

MEMORANDUM

TO: Heritage Preservation Commission
FROM: John Smoley, Ph.D., (612) 673-2830
DATE: November 10, 2015
SUBJECT: Administrative Demolition Update: Third Quarter, 2015

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 Department staff during the third quarter of 2015.

Quarterly Total

Forty-nine properties were reviewed for demolition in the third quarter of 2015.

Initiation

Of the forty-nine properties reviewed for demolition in the third quarter of 2015, forty-seven were market-driven and two applications were initiated by the City's Problem Properties Unit (PPU).

Use

Of the forty-nine properties reviewed for demolition in the third quarter of 2015, forty-five contained residential uses and four held non-residential uses.

Department of Community Planning and Economic Development

Evaluated Property Roster

P #	Address				Neighborhood	Ward	Owner	Applicant
6	252	XERXES	AVE	N	BRYN MAWR	07	CARL W LUYENDYK	WRUCK EXCAVATING INC
6	501	HURON	BLVD	SE	PROSPECT PK/E RIVER RD	02	711 HOLDINGS LLC	KEVITT EXCAVATING LLC
6	509	ERIE	ST	SE	PROSPECT PK/E RIVER RD	02	REGENTS OF THE UNIV OF MINNESOTA	KEVITT EXCAVATING, LLC
6	513	ERIE	ST	SE	PROSPECT PK/E RIVER RD	02	REGENTS OF THE UNIV OF MINNESOTA	KEVITT EXCAVATING, LLC
7	514	HURON	BLVD	SE	PROSPECT PK/E RIVER RD	02	REGENTS OF THE UNIV OF MINNESOTA	KEVITT EXCAVATING, LLC
7	520	HURON	BLVD	SE	PROSPECT PK/E RIVER RD	02	HURON BOULEVARD APTS LLC	KEVITT EXCAVATING, LLC
7	521	ERIE	ST	SE	PROSPECT PK/E RIVER RD	02	REGENTS OF THE UNIV OF MINNESOTA	KEVITT EXCAVATING, LLC
7	523	ERIE	ST	SE	PROSPECT PK/E RIVER RD	02	FARNAZ TOUSSI	KEVITT EXCAVATING, LLC
8	524	HURON	BLVD	SE	PROSPECT PK/E RIVER RD	02	MCGOVERN SADUSKY INVST INC	KEVITT EXCAVATING
8	729	8TH	ST	SE	MARCY-HOLMES	03	1331 8TH ST LLC	CBI EXCAVATING, INC.
8	909	WEST BROADWAY			NEAR NORTH	05	KARL F SALLBLAD	BARR-NELSON CONSTRUCTION SERVICES, INC
8	911	WEST BROADWAY			NEAR NORTH	05	CHARLIE ROSSLEY	BARR-NELSON CONSTRUCTION SERVICES, INC
9	913	WEST BROADWAY			NEAR NORTH	05	UNBANK PROPERTY I LLC	VEIT & COMPANY
9	946	18TH	AVE	NE	NORTHEAST PARK	01	COLBERG LORRAINE	MPLS CITY PROPERTY ATN CPED (PPU)
9	1000	ESSEX	ST	SE	PROSPECT PK/E RIVER RD	02	AARDVARK LLC	KEVITT EXCAVATING
9	1001	FULTON	ST	SE	PROSPECT PK/E RIVER RD	02	REGENTS OF THE UNIV OF MINNESOTA	KEVITT EXCAVATING, LLC
10	1007	FULTON	ST	SE	PROSPECT PK/E RIVER RD	02	REGENTS OF THE UNIV OF MINNESOTA	KEVITT EXCAVATING, LLC
10	1010	ESSEX	ST	SE	PROSPECT PK/E RIVER RD	02	REGENTS OF THE UNIV OF MINNESOTA	KEVITT EXCAVATING, LLC
10	1121	8TH	ST	SE	MARCY-HOLMES	03	GOLDEN LODGE LLC	CBI EXCAVATING INC.
10	1601-05	MARSHALL	ST	NE	SHERIDAN	03	WALTER B SENTYRZ JR	BOLLIG AND SONS
11	1708	LAKE	ST	W	EAST ISLES	07	SEVENTEEN10 LLC	RAMSEY EXCAVATING
11	1714	LAKE	ST	W	EAST ISLES	07	SEVENTEEN10 LLC	RAMSEY EXCAVATING
11	1719	4TH	ST	NE	HOLLAND	01	CONCORD UNIVERSAL LLC	BOLLIG & SONS

