

**From:** [kevin reich](#)  
**To:** [Council Comment](#)  
**Subject:** [EXTERNAL] Cook House  
**Date:** Thursday, November 13, 2025 10:28:04 AM

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Council members,

The cook house has a new roof (2919)

Offers to purchase have been made to purchase property and rehabilitate.

The facts before council are clear based on policy and established analysis of both staff and citizen commission- this far outweighs the smattering of statements by the owner that thinly thread to a convenient and gratuitous conclusion.

Beyond the technical aspects of the matter before you, our NE community has few, very few assets that speak to our story. Please be our protectors and clear reinforcers of established policy.

In respect,

Kevin Reich

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

**From:** [Grant Johnson via Smartsheet](#)  
**To:** [Council Comment](#)  
**Subject:** Public Comment: John P Koski  
**Date:** Thursday, October 30, 2025 11:59:45 AM

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## Public Comment: John P Koski

Date: 10/30/25, 11:57 AM

2025-01132

Save the John Cook House! It looks salvageable to me from the photos - for the right rehabber who cares.

Ward: Ward 1

Business, Housing & Zoning (BHZ)

<!--[if !mso]-->

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November 12, 2025

Business, Housing, and Zoning Committee  
Attn: Rob Skalecki  
City of Minneapolis  
350 Fifth St. S., Room 370  
Minneapolis, MN 55415

**Via Email**  
[robert.skalecki@minneapolismn.gov](mailto:robert.skalecki@minneapolismn.gov)

Re: Appeal of HPC Denial – 948 18th Avenue NE

Dear Committee Members:

This letter is in response to the City's memorandum regarding vacant building enforcement at 948 18th Ave NE ("Property"), dated November 13, 2025. The information provided by staff not only fails to offer meaningful solutions but also underscores how the City's enforcement actions have made it increasingly difficult to address the longstanding issues at this Property.

Since the Property was placed on the Vacant Building Registry (VBR) in 2014, the City has assessed staggering fines totaling approximately \$74,000, including over \$35,000 in VBR fees and over \$19,000 in Prolonged Vacancy Enforcement (PVE) fees since December 2024. Monthly PVE fees are now \$2,000, with additional late fees applied. These fines have continued to accumulate even after the Property was condemned in 2020, with 37 fines totaling roughly \$54,000 since condemnation and about \$47,000 since historic designation. Last year alone, fines were over \$18,000.

Most concerning is that 13 citations totaling nearly \$18,500 were issued in September and October 2025, after the demolition application was submitted to the City in August 2025. This timing strongly suggests a punitive approach rather than a collaborative effort to resolve the Property's unsafe condition. It fails to recognize that no exterior alterations can occur without a public hearing. Instead of working toward a solution, the City escalated enforcement immediately following the application, compounding the financial burden and signaling an intent to penalize rather than assist.

The accumulation of fines, without corresponding support or solutions, has left the Property owner with limited options. We urge the Committee to recognize that this enforcement strategy has been unjust and ineffective. The fines have become a barrier to progress, and prior City actions have not assisted in resolving the Property's unsafe condition. We respectfully request that the Committee consider these facts and support our application for demolition, which remains the only viable solution to address the hazards and allow for future reinvestment in compliance with City policy.

Sincerely,



Jacob W. Steen, for  
Larkin Hoffman

Direct Dial: 952-896-3239

Direct Fax: 952-842-1738

Email: [jsteen@larkinhoffman.com](mailto:jsteen@larkinhoffman.com)

cc: Casey Carl, City Clerk  
Elliott Payne, City Council President  
Jibril Abubakar

**From:** [Matt Allie](#)  
**To:** [Skalecki, Rob](#)  
**Cc:** [Payne, Elliott](#)  
**Subject:** [EXTERNAL] 948 18th Ave NE - Public Comment  
**Date:** Tuesday, September 30, 2025 7:03:09 AM

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[You don't often get email from [matthew.allie@gmail.com](mailto:matthew.allie@gmail.com). Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

Good morning,

I'm writing in opposition to the Letter of Appropriateness and Applicable Findings to demolish the building at 948 18th Ave NE.

I work as a licensed Professional Engineer in the civil engineering discipline, though I do not have the familiarity with this specific structure to assess or comment on its condition and I cannot offer a professional judgment based on the information included in the application letter. Rather, my focus is the information I believe is missing from the condition reports included in the application. I would expect a report that summarizes findings of a building condition evaluation to contain a greater amount of detail in describing observed conditions and the specific locations of said conditions, including deficiencies. Such descriptions serve as the basis of support for conclusions drawn in the report. For example, when a structural engineer performed an evaluation of my home, a building in good condition, the resulting report contained 22 pages of text detailing the findings. Both reports for 948 18th Ave NE contain only two pages of text.

The 2022 report indicates that certain elements of the building have issues, and makes general statements about the condition of said elements, without providing specific observations to support each claim. Additionally, this report speculates about problems with the building that could exist or are assumed to exist without providing supporting evidence. Finally, the 2022 report does not contain pictures to support the observations listed in the report. The 2025 report takes a more conservative and reasonable approach by stating that a determination cannot be made about the condition of some structural elements of the building. However, in the following section it arrives at the conclusion that elements of unknown condition are likely to require costly repairs. It's common that a conclusive determination of structural condition cannot be made from visual inspection or observation alone; testing, calculations, or further evaluation is often needed. One report indicates that only observation was completed, and the other includes disclaimers stating specifically that additional analysis was not included in the scope.

The condition reports offer conflicting observations of the degree to which certain elements of the building are in disrepair. This presents the possibility that repairs are more attainable than indicated in the Letter of Appropriateness. The letter also appears to mischaracterize the degree to which water damage exists in the building. It uses the phrase "extensive water damage", even though no observation of this degree of damage is documented in either of the condition reports.

Both reports conclude that extensive work is required to repair the building and that it's not economically feasible to make those repairs. These conclusions are reached without detailing an inclusive list of required repairs. Further, neither report provides an estimated cost associated with any individual repairs or the full complement of repairs. It's dubious to make a claim of economic feasibility without quantifying the costs that factor into the economic considerations. Economic feasibility is an intrinsically subjective concept and will vary depending on the motivations and desired profit margins of the entity defining the conditions of feasibility. Residents of northeast Minneapolis are demonstrating that they see value in this building beyond a single developer's bottom line.

The very first time I saw this home years ago, I could tell that it was distinctive and held stories from the past. I don't have architectural expertise so I didn't have the vocabulary to express what I was observing, but I could sense I was looking at a special building. Since then, I've learned more about its history and specific architectural elements that make it unique from other buildings in the neighborhood. As I've talked with more of my neighbors, I've realized I'm not alone in noticing and valuing this building. It's critical that several steps are taken: preserve the building rather than neglecting it and allowing it to become decrepit; restore historically significant elements that have been damaged to make them brilliant, not just recognizable; allow the building to stand so that anyone who

sees it can learn more about its historical story and its role in the building of our neighborhood; and enable the building to fulfill its potential as a home to an appropriate number of people, rather than languishing as a vacant building and nuisance property.

