

**Department of Community Planning and Economic Development**

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**MEMORANDUM**

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DATE: August 6, 2013

TO: Heritage Preservation Commission

FROM: John Smoley, Ph.D.

SUBJECT: Administrative Demolition Update: Second Quarter, 2013

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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 second quarter of 2013.

Quarterly Total

Forty properties were reviewed for demolition in the second quarter of 2013.

Initiation

Of the forty properties reviewed for demolition in the second quarter of 2013, thirty-nine were market-driven and one was initiated by CPED-Housing in neighborhood stabilization efforts. No applications were initiated by the City's Problem Properties Unit (PPU).

Use

Of the forty properties reviewed for demolition in the second quarter of 2013, thirty-five contained residential uses and five held non-residential uses.

## Evaluated Property Roster

P #	Address				Neighborhood	Ward	Owner	Applicant
5	115	2ND	ST	N	NORTHLOOP	07	SENTINEL VELO LLC	RACHEL CONTRACTING, INC.
5	421	6TH	AVE	NE	ST ANTHONY WEST	03	MPLS CITY PROPERTY ATN CPED	CITY OF MINNEAPOLIS, CPED
5	507	43RD	ST	W	KING FIELD	11	STEVEN P SAUER	DOBOSZENSKI & SON, INC.
5	621	15TH	AVE	SE	MARCY-HOLMES	03	TIMOTHY C HARMSSEN	CBI EXCAVATING, INC
6	625	15TH	AVE	SE	MARCY-HOLMES	03	TIMOTHY C HARMSSEN	CBI EXCAVATING, INC.
6	629	15TH	AVE	SE	MARCY-HOLMES	03	JEFFREY R & MICHELE C STOLZ	CBI EXCAVATING, INC.
6	1416	7TH	ST	SE	MARCY-HOLMES	03	JEFFREY R & MICHELE L STOLZ	CBI EXCAVATING, INC.
6	2500	CHICAGO	AVE		PHILLIPS WEST	06	YAHYA ABUKHUDEER ET AL	ALL METRO EXCAVATING
7	2635	4TH	ST	SE	PROSPECT PK/E RIVER RD	02	DANIEL C & RUTH M PARTEN	RACHEL CONTRACTING, INC.
7	2700	43RD	ST	W	LINDEN HILLS	13	GW LLC	BOLLIG & SONS
7	2700	HENNEPIN	AVE		EAST ISLES	10	SULIEMAN HERSH	BOLLIG & SONS
7	2828	EMERSON	AVE	S	LOWRY HILL EAST	10	UPTOWN JOINT VENTURE PHASE I	RAMSEY EXCAVATING
8	3106	53RD	ST	E	KEEWAYDIN	12	BENNETT JOHN	METRO EARTHWORKS
8	3319	EMERSON	AVE	N	FOLWELL	04	PERRY JOAN O	ALL METRO EXCAVATING
8	3520	55TH	ST	E	MORRIS PARK	12	ALAN JANET M	ENDRES CUSTOM HOMES
8	3521	13TH	AVE	S	POWDERHORN PARK	08	HOULL DAVID H	KAVISH EXCAVATING, INC.
9	3706	40TH	ST	W	LINDEN HILLS	13	ADELIN M OVESON	BOLLING & SONS
9	3821	XERXES	AVE	S	LINDEN HILLS	13	STEVEN E MCCA	KOTHRAD SEWER, WATER, AND EXCAVATING, INC.
9	3934	DREW	AVE	S	LINDEN HILLS	13	JOHN R HILL	BOLLIG & SONS
9	4208	32ND	AVE	S	ERICSSON	12	ANNIE H SPICER	ALL METRO EXC AVATING
10	4243	VINCENT	AVE	S	LINDEN HILLS	13	HANNEM ORVILLE	CRIMSON DESIGN & BUILD, LLC
10	4337	CHOWEN	AVE	S	LINDEN HILLS	13	ZENITH PARTNERSHIP LLC	JS STEWART COMPANIES, INC.
10	4505	BEARD	AVE	S	LINDEN HILLS	13	T A HEBERT & J R MILLIGAN	BOLLIG & SONS
10	4516	CHOWEN	AVE	S	LINDEN HILLS	13	GEOFFORD PRETTNER	DON AND WAYNE EXCAVATING, LLC
11	4537	BEARD	AVE	S	LINDEN HILLS	13	C & M GLAD	DON & WAYNE EXCAVATING
11	4632	33RD	AVE	S	ERICSSON	12	SCOTT B HULTMAN	JS STEWART CO
11	4634	29TH	AVE	S	ERICSSON	12	WADE RYAN	DON & WAYNE EXCAVATING
11	4637	YORK	AVE	S	LINDEN HILLS	13	BENJAMIN GANJE	BOLLIG & SONS
12	4736	YORK	AVE	S	FULTON	13	TIM E DAVIS	DON & WAYNE EXCAVATING
12	5021	37TH	AVE	S	MINNEHAHA	12	MINNEHAHA UNITED METHODIST C	H&T TRUCKING, LLC
12	5028	ZENITH	AVE	S	FULTON	13	MEYER ROBIN L	METRO EARTHWORKS, INC.
12	5105	XERXES	AVE	S	FULTON	13	REBECCA LYNN WEXLER FINE	DON & WAYNE EXCAVATING
13	5115	XERXES	AVE	S	FULTON	13	C A MILLER & C S JOHNSON	DON & WAYNE EXCAVATING
13	5217	CHOWEN	AVE	S	FULTON	13	OWEN JULIA	ALL PHASE CONTRACTING, INC.
13	5232	ABBOTT	AVE	S	FULTON	13	AKARE COMPANIES LLC	KOTHRAD SEWER, WATER, AND EXCAVATING
13	5321	46TH	AVE	S	MINNEHAHA	12	BENOZ HOMES INC	JJ STEWART COMPANIES, INC.

P #	Address				Neighborhood	Ward	Owner	Applicant
14	5336	ABBOTT	AVE	S	FULTON	13	JPS HOMES LLC	BURNS EXCAVATING, INC.
14	5344	BEARD	AVE	S	FULTON	13	NILSEN JOAN M	BOLLIG & SONS
14	5644	THOMAS	AVE	S	ARMATAGE	13	BITTICK KAREN L	ALL METRO EXCAVATING
14	5912	EMERSON	AVE	S	KENNY	13		DON & WAYNE EXCAVATING, LLC

NOTES: One Demolition of a Historic Resource application was reviewed by the Heritage Preservation Commission during the second quarter of 2013: 5701 Oliver Avenue South.

Evaluated Property Map and Photographs (see remaining pages)