

Memorandum

To: Business, Housing, and Zoning Committee
Prepared By: Rob Skalecki, Senior City Planner, 612-673-5179
Date: April 14, 2026
Subject: Update on proposed demolition of Cook House, 948 18th Ave NE (PLAN19669)

The Certificate of Appropriateness application to demolish the Tyler Street Northeast John Cook House (Cook House), an individual historic landmark located at 948 18th Ave NE, was denied at the September 30, 2025, Heritage Preservation Commission (HPC) meeting. The HPC concurred with staff recommendation and voted unanimously to deny the demolition, adopting the following findings:

1. The subject property retains significance as recorded in the building's 2021 designation resolution.
2. The subject property retains all seven aspects of historic integrity.
3. The property has not been maintained as required under Chapter 559, Article XI, Maintenance, and currently needs maintenance and security.
4. No unsafe or dangerous conditions which would necessitate demolition have been proven to exist on the property.
5. There are reasonable alternatives to the demolition considering the significance, integrity, and economic value or usefulness of the existing building.

The Business, Housing and Zoning Committee (BHZ) considered an appeal of the HPC's decision at their November 20, 2025, meeting. Pursuant to State Statute 15.99, On November 20, 2025, the City received a written request from Jacob Steen of Larkin Hoffman, on behalf of the property owner, 1717 Developers LLC, to extend the decision-making period for an additional six (6) months from the date of the written request. Therefore, the extension on the decision-making period will end on May 20, 2026. BHZ was notified of the property owner's extension and voted to refer the item back to staff. Meanwhile, the property owner planned to find a buyer for the property.

Staff contacted the property owner in February 2026 to receive an update on a possible sale. The property owner notified staff that interest from a potential community buyer fell through in early 2026. The property owner then listed the property for sale publicly the first week of March 2026. Staff is not aware of any further developments for a potential sale.

Staff is now bringing the item forward to ensure that City Council can decide on the application before the property owner's extension expires. Council must decide on the appeal of the HPC's denial of the Certificate of Appropriateness application seeking to demolish the landmark.

The appeal will be considered again at the April 14, 2026, BHZ meeting without a public hearing since it already occurred on November 20, 2025.