL GROUNDS MAINTENANCE
7	1721	COMO	AVE	S E	COMO	02	REAL ESTATE INC	CARL BOLANDER & SONS
7	1855	28TH	ST	E	EAST PHILLIPS	09	SMITH FOUNDRY CO	FRATTALONE COMPANIES, INC.
8	1916	HILLSIDE	AVE	N	JORDAN	05	CHRIS KUSCH	CITY OF MINNEAPOLIS, PPU
8	2218	10TH	AVE	S	VENTURA VILLAGE	06	OMAR SABRI	VINCENT BROWN TRUCKING & CONSTRUCTION, LLC
8	2220	W BROADWAY			JORDAN	05	RESTAURANT UNITS CORP	BUBERL RECYCLING & COMPOSTING
8	2419	PENN	AVE	N	JORDAN	05	CTHLC CHRTS-ARC ST PAUL MPLS	BUBERL RECYCLING & COMPOSTING, INC.
9	2510	LYNDALE	AVE	N	HAWTHORNE	03	F J FLANNERY ET AL-TRUSTEES	NITTI ROLLOFF SERVICES, INC.
9	2812	1ST	AVE	S	WHITTIER	06	XAYASACK RATSAMY	CITY OF MINNEAPOLIS, PPU
9	2880	HENNEPIN	AVE		EAST ISLES	10	MPLS LIBRARY BOARD	CARL BOLANDER & SONS
9	2901	4TH	ST	S E	PROSPECT PK/E RIVER RD	02	29TH AVENUE ASSOCIATES LLC	CARL BOLANDER
10	2919	26TH	ST	E	SEWARD	02	CASIANO G BONFIL	NITTI ROLLOFF & DEMOLITION
10	3111	52ND	ST	E	KEEWAYDIN	12	COLLEEN C BAILEY	TOM FAIRFIELD
10	3116	FREMONT	AVE	N	JORDAN	05	G K WOLD & W L WOLD	VINCENT BROWN TRUCKING & CONSTRUCTION
10	3818	FREMONT	AVE	N	WEBBER-CAMDEN	04	MPLS CITY PROPERTY ATN CPED	G URBAN COMPANIES, INC.
11	3850	DUPONT	AVE	N	WEBBER-CAMDEN	04	MPLS CITY PROPERTY ATN CPED	G URBAN COMPANIES
11	3915	DREW	AVE	S	LINDEN HILLS	13	E THOMPSON & B THOMPSON	BOLLIG & SONS
11	3920	VINCENT	AVE	S	LINDEN HILLS	13	ELLIOT GINSBURG	WICKENHAUSER EXCAVATING
11	4116	27TH	AVE	S	STANDISH	12	DMTE ENTERPRISES LLC	KOTHRAD SEWER, WATER & EXCAVATING, INC
12	4415	41ST	AVE	S	HIAWATHA	12	SCHWARZ HERMAN J	KOTHRAD WATER, SEWER, AND EXCAVATING
12	4646	BRYANT	AVE	N	LIND-BOHANON	04	HENNEPIN COUNTY FORFEITED LA	CITY OF MINNEAPOLIS, PPU
12	4733	HARRIET	AVE		TANGLETOWN	11	WEBB MARY E	WRUCK EXCAVATING, INC.
12	4900	NOKOMIS	AVE	S	KEEWAYDIN	12	STEPHANIE HILL SIMIONE	KRUEGER EXCAVATING
13	5120	44TH	AVE	S	MINNEHAHA	12	DA PROPERTIES HOLDINGS LLC	METRO EARTHWORKS, INC.
13	5120	ZENITH	AVE	S	FULTON	13	PAJARILLO BENEDICTA	BOLLIG & SONS

