

MEMORANDUM

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

Quarterly Total

Thirty-seven properties were reviewed for demolition in the first quarter of 2015.

Initiation

Of the thirty-seven properties reviewed for demolition in the first quarter of 2015, thirty-four were market-driven, two applications were initiated by the City’s Problem Properties Unit (PPU), and one application was submitted on behalf of CPED’s Housing Policy and Development Division.

Use

Of the thirty-seven properties reviewed for demolition in the first quarter of 2015, thirty contained residential uses and seven held non-residential uses.

Department of Community Planning and Economic Development

Evaluated Property Roster

P #	Address				Neighborhood	Ward	Owner	Applicant
5	425	7TH	ST	N	NORTHLOOP	05	SHARING & CARING HANDS INC	KAMISH EXCAVATING
5	609	FILLMORE	ST	NE	BELTRAMI	03	HENNEPIN COUNTY FORFEITED LA	CITY OF MINNEAPOLIS-CPED
5	915	PENN	AVE	N	WILLARD-HAY	05	LILENE E MOORE	ALL METRO EXCAVATING
5	2020	CEDAR LAKE	PKWY		BRYN MAWR	07	TODD WATERBURY	SCHERBER CO LLC
6	2242	56TH	ST	E	WENONAH	11	JRM ESTATES INC	SRCM LLC
6	2310	BENJAMIN	ST	NE	WINDOM PARK	01	KUGLIN, JAMES/TAMMY	NITTI ROLLOFF SERVICES
6	2327	GOLDEN VALLEY	RD		WILLARD-HAY	05	MPLS CITY PROPERTY ATN CPED (PPU)	H&T TRUCKING
6	2536	UPTON	AVE	S	KENWOOD	07	JAMES H TUMULTY	OLSON CONSTRUCTION, EXCAVATION & UTILITY CO
7	2610	CENTRAL	AVE	NE	HOLLAND	01	NLD CENTRAL LLC	TURNER BROS
7	3117	LAKE	ST	E	LONGFELLOW	02	NLD LAKE LLC	TURNER BROS INC
7	3118	LAKE	ST	W	CEDAR-ISLES-DEAN	07	TC/P 3115 W LAKE LLC	KEVITT EXCAVATING, LLC
7	3123	LAKE	ST	E	LONGFELLOW	02	NLD LAKE LLC	TURNER BROS INC
8	3127	LAKE	ST	E	LONGFELLOW	02	NLD LAKE LLC	TURNER BROS INC
8	3801	BLOOMINGTON	AVE		BANCROFT	08	WEI WANG	MPLS CITY PROPERTY ATN CPED (PPU)
8	3921	36TH	AVE	S	HOWE	12	JRM ESTATES INC	DLO EXCAVATING LLC
8	3936	46TH	AVE	S	HOWE	12	DREAM HOMES INC	DON & WAYNE EXCAVATING LLC
9	3940	THOMAS	AVE	S	LINDEN HILLS	13	LAKE WEST DEVELOPMENT LLC	ALL METRO EXCAVATING INC
9	3944	38TH	AVE	S	HOWE	12	DREAM HOMES INC	DON & WAYNE EXCAVATING LLC
9	4146	ZENITH	AVE	S	LINDEN HILLS	13	LUND JOHN M	
9	4337	EWING	AVE	S	LINDEN HILLS	13	CONCORD UNIVERSAL LLC	BOLLIG & SONS INC
10	4353	BEARD	AVE	S	LINDEN HILLS	13	MT LAUGHT LLC	LACOE ENTERPRISES INC
10	4355	43RD	AVE	S	HIAWATHA	12	DREAM HOMES INC	DON & WAYNE EXCAVATING LLC
10	4410	43RD	ST	E	HIAWATHA	12	BENOZ HOMES INC	DON & WAYNE EXC

