



## MEMORANDUM

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**TO:** Heritage Preservation Commission  
**FROM:** John Smoley, City Planner, (612) 673-2830  
**DATE:** May 13, 2014  
**SUBJECT:** Administrative Demolition Update: Fourth 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 fourth quarter of 2013.

### Quarterly Total

Forty-nine properties were reviewed for demolition in the fourth quarter of 2013.

### Initiation

Of the forty-nine properties reviewed for demolition in the fourth quarter of 2013, forty-eight were market-driven, none were initiated by CPED-Housing in neighborhood stabilization efforts, and one application was initiated by the City's Problem Properties Unit (PPU).

### Use

Of the forty-nine properties reviewed for demolition in the fourth quarter of 2013, forty 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
6	9	WASHBURN	AVE	S	BRYN MAWR	07	ONEILL JOHN F	BOLLIG AND SONS, INC.
6	147	10TH	AVE	NE	ST ANTHONY WEST	03	CENTERPOINT ENERGY RESOURCES	NORD EXCAVATING, INC
6	400	MARQUETTE	AVE		DOWNTOWN WEST	03	LST PROPERTIES	VEIT & COMPANY
6	501	15TH	AVE	SE	MARCY-HOLMES	03	J & H PROPERTIES	FRATTALONE COMPANIES
7	524	19TH	AVE	S	CEDAR RSIDE/WEST BANK	06	SEAN HEHIR	M&M DISPOSAL
7	815	14TH	AVE	SE	MARCY-HOLMES	03	815 14TH AVENUE LLC	BOLLIG & SONS
7	1016	WASHINGTON	AVE	SE	PROSPECT PK/E RIVER RD	02	ROBERT ANDREWS ETAL	KEVITT EXCAVATING, LLC
7	2128	MARSHALL	ST	NE	BOTTINEAU	03	JAMES P ROSENBERG	SEMPLE BUILDING MOVERS
8	2300	2ND	AVE	N	HARRISON	05	BALMA LINA	NITTI ROLLOFF AND DEMOLITION
8	2408	UNIVERSITY	AVE	SE	PROSPECT PK/E RIVER RD	02	ANDREWS INC	KEVITT EXCAVATING, LLC.
8	2415	34TH	AVE	S	SEWARD	02	FRANK M RANDALL	OSM EXCAVATING CO, INC.
8	2565	BURNHAM	RD		CEDAR-ISLES-DEAN	07	LUCAS M WINSKOWSKI	NITTI ROLLOFF SERVICE
9	2629	30TH	AVE	S	SEWARD	02	HAUENSTEIN & BURMEISTER INC	RAMSEY EXCAVATING
9	2808	COLFAX	AVE	S	LOWRY HILL EAST	10	WILLIAM B JANECEK	VINCENT BROWN TRUCKING AND CONSTRUCTION, LLC.
9	2812	UNIVERSITY	AVE	SE	PROSPECT PK/E RIVER RD	02	DAVID W/MEREDITH V BARNHART	CARL BOLANDER & SONS
9	2920	CHOWEN	AVE	S	CEDAR-ISLES-DEAN	07	MARGARET H BALCZER	DON AND WAYNE EXCAVATING, LLC
10	2933	3RD	AVE	S	PHILLIPS WEST	06	EDGAR E HALL JR	KEVITT EXCAVATING, LLC.
10	2937	3RD	AVE	S	PHILLIPS WEST	06	FLOUR CITY WELDING CO	KEVITT EXCAVATING, LLC.
10	3024	MINNEHAHA	AVE		LONGFELLOW	09	ARTHUR L MCGREGOR ET AL	KAMISH EXCAVATING
10	3118	PARK	AVE		CENTRAL	09	COLUMBUS T SMITH JR	CITY OF MINNEAPOLIS, PPU
11	3300	42ND	AVE	S	COOPER	02	KENNETH M STEENO	VINCENT BROWN TRUCKING AND CONSTRUCTION, LLC