P #	Address				Neighborhood	Ward	Owner	Applicant
13	5207	GIRARD	AVE	N	LIND-BOHANON	04	ECKHARDT JOHN E	CITY OF MINNEAPOLIS, PPU
13	5217	6TH	ST	N	LIND-BOHANON	04	MPLS CITY PROPERTY ATN CPED	G URBAN COMPAINES

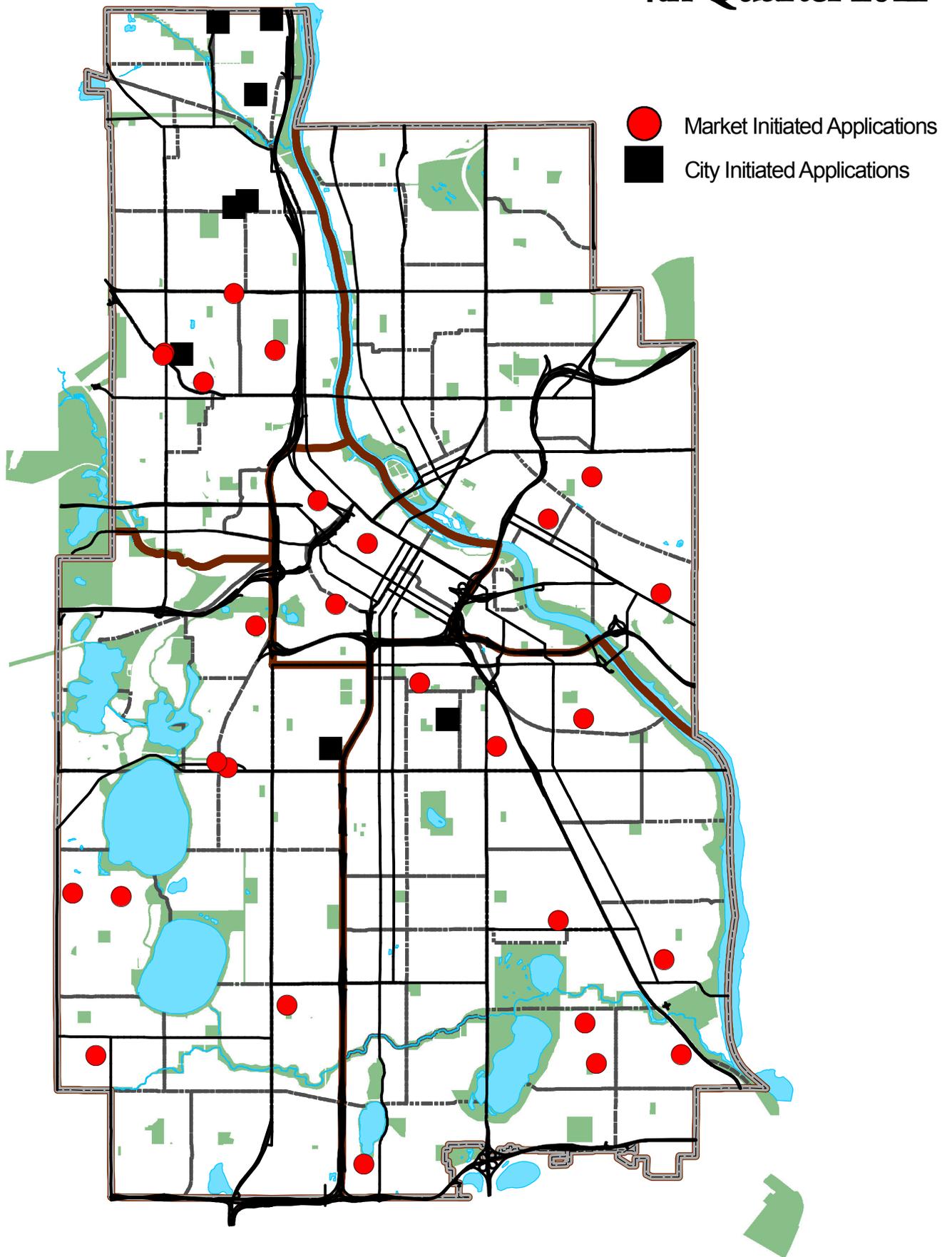
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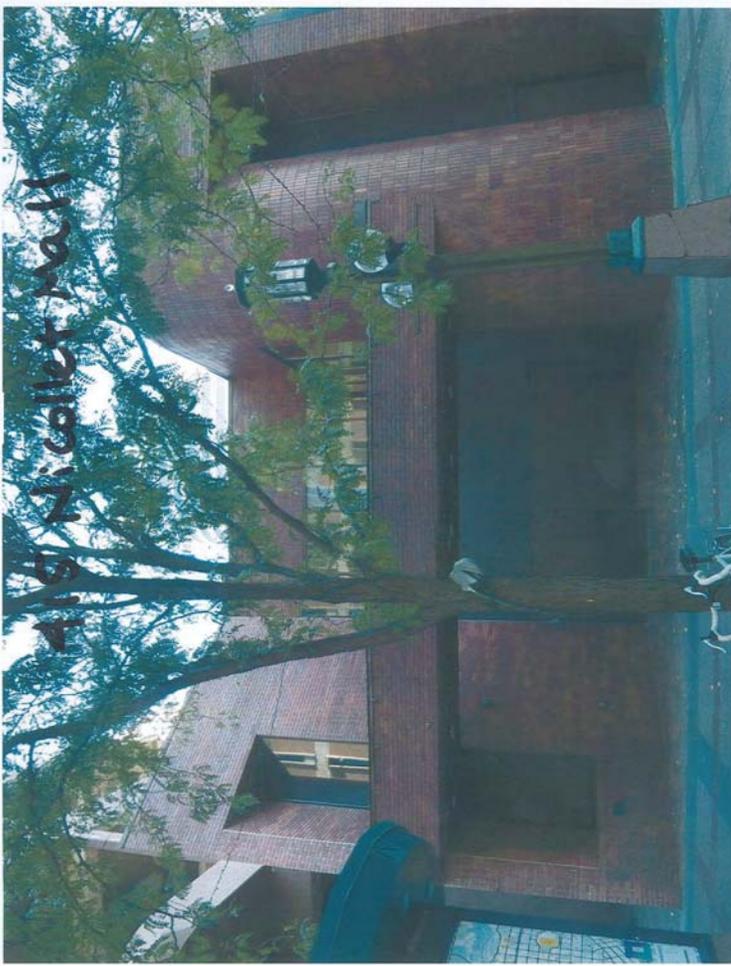