Department of Community Planning and Economic Development

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11	2115	52ND	ST	W	LYNNHURST	13	ANTHONY WALDERA	BOLLIG & SONS
12	2705	5TH	AVE	S	PHILLIPS WEST	06	PPL ON PORTLAND	DON AND WAYNE EXC LLC
12	2728	CHOWEN	AVE	S	CEDAR-ISLES-DEAN	07	LAKEWEST LLC	NITTI ROLLOFF SERVICES
12	3210	EXCELSIOR	Blvd		WEST CALHOUN	13	MINIKAHDA CLUB	VEIT & CO
12	3224	52ND	ST	E	KEEWAYDIN	12	DA PROPERTIES HOLDINGS LLC	DLO EXCAVATING LLC
13	3509	32ND	ST	W	WEST CALHOUN	13	MINIKAHDA CLUB	VEIT & CO
13	3515	DUPONT	AVE	N	FOLWELL	04	MPLS CITY PROPERTY ATN CPED (PPU)	H & T TRUCKING
13	3530	HUMBOLDT	AVE	N	FOLWELL	04	STOKES WILLIAM JR	G URBAN COMPANIES INC
13	3629	DUPONT	AVE	S	EAST HARRIET	10	MATTHEW HS DAVIS	MATTHEW H DAVIS
14	3632	COLFAX	AVE	S	EAST HARRIET	10	MARK D WILLIAMS CUSTOM HOMES I	JS STEWART COMPANIES
14	3645	36TH	AVE	S	HOWE	12	3645 36TH AVENUE LLC	BD CONSTRUCTION LLC
14	3810	WEST LAKE CALHOUN	PKWY		LINDEN HILLS	13	TOWNHOME ASSOCIATION	KEVITT EXCAVATING, LLC.
14	4043	ABBOTT	AVE	S	LINDEN HILLS	13	JUNICE O BERG	NITTI ROLLOFF SERVICES INC
15	4127	40TH	AVE	S	HIAWATHA	12	MAKEOVER PROPERTIES LLC	SRCM LLC
15	4131	NOKOMIS	AVE	S	STANDISH	12	PARKER PROPERTIES LLC	DLO EXCAVATING LLC
15	4340	ALDRICH	AVE	S	EAST HARRIET	13	TALLE AND ASSOCIATES INC	BOLLIG & SONS
15	4406	NICOLLET	AVE		KING FIELD	08	MARK D WHITE	BRUCE SAARI
16	4447	UPTON	AVE	S	LINDEN HILLS	13	JOHN PATRICK OHALLORAN	BOLLIG & SONS
16	4512	43RD	AVE	S	HIAWATHA	12	DREAM HOMES INC	DON & WAYNE EXC LLC
16	4524	VINCENT	AVE	S	LINDEN HILLS	13	GT CAPITAL LLC	BOLLIG & SONS
16	5004	VINCENT	AVE	S	FULTON	13	MCCABE DEVELOPMENT LLC	DLO EXCAVATING LLC
17	5036	WASHBURN	AVE	S	FULTON	13	DEFINITIVE PROPERTIES LLC	DON & WAYNE EXCAVATING, LLC
17	5205	XERXES	AVE	S	FULTON	13	XERXES PARTNERS LLC	BOLLIG AND SONS
17	5321	ABBOTT	AVE	S	FULTON	13	D F RENOVATION LLC	LA COE ENTERPRISES INC
17	5324	OLIVER	AVE	S	LYNNHURST	13	MAGNATE INVESTMENTS LLC	COLLYARD LANDSCAPING LLC

Department of Community Planning and Economic Development

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18	5617	25TH	AVE	S	WENONAH	11	MYHOMESOURCE LLC	DON & WAYNE EXCAVATING LLC

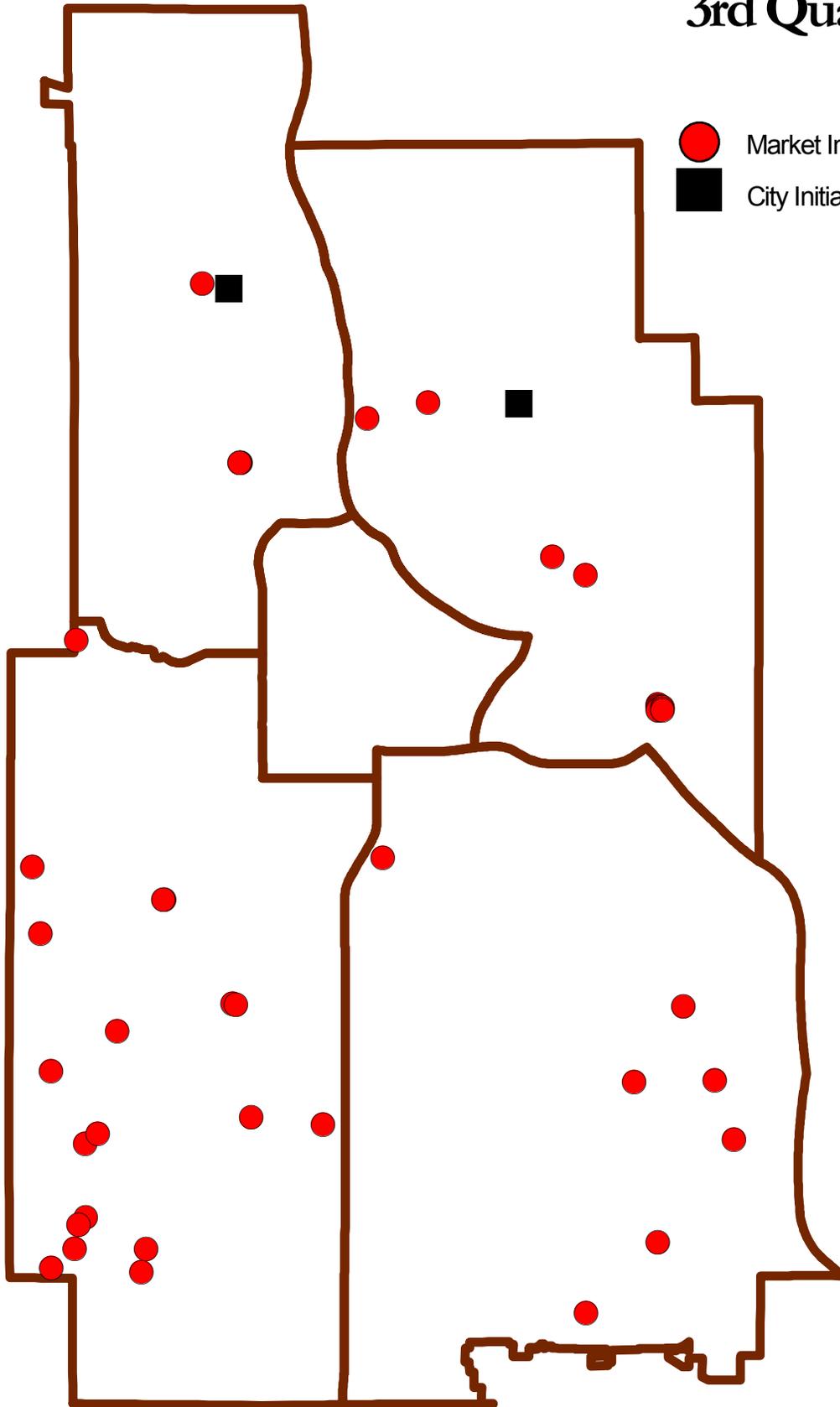
NOTES: One Demolition of a Historic Resource application was reviewed by the Heritage Preservation Commission during the third quarter of 2015: 1207 Washington Avenue South.