Sincerely,

Matt Allie

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

**From:** [Cynthia Sowden](#)  
**To:** [Skalecki, Rob](#)  
**Cc:** [Payne, Elliott](#)  
**Subject:** [EXTERNAL] 948 18th Ave NE  
**Date:** Tuesday, September 30, 2025 8:45:42 AM

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You don't often get email from [cynthia.sowden@gmail.com](mailto:cynthia.sowden@gmail.com). [Learn why this is important](#)

Mr. Skalecki,

You are, no doubt, being inundated with emails about the potential destruction of this historic property. I recently read that that action has been paused. I hope it's paused for good.

The property owner has done nothing to maintain this property in the six years he has owned it. People who buy historically designated properties should be required to at least do minimum maintenance. Instead, it's become a home for squatters. The steps have crumbled and the balcony looks as if it will fall off any day. I'm sure there are critters in the interior. When I look at the beautiful historic homes in Marcy Holmes or along Milwaukee Avenue and compare it to this house, it makes me sick.

I understand he also owns the property across the alley from the Cook house, 1717 Central Ave. NE. That property was supposed to be a daycare center. Despite redevelopment by Hillcrest, I never saw anyone in the old Burger King building, young or old. There were no kids playing around it. The property has been fenced off and filled with cars. It looks like a used car lot, another blight on the Northeast Minneapolis landscape. I realize this property is probably not under your purview, but I think it demonstrates a pattern of neglect.

Please do something to save the Cook house. If it could be preserved, it could become a tourist attraction, similar to the Ard Godfrey House. Northeast has lost so much of its character to boxy, unimaginatively-designed apartment buildings.

--

**Cynthia Lueck Sowden**

Freelance Writer & Editor

Author, *Ride Minnesota*, *Ride Lake Superior*, *Ride the Black Hills* and *An Anniversary to Remember*

2800 Garfield Street N.E.

Minneapolis, MN 55418

cell: 612-749-8921

e-mail: [cynthia.sowden@gmail.com](mailto:cynthia.sowden@gmail.com)

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

**From:** [bribytes@aol.com](mailto:bribytes@aol.com)  
**To:** [Skalecki, Rob](mailto:Skalecki, Rob)  
**Cc:** [kjkottenbrock@gmail.com](mailto:kjkottenbrock@gmail.com); [ljiqnd@comcast.net](mailto:ljiqnd@comcast.net)  
**Subject:** [EXTERNAL] 948 18th Ave. NE  
**Date:** Saturday, September 27, 2025 8:36:59 PM

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[Robert.Skalecki@minneapolismn.gov](mailto:Robert.Skalecki@minneapolismn.gov)

September 27, 2025

Mr. Robert Skalecki,

In regards to 948 18<sup>th</sup> Ave. NE, I would like to enter a plea to save the John Cook House and retain its historic designation. This building has been a touchstone of the NE Park Neighborhood. When the last occupant passed, its sale to a new owner was a hopeful sign that repairs would be made and the house put back to living conditions. Instead there appears to have been engineered neglect to deem it removable for redevelopment. It has been painful to watch.

Having moved to this neighborhood in 1987 to purposefully restore an 1886 home, I have since restored or helped restore several others and have had properties on the Minneapolis St. Paul Home Tour several times to showcase those efforts. This house, 948 18<sup>th</sup> Ave., is not beyond repair. Having helped the owner with NRP funds in the 1990s, I have an interest in the property as I have interest generally in turn-of-the-century properties and retention of the period housing in my neighborhood.

I have also worked with the city, with grants, to tear down and build new housing on Polk and Tyler Streets through the old NE CDC. Houses that were not salvageable were replaced with new single family houses in the spirit of the original so as to avoid a jarring streetscape as when a ranch home peppers a series of grand mansions on Summit Ave in St. Paul.

I don't know what measures or avenues have been pursued so far. If not already exhausted, I would suggest selling the property to an interested party with a covenant to restore it. Or pursue government and historic agency funding sources. Perhaps these have been done already. Perhaps there are other possibilities. At one time I considered trying to buy it as my last restoration project before retirement. But I'm afraid it's too late for that and I would hope the next generation would take on the vision.

Minneapolis' has a sad history of destroying some of its best structures. I think it can be said that people don't drive to places like Stillwater, Hastings or Red Wing to see new construction. NE also has a heritage worth saving, one house at a time.

Cordially,

Brian Steele

Chair Emeritus, NEPNA

Owner, Old House Restorations, Inc.

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

**From:** [Dan Turpening](#)  
**To:** [Skalecki, Rob](#)  
**Subject:** [EXTERNAL] Cook House in NE Mpls  
**Date:** Wednesday, September 24, 2025 1:49:36 PM

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You don't often get email from danturpening@yahoo.com. [Learn why this is important](#)

Hello,

I am writing in regards to the Historic Cook House at 948 18th ave ne. I have had a small business nearby for over 20 years and have paid close attention to this house. I got a tour of it when it went for sale in 2014 I believe. I was impressed with the condition of the interior actually. Beautiful original woodwork was present, unmolested and unpainted. No odd odors. I have a good nose. I wished I could buy it then. A friend actually did. He had a new roof installed and then, I believe, sold it to the current owner. This is an important part of the history of the area. It's a shame the current owners have let it go, but that is not a reason to reward them with a demo permit. Could the house be taken via eminent domain? Maybe then sold to someone who will restore it? May be the city could own it and have it restored? I'm hoping there can be a solution that would preserve this beautiful home for future generations. Thank you for your time and efforts.

Sincerely,  
Dan Turpening

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

**From:** [Grady Grimace](#)  
**To:** [Skalecki, Rob](#)  
**Subject:** [EXTERNAL] Hearing on 948-18th Ave. NE  
**Date:** Tuesday, September 30, 2025 1:09:05 AM

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To: Rob Skalecki

Senior City Planner – Historic Preservation

City of Minneapolis – Community Planning and Economic Development

505 4th Avenue South, #320

Minneapolis, MN 55415

[robert.skalecki@minneapolismn.gov](mailto:robert.skalecki@minneapolismn.gov)

RE: Heritage Preservation Commission 9/30/2025 Meeting: Public Hearing 4. 948 18th Ave NE

I am writing this as a long time resident of NE Park Neighborhood and have owned my home two houses away from this property since January of 1991. I was acquainted with both sisters that previously resided in said property and often did small chores for them when asked.

One reason I bought my home back in 1991 was that I admired the grand old house on the corner. When the sisters passed, my hopes were that someone would buy the home and restore it to its original state.