Department of Community Planning and Economic Development

P #	Address				Neighborhood	Ward	Owner	Applicant
10	4516	WASHBURN	AVE	S	LINDEN HILLS	13	CONCORD UNIVERSAL LLC	BOLLING & SONS
11	4634	18TH	AVE	S	NORTHROP	11	SUSTAINABLE 9 HOLDINGS LLC	ALL METRO EXCAVATION
11	4717	DREW	AVE	S	FULTON	13	PARAMOUNT INVESTMENT GROUP LLC	BOLLIG & SONS, INC
11	4929	40TH	AVE	S	MINNEHAHA	12	BUFFIE INVESTMENT GROUP LLC	BOLLIG & SONS INC
11	5112	NEWTON	AVE	S	LYNNHURST	13	TAMMY M SEITEL	COLLYARD LANDSCAPING
12	5115	CHOWEN	AVE	S	FULTON	13	RESIDENTIAL RENOVATION LLC	DON & WAYNE EXCAVATING, LLC
12	5140	CHOWEN	AVE	S	FULTON	13	PARAMOUNT INVESTMENT GROUP LLC	
12	5142	HUMBOLDT	AVE	S	LYNNHURST	13	SMILEY BRIDGE GROUP LLC	SCHERBER CO, LLC
12	5240	CHICAGO	AVE		PAGE	11	CONCORD UNIVERSAL LLC	BOLLING & SONS INC
13	5315	45TH	AVE	S	MINNEHAHA	12	ENDRES CUSTOM HOMES INC	ENDRESS CUSTOM HOMES
13	5455	ALDRICH	AVE	S	KENNY	13	PLAZA I INC	NITTI ROLLOFF SERVICES
13	5604	NEWTON	AVE	S	ARMATAGE	13	AKARE COMPANIES LLC	NITTI ROLLOFF SERVICES
13	5652	25TH	AVE	S	WENONAH	11	5652 PARTNERS LLC	BOLLIG & SONS INC
14	5724	22ND	AVE	S	WENONAH	11	JRM ESTATES INC	SRCM LLC

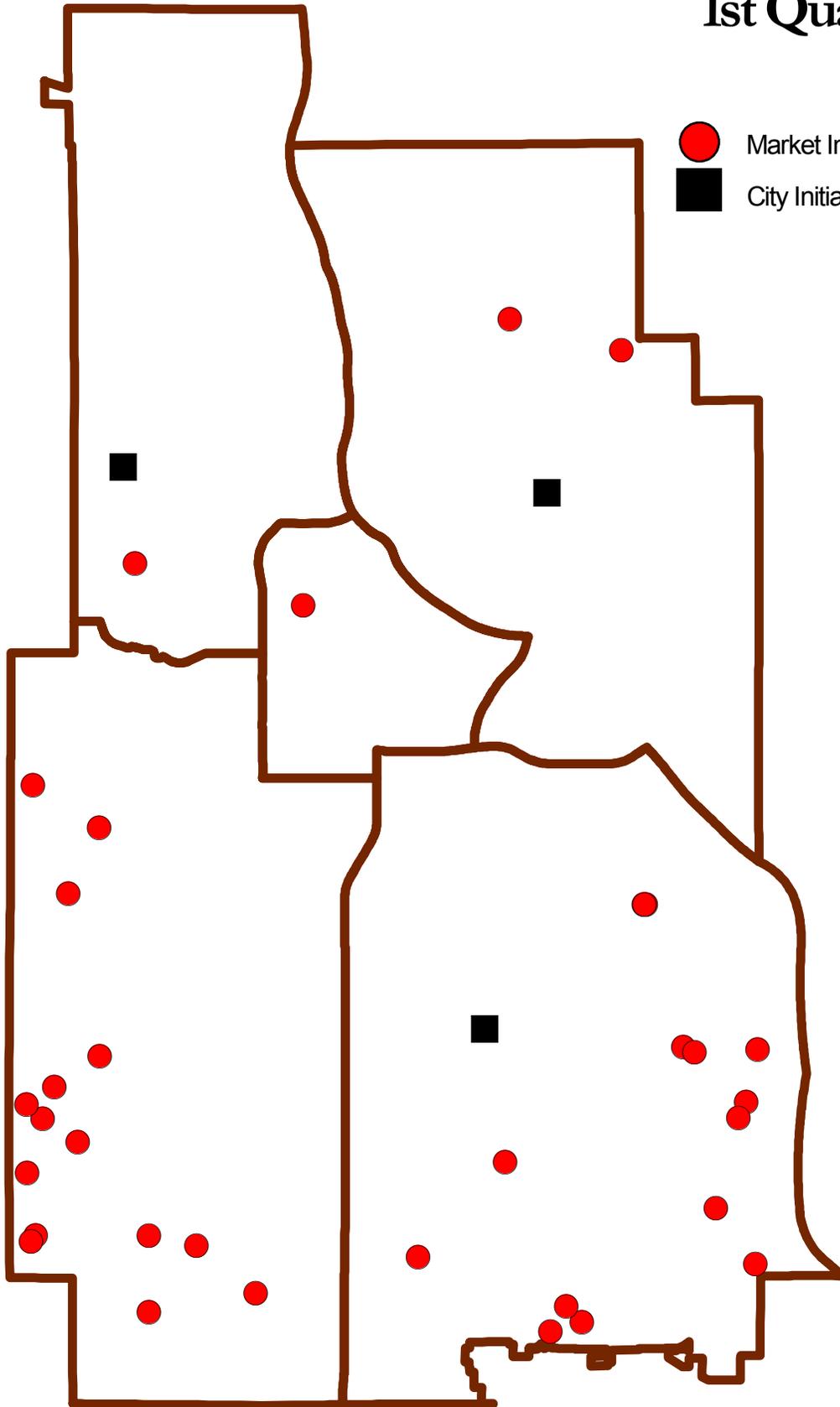
NOTES: No Demolition of a Historic Resource applications were reviewed by the Heritage Preservation Commission during the first quarter of 2015.