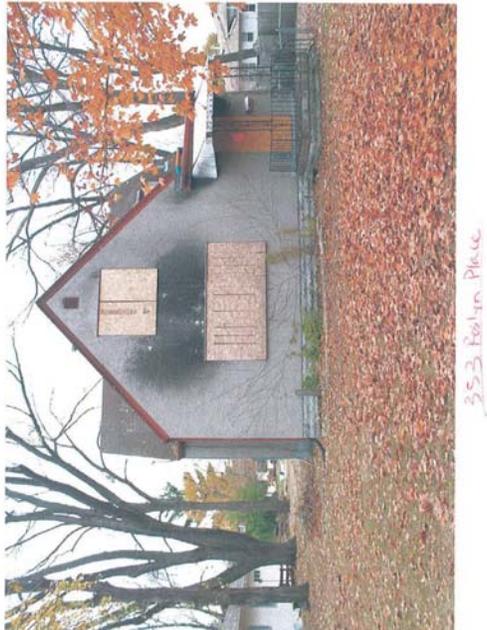
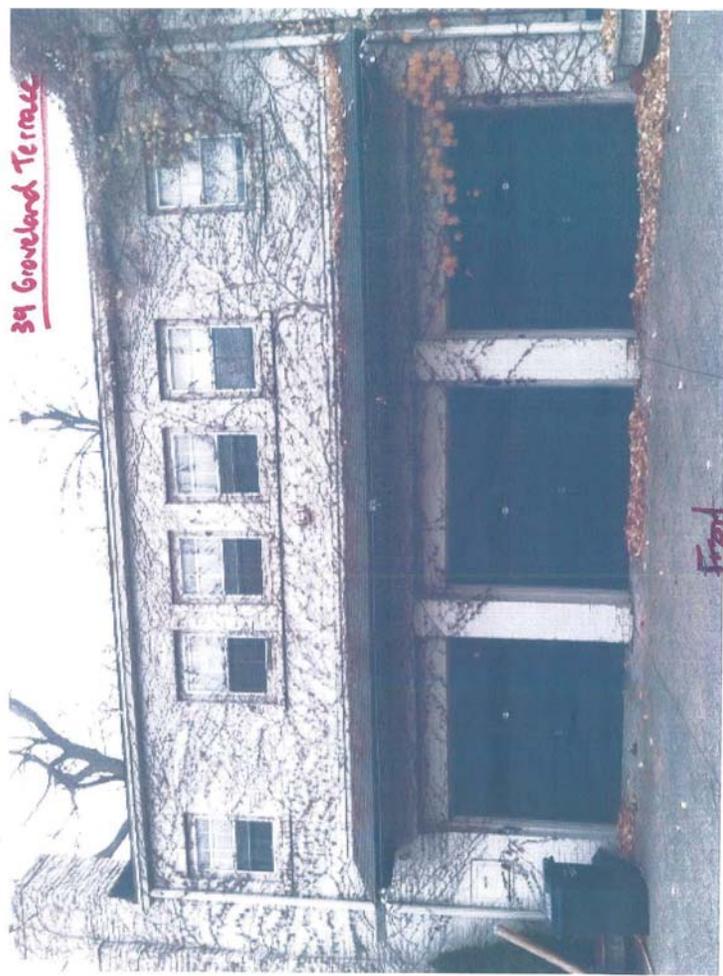
Two Demolition of a Historic Resource applications were reviewed by the Heritage Preservation Commission during the fourth quarter of 2012: 1500 6th Street South (Gluek Brewing Tied House) and 628 University Avenue Southeast (Stryker Seminary).