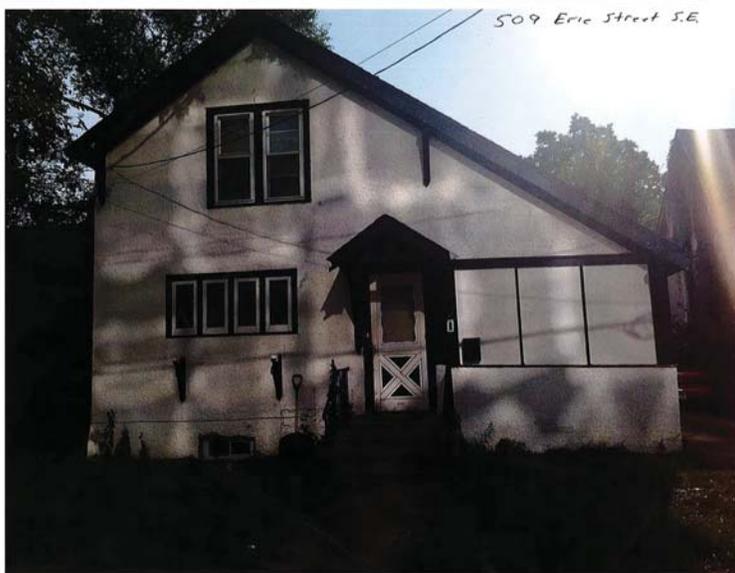
Evaluated Property Map and Photographs (see remaining pages)