Evaluated Property Map and Photographs (see remaining pages)

Wrecking Permit Applications Reviewed by Preservation Staff

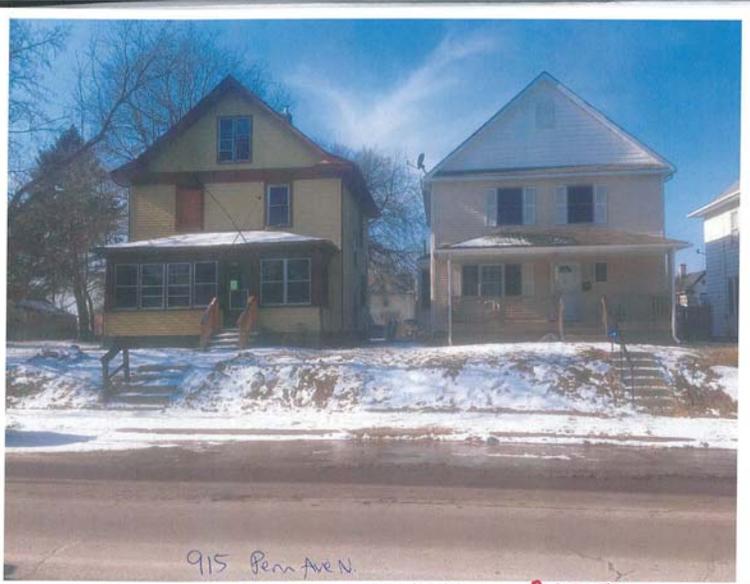
1st Quarter 2015

- Market Initiated Applications
- City Initiated Applications





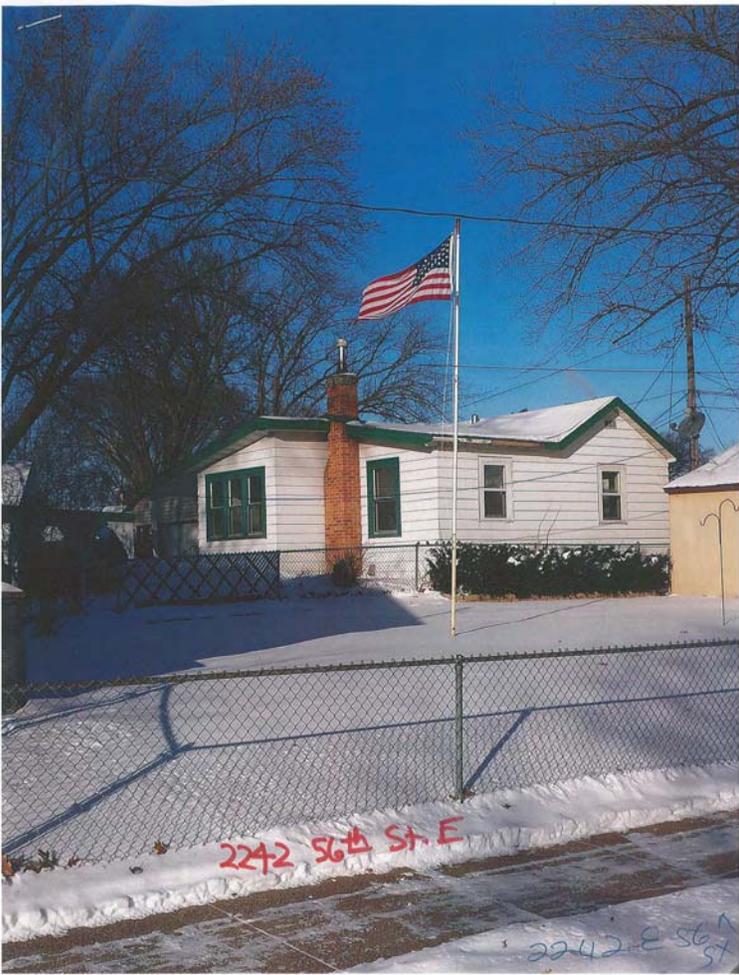