Evaluated Property Map and Photographs (see remaining pages)

# Wrecking Permit Applications Reviewed by Preservation Staff

4th Quarter 2012







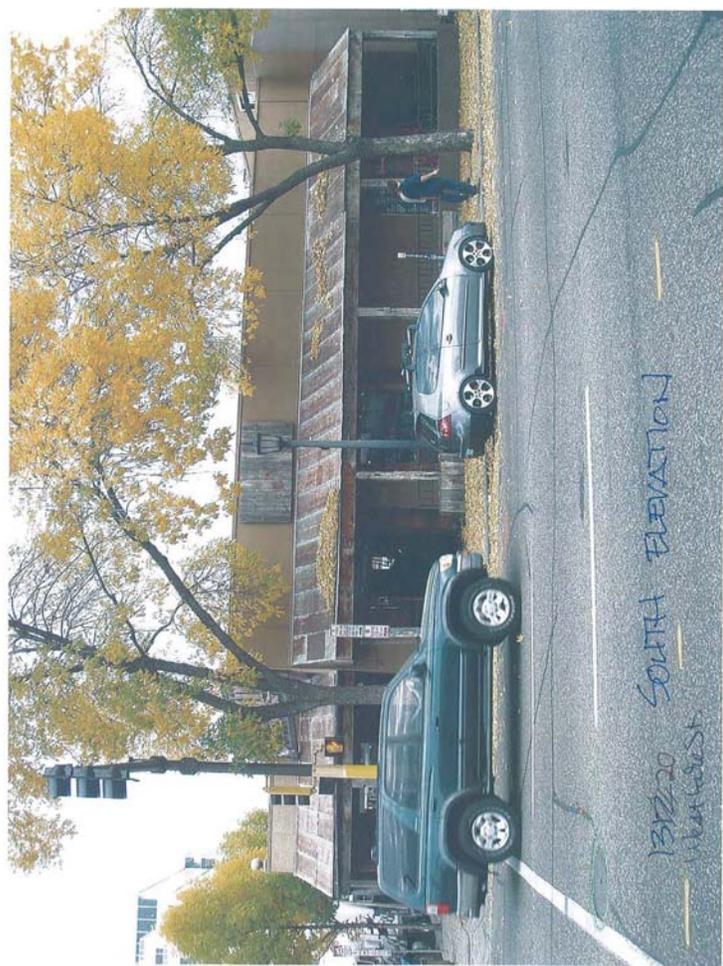
Photograph #: 1  
Date: November 28, 2012  
Direction: View looking west  
Subject: View of east side of building along Marquette Avenue.  
1226 Marquette Ave.  
BRAUN INTERTEC



