



Logan Park Neighborhood Association (LPNA)

807 Broadway Street NE #70
Minneapolis, MN 55413

admin@loganparkneighborhood.org

loganparkneighborhood.org

April 25, 2026

Honorable Elliot Payne
Minneapolis City Council

RE: LPNA response to Tyler Street John Cook House as of April 2026

Dear Council President Payne and Minneapolis City Council,

The Logan Park Neighborhood Association (LPNA) writes to express support for the City of Minneapolis in upholding all applicable ordinances pertaining to the Tyler Street John Cooke House (948 18th Ave NE, Minneapolis, MN 55418), including any historic designations.

As a neighborhood organization, we have an interest in seeing this property treated in a manner consistent with city regulations and the character of the surrounding community. The John Cooke House is currently vacant, and we look forward to a future in which it once again serves as a positive presence in the neighborhood.

We appreciate the City's attention to this property and encourage continued diligence in seeing that applicable standards are followed.

Sincerely,

LOGAN PARK NEIGHBORHOOD ASSOCIATION

/s/ michael d. antolak

Michael D. Antolak, Chair

CC: LPNA Website



Lower Northeast Neighborhoods Association
P.O. Box 18012
Minneapolis, MN 55418

April 27, 2026

Minneapolis City Council
Attn: Council President Elliott Payne
City Hall - 350 S 5th Street
Minneapolis, MN 55415

Re: Tyler St. NE Cook House (948 18th Ave NE)

Dear Council President Payne and Council Members,

On March 20, 2026, the Lower Northeast Neighborhoods Association (LNENA) passed the following resolution at their monthly neighborhood community meeting:

“Whereas, neighbors have requested Neighborhood Associations to ask our elected officials to protect our city's shared history from premature demolition and the attempt of demolition by neglect,

Whereas, our community has seen other buildings restored to rise again in the city with new purpose from worse conditions and longer vacancies,

Be it further resolved, that the Lower Northeast Neighborhood Association send a letter to the City Council to request 1) community engagement for restoration to maintain the local historic landmark designation by the city of the Tyler St. NE Cook House (948 18th Ave NE) and 2) support the opportunity for a change in ownership of the property, where part of the city agreement of sale is to commit to attempting restoration.”

We ask that you take this resolution into consideration for any upcoming decisions about the Tyler St. NE Cook House. Neighbors want a real good faith chance at restoration and meaningful community engagement. We are asking that you support options for a new owner who is willing to try to preserve this historic landmark.

We appreciate the City’s ongoing attention to this property and encourage continued follow-through to ensure all standards are met.

Sincerely,

Lower Northeast Neighborhoods Association (LNENA)

Cc: Minneapolis City Council Members

From: [Rose W](#)
To: [Skalecki, Rob](#)
Subject: [EXTERNAL] Cook House 948 18th Ave NE
Date: Tuesday, April 28, 2026 1:06:24 PM

Hello sir,

Along with the rest of the neighborhood I've seen this house, admired it, been curious about it, and lately seen it neglected in up keep and care.

We all see it nearly daily as 18th Ave NE is a main thoroughfare in our part of the city. It's has been a sentry on that corner and we intend to see it stand strong and stately in the future, preserves and cared for.

As a representative of our neighborhood, ward, and city relay our demands that this property continue to a beacon for both our past and our future. We have absolutely no need, let alone want, for a unknown property entity to purposefully let ruin to a house built so strong that this entities devious plans still have not led to its fall.

This house was engineered and built to stand through anything, it is showing us this, and it's our duty to provide honest stewardship. We will do that and invest into this property, hopefully with your help but not necessarily.

We look forward to you sharing this neighborhood's interests and needs. Thank you.

Sincerely,

Rose Woodworth
rosita.woodworth@gmail.com
(715) 441-3387

April 9, 2026

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

Re: 948 18th Ave NE (PLAN19669) Update

Dear Chair Osman and Committee Members:

We represent 1717 Developers, LLC and Abubaker Jibril, the owner of a vacant building at 948 18th Ave NE (“Property”) and this letter is intended to provide an update regarding our client’s efforts to market the Property to a willing buyer.

Since our last appearance before the Minneapolis City Council in November 2025, we have continued efforts to identify a purchaser for the historic John Cook House. Given the considerable interest stated by members of the community, we have met with more than a dozen parties who have expressed interest in acquiring the Property. Despite multiple showings, we have not received any written or oral offers for the Property.

