

## MEMORANDUM

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

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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 Department staff during the second quarter of 2015.

### Quarterly Total

Thirty-one properties were reviewed for demolition in the second quarter of 2015.

### Initiation

Of the thirty-one properties reviewed for demolition in the second quarter of 2015, one application was initiated by the City’s Problem Properties Unit (PPU).

### Use

Of the thirty-one properties reviewed for demolition in the second quarter of 2015, thirty contained residential uses and one held a non-residential use.

Department of Community Planning and Economic Development

Evaluated Property Roster

P #	Address				Neighborhood	Ward	Owner	Applicant
5	624	21ST	AVE	S	CEDAR RSIDE/WEST BANK	02	AUGSBURG COLLEGE	VIET & COMPANY, INC
5	628	21ST	AVE	S	CEDAR RSIDE/WEST BANK	02	AUGSBURG COLLEGE	VIET & COMPANY, INC
5	713	RUSSELL	AVE	N	WILLARD-HAY	05	GOFF HOLDINGS LLC	ALL METRO EXCAVATING INC
5	1609	LAGOON	AVE		EAST ISLES	07	JONATHON D HORNIG	MAX STEININGER, INC.
6	1611	LAGOON	AVE		EAST ISLES	07	LAGOON-IRVING LLC	MAX STEININGER, INC.
6	1709	46TH	ST	E	NORTHROP	11	ASHTON MARK LLC	DREW & WAYNE EXC LLC
6	1718	OLIVER	AVE	S	KENWOOD	07	KRISLOV DONNA T	SCHERBER CO LLC
6	1909	HUMBOLDT	AVE	S	LOWRY HILL	07	HUMBOLDT PARTNERS LLC	VINCENT BROWN TRUCKING AND CONSTRUCTION LLC
7	2120	57TH	ST	W	ARMATAGE	13	CHRISTOPHER FRANZIG	DON & WAYNE EXCAVATING LLC
7	2412	17TH	AVE	S	EAST PHILLIPS	09	MPLS CITY PROPERTY ATN CPED (PPU)	BUILDING CODE TECH
7	2535	CENTRAL	AVE	NE	AUDOBON PARK	11	EASTSIDE FOOD CO-OP	NORD EXCAVATING
7	2743	DUPONT	AVE	S	LOWRY HILL EAST	10	KLP REAL ESTATE LLC	SPECTACULAR COMPANIES
8	2902	IRVING	AVE	S	EAST ISLES	07	LAGOON-IRVING LLC	MAX STEININGER, INC.
8	2910	IRVING	AVE	S	EAST ISLES	07	LAGOON IRVING LLC	MAX STEININGER, INC.
8	3213	EAST LAKE CALHOUN	PKWY		ECCO	10	ANNE M DRAKE	RAMSEY EXCAVATING CO, INC
8	3305	35TH	AVE	S	LONGFELLOW	02	DREAM HOMES INC	DON AND WAYNE EXCAVATING
9	3520	FRANKLIN	AVE	W	BRYN MAWR	07	ROBERT A CLOSE	KRUEGER EXCAVATING INC
9	3804	41ST	AVE	S	HOWE	12	MATTHEW COLAIZY	DON & WAYNE EXCAVATING LLC
9	4044	43RD	AVE	S	HIAWATHA	12	SHAWN A GRIMM	DON & WAYNE EXCAVATING LLC
9	4116	45TH	AVE	S	HIAWATHA	12	RIVERS LLC	A&D RECYCLING & RECOVERY, INC
10	4134	41ST	AVE	S	HIAWATHA	12	RIVERS CONSTRUCTION LLC	A&D RECYCLING & RECOVERY, INC
10	4226	19TH	AVE	S	STANDISH	12	GUARDIAN HOMES LLC	DON & WAYNE EXCAVATING
10	4226	29TH	AVE	S	ERICSSON	12	JRM ESTATES INC	DLO EXCAVATING LLC

Department of Community Planning and Economic Development

P #	Address				Neighborhood	Ward	Owner	Applicant
10	4240	BEARD	AVE	S	LINDEN HILLS	13	WEXLER RE INVESTMENTS LLC	CHUCK'S EXCAVATING
11	4312	EWING	AVE	S	LINDEN HILLS	13	PARAMOUNT INVESTMENT GROUP LLC	BOLLIG & SONS INC
11	4351	43RD	AVE	S	HIAWATHA	12	DREAM HOMES INC	DON & WAYNE EXCAVATING LLC
11	4512	BEARD	AVE	S	LINDEN HILLS	13	PARAMOUNT INVESTMENT GROUP LLC	BOLLIG & SONS
11	4541	BEARD	AVE	S	LINDEN HILLS	13	GLAD CLINTON A	LAWNS ARE US
12	4541	WASHBURN	AVE	S	LINDEN HILLS	13	JULIE RAMSLAND	NITTI ROLLOFF SERVICES, INC
12	4737	GARFIELD	AVE	S	TANGLETOWN	11	PARAMOUNT INVESTMENT GROUP LLC	BOLLIG & SONS
12	5100	ABBOTT	AVE	S	FULTON	13	CONCORD UNIVERSAL LLC	BOLLIG & SONS