Photograph #: 2  
Date: November 28, 2012  
Direction: View looking west  
Subject: View of south side of Building, 13th Street south is shown on left.  
BRAUN INTERTEC



1313 5th St SE  
East side



1312-20 SOUTH ELEVATION  
West side

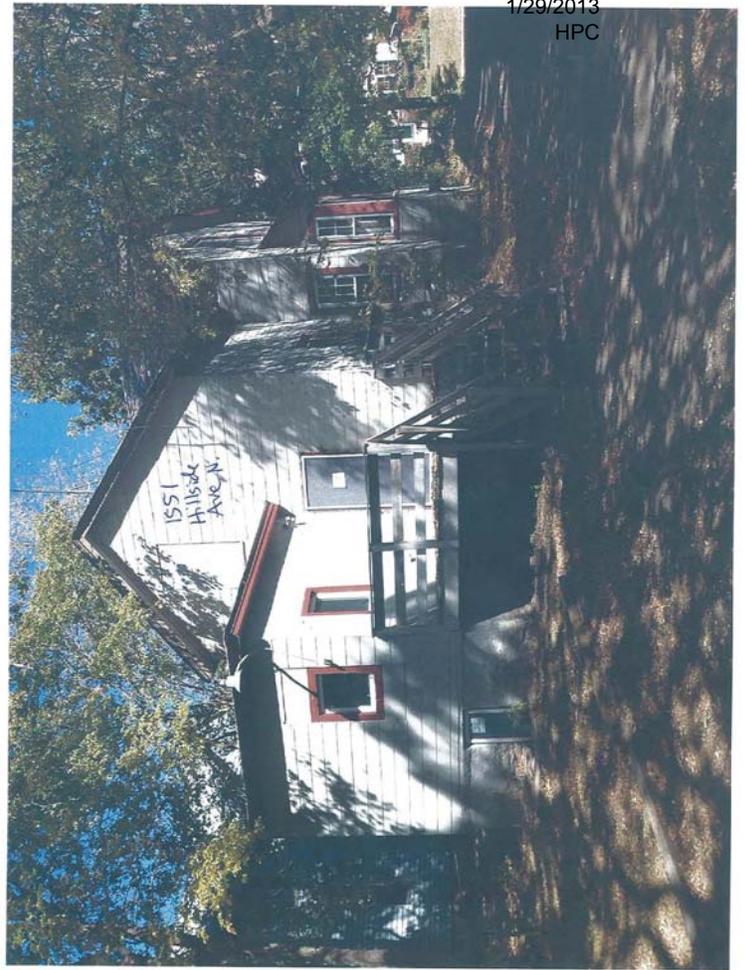


1401 26th St E mpls



1405 26th St E maps

BWM T2071



Google earth feet 10 meters 4

1721 Como Ave SE.



1855 28th ST E