425 7th Street N EAST SIDE



915 Penn Ave N



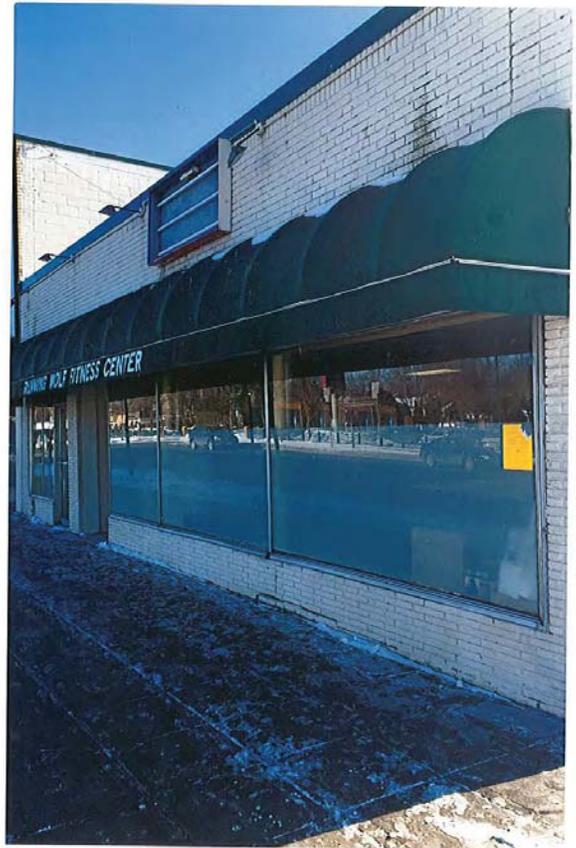
2020 Cedar Lake Plwy Front



2327 Golden Valley Road

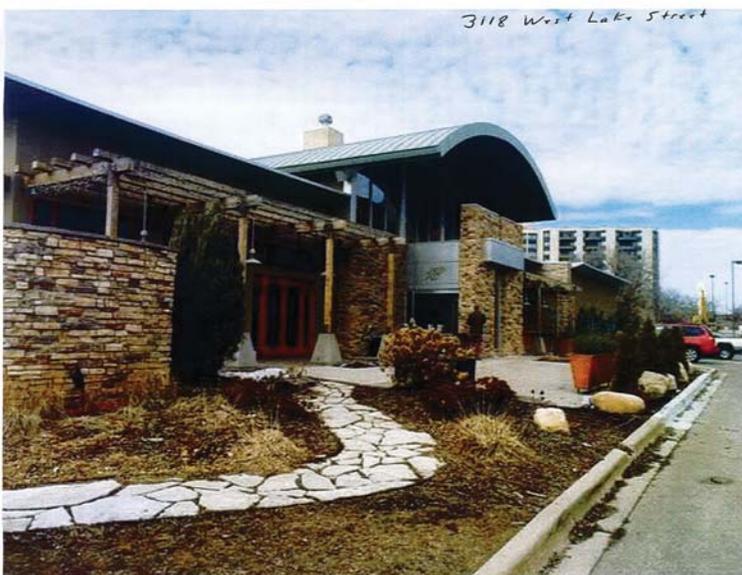


2610 Central Ave NE

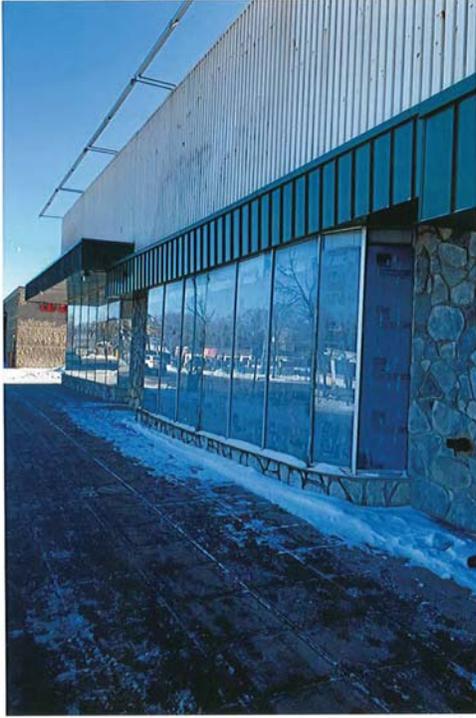