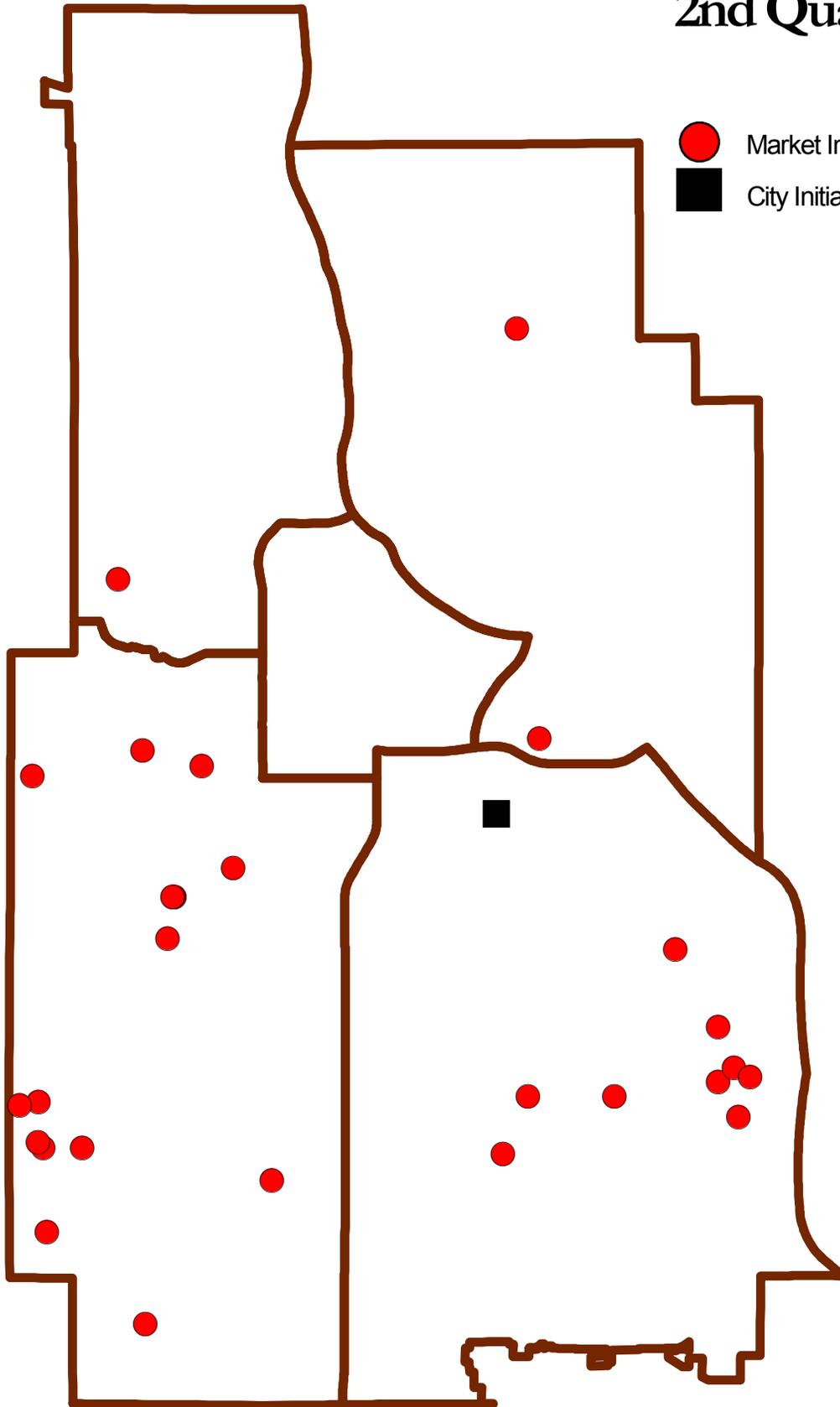
**NOTES:** No Demolition of a Historic Resource applications were reviewed by the Heritage Preservation Commission during the second quarter of 2015.