1916 Hillside Ave N



2218 10th Ave SW  
East front view of Demco



2220 West Broadway

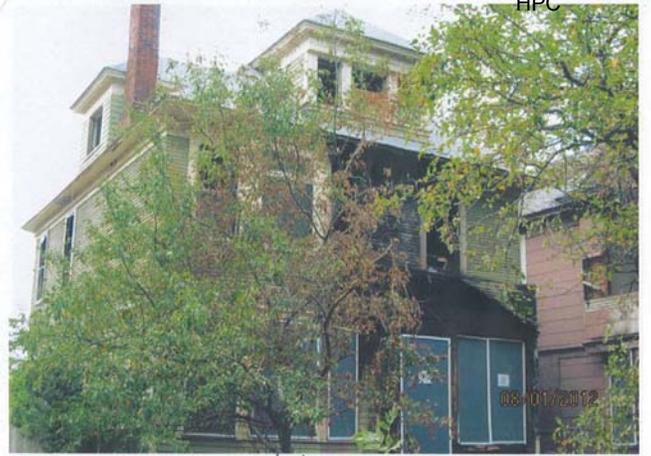


2419 Penn Avenue North



*South side*

2510 Lyndale Ave N.



2812-1st Ave S



*Front*



Google earth

feet 10  
meters 5

2880 Hennepin Ave S.



AGTEK  
MULTIMEDIA SYSTEMS

Google earth

feet 10  
meters 4

Google earth



2919 26<sup>th</sup> St. E



3116 Fremont Ave N  
