

Department of Community Planning and Economic Development

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MEMORANDUM

DATE: May 14, 2013

TO: Heritage Preservation Commission

FROM: John Smoley, Ph.D.

SUBJECT: Administrative Demolition Update: First Quarter, 2013

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 first quarter of 2013.

Quarterly Total

Fifty-four properties were reviewed for demolition in the first quarter of 2013.

Initiation

Of the fifty-four properties reviewed for demolition in the first quarter of 2013, twenty-six were market-driven and eight were initiated by CPED-Housing in neighborhood stabilization efforts. Twenty applications were initiated by the City's Problem Properties Unit (PPU).

Use

Of the fifty-four properties reviewed for demolition in the first quarter of 2013, fifty-one contained residential uses and three held non-residential uses.

Evaluated Property Roster

P #	Address				Neighborhood	Ward	Owner	Applicant
5	1015	LOWRY	AVE	N	HAWTHORNE	03	HENNEPIN COUNTY FORFEITED LA	CITY OF MINNEAPOLIS, PPU
6	1426	BARNES	PL		NEAR NORTH	05	VANG NENG	G URBAN COMPANIES, INC.
7	1911	OLIVER	AVE	N	WILLARD-HAY	05	MYJOHN INC	CITY OF MINNEAPOLIS, PPU
8	1911	QUEEN	AVE	N	WILLARD-HAY	05	BORODE A AKINROPO	CITY OF MINNEAPOLIS, PPU
9	1915	PENN	AVE	N	WILLARD-HAY	05	CITY OF MINNEAPOLIS, CPED	BUBERL RECYCLING & COMPOSTING, INC.
10	1916	DREW	AVE	S	BRYN MAWR	07	WILLIAM W CAMERON	LEE HOMES
11	1925	PARK	AVE		VENTURA VILLAGE	06	RONALD V HURLBURT	ALL METRO EXCAVATING
12	2027	RUSSELL	AVE	N	WILLARD-HAY	05	SELG CAROL C	CITY OF MINNEAPOLIS, PPU
13	2046	JAMES	AVE	N	JORDAN	05	MARY E BLACK	CITY OF MINNEAPOLIS, CPED
14	2106	PENN	AVE	N	WILLARD-HAY	05	CITY OF MINNEAPOLIS, CPED	BUBERL RECYCLING & COMPOSTING, INC.
15	2207	4TH	ST	N	HAWTHORNE	03	HENNEPIN COUNTY FORFEITED LA	CITY OF MINNEAPOLIS, PPU
16	2300	PENN	AVE	N	WILLARD-HAY	05	CITY OF MINNEAPOLIS, CPED	BUBERL RECYCLING & COMPOSTING, INC.
17	2316	COLFAX	AVE	S	LOWRY HILL EAST	10	MICHAEL E & LINDA J CROW	DOBOSZENSKI AND SONS, INC.
18	2320	COLFAX	AVE	S	LOWRY HILL EAST	10	DONALD H ZIEGLER	DOBOSZENSKI AND SONS, INC.
19	2415	BRYANT	AVE	N	HAWTHORNE	03	C A HEROLD & C A HEROLD	CITY OF MINNEAPOLIS, PPU
20	2519	MARSHALL	ST	N E	MARSHALL TERRACE	01	J AND G COMPANY	JOHN LAWYER
21	2617	LOWRY	AVE	N	JORDAN	04	CHRISTOPHER HEIDELBERGER	CITY OF MINNEAPOLIS, PPU
22	2627	DUPONT	AVE	N	HAWTHORNE	03	HENNEPIN COUNTY FORFEITED LA	CITY OF MINNEAPOLIS, PPU
23	2637	EMERSON	AVE	N	JORDAN	05	CITY OF MINNEAPOLIS, CPED	G URBAN COMPANIES, INC.
24	2719	IRVING	AVE	N	JORDAN	05	DAVID YOUMANS	CITY OF MINNEAPOLIS, PPU
25	2727	3RD	ST	N	HAWTHORNE	03	SUNDAY O OLATEJU	CITY OF MINNEAPOLIS, PPU
26	2816	ROBBINS	ST		ARMATAGE	13	BERRY BONITA	IKBAL ELSAFY
27	2819	KNOX	AVE	N	JORDAN	05	CITY OF MINNEAPOLIS, CPED	BUBERL RECYCLING AND COMPOSTING, INC
28	2828	DUPONT	AVE	S	LOWRY HILL EAST	10	UPTOWN JOINT VENTURE PHASE I	RAMSEY EXCAVATING
29	2919	UPTON	AVE	N	JORDAN	04	QUACKENBUSH AGNES M	CITY OF MINNEAPOLIS, PPU
30	3104	GIRARD	AVE	N	JORDAN	05	LORRAINE CRAIN	CITY OF MINNEAPOLIS, PPU
31	3114	4TH	ST	S E	PROSPECT PK/E RIVER RD	02	PAUL HEINEN	HEINEN CONTRACTING
32	3115	DUPONT	AVE	N	HAWTHORNE	05	HENNEPIN COUNTY FORFEITED LA	CITY OF MINNEAPOLIS, PPU
33	3115	SHERIDAN	AVE	N	JORDAN	04	BUY GRACE INVESTMENTS, LLC	CITY OF MINNEAPOLIS, PPU
34	3245	BLOOMINGTON	AVE		POWDERHORN PARK	09	DAVID M NELSON	CITY OF MINNEAPOLIS, PPU
35	3431	COLFAX	AVE	N	MCKINLEY	03	WIRTH ROBERT J	CITY OF MINNEAPOLIS, PPU
36	3504	JAMES	AVE	N	FOLWELL	04	CITY OF MINNEAPOLIS, CPED	BUBERL RECYCLING & COMPOSTING, INC.
37	3519	DUPONT	AVE	N	FOLWELL	04	RAMSEY DENISE D	CITY OF MINNEAPOLIS, PPU
38	3607	BRYANT	AVE	N	MCKINLEY	03	HENNEPIN COUNTY FORFEITED LA	CITY OF MINNEAPOLIS, PPU
39	3710	LYNDALE	AVE	N	MCKINLEY	03	L A & B K GIROD	CITY OF MINNEAPOLIS, PPU
40	3738	DUPONT	AVE	N	MCKINLEY	03	ERIK LAINE	CITY OF MINNEAPOLIS, PPU