Our client has met with numerous groups and individuals to tour the Property, including a group of approximately 15 neighbors who toured the home twice in late November. Despite ongoing conversations with several parties, none has indicated serious intent to purchase. After numerous failed efforts to entertain offers for the Property from the various parties that had previously expressed interest, the Property was formally listed on the MLS at the beginning of March. Several parties cited concerns related to the overwhelming costs of rehabilitation, as well as the surge of ICE activity from December to February as barriers to moving forward.

One potential buyer has toured the Property three times over the past several weeks and has made inquiries regarding closing procedures. Another party has also recently expressed interest. Neither party has submitted any written or oral offer. Our client intends to continue to work with this interested party while continuing to market the Property through the spring and into the summer. During this time, we ask that the City Council continue to stay the accrual of any vacant building registry and extended vacancy fees.

Given these circumstances and lack of bona fide interest in acquiring and rehabilitating the Property, we respectfully request that the Council approve the appeal and authorize demolition of the structure, subject to the condition that the Property be actively marketed through July 15, 2026. If no purchase agreement is executed by that date, our client requests authorization to proceed with demolition.

Throughout this period, Mr. Jibril has continued to maintain the Property on a regular basis, including monitoring the site and contacting law enforcement when intrusions have occurred.

Thank you for your consideration. We remain committed to working with the City in good faith and will continue reasonable efforts to market the Property during the proposed period.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Steen', with a long horizontal flourish extending to the right.

Jacob W. Steen, for
Larkin Hoffman

Direct Dial: 952-896-3239

Direct Fax: 952-842-1738

Email: jsteen@larkinhoffman.com

cc: Joe Jensen (via joseph.jensen@minneapolismn.gov)
Jibril Abubakar (via ajibril605@gmail.com)
Raya Esmaeili

From: [Dalton FritzScott](#)
To: [Skalecki, Rob](#)
Subject: [EXTERNAL] Public Comment: Appeal of Heritage Preservation Commission Decision, 948 18th Ave NE, John Cook House (PLAN19669)
Date: Tuesday, April 28, 2026 11:47:19 AM
Attachments: [948 18th Ave NE Showing.pdf](#)

Dear Mr. Skalecki and Members of the Business, Housing & Zoning Committee,

My name is Dalton FritzScott. I'm a Northeast Minneapolis resident, a licensed general contractor (BC809266), and the owner of Liminal Spaces LLC, a Minneapolis-based design-build firm. I'm submitting this as public comment in opposition to the appeal filed by 1717 Developers LLC, and asking that the Committee deny the Certificate of Appropriateness for demolition of the John Cook House at 948 18th Ave NE.

I'm not writing as a general preservation advocate. I'm an active buyer. I have walked the building, brought two masonry subcontractors with me, and we found no evidence of structural failure. The exterior brick facade needs significant repair, and the interior needs a full rehabilitation, but nothing we saw was outside the scope of a well-resourced restoration project. The claim that this building is beyond saving does not match what I observed on site.

I do want to raise something that I think is relevant to today's proceeding. Getting access to this property was surprisingly difficult.

My realtor's initial showing request was declined. We were asked to sign a hold harmless waiver, which we did immediately. After submitting it, the showing was still canceled or denied multiple times. My realtor called and texted the listing agent on multiple occasions without getting a response. It took several days of persistent follow-up before we were finally approved. (Her email is attached)

The property has also been listed for 55 days with no for-sale signage visible on the building or the grounds. For a walkable neighborhood like Northeast, that's a meaningful gap in basic market exposure.

A building in this condition takes time to evaluate properly. Any serious buyer needs to bring in contractors, review scope, and build a financial plan before making an offer. That process is hard to complete when access is this restricted and the listing period this short. I've also spoken with others in the Northeast community who are interested in this property and have run into similar friction.

I'm not drawing conclusions about intent. I'm describing what happened, as a matter of record, because I think the Committee should consider whether this property has had a genuine opportunity to find a preservation-minded buyer. Based on my experience, I don't think it has.

I'm ready to put together a restoration plan. I'm asking for the time and the access conditions to do that properly.

Thank you for your consideration.


Dalton FritzScott
Liminal Spaces LLC

dalton@liminalspaces.build



948 18th Ave NE Showing

1 message



To: "dalton@liminalspaces.build" <dalton@liminalspaces.build>

Tue, Apr 28, 2026 at 9:41 AM

Hi Dalton,

I wanted to give you some context on why it took so long to get the showing approved for 948 18th Ave NE.