Front View of Reno

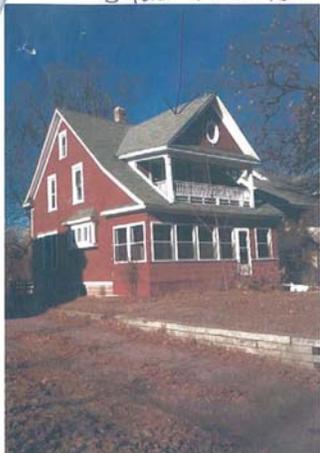


3212 Fremont Ave N.

3915 Drew Ave S



3920 Vincent Aves



3916 Vincent Aves



3924 Vincent Aves

4116 - 20th Ave S

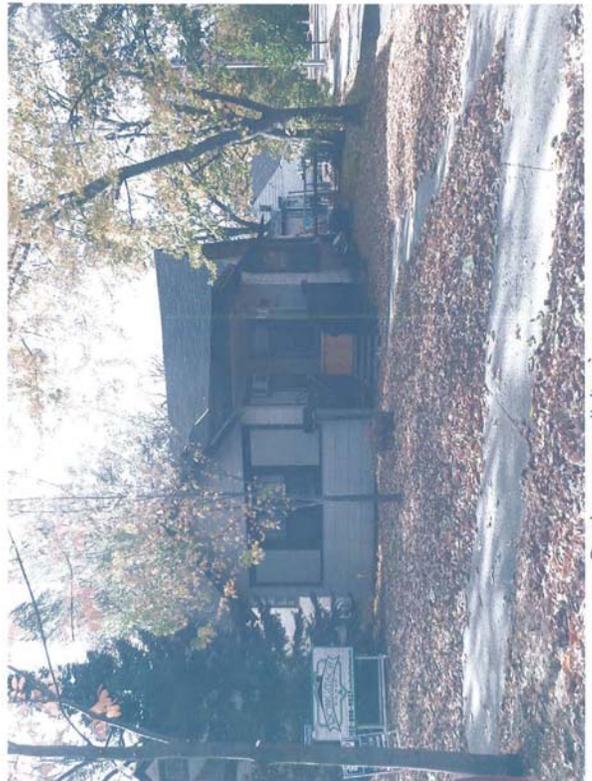




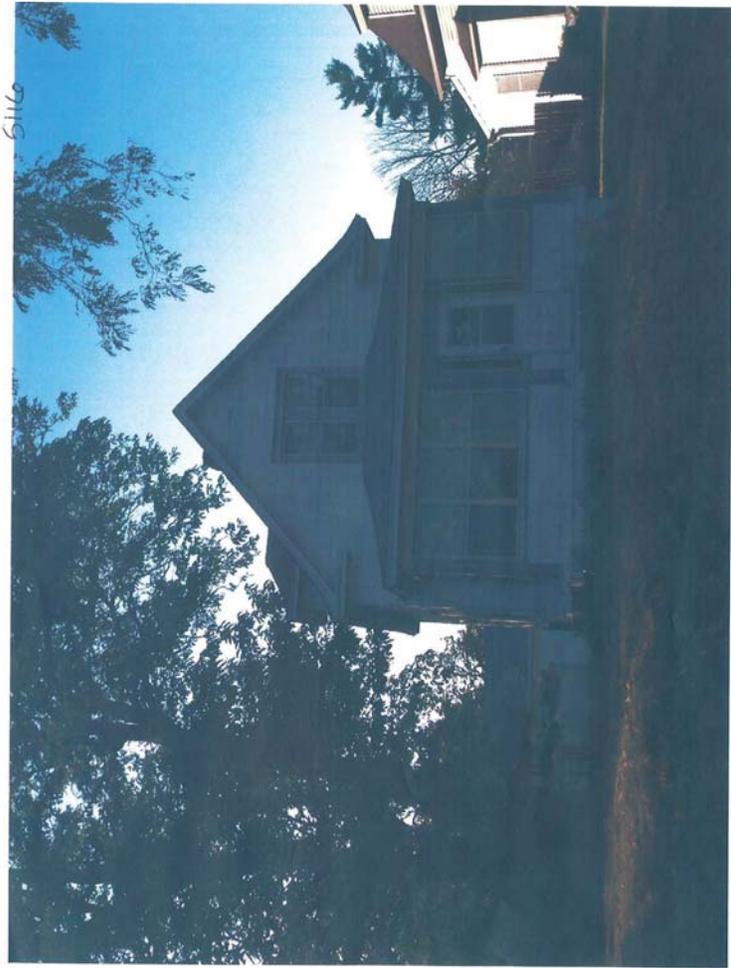
4646 Bryant Ave N



4415 41st Ave S.

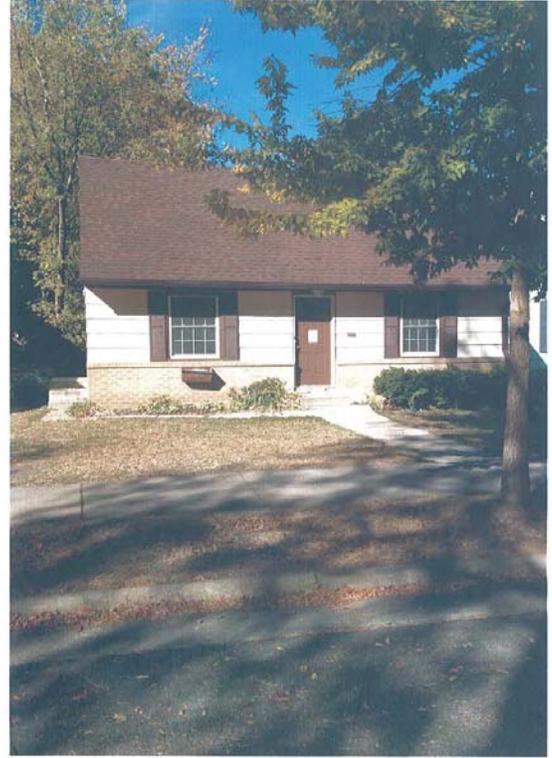


front view photos



5116

5120 Zenith Ave S



5207 Grand Ave N