Unfortunately, it was allowed to be purchased by a developer with no ties to the neighborhood, no interest in preservation, and no sense of responsibility toward the property. It has been allowed to rot and requests to secure it have been ignored, both by the owner and the city of Minneapolis.

While I would strongly desire the property be sold to someone who values history and wants to restore the house, I realize that it may be too far gone at this point and may need to be demolished. Hopefully lessons will be learned from this fiasco and the city will put in some sort of safeguards regarding the purchases of historic buildings by developers and significantly increase penalties that the developers may face when ignoring the wishes of neighboring residents.

Darrell Nutting

17XX Tyler Street NE

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

**From:** [amariemc114](#)  
**To:** [Skalecki, Rob](#)  
**Subject:** [EXTERNAL] Historic landmark  
**Date:** Wednesday, September 24, 2025 2:36:46 PM

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You don't often get email from amariemc114@aol.com. [Learn why this is important](#)

Dear Mr. Skalecki,

Please do everything in your power to save the historic John Cook House. It is a brick Victorian house that was purchased but neglected and done so to make way for new development. This sets a bad precedent and is bad for the community. These old gems of Minnesota architecture should be preserved or restored to their former glory. Few modern buildings can compare to these lovely ones.

Thank you for your time and attention,  
Amy McCreary

Sent from my Metro By T-Mobile 5G LTE Android Device

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

**From:** [Amanda Tempel](#)  
**To:** [Skalecki, Rob](#)  
**Cc:** [Board](#); [kwtgrivna](#); [Admin](#); [Outreach](#)  
**Subject:** [EXTERNAL] Letter for Heritage Preservation Commission 9/30/2025 Meeting: Public Hearing 4. 948 18th Ave NE  
**Date:** Monday, September 29, 2025 6:05:11 PM  
**Attachments:** [Heritage Preservation Commission Letter for 948 18th Ave NE.pdf](#)

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To: Rob Skalecki  
Senior City Planner – Historic Preservation  
City of Minneapolis – Community Planning and Economic Development  
505 4th Avenue South, #320  
Minneapolis, MN 55415  
[robert.skalecki@minneapolismn.gov](mailto:robert.skalecki@minneapolismn.gov)

RE: Heritage Preservation Commission 9/30/2025 Meeting: Public Hearing 4. 948 18th Ave NE

We are writing as residents of Minneapolis who live in close proximity to The Cook House (948 18th Ave NE), which is the subject of this hearing. We have lived on the same street as this property for 24 years. In that time, we've seen The Cook House transition from a hidden gem of a historic property occupied by two elderly sisters (Pat and Loraine) who struggled with its upkeep, to a building recognized for its historic significance, but in such disrepair that we are now discussing its demolition.

It is the nature of historic buildings that once they are gone, they are, tragically, gone forever. However, the current situation with this building is untenable for the people who live near it. The property owner has neglected the building and allowed it to deteriorate from a weather tight home in need of renovation to a haven for squatters and problem property demanding the constant attention of the residents of the neighborhood.

Unfortunately, the city has done very little to compel the owner of this historic building to prevent its continued deterioration. When we reported opened and broken windows on the second and third floors, we were informed that the current inspection process for problem and vacant properties does not require windows above the first floor to be secured and maintained. These recent years of preventable intrusion of trespassers and weather have allowed the property to incur significant damage. If anything, this situation shows that the existing ordinances related to historic properties do not provide the city enough tools to effectively incentivize a property owner who neglects a historic property.

If the Heritage Preservation Commission (HPC) allows for the demolition of this building, the city should learn from this loss of our history by strengthening our ordinances related to neglectful owners, complete with financial penalties when historic buildings are allowed to deteriorate to the point where demolition is the only outcome. On the other hand, if the HPC rejects the application and prevents demolition, the building cannot be allowed to remain in its current unsafe state. The city must implement a concrete plan with a transparent timeline for action to restore the property with clear consequences for non-compliance, so that it is no

longer a safety hazard to the neighborhood.

Thank you,

Mark Tempel, Resident

Amanda Tempel, Resident and Neighborhood Block Leader 17xx-16xx Tyler St NE

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

**From:** [Dalton FritzScott](#)  
**To:** [Skalecki, Rob](#)  
**Subject:** [EXTERNAL] Opposition to Demolition Request for 948 18th Ave NE  
**Date:** Sunday, September 21, 2025 7:54:12 PM

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Hello Robert!

I am writing to express my strong opposition to the demolition request for the historic property located at 948 18th Ave NE. This building is not only a designated historic structure, but it is also a cherished part of the character and identity of our neighborhood.

The stated justification for demolition will likely be the building's current condition. However, it is clear that this state of disrepair is the result of long-term neglect rather than inherent structural failure. Allowing owners to justify demolition by neglect undermines the very purpose of historic preservation. It sets a dangerous precedent where historic properties can be left to deteriorate and then erased, rather than being cared for and restored.

This building is a beautiful example of Minneapolis' architectural heritage. It contributes significantly to the visual fabric and cultural value of our community, and it would provide even greater benefit if brought back to working condition. With appropriate stewardship and investment, the property could once again serve as a thriving and inspiring presence for residents and visitors alike.

I urge the Commission to deny the request for demolition and to instead require that the owner explore viable options for restoration and rehabilitation. Preserving this building is essential not only for maintaining our city's history but also for honoring the resilience and beauty of the communities that make Minneapolis a unique and vibrant place to live.

Thank you for your careful consideration and for your ongoing work to protect the architectural and cultural legacy of our city.

Sincerely,  
Dalton FritzScott  
1025 22nd Ave NE, Minneapolis, MN 55418  
7158035827

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

**From:** [Seth Stattmiller](#)  
**To:** [Skalecki, Rob](#)  
**Cc:** [Payne, Elliott](#)  
**Subject:** [EXTERNAL] Please save The John Cook House  
**Date:** Monday, September 29, 2025 7:24:19 PM

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You don't often get email from cutter@re-cycle.com. [Learn why this is important](#)

My name is Seth Stattmiller. My wife and I own Recovery Bike Shop on Central and Lowry just north of The John Cook House (948 NE 18th Avenue). I am writing as a community member in support of the preservation of the Cook House. I am unable to attend the public meeting Sept 30 and would appreciate it if these notes could stand in place of my attendance.

I would very much like to see this Northeast Minneapolis landmark removed from the hands of the negligent owner Master Properties. In the meantime, it would seem appropriate that the Minneapolis Heritage Preservation Commission use its powers to levy steep and frequent (daily) fines on the owner until the house is sealed and stabilized. For example, several windows have been left open for YEARS.

Furthermore, I think it would be appropriate if Master Properties and its associates were denied access to develop additional properties in Minneapolis.

If it helps, we would be more than willing to join a coalition of neighbors to own and repair the house.