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11	3336	HUMBOLDT	AVE	S	ECCO	10	BAILEY THOMAS W	VINCENT BROWN TRUCKING AND CONSTRUCTION
11	3601	42ND	ST	W	LINDEN HILLS	13	PERCY O MOLDE	OTTING HOUSE MOVERS
11	3645	ELLIOT	AVE		POWDERHORN PARK	08	MAPLES CO-OP	KAMISH EXCAVATING, INC.
12	3748	WEST LAKE CALHOUN	PK WY		LINDEN HILLS	13	LAKEWEST LLC	NITTI ROLLOFF SERVICES
12	3759	THOMAS	AVE	N	CLEVELAND	04	US BANK NA	G URBAN COMPANIES, INC.
12	3810	UPTON	AVE	S	LINDEN HILLS	13	UPTON LLC	BOLLIG & SONS
12	3857	35TH	AVE	S	HOWE	12	JOSEPH A ADELMANN	KOTHRAD SEWER, WATER & EXCAVATING, INC.
13	3949	40TH	AVE	S	HOWE	12	AFFORDABLE HOME NETWORK LLC	ALL METRO EXCAVATING
13	4030	ZENITH	AVE	S	LINDEN HILLS	13	THOMAS H HELGESON	SCHERBER CO, LLC
13	4040	VINCENT	AVE	S	LINDEN HILLS	13	NIDES JANE M	SCHERBER CO, LLC
13	4110	QUEEN	AVE	S	LINDEN HILLS	13	GARY H CAMPBELL	NITTI ROLLOFF AND DEMOLITION
14	4301	NOKOMIS	AVE	S	ERICSSON	12	NANCY K DAHLIEN	ALL METRO EXCAVATING
14	4316	DREW	AVE	S	LINDEN HILLS	13	EUGENE MUNSTER	SCHERBER CO. LLC.
14	4346	NICOLLET	AVE		KING FIELD	08	SARAH M BROWNSON	NITTI ROLLOFF SERVICES
14	4425	ALDRICH	AVE	N	LIND-BOHANON	04	MAHMOOD KAMAL KHAN	VINCENT BROWN TRUCKING & CONSTRUCTION LLC.
15	4528	YORK	AVE	S	LINDEN HILLS	13	TERRY S SOLINGER	ALL METRO EXCAVATING
15	4544	ABBOTT	AVE	S	LINDEN HILLS	13	IRLBECK KEVIN	SPECKTACULAR COMPANIES INC
15	4548	ABBOTT	AVE	S	LINDEN HILLS	13	WHITE BIRCH PROPERTIES & DEV	SPECKTACULAR COMPANIES INC
15	4905	BEARD	AVE	S	FULTON	13	BEVERLY J ANDERSON	OTTING HOUSE MOVERS
16	4908	XERXES	AVE	S	FULTON	13	ENDUS CUSTOM HOMES INC	ENDRES CUSTOM HOMES
16	4915	YORK	AVE	S	FULTON	13	LARSON PAUL O	VINCENT BROWN TRUCKING AND CONSTRUCTION, LLC.
16	4936	ZENITH	AVE	S	FULTON	13	BEHR RICHARD	NITTI ROLLOFF SERVICES, INC
16	5031	BLOOMINGTON	AVE		HALE	11	ANN C VIVIANO	LEE HOMES

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P #	Address			Neighborhood	Ward	Owner	Applicant
17	5140	YORK	AVE S	FULTON	13	ROBACK DAVID M	DON & WAYNE EXE, LLC
17	5249	DREW	AVE S	FULTON	13	AMY R FREESTONE	NITTI ROLLOFF SERVICES
17	5341	DREW	AVE S	FULTON	13	DREW 3, LLC	BOLLIG & SONS
17	5825	RUSSELL	AVE S	ARMATAGE	13	CONTRACT & DESIGN CO, INC.	ALL METRO EXCAVATING
18	6039	UPTON	AVE S	ARMATAGE	13	BRENT A TORGENSEN	ALL METRO EXCAVATING

**NOTES:** The residence at 2128 Marshall Street Northeast was moved to the vacant lot on 2111 Marshall Street Northeast. Two Demolition of a Historic Resource applications were reviewed by the Heritage Preservation Commission during the fourth quarter of 2013: 2309 53<sup>rd</sup> Street West and 4535 East Lake Harriet Parkway.

Evaluated Property Map and Photographs (see remaining pages)