3117 Lake St. E

3118 West Lake Street



3123 Lake St. E

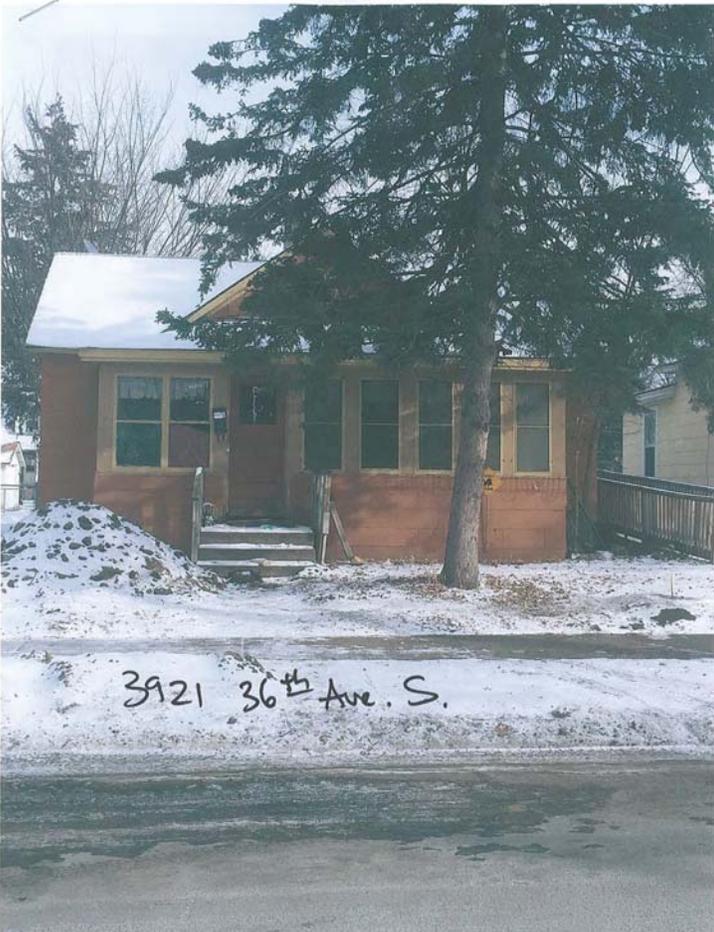


3127 Lake St. E

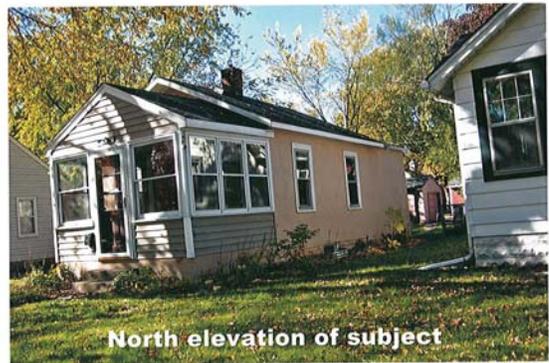


3801 Bloomington Ave

http://edms/edm2/groups/public/@images/digital_media/sg/00/00/0302/d/edms1p-1550227.... 1/2/2015