Seth Stattmiller

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

**From:** [Elizabeth Richardson](#)  
**To:** [Skalecki, Rob](#)  
**Cc:** [Payne, Elliott](#)  
**Subject:** [EXTERNAL] Public Comment for HPC Meeting Tomorrow (9/30/25) RE: John Cook House  
**Date:** Monday, September 29, 2025 7:39:50 PM

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You don't often get email from elizabeth@re-cycle.com. [Learn why this is important](#)

I am Elizabeth Richardson, member of the Northeast community and co-owner and operator of Recovery Bike Shop at 2504 Central Avenue Northeast, and I am writing to respectfully request that the historic John Cook House be saved from demolition.

The John Cook House is more than a beautiful structure - it is the epitome of what Northeast is known for: artistic expression and hard work.

For much of its history it was a home for the laborers who built Northeast into what it is today - a place for builders and creatives and neighbors who care deeply about their community.

I have never met a Northeaster who didn't know of the house. It is a significant landmark on the Great Northern Greenway, one of the most traveled thoroughfares into the Central Avenue business district today.

Not only is The John Cook House one of our most significant pieces of architecture, it carries the history of all the people who lived in it, and provides meaning and cultural identity to the artists, workers, and families who call Northeast home today.

Northeast is a community that values craft and beauty. When The John Cook House last went up for sale, there were eight offers on the property and prospective buyers were required to submit their intent for how the property would be used. The previous owners were experienced property developers and contractors whose assessment of the house was that it was very much worth saving.

We assumed it would be saved, but instead it has been left to decay.

Every time we have biked or walked or driven past in the six years since its most recent change of ownership, we have witnessed the neglect of the building: windows left open for years, the front porch sagging more with each passing month.

The neighborhood fought to see it saved, and in 2021 it received a Landmark designation based on over 80 pages of research into its architectural and cultural significance.

As a Landmark structure, the owners have had a legal obligation to protect it from further decay. But to our great dismay, we have observed no attempts to slow the

damage and in fact an increase in broken windows on all three stories that not only allow water damage to the structure but pose more dire risks for people and particularly children to climb inside and be injured.

As owners of a small business in Northeast, we have the opportunity to talk with hundreds of our neighbors. In the two and a half weeks since we heard of the possibility that the house could be demolished, we put out a message on social media and received an overwhelming number of responses calling to see the house saved. Neighbors suggested banding together to form a cooperative that could purchase the property and do the renovation work themselves. They called their friends, they came to meetings. When we hosted a community gathering outside the house, strangers stopped to ask about it and were unanimously interested in learning more about the house and how they could help protect it.

There are so many vacant properties in Northeast, blighted lots and non-historic buildings that are crumbling. Our neighborhood wants desperately to see these high priority projects tackled, to see community-focused development in Northeast and money invested in projects that bring vibrancy and activation.

We want to see developers incentivized to tackle the vacant lots, not overstep the law to seek demolition by neglect of our most architecturally significant and cherished buildings.

We humbly request that you not only vote to save the house but enforce the rules of the historic designation that require it to be protected from further delay.

Thank you for your time.

Elizabeth Richardson

Recovery Bike Shop  
2504 Central Ave NE  
Minneapolis, MN 55418

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

**From:** [Layl McDill](#)  
**To:** [Skalecki, Rob](#)  
**Subject:** [EXTERNAL] Public comments for hearing about 948 18th Ave.  
**Date:** Friday, September 26, 2025 8:18:42 PM

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You don't often get email from [layl@claysquared.com](mailto:layl@claysquared.com). [Learn why this is important](#)

I would like to submit a public comment for the hearing on September 30th about the historic house at 948 18th Ave.

The following is my comment:

"The owners of this designated historic landmark have deliberately neglected this house in order to be allowed to tear it down. As a long time resident of Northeast I think it is important to keep our older houses. They are our heritage and the character of our neighborhood. I would like to see this building sold to someone who could care for it properly and bring it back to its former glory. "

Thanks and let me know if you need anything else from me to have this comment read at the public meeting.

Layl

--

Layl McDill  
Clay Squared to Infinity  
2505 Howard St. NE, studio A  
Minneapolis, MN 55418  
612-781-6409  
[www.claysquared.com](http://www.claysquared.com)  
[www.laylmcidill.com](http://www.laylmcidill.com)

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

**From:** [KAREN GRIVNA](#)  
**To:** [Skalecki, Rob](#)  
**Cc:** [mandy@fofx.org](mailto:mandy@fofx.org); [kjkottenbrock@gmail.com](mailto:kjkottenbrock@gmail.com)  
**Subject:** [EXTERNAL] Submission for HPC 9/30/25 Hearing on John Cook House,k 948 18th Ave. NE  
**Date:** Monday, September 29, 2025 5:43:07 PM  
**Attachments:** [John Cook House.docx](#)

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Attached is an observation timeline I prepared for tomorrow's meeting. Please distribute to interested parties and have available for review at the hearing.

Karen Grivna  
1626 Tyler St. NE  
Minneapolis, MN 55413

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

## Timeline of Observations by Karen Grivna about the JOHN COOK HOUSE – 948 18<sup>th</sup> Avenue Northeast, Minneapolis

9/30/22 Grivnas closed on their house at 1626 Tyler St. NE – down the block and on the same side of Tyler Street NE as John Cook house.

10/1/22 Walked by John Cook house on way to local restaurant. Noticed house.

10/14/22 Move in day! Met Mandy Tempel, Block Leader, 16xx-17xx Tyler St. NE

10/25/22 Walked neighborhood for first time. Neighborhood walks continue.

7/20/24 Started reporting house observations to Block Leader Mandy.

Light on in first floor east window towards back of house. I called 911 and was told they would send out police officer to check.

11/15/24 Window wide open on east side. Mandy sent photos to inspector and reported large amount of broken glass by the other window near the sidewalk.

12/23/24 Outdoor porch light on and light inside front door. A couple new broken windows on second floor. Blinds appear to have changed. Mandy reported possible squatting to crime prevention specialist.

3/7/25 Front storm door window removed and sitting on front porch.

3/13/25 Observed man coming out of 948 and entered white van parked behind house. Mandy reported that the inspector said if the person has permission to be there the person will need to secure the house when the person leaves. Mandy stated I can email 311 (I called 311. Case #658853, action within 9 business days) or call 911 to report trespassing.

3/14/25 Walt Grivna on morning walk saw many lights on. He also observed second floor south window open and saw inside the house studs from a former wall.

10:12 am: Inspector reported front door locked. Ordered board to cover rest of first floor south window in four business days.

Walt texted at 5:48 pm – “there is now an unmarked white van parked behind that house”.