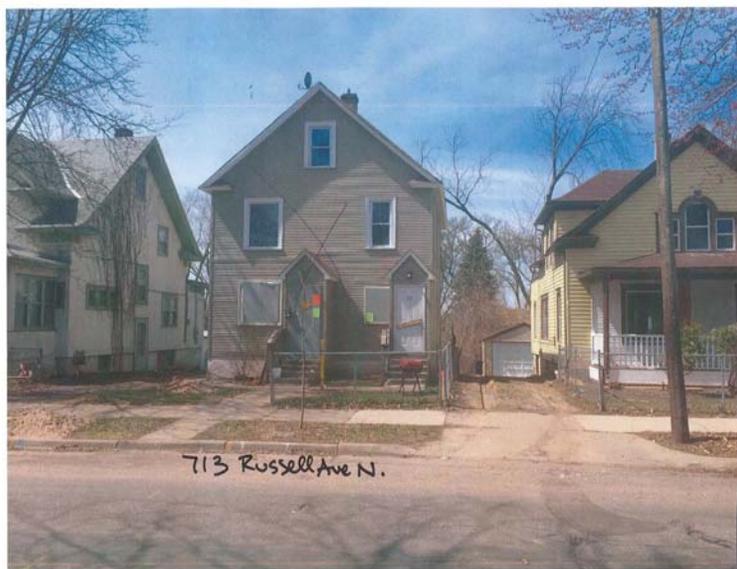
Evaluated Property Map and Photographs (see remaining pages)

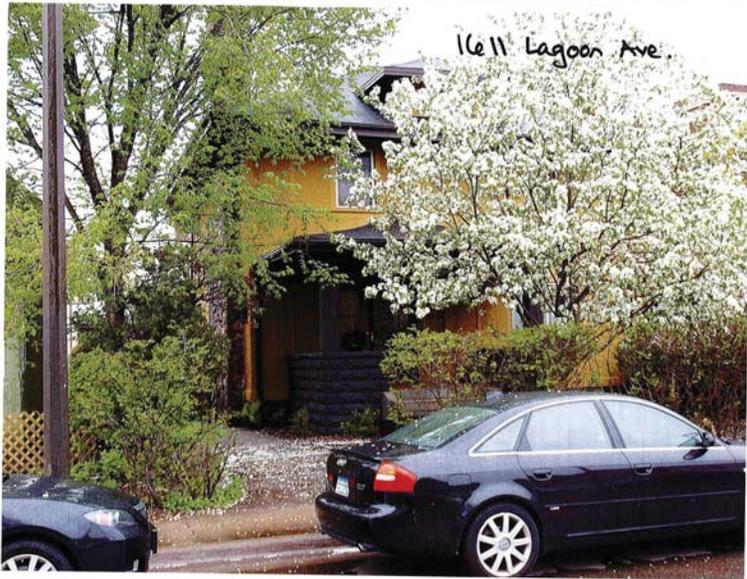
# Wrecking Permit Applications Reviewed by Preservation Staff