Wrecking Permit Applications Reviewed by Preservation Staff

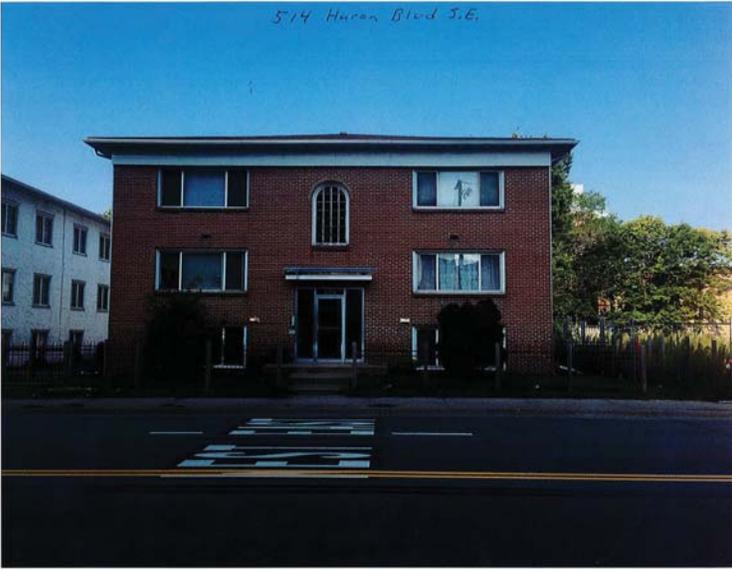
3rd Quarter 2015

- Market Initiated Applications
- City Initiated Applications





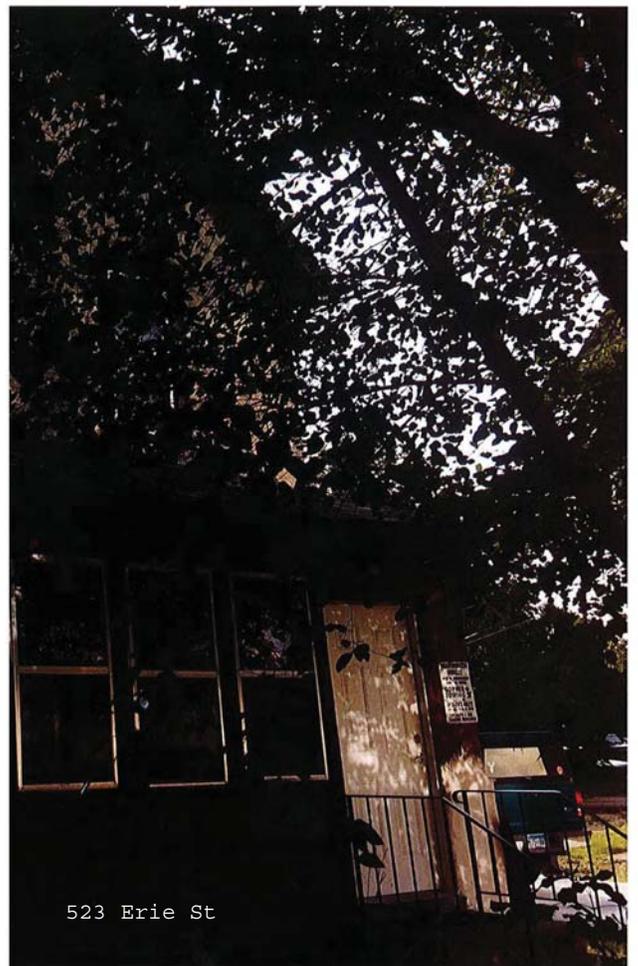
514 Huron Blvd S.E.



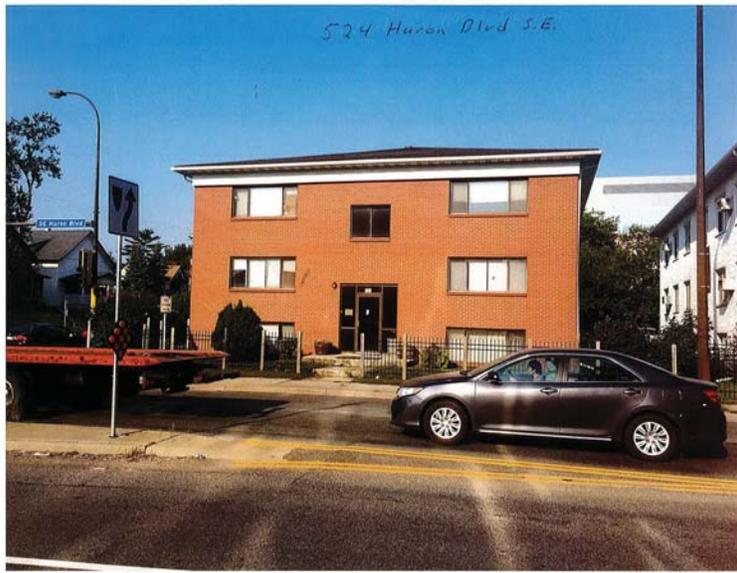
520 Huron Blvd S.E.



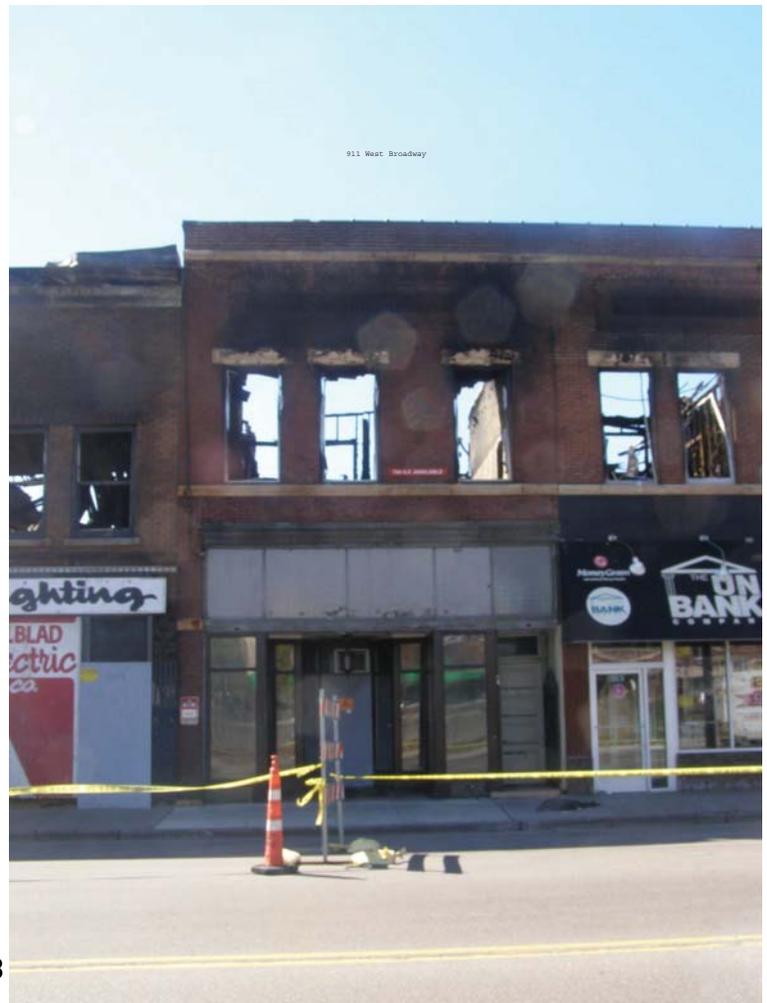
521 Erie Street S.E.