3/31/25 I observed a red pickup truck and a blue vehicle parked behind house. Two men came out of the house. I asked if one of them was the owner. No, one said he had the name of the owner at home. Francesco (blue vehicle) said demo has been happening for three weeks. I told him the house is on the Minneapolis register of historic places. He told me he would talk to the owner today. I called Inspector Richard.

4/3/25 I texted Inspector Richard. He called back.

4/17/25 Front door boarded up except door knob by Minneapolis Inspections.

5/10/25 North side second floor porch door is open at the top. May have heard some noise from inside. Left message with 311.

6/1/25 Three second floor east windows are wide open.

6/12/25 Met with CM Payne and Liam about local vacant buildings.

6/19/25 Surveyor on site, EDS, Inc. (Engineering, Design & Surveying). I talked to him, but he didn't know why it was ordered. I texted Inspector Richard, but no reply.

**Ongoing: Continue to observe and report to Block Leader Mandy Tempel.**

**From:** [Ellie Rabine](#)  
**To:** [Skalecki, Rob](#)  
**Cc:** [Payne, Elliott](#)  
**Subject:** [EXTERNAL] Support for Cook House preservation  
**Date:** Tuesday, September 30, 2025 11:24:28 AM

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You don't often get email from [ellie\\_rabine@outlook.com](mailto:ellie_rabine@outlook.com). [Learn why this is important](#)

Hello,

I am writing in support of the preservation of the Cook House at 948 18<sup>th</sup> Ave NE ahead of the public hearing this afternoon.

I support the preservation of the Cook House because I believe historic designation should have meaning and that property owners should be held accountable for their actions, or lack thereof in this case. Per the code, "“No person with a legal or equitable interest in a landmark,...whether occupied or not, shall permit the property to fall into a serious state of disrepair or to remain in a serious state of disrepair so as to materially impair the integrity of the property or historic district.”

If the city allows Master Properties to blatantly violate code without repercussions, it is setting a dangerous precedent that large developers and corporations are above the law and hold even more power than they already do. We do not want these kind of developers in our community.

Respectfully,

Ellie Rabine  
2549 Fillmore Street NE  
(763) 248-5906

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

**From:** [Megan Ausen](#)  
**To:** [Payne, Elliott](#); [Skalecki, Rob](#)  
**Subject:** [EXTERNAL] John Cook house NE Minneapolis  
**Date:** Tuesday, September 30, 2025 10:32:31 AM

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Robert and Elliott,

I am a resident of NE Minneapolis and have recently learned more about the neglected and derelict John Cook house on 18th avenue in NE at 948 18th Ave. I have also learned that the quick decline of the structure is due to the developer owners Master Properties. It is not hard to connect the dots that due to Master Properties ownership of the old Burger King building adjacent their intention is to build yet another giant, unaffordable, fast constructed monstrosity if given the opportunity to tear down the John Cook house. In addition to Master Properties leaving the home vacant, photos show how the developers likely conducted demo work without permits, and the current state of the home demonstrates the city of Minneapolis ignoring the historic designation of the home. your job is to deny the request to tear down the home. Additionally, this is a prime example of why vacancy taxes need to be risen - particularly for a property that has now become a safety hazard due the intentional neglect by Master Properties. While the likely development of a new building on these two lots is likely spun as an asset to the city, as is the case with other Master Properties developments, I know you two are not naive to understand how master properties will actually build something inaccessible and continue the city's trend to push people out with these types of construction projects and further encourage developers taking control of housing in this city as opposed to the people who actually live here and on the daily are fighting to survive on the mere crumbs our local and federal government throw at us.

Deny the tear down! Do not cave to Master Properties and their money!

Megan Ausen

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

**From:** [Amanda Tempel](#)  
**To:** [Skalecki, Rob](#)  
**Cc:** [Board](#); [kwtgrivna](#); [Admin](#); [Outreach](#)  
**Subject:** [EXTERNAL] Letter for Heritage Preservation Commission 9/30/2025 Meeting: Public Hearing 4. 948 18th Ave NE  
**Date:** Monday, September 29, 2025 6:05:11 PM  
**Attachments:** [Heritage Preservation Commission Letter for 948 18th Ave NE.pdf](#)

---

To: Rob Skalecki

Senior City Planner – Historic Preservation

City of Minneapolis – Community Planning and Economic Development

505 4th Avenue South, #320

Minneapolis, MN 55415

[robert.skalecki@minneapolismn.gov](mailto:robert.skalecki@minneapolismn.gov)

RE: Heritage Preservation Commission 9/30/2025 Meeting: Public Hearing 4. 948 18th Ave NE

We are writing as residents of Minneapolis who live in close proximity to The Cook House (948 18th Ave NE), which is the subject of this hearing. We have lived on the same street as this property for 24 years. In that time, we've seen The Cook House transition from a hidden gem of a historic property occupied by two elderly sisters (Pat and Loraine) who struggled with its upkeep, to a building recognized for its historic significance, but in such disrepair that we are now discussing its demolition.

It is the nature of historic buildings that once they are gone, they are, tragically, gone forever. However, the current situation with this building is untenable for the people who live near it. The property owner has neglected the building and allowed it to deteriorate from a weather tight home in need of renovation to a haven for squatters and problem property demanding the constant attention of the residents of the neighborhood.

Unfortunately, the city has done very little to compel the owner of this historic building to prevent its continued deterioration. When we reported opened and broken windows on the second and third floors, we were informed that the current inspection process for problem and vacant properties does not require windows above the first floor to be secured and maintained. These recent years of preventable intrusion of trespassers and weather have allowed the property to incur significant damage. If anything, this situation shows that the existing ordinances related to historic properties do not provide the city enough tools to effectively incentivize a property owner who neglects a historic property.

If the Heritage Preservation Commission (HPC) allows for the demolition of this building, the city should learn from this loss of our history by strengthening our ordinances related to neglectful owners, complete with financial penalties when historic buildings are allowed to deteriorate to the point where demolition is the only outcome. On the other hand, if the HPC rejects the application and prevents demolition, the building cannot be allowed to remain in its current unsafe state. The city must implement a concrete plan with a transparent timeline for action to restore the property with clear consequences for non-compliance, so that it is no

longer a safety hazard to the neighborhood.

Thank you,

Mark Tempel, Resident

Amanda Tempel, Resident and Neighborhood Block Leader 17xx-16xx Tyler St NE

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

To: Rob Skalecki  
Senior City Planner – Historic Preservation  
City of Minneapolis – Community Planning and Economic Development  
505 4th Avenue South, #320  
Minneapolis, MN 55415  
[robert.skalecki@minneapolismn.gov](mailto:robert.skalecki@minneapolismn.gov)

RE: Heritage Preservation Commission 9/30/2025 Meeting: Public Hearing 4. 948 18th Ave NE

We are writing as residents of Minneapolis who live in close proximity to The Cook House (948 18th Ave NE), which is the subject of this hearing. We have lived on the same street as this property for 24 years. In that time, we've seen The Cook House transition from a hidden gem of a historic property occupied by two elderly sisters (Pat and Loraine) who struggled with its upkeep, to a building recognized for its historic significance, but in such disrepair that we are now discussing its demolition.