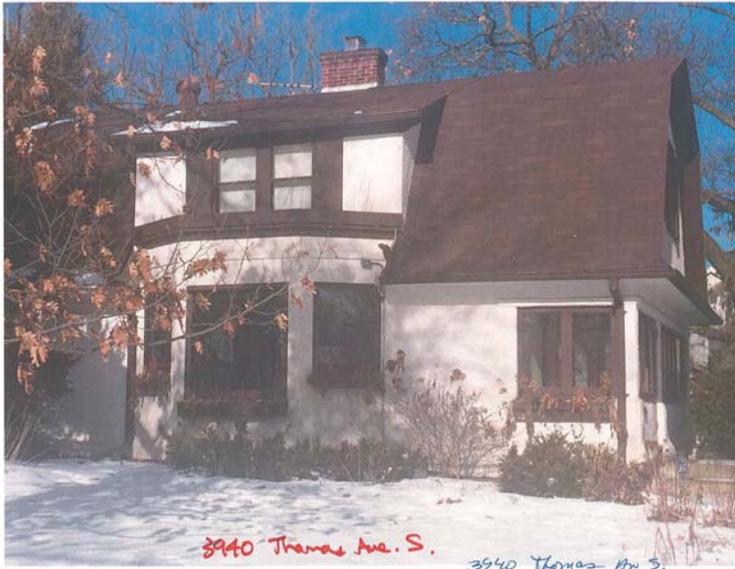


3921 36th Ave. S.