523 Erie St



729 8th ST SE

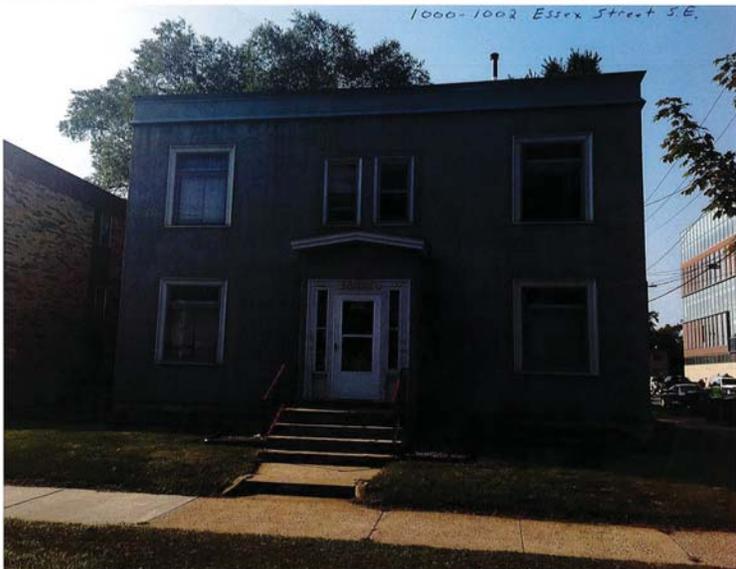


913 West Broadway

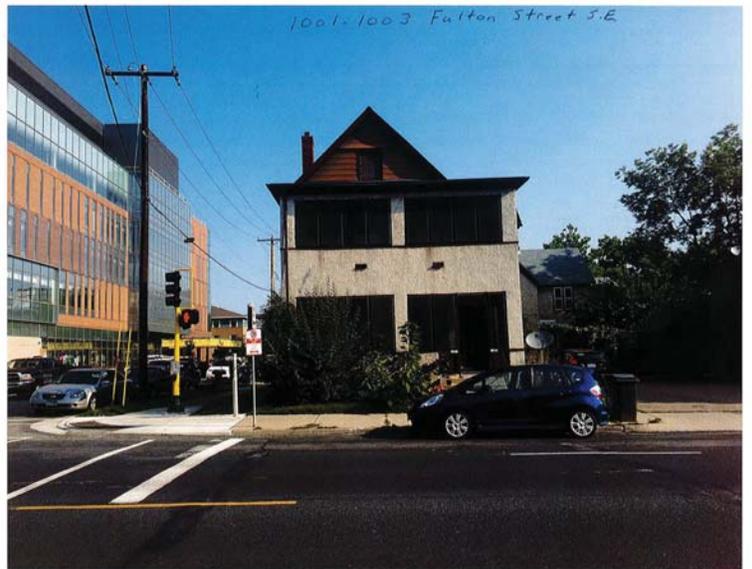


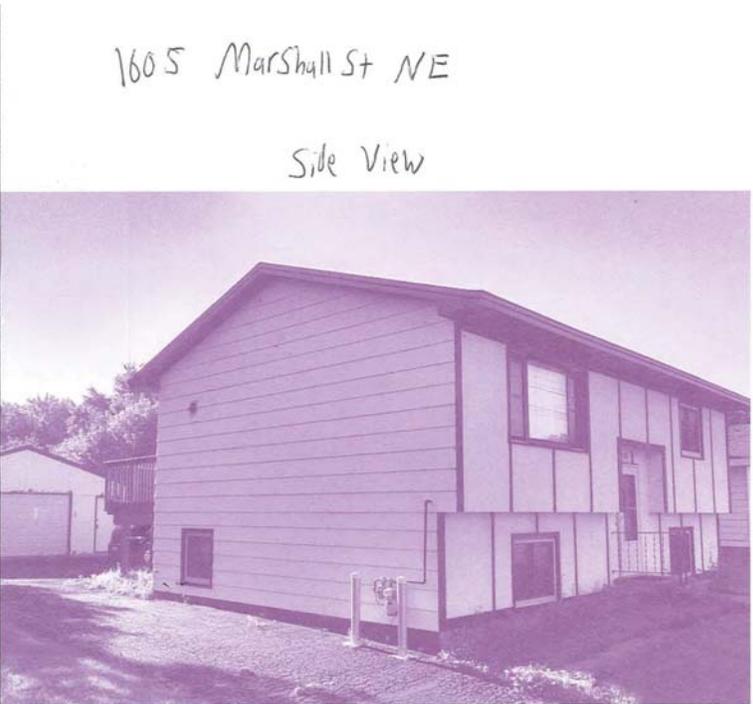
946 18th Ave NE

1000-1002 Essex Street S.E.



1001-1003 Fulton Street S.E.