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Thank you,

Mark Tempel, Resident  
Amanda Tempel, Resident and Neighborhood Block Leader 17xx-16xx Tyler St NE

**From:** [Lex Martin](#)  
**To:** [Skalecki, Rob](#)  
**Cc:** [Pavne, Elliott](#); [board@lnena.org](mailto:board@lnena.org)  
**Subject:** [EXTERNAL] Public Comment for John Cook House  
**Date:** Friday, September 26, 2025 10:26:21 AM

You don't often get email from [asmartin1701@gmail.com](mailto:asmartin1701@gmail.com). [Learn why this is important](#)

Dear Mr. Skalecki,

I am writing to submit public comment in opposition to the Certificate of Appropriateness to Demolish the John Cook House at 948 18th Avenue NE.

While the John Cook House, per its 2021 historical landmark designation, "remains as one of the best examples of an intact and architecturally detailed brick Queen Anne dwelling in Northeast Minneapolis," its current owner, Abubakar Jibril, and his associate, Master Properties, have not treated it as such. In an attempt to further expand upon intended 1717 Central Ave NE development, Mr. Jibril has purposefully neglected and potentially hastened the deterioration of the John Cook House since purchase. While the destruction of a historic home would be a loss to our city, my larger concern is with the lack of regard shown by Mr. Jibril and Master Properties for the lot, for city regulations, and for the neighborhood as a whole. For the city to grant an exemption allowing Mr. Jibril to demolish a recently-designated historic building reinforces and rewards poor behavior by developers and prioritizes their private profits over the good of our larger community.

Since purchase in 2019, Mr. Jibril has shown disregard for city ordinances and regulations and been, at best, an apathetic neighbor. In a 2020 article by The Northeaster, a local block leader cites "ongoing issues with property owners," including frequent intruders, trash, and an abandoned boat. Although the property was already vacant and in need of some maintenance at time of purchase, Mr. Jibril has accelerated its deterioration in an attempt to presumably circumvent the city's rules for his own eventual gain. Per the city's report, "staff had photos of the interior from 2018 and exterior photos from 2020 to show the house was in fair and repairable condition." By 2025, a large amount of interior demolition had taken place, including possible removal of load-bearing structures. It is important to note that this destruction occurred without any city permit and seemingly without any intention to repair. In the Master Properties Letter of Appropriateness and Applicable Findings, they conclude, based on scant and contradictory structural assessment, that there is "no reasonable alternative to destruction." This conclusion is not accidental and is the result of the property owner's willful neglect and disregard for rules.

In summary, Mr. Jibril and Master Properties have already proven themselves to be bad neighbors who are unwilling to follow the city's regulation or abide by the expectations of the neighborhood. I implore the City of Minneapolis not to incentivize this behavior and to hold developers in our community to a higher standard. Please deny this Certificate of Appropriateness to Demolish and give the John Cook House the opportunity to showcase our city's history.

Thank you for your consideration.

Sincerely,  
Lex Martin (she/her)  
508-320-4179  
1606 5th Street NE  
Minneapolis, MN 55413

References:

<https://lms.minneapolismn.gov/Download/RCAV2/17075/Tyler%20St%20NE%20John%20Cook%20House%20Designation.pdf>

<https://www.mynortheaster.com/news/long-lived-house-may-live-longer/>

<https://lms.minneapolismn.gov/download/Agenda/8032/5598/94818thAveNEStaffReportandAttachments.pdf>

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

**From:** [Elizabeth Sowden](#)  
**To:** [Skalecki, Rob](#)  
**Subject:** [EXTERNAL] Stop the demolition of the Cook House  
**Date:** Tuesday, September 30, 2025 7:45:49 AM

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You don't often get email from elizabeth.sowden@gmail.com. [Learn why this is important](#)

## **Preserve Minneapolis is against the demolition of the Tyler Street Northeast John Cook House located at 948 18th Ave NE**

September 29, 2025

To whom it may concern,

The board members of Preserve Minneapolis are appalled at the lack of oversight on this property. The owner, 1717 Central LLC, has shown no intention of maintenance. By allowing the owner to engage in what we believe is intentional neglect, the city is not only breaking its promises to preserve the property, but also signaling to other developers that they can engage in similar, unscrupulous behavior.

Minneapolis taxpayers fund the Heritage Preservation Commission for a reason, and that's to ensure we don't lose all of our architectural history. The HPC needs to step up and do what's right. Therefore, we request a minimum 60-day delay in the demolition permit in order for CPED and the HPC to review the history and reevaluate this property.

If we lose the Cook House, what else will we lose? Historic preservation is not just about aesthetics. It's

about stability and dependability. When you walk past a house that has stood the test of time, you experience comfort; the old house is an anchor in a changing world. When this property is brought back to life, people walking by will feel their spirits lift. When they walk by it now, they feel frustration and heartbreak. And if it's torn down for another surface parking lot? Well, the city surely has enough of those already.

Don't let the Cook House become yet another regret. Preserve Minneapolis founded in 2003 is a nonprofit organization dedicated to promoting and celebrating the city's historic architectural and cultural heritage. Through walking tours, public programs, digital storytelling, and advocacy efforts, the group connects people with the places that shape Minneapolis' identity.

Signed by:

Jen Piller-Quade  
Bob Thaman  
Kathleen Kullberg  
Elizabeth Vandam

Sent from my iPhone

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

**From:** Grant Johnson via Smartsheet <automation@app.smartsheet.com>  
**Sent:** Monday, September 29, 2025 7:51 PM  
**To:** Council Comment  
**Subject:** Public Comment: Elizabeth Richardson



## **Public Comment: Elizabeth Richardson**

Date: 09/29/25, 7:49 PM

Public Comment for HPC Meeting Tomorrow (9/30/25) RE: John Cook House (PLAN19669)

I am Elizabeth Richardson, member of the Northeast community and co-owner and operator of Recovery Bike Shop at 2504 Central Avenue Northeast, and I am writing to respectfully request that the historic John Cook House be saved from demolition.

The John Cook House is more than a beautiful structure - it is the epitome of what Northeast is known for: artistic expression and hard work.

For much of its history it was a home for the laborers who built Northeast into what it is today - a place for builders and creatives and neighbors who care deeply about their community.

I have never met a Northeaster who didn't know of the house. It is a significant landmark on the Great Northern Greenway, the former northern border of Minneapolis and one of the most traveled thoroughfares into the Central Avenue business district today.

Not only is The John Cook House one of our most significant pieces of architecture, it carries the history of all the people who lived in it, and provides meaning and cultural identity to the artists, workers, and families who call Northeast home today.