When we first requested the showing, it was declined because the listing side required a signed hold harmless/liability waiver. As you know, we got that signed and emailed it over as instructed, then requested the showing again. Even after that, the showing was canceled or denied multiple times.

I called and texted the listing agent as well, but never received any communication back. After multiple requests over several days, the showing was finally approved.

I do think it's worth noting that this was a surprising amount of effort just to get access to a vacant/abandoned property, especially after the required waiver had already been signed and sent over. I don't want to make assumptions, but if communication was this difficult for a showing request, it's something we'd want to be mindful of if you decide to pursue the property further.

Best,



IMPORTANT NOTICE: Never trust wiring instructions sent via email. Always independently confirm wiring instructions in person or via a telephone call to a trusted and verified phone number. Never wire money without double-checking that the wiring instructions are correct.

From: [S Dodge](#)
To: [Skalecki, Rob](#)
Subject: [EXTERNAL] Cook house- please don't reward the developer who let it rot
Date: Tuesday, April 28, 2026 12:29:37 PM

Hi,

I toured the cool house before it was listed many years ago, when it was listed the first time and recently. The current developer has totally wasted the house and let it rot. I know he has been fined for neglecting the home but he should not also “win” by being allowed to tear it down.

I think it can be saved and would be a beautiful home for a family or an asset to the neighborhood through reuse as a commercial rehab/remodel that preserves its unique character.

It's frustrating that any property owner can be allowed to own a house and let it become such an eyesore and ruin its structural integrity through neglect in an effort to make it non viable and then use the fact that it is a non viable as a strategy to get a demolition permit.

Developers don't need to be a charity, but they should attempt in the least be community oriented. Allowing this home to rot over many years shows that the person who owns it is not considerate of this community.

Thanks,
Susannah Dodge

From: [Keith Taylor](#)
To: [Skalecki, Rob](#)
Subject: [EXTERNAL] Cook House - 948 18th Ave NE
Date: Tuesday, April 28, 2026 11:38:45 AM

Dear Mr. Skalecki,

I am writing regarding the Cook House in NE Minneapolis. This is an important piece of Minneapolis history and deserves to be kept and restored.

I was born in the UK, but have lived in NE Minneapolis since arriving in Minnesota 30 years ago. I find it heartbreaking, and more than ironic, that Americans will travel to see the centuries old buildings in the UK but continue to raze their own history to the ground.

Please, consider the historic importance of this house and the local interest in restoring it.

Thank you for your consideration in this.

Best.

Keith Taylor

From: [ali harris](#)
To: [Skalecki, Rob](#)
Subject: [EXTERNAL] John Cook House
Date: Tuesday, April 28, 2026 12:17:47 AM

Hello, my name is Ali and I've been lucky enough to grow up in and am now a home owner in Northeast Mpls.

I don't want to take too much of your time, but I did want to ask for you to help us protect this historic home. Mpls has gone through so much in the last few months/years. I bring this up knowing that this house may seem like the smallest thing at this moment, the house is important though. As a fan of architecture since I was young I remember being in awe of this house driving past everyday to and from school. Getting older I learned about its history even more and sadly watched it age as it was neglected. It would be a wonderful act to protect this home, which once housed immigrants in the early 1900s that helped build our beautiful city, and save it from someone that has come in that clearly does not care about our community. Now for the info that is more important than my opinion on the matter. There are at least 2 couples that are currently looking into buying the home for a residence. One is someone who has been extremely involved with protecting NE from ICE, who loves this community, and would bring this beauty back to life. There are also 2 other groups who want to make an offer. On top of that there are so many people that are willing and want to put in the work on this property to save it. It can happen! We just need a little more time. We can't get this history back.

Thank you,
Ali Harris

From: [Amanda Tempel](#)
To: [Payne, Elliott](#)
Cc: [Davis Temple, Liam \(he/him/his\)](#); [Mohamud, Ikram I](#); [Garcia, Brandon](#); [Board](#); [Admin](#); [Outreach](#); [Skalecki, Rob](#)
Subject: [EXTERNAL] BHZ Agenda April 28, 2026 14. Certificate of Appropriateness appeal: 1717 Developers LLC, 948 18th Ave NE (2025-01132)
Date: Tuesday, April 28, 2026 11:12:13 AM
Attachments: [LPNA John Cook letter April 2026.pdf](#)
[LNENA Letter Regarding Tyler St. NE Cook House 948 18th Ave NE.pdf](#)

Hello,

I wanted to share the two attached neighborhood letters for consideration regarding the upcoming agenda item on the BHZ Agenda today.