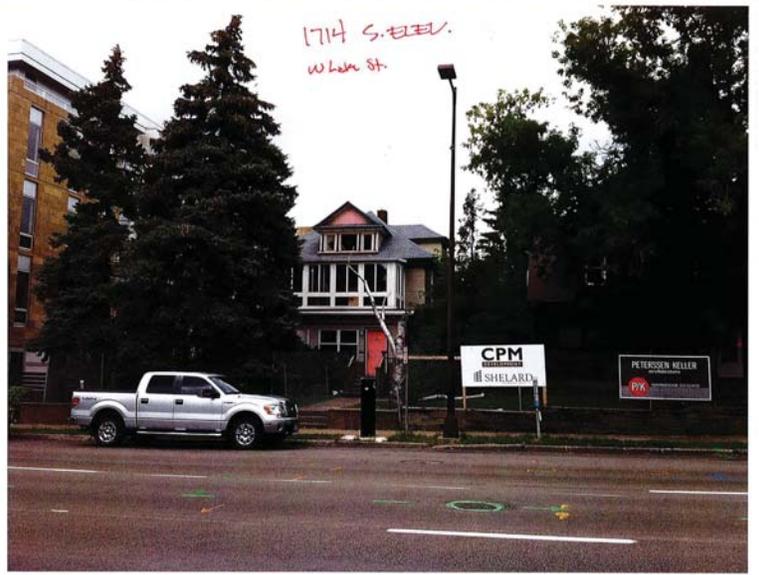




1708 S. ELEV.
W 1st St



1714 S. ELEV.
W 1st St



1719 4th St NE
Street View



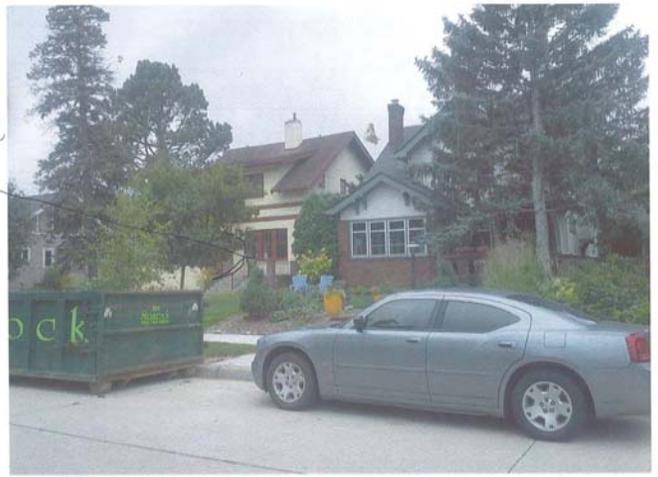
2115 Sand St W
Street View



2705 5th Ave S.