Northeast is a community that values craft and beauty. When The John Cook House last went up for sale, there were eight offers on the property and prospective buyers were required to submit their intent for how the property would be used. The previous owners were experienced property developers and contractors whose assessment of the house was that it was very much worth saving.

We assumed it would be saved, but instead it has been left to decay.

Every time we have biked or walked or driven past in the six years since its most recent change of ownership, we have witnessed the neglect of the building: windows left open for years, the front porch sagging more with each passing month.

The neighborhood fought to see it saved, and 2021 it received a Landmark designation based on over 80 pages of research into its architectural and cultural significance.

As a historically protected structure, the owners have had a legal obligation to protect it from further decay. But to our great dismay, we have observed no attempts to slow the damage and in fact an increase in broken windows on all three stories that not only allow water damage to the structure but pose more dire risks for people and particularly children to climb inside and be injured.

As owners of a small business in Northeast, we have the opportunity to talk with hundreds of our neighbors. In the two and a half weeks since we heard of the possibility that the house could be demolished, we put out a message on social media and received an overwhelming number of responses calling to see the house saved. Neighbors suggested banding together to form a cooperative that could purchase the property and do the renovation work themselves. They called their friends, they came to meetings. When we hosted a community gathering outside the house, strangers stopped to ask about it and were unanimously interested in learning more about the house and how they could help protect it.

There are so many vacant properties in Northeast, blighted lots and non-

historic buildings that are crumbling. Our neighborhood wants desperately to see these high priority projects tackled, to see community-focused development in Northeast and money invested in projects that bring vibrancy and activation.

We want to see developers incentivized to tackle the vacant lots, not overstep the law to seek demolition by neglect of our most architecturally significant and cherished buildings.

We humbly request that you not only vote to save the house but enforce the rules of the historic designation that require it to be protected from further delay.

Thank you for your time.

Elizabeth Richardson

Recovery Bike Shop  
2504 Central Ave NE  
Minneapolis, MN 55418

Ward: Ward 1

Business, Housing & Zoning (BHZ)

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**From:** [Elizabeth Sowden](#)  
**To:** [Skalecki, Rob](#)  
**Cc:** [Payne, Elliott](#)  
**Subject:** [EXTERNAL] Cook House  
**Date:** Monday, October 27, 2025 3:24:48 PM

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You don't often get email from elizabeth.sowden@gmail.com. [Learn why this is important](#)

Dear Mr. Skalecki,

I'm writing once again to encourage you to prevent the demolition of the Cook House on 18th Avenue NE.

On Sunday, several community members gathered in front of the house and discussed their ideas for how it could be used, such as:

- an apprenticeship opportunity for young people who want to learn about renovation and construction
- a coffee shop
- a museum that preserves the histories of immigrant workers in Northeast.

None of this is possible if the house is torn down. And the one thing no one wanted to see on that property? A staging area for a construction project.

At the appeal, the developer will argue that the house was listed on the historic registry without the owner's consent. But the city's [own documents](#) show that consent is not required, and the city routinely fines homeowners for offenses far smaller than this owner is guilty of. They couldn't even put up a fence to keep people off the property?

This house is a part of Northeast's historic architectural heritage, and we've lost far too much of that already. Furthermore, buildings in worse conditions have been saved. Just look at Oakland's on 9th. That building had no roof!

Finally, this developer has refused to play by the rules. The owner could have tried to get the property delisted. Instead it appears they simply chose to circumvent rules. This is not fair to people who do follow the rules. And it's deeply unfair to the community of people who live near the property. Developers who choose to do unpermitted work rather than work with the HPC should have no place in our city.

I encourage you to continue to advocate for letting the Cook House stand. I also hope the city can take steps to get the house in the hands of someone who will actually do what's right.

Demolition by neglect is wasteful, unfair, and forces Minneapolitans to live with blight. Do not reward these developers who, in the words of the HPC, are guilty of creating a perfect example of it.

Sincerely,  
Elizabeth Sowden  
Ward 1 resident  
Sent from my iPhone

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening

links or attachments.

**From:** [Loren K](#)  
**To:** [Skalecki, Rob](#)  
**Cc:** [Payne, Elliott](#)  
**Subject:** [EXTERNAL] Cook House Hearing feedback.  
**Date:** Monday, October 27, 2025 4:47:58 PM

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You don't often get email from verucht@gmail.com. [Learn why this is important](#)

Hello,

I understand the developer has applied for demolition and I find it rather appalling that it's even being considered. The developer has acted in bad faith since the beginning and it's painfully obvious to everyone (except the city of Minneapolis) what their intention has always been. To take advantage of the situation so they can tear it down and incorporate it into their development plan. It's disgusting. It's even more disconcerting that the city has the tools and the neighborhoods expectation to enforce the actions with the tools they have. Long ago when it was put up for sale, I even toyed with the idea of taking it on, however I knew I didn't have the funds to take on the project of restoration and assumed that if I had acted like the developer has, that I would have been fined with the full arsenal of the cities specific abilities to do so for just this reason. I see more and more of NE Central corridor falling into blight and nothing seems to be done. Recently there was a massive fire that wiped out a giant historical building that could have become a vibrant part of the neighborhood. I see neglected sidewalks, neglected infrastructure all along that section of Central. Why has it been allowed and why has the city and the council remained disinterested in this? There is an opportunity to hold accountable those that would "game the system" with false pretense and do something for the people that live in the neighborhood. Failing to act now gives the green light to any and all of the unscrupulous folks out there that would clearly now they can act with impunity and the neighborhood be damned.

Do, the, right, thing.

Sincerely,

Loren Kollmar

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

**From:** [Will Grieger](#)  
**To:** [Payne, Elliott](#); [Skalecki, Rob](#)  
**Subject:** [EXTERNAL] I Support the Demolition of the Cook House (948 NE 18th Ave, Mpls)  
**Date:** Sunday, October 26, 2025 2:59:28 PM

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You don't often get email from willgrieger@outlook.com. [Learn why this is important](#)

Good afternoon,

As a local NE resident, I am writing to let the city know that I support the demolition of the house at 948 NE 18th Ave, Mpls.

As an architecture admirer, I understand the preservation intention, but as a builder, it is past its time. There is no reasonable way to force the property owner to restore a house that, despite its debatable historical significance, has been vacant for over ten years, presumably because of economically infeasible repairs all the way back then.

If the city feels so strongly about its preservation, they should buy it at fair market value and find non-taxpayer funds to restore it.

The neighborhood will be safer, more beautiful, prosperous, and lively if it were torn down for a multifamily build on the site.