P #	Address				Neighborhood	Ward	Owner	Applicant
41	3835	THOMAS	AVE	S	LINDEN HILLS	13	TIMOTHY D BRANDVOLD	BOLLIG & SONS
42	4011	BEARD	AVE	S	LINDEN HILLS	13	PATRICIA MARLOWE	TMS CONSTRUCTION, INC.
43	4150	41ST	AVE	S	HIAWATHA	12	MCCABE HOLDINGS LLC	KOTHRAD SEWER, WATER & EXCAVATING, INC.
44	4238	FREMONT	AVE	N	WEBBER-CAMDEN	04	CITY OF MINNEAPOLIS, CPED	BUBERL RECYCLING & COMPOSTING, INC.
45	4416	THOMAS	AVE	S	LINDEN HILLS	13	MULLIGAN TERRY J	BOLLIG & SONS
46	4524	EWING	AVE	S	LINDEN HILLS	13	HURT KATHLEEN M	BOLLIG & SONS
47	4540	YORK	AVE	S	LINDEN HILLS	13	BETHANY BUCHANAN	GEORGES EXCAVATING
48	4621	DREW	AVE	S	LINDEN HILLS	13	RENAISSANCE BUILDERS	METRO EARTHWORKS
49	4640	VINCENT	AVE	S	LINDEN HILLS	13	DEBORAH A JUBERIAN	BOLLIG & SONS
50	4713	CHOWEN	AVE	S	FULTON	13	AUGUSTINE INVESTMENT PROPERT	GEORGE'S EXCAVATING
51	4713	DREW	AVE	S	FULTON	13	MICHAEL B MCGOWAN	BOLLIG & SONS
52	4816	YORK	AVE	S	FULTON	13	COLLINS RAYMOND L	LEE HOMES
53	4908	31ST	AVE	S	KEEWAYDIN	12	SUSTAINABLE 9 HOLDINGS LLC	METRO EARTHWORKS, INC.
54	5137	CHOWEN	AVE	S	FULTON	13	CONTRACT DESIGN & CO INC	TWS CONSTRUCTION, INC
55	5308	ZENITH	AVE	S	FULTON	13	MICHAEL SPANGENBURG	LEE HOMES
56	5328	IRVING	AVE	S	LYNNHURST	13	MCLUCY LLC	JACON, LLC
57	5437	COLFAX	AVE	S	KENNY	13	CHELL DANIEL L	TMS CONSTRUCTION, INC.
58	6023	NICOLLET	AVE		WINDOM	11	RESTAURANT CO OF MN	WICKENHAUSER EXCAVATING

NOTES: No Demolition of a Historic Resource applications were reviewed by the Heritage Preservation Commission during the first quarter of 2013. The Planning Director's determination that 2320 Colfax Avenue South was not a historic resource was appealed to the HPC. The HPC's granting of that appeal has, in turn, been appealed to the City Council, who will consider this latest appeal on May 21, 2013.

Evaluated Property Map and Photographs (see remaining pages)