2705
Cherokee St

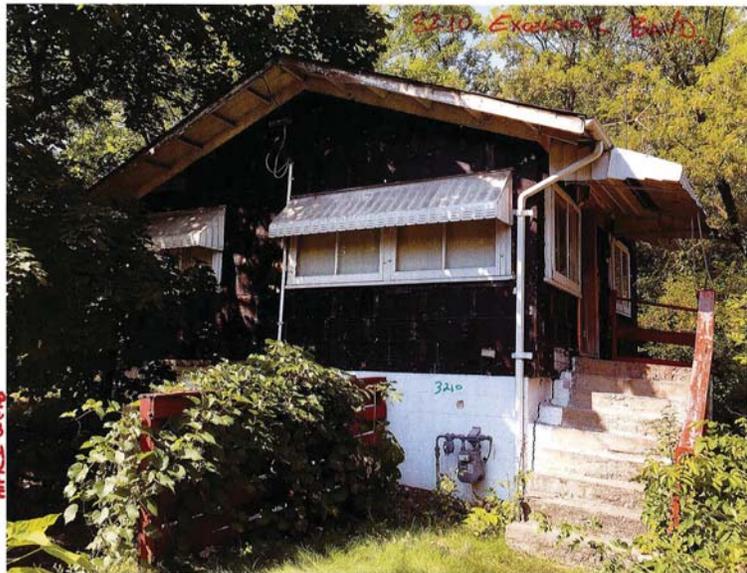


2705
Cherokee St

2705
Cherokee St



2705
Cherokee St

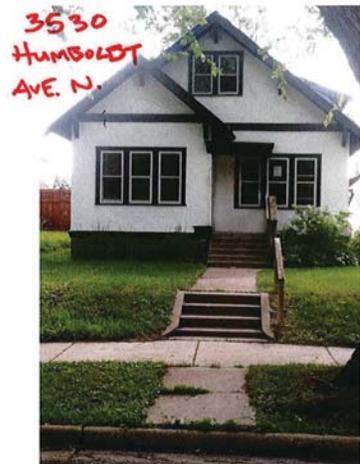
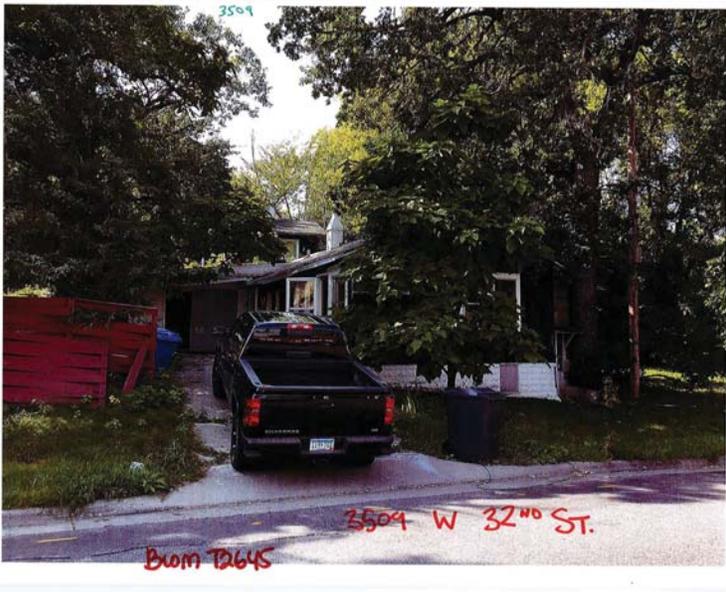


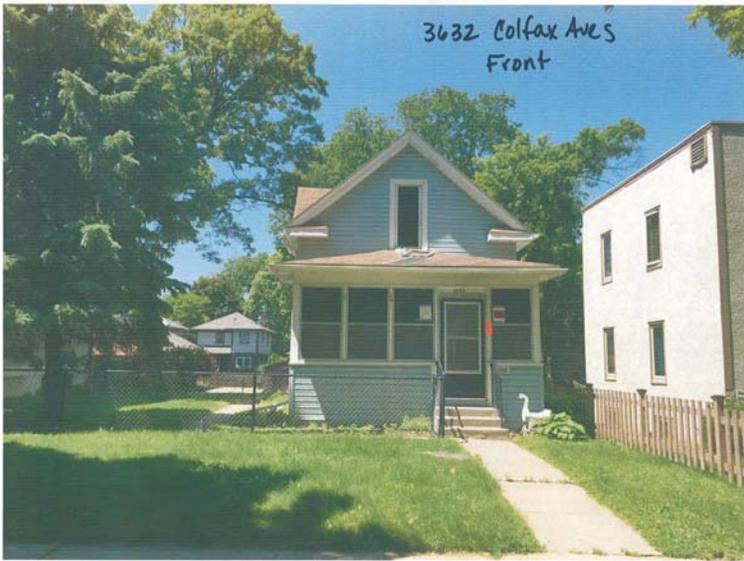
3210 Exchange Blvd

3210

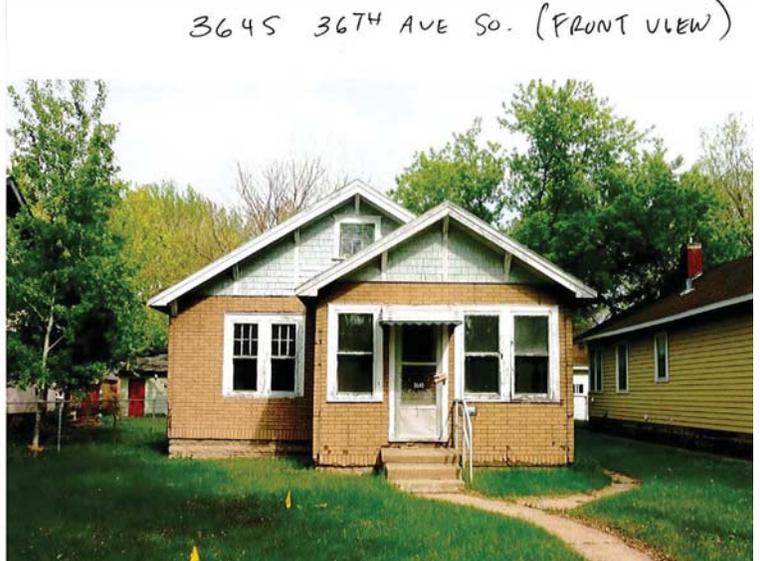


3224 52nd Street E





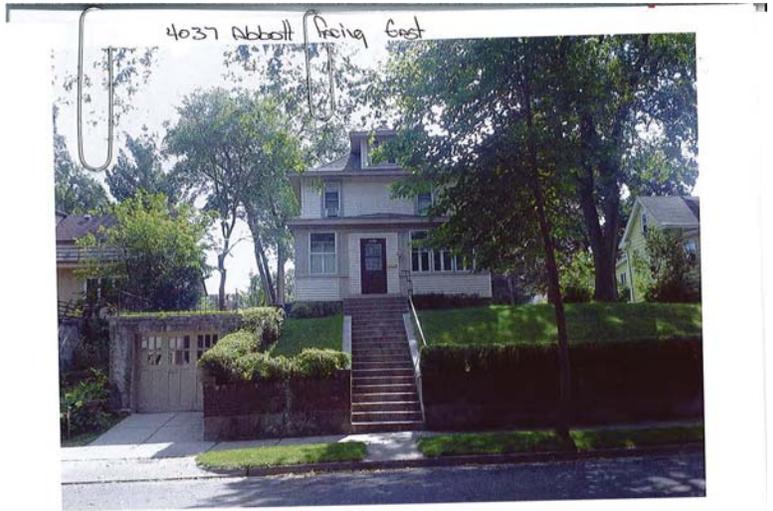
3632 Colfax Ave S
Front



3645 36TH AVE SO. (FRONT VIEW)



3810-12 W Calhoun Parkway



4037 Abbott Hwy East



4037 Abbott Hwy East

4037 Abbott Hwy East



4127
40th Ave S.