Thank you,

Will Grieger  
763-607-2827  
willgrieger.com

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

**From:** [Lacey Prpić Hedtke](#)  
**To:** [Skalecki, Rob](#)  
**Cc:** [Payne, Elliott](#)  
**Subject:** [EXTERNAL] John Cook House  
**Date:** Saturday, October 25, 2025 9:23:46 PM

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You don't often get email from polkaostrich@gmail.com. [Learn why this is important](#)

Hi!

I love living in Minneapolis, and a big part of that is because of its history and it doesn't look like every single other city. Maintaining the character of neighborhoods is important, and so is maintaining our history.

Please use your powers to levy daily fines on Master Properties (operating as 1717 Properties LLC for this project) until they secure and stabilize the Cook House or sell it. Better yet, use eminent domain to take this house out of the hands of Master Properties and then deny them the ability to operate further in Minneapolis.

We can't have developers buying up old houses just to let them rot and let it be demolition by neglect. If Minneapolis keeps knocking down its historic buildings, we'll look just like a boring suburb, without a connection to our history.

Thank you for your attention to this matter!  
Best, Lacey

Lacey Prpić Hedtke

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**From:** [Seth Stattmiller](#)  
**To:** [Skalecki, Rob](#)  
**Cc:** [Payne, Elliott](#)  
**Subject:** [EXTERNAL] Re: Please save The John Cook House  
**Date:** Saturday, October 25, 2025 9:24:08 AM

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You don't often get email from cutter@re-cycle.com. [Learn why this is important](#)

In anticipation of the Oct 28 appeal to demolish the John Cook House (948 NE 18th Ave), I want to reiterate my belief that Master Properties, 1717 Properties, and their associates should be banned from further development projects in Minneapolis.

These bad actors have failed in their "duty to maintain" a Minneapolis landmark. I believe they are in the process of trying to demolish a piece of our history through intentional neglect. This will continue here and at other properties until we enforce the Minneapolis Heritage Preservation Committee's regulations which permit DAILY fines.

(Please see below.) See you Tuesday.

Seth Stattmiller

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**From:** Seth Stattmiller  
**Sent:** Monday, September 29, 2025 7:24 PM  
**To:** robert.skalecki@minneapolismn.gov <robert.skalecki@minneapolismn.gov>  
**Cc:** Payne, Elliott <elliott.payne@minneapolismn.gov>  
**Subject:** Please save The John Cook House

My name is Seth Stattmiller. My wife and I own Recovery Bike Shop on Central and Lowry just north of The John Cook House (948 NE 18th Avenue). I am writing as a community member in support of the preservation of the Cook House. I am unable to attend the public meeting Sept 30 and would appreciate it if these notes could stand in place of my attendance.

I would very much like to see this Northeast Minneapolis landmark removed from the hands of the negligent owner Master Properties. In the meantime, it would seem appropriate that the Minneapolis Heritage Preservation Commission use its powers to levy steep and frequent (daily) fines on the owner until the house is sealed and stabilized. For example, several windows have been left open for YEARS.

Furthermore, I think it would be appropriate if Master Properties and its associates were denied access to develop additional properties in Minneapolis.

If it helps, we would be more than willing to join a coalition of neighbors to own and repair the house.

Seth Statmiller

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

**From:** [Michael Antolak](#)  
**To:** [Skalecki, Rob](#); [Payne, Elliott](#)  
**Subject:** [EXTERNAL] The Cook House must be preserved  
**Date:** Tuesday, October 28, 2025 10:20:27 AM

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You don't often get email from antolakmichael@gmail.com. [Learn why this is important](#)

Hello Mr. Skalecki and Council President Payne,

I am concerned about the recent appeal to destroy the Cook House (948 NE 18th Ave, Mpls). Despite its historical landmark status, it has been in disrepair for years. Master Properties is ignoring their duty to maintain this part of Minneapolis history. We must not allow companies to destroy Minneapolis for the sake of profit. I am out of town this week, but if I were able to attend the appeal and speak out against the demolition, I would do so.

Our history must be preserved.

-Michael Antolak

**Michael Antolak**

[LINKEDIN.COM/IN/ANTOLAKMICHAEL](https://www.linkedin.com/in/antolakmichael)

[MIKEUPNORTH.COM](https://www.mikeupnorth.com)

[612.810.2866](tel:612.810.2866)

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

**From:** [lauren beuckman](#)  
**To:** [Skalecki, Rob](#)  
**Cc:** [Payne, Elliott](#)  
**Subject:** [EXTERNAL] The Cook House  
**Date:** Sunday, October 26, 2025 8:10:55 PM

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You don't often get email from laurenbeuckman@gmail.com. [Learn why this is important](#)

Hello,

I was appalled to learn that this property is being willingly destroyed in the hopes to tear it down and build something with none of the soul and history of the Cook House. Please use your position to levy fines on Master Properties (operating as 1717 Properties LLC for this project) until they secure and stabilize the Cook House or sell it. I don't understand how they are allowed to continue to abuse a beautiful piece of our history. Even better, use eminent domain to take this house from them and deny them the ability to further operate in Minneapolis and destroy property for profit.

Thank you,  
Lauren Beuckman

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

**From:** [Grant Johnson via Smartsheet](#)  
**To:** [Council Comment](#)  
**Subject:** Public Comment: Matt Allie  
**Date:** Tuesday, October 28, 2025 12:08:08 PM

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## **Public Comment: Matt Allie**

Date: 10/28/25, 12:05 PM

2025-01132

I'm writing to respectfully ask that the Business, Housing, and Zoning Committee deny the appeal being made on the matter of Letter of Appropriateness to demolish the John Cook house.

I object to two key points in the appeal application. In item #1, the claim is made that the building has lost the characteristics that historic preservation standards are meant to protect. These characteristics are in fact still present to the degree that they were when the building was granted its historic preservation status. Residents of the neighborhood recognize the fact that the building still contains these features. This is demonstrated by a curiosity about the building and desire to preserve the building that is shared by many residents. Any observer of the building would note its uniqueness from other surrounding buildings and its notable architectural form.

I also object to the statement in item #2 that both engineering assessments conclude the building is structurally unsound. Both reports focus on repairs that need to be made to the building and state the conclusion that said repairs cannot be made in an economically feasible manner, rather than drawing a specific conclusion about the structural condition of the building. Economic feasibility relies on an estimate of costs weighed against benefits. Neither report estimates costs of repairs and it is beyond the stated scope of either report to consider the future benefits of the building. In absence of this information, it's not appropriate to reach a conclusion premised on economic feasibility.

The applicant provided an estimate of costs and their entire case for demolition relies on the accuracy of this estimate. Estimates can vary widely and rely on intrinsic assumptions. We do not have an independent estimate of the cost to

repair the building or a detailed understanding the assumptions made when preparing the estimate. Without this information, I ask that you not rely on the central conclusion of economic feasibility when considering this appeal.

Ward: Ward 3

Business, Housing & Zoning (BHZ)

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