



MEMORANDUM

TO: Heritage Preservation Commission
FROM: John Smoley, City Planner, (612) 673-2830
DATE: May 13, 2014
SUBJECT: Administrative Demolition Update: First Quarter, 2014

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 2014.

Quarterly Total

Thirty properties were reviewed for demolition in the first quarter of 2014.

Initiation

Of the thirty properties reviewed for demolition in the first quarter of 2014, twenty-eight were market-driven and two applications were initiated by the City's Problem Properties Unit (PPU).

Use

Of the thirty properties reviewed for demolition in the first quarter of 2014, twenty-one contained residential uses and nine held non-residential uses.

Department of Community Planning and Economic Development

Evaluated Property Roster

P #	Address				Neighborhood	Ward	Owner	Applicant
5	301	WASHINGTON	AVE	S	DOWNTOWN WEST	03	MIKULAY CO	DORAN CONSTRUCTION
5	329	PORTLAND	AVE		DOWNTOWN EAST	03	WELLS FARGO BANK NATIONAL AS	VEIT & CO
5	401	NICOLLET MALL			DOWNTOWN WEST	03	BAKER INVESTMENTS LLC	VEIT & CO
5	543	MALCOLM	AVE	SE	PROSPECT PK/E RIVER RD	02	B C K CO	CARL BOLANDER & SONS
6	823	15TH	AVE	SE	COMO	02	CRAIG R JANSSEN	ONE CALL CONTRACTING, INC.
6	1026	WASHINGTON	AVE	SE	PROSPECT PK/E RIVER RD	02	MINNEAPOLIS HURON PROPRTIE	KEVITT EXCAVATING, LLC
6	1124	FRANKLIN	AVE	E	VENTURA VILLAGE	06	FRANKLIN COMMUNITY DEVELOPME	RACHEL CONTRACTING, INC.
6	1915	PENN	AVE	N	WILLARD-HAY	05	SARA KEMP	G URBAN COMPANIES
7	2221	3RD	ST	NE	BOTTINEAU	03	ST JOHNS CATHOLIC CH OF MPLS	ONE CALL CONTRACTING
7	2335	MCKINLEY	ST	NE	WINDOM PARK	01	TAREK A ALKATOUT	D.S. ENTERPRISES
7	2730	GRAND	ST	NE	MARSHALL TERRACE	01	SCHWANKL HARLAN E	ONE CALL CONTRACTING, INC.
7	2748	40TH	AVE	S	COOPER	02	MARK MICHALS	BOLLIG & SONS
8	2820	WEST LAKE OF THE ISLES	PKWY		CEDAR-ISLES-DEAN	07	CHRIS G EFFREM	SCHERBER CO, LLC
8	3305	3RD	AVE	S	CENTRAL	09	DONALD H MC GRAW ETAL	CITY OF MINNEAPOLIS PROBLEM PROPERTIES UNIT
8	3507	RUSSELL	AVE	N	CLEVELAND	04	MARK O SULLIVAN	G URBAN COMPANIES
8	3716	41ST	AVE	S	HOWE	12	GAWTHROP LINDA E	G URBAN COMPANIES
9	3750	WEST LAKE CALHOUN	PKWY		LINDEN HILLS	13	IPPOCRATIS VROHIDIS	NITTI ROLLOFF SERVICES
9	3821	WASHBURN	AVE	S	LINDEN HILLS	13	WS ASSOCIATES INC	NITTI ROLLOFF SERVICES
9	3917	EWING	AVE	S	LINDEN HILLS	13	CEDAR CREEK CAPITAL LLC	BOLLIG & SONS
9	4004	43RD	AVE	S	HIAWATHA	12	ROSE M FAULMAN	G URBAN COMPANIES
10	4012	MINNEHAHA	AVE		HIAWATHA	12	RODNEY D CIHLAR	CITY OF MINNEAPOLIS PROBLEM PROPERTIES UNIT
10	4023	EWING	AVE	S	LINDEN HILLS	13	AUGUSTINE INVESTMENT PROPERT	MINNESOTA DIRT WORKS
10	4037	VINCENT	AVE	S	LINDEN HILLS	13	THOMAS D BOLLIN	SPECKTACULAR COMPANIES, INC.
10	4413	HARRIET	AVE		KING FIELD	08	ALDRED LAURA C	LEE HOMES

Department of Community Planning and Economic Development

P #	Address				Neighborhood	Ward	Owner	Applicant
11	4519	CHOWEN	AVE	S	LINDEN HILLS	13	RAA PARTNERS LLC	DON AND WAYNE EXCAVATING, LLC.
11	5117	YORK	AVE	S	FULTON	13	ZENITH HOLDINGS LLC	BOLLIG & SONS
11	5218	ELLIOT	AVE		HALE	11	DONALD P DEISCH	LEE HOMES
11	5345	DREW	AVE	S	FULTON	13	MICHAEL J CAMPBELL	BOLLIG & SONS, INC.
12	5422	NICOLLET	AVE		TANGLETOWN	11	DIAMOND LAKE DEVELOPMENT LLC	RAMSEY EXCAVATING CO
12	5426	NICOLLET	AVE		TANGLETOWN	11	DIAMOND LAKE DEVELOPMENT LLC	RAMSEY EXCAVATING CO

NOTES: Four Demolition of a Historic Resource applications were reviewed by the Heritage Preservation Commission during the first quarter of 2014: 1315 4th ST SE, 1319 4th ST SE, 410 13th AVE SE, and 2320 Colfax AVE S.

Evaluated Property Map and Photographs (see remaining pages)