2nd Quarter 2015

- Market Initiated Applications
- City Initiated Applications





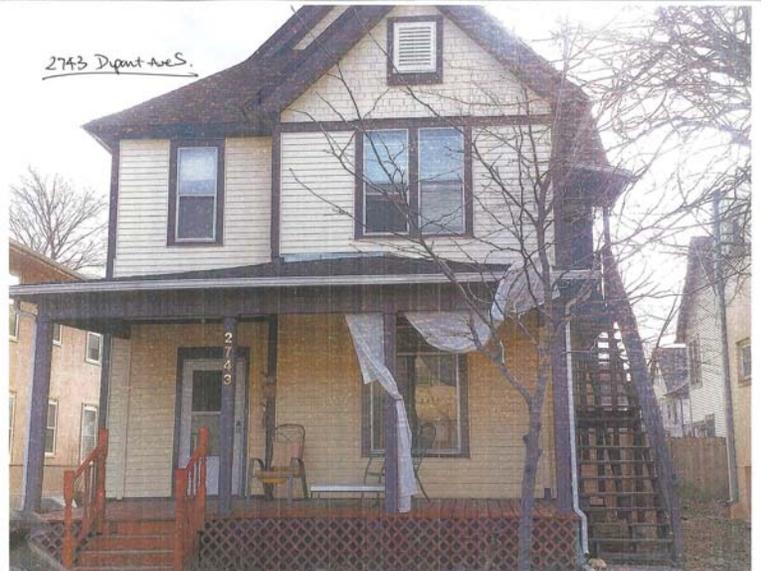
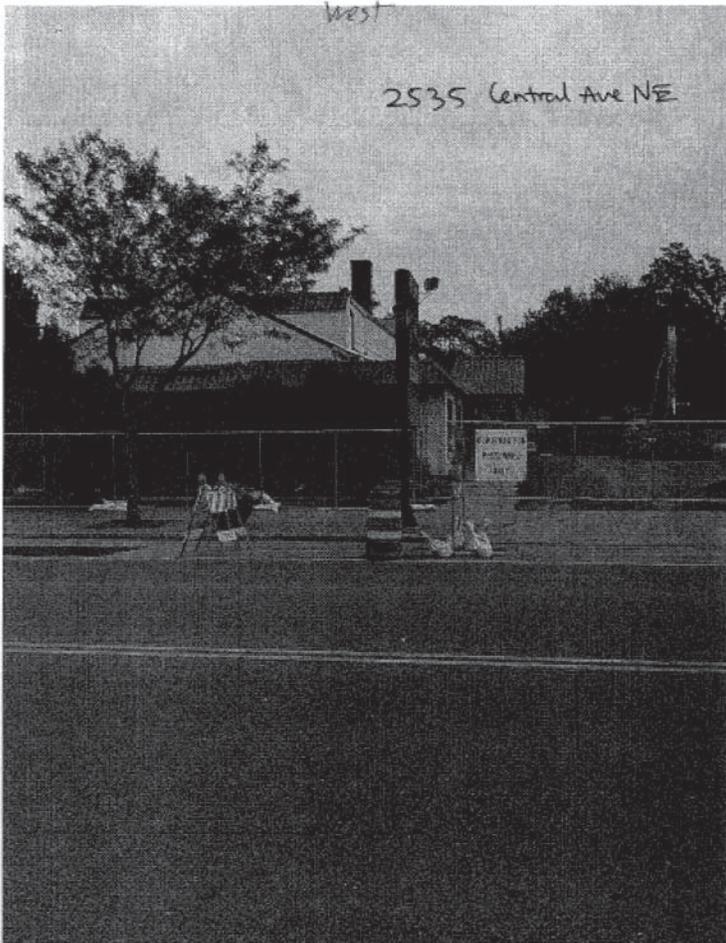


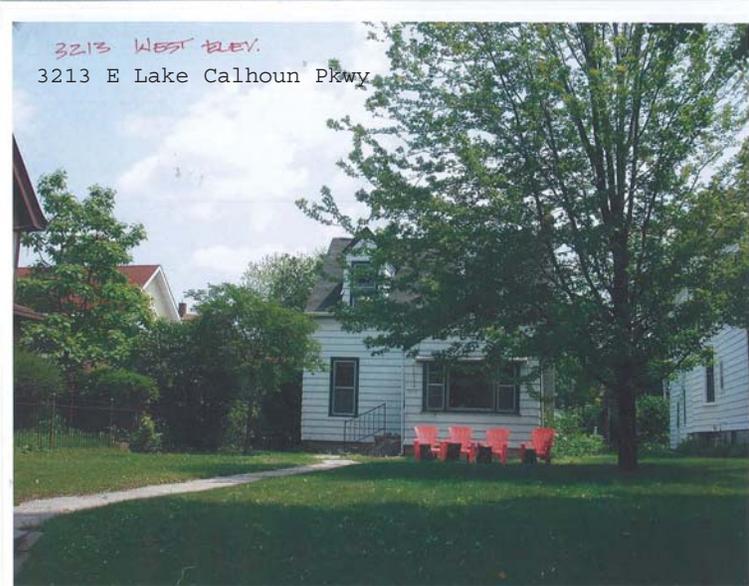
2120 W 57th Street

REAR (NORTH)



FRONT (SOUTH)







3520 W. Franklin Ave.



3804  
41st Ave S.

4044 43rd Ave S.



4116 45th Ave S - East Side

4112 East



Front 4134 41<sup>st</sup> Ave S.



4226 19<sup>th</sup> Ave S



4226 29<sup>th</sup> Ave S.



4240 Beard Ave S.



Side



Side



Rear



Front  
4312 E Wily Ave S

Burn 73577  
139578



4351 43RD Ave S



side



Front



Rear



Side

4512 Beard Ave S

Burn 73576 139579



4541 Beard Ave

Front

4541 Washburn facing East



4537 →

4543 Washburn

4541 Washburn facing west



4537 Washburn



Side



Street

Burn 12578 13457



Rear

4737 Garfield Ave S



Side

5100 Abbott Ave S  
Street View