4131 Nokomis Ave S.



Front

Side



4406 NICOLLET Ave S.

FRONT



Side

474B Aldrich

Rear



Left



Front



Side

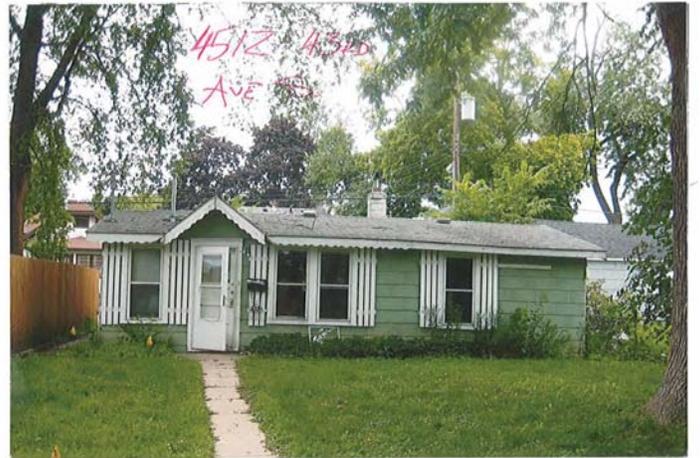


Front



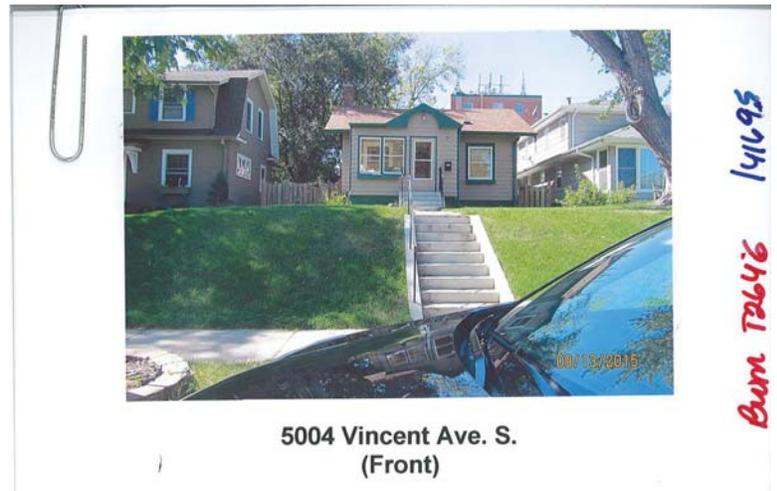
Side

4447 Upton Ave S



4512 4516
Ave S

4524 Vincent Ave S
Front View



141695
Bum T2646

5004 Vincent Ave. S.
(Front)

5036 WASHBURN AVE. S.

FRONT (EAST)



REAR (WEST)



Side



Front

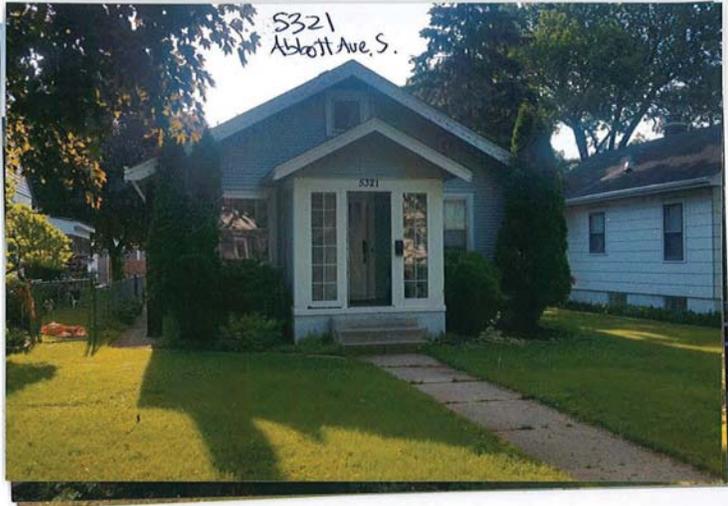


Rear



Side

5335 Xerxes Ave S



5321
Abbott Ave. S.

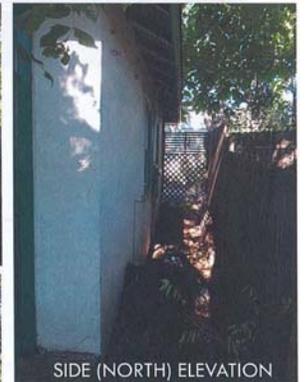


5324
Oliver
Ave. S.

FRONT ELEVATION



SIDE (SOUTH) ELEVATION



SIDE (NORTH) ELEVATION



REAR ELEVATION

5324 Oliver Ave S
WRECKING PERMIT APPLICATION
Existing Structure



7-31-2015 – 5617 25th Ave S - Front