North elevation of subject

3936 46th Ave S



3940 Thomas Ave. S.

3940 Thomas Ave S.



Subject property - 3944 38th Ave S



Front Right

4146 Zenith Ave S.

4337 EWING AVES
Front View





4353 Beard Ave S--Existing house-Front elevation



South Elevation and detached single garage

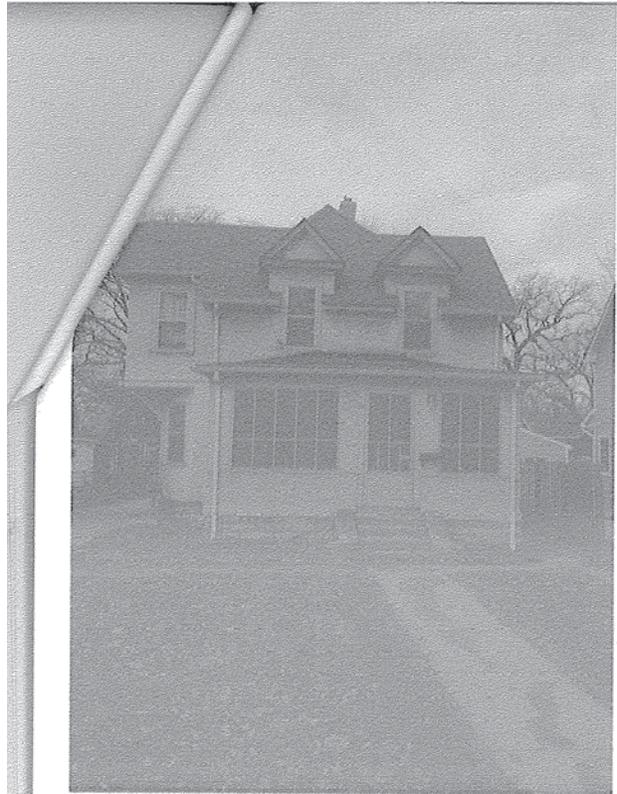


subject - south elevation

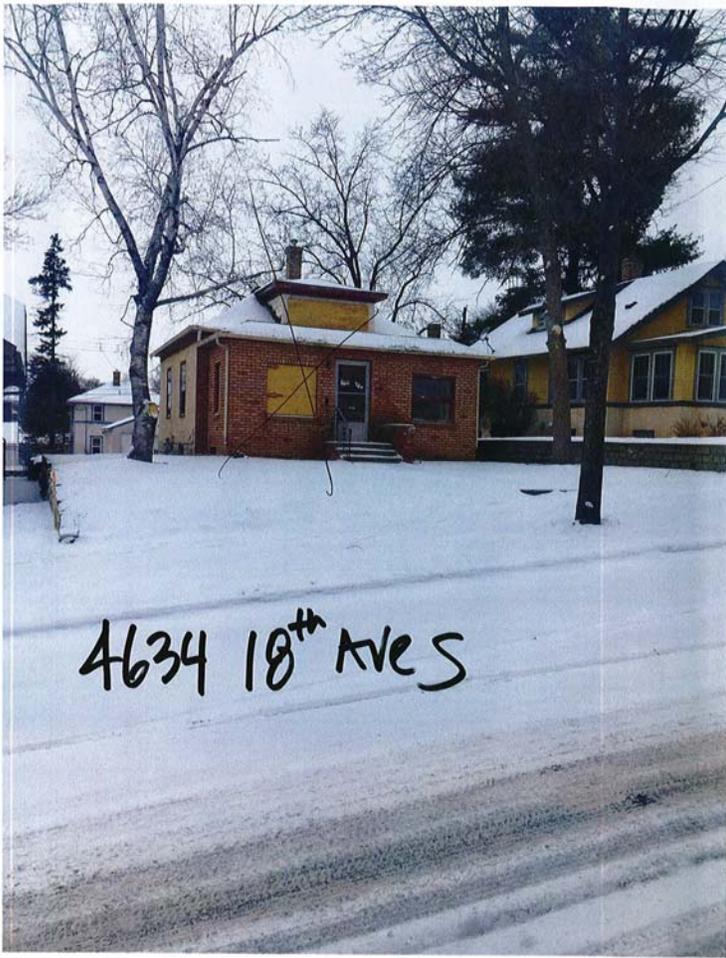


4410 43rd Ave S

Subject Property



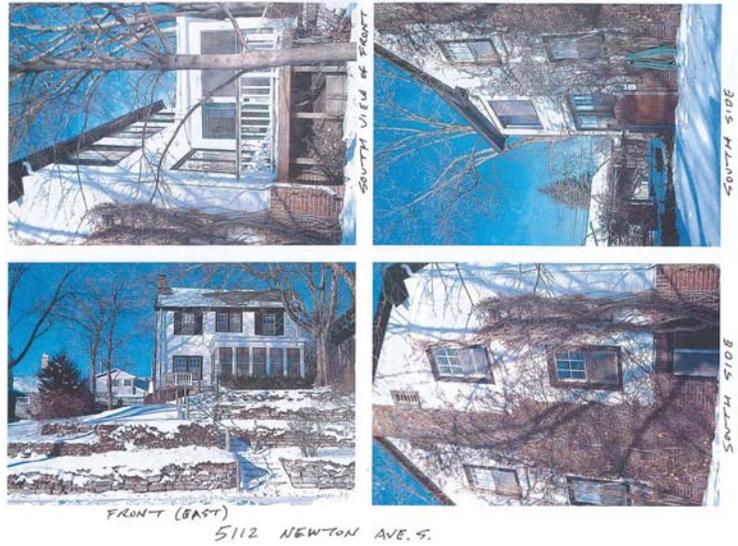
4516 Washburn Ave S
Street View



4634 18th Ave S



4929 40th Ave S
Front view





Subject Property: 5315 45th Ave S
 Demolition of Existing Structures
 Construction of New Single Family Home
 Endres Custom Homes
 612.221.2215

5455 Aldrich Ave S.

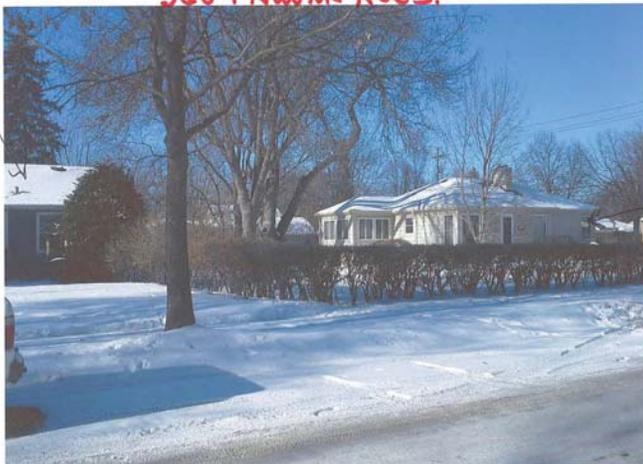


5604 Newton Ave S.
 Queen South



5604 Newton Ave S.

5612 Newton Ave S.
 Queen South



5604 Newton Ave S.
 Queen South

5652 25th Ave S
 Front view