14. Certificate of Appropriateness appeal: 1717 Developers LLC, 948 18th Ave NE (2025-01132)

This email is being sent to all City Council Members.

Thank you.

-Amanda Tempel
Alternate Member of the LNENA Board



Lower Northeast Neighborhoods Association
P.O. Box 18012
Minneapolis, MN 55418

April 27, 2026

Minneapolis City Council
Attn: Council President Elliott Payne
City Hall - 350 S 5th Street
Minneapolis, MN 55415

Re: Tyler St. NE Cook House (948 18th Ave NE)

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We appreciate the City’s ongoing attention to this property and encourage continued follow-through to ensure all standards are met.

Sincerely,

Lower Northeast Neighborhoods Association (LNENA)

Cc: Minneapolis City Council Members



Logan Park Neighborhood Association (LPNA)

807 Broadway Street NE #70
Minneapolis, MN 55413

admin@loganparkneighborhood.org

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April 25, 2026

Honorable Elliot Payne
Minneapolis City Council

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Sincerely,

LOGAN PARK NEIGHBORHOOD ASSOCIATION

/s/ michael d. antolak

Michael D. Antolak, Chair

CC: LPNA Website

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To: [Skalecki, Rob](#)
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We look forward to you sharing this neighborhood's interests and needs. Thank you.

Sincerely,

Rose Woodworth
rosita.woodworth@gmail.com
(715) 441-3387

October 10, 2025

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

Via Email
robert.skalecki@minneapolismn.gov

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

Dear Committee Members,

We represent 1717 Developers LLC and Abubakar Jibril, the owner of the property located at 948 18th Avenue NE, Minneapolis, MN (the “Property”). This appeal is submitted in response to the Heritage Preservation Commission’s (HPC) denial of the application for demolition of the Property on September 30, 2025. We respectfully request that the Business, Housing, and Zoning Committee overturn HPC’s decision.

The Property is a designated historic landmark located in northeast Minneapolis. It has been on the City’s Vacant Building Registration since 2014 and was condemned in 2020 due to its unsafe condition. The current owner purchased the Property in 2019, and it was designated as a historic landmark in 2021. Since that time, multiple professional evaluations have confirmed that the structure is severely deteriorated and no longer safe or feasible to repair. The demolition application was submitted to address these conditions and to allow future reinvestment that meets current building and safety standards.

In support of this appeal, the following points address the primary areas of error and inconsistency in the staff report and the HPC’s findings:

- 1) the misapplication of the alteration findings under the Certificate of Appropriateness,
- 2) the unsafe and dangerous condition of the structure,
- 3) the absence of reasonable alternatives demonstrated by cost and feasibility, and
- 4) the consistency of the proposed demolition with the Minneapolis 2040 policies.

The staff report and HPC relied on speculation regarding the owner’s maintenance history, subjective impressions about the Property’s value, and concerns about the available enforcement mechanisms in the ordinance. These factors are not part of the criteria for determining whether demolition is appropriate and should not outweigh the factual record and ordinance standards.

1. The staff's application of findings under the certificate of appropriateness for alterations is inconsistent with the nature of this project and city practice.

Section 599.350 of Title 23, Heritage Preservation, requires findings related to alterations in subdivision (a) and, when demolition is proposed, additional findings addressing safety and reasonable alternatives in subdivision (b). The findings in subdivision (a) are intended for projects involving properties that retain enough structural and architectural integrity to be repaired or modified in a way that preserves their historic character or those within historic districts. Those standards assume the structure is capable of meaningful rehabilitation.

In this case, the Property's advanced deterioration, structural failures, and loss of defining features mean that those alteration standards are not applicable in any practical sense. The building has lost the very characteristics those standards are meant to protect. It cannot be altered or repaired in a way that would preserve its historic appearance or materials, and any rehabilitation effort would require rebuilding major portions of the structure, which would amount to reconstruction rather than preservation.

In prior demolition reviews, the City has placed primary emphasis on the demolition findings that address unsafe conditions and the absence of feasible alternatives. In this case, the staff report's focus on design compatibility and other alteration-related criteria diverted attention from the fundamental questions of safety and feasibility. The HPC discussion further reflected that shift, with several commissioners expressing concern about broader enforcement issues and the desire to "send a message" about property maintenance. While these concerns may be understandable, they are not among the required findings for demolition and should not outweigh the actual condition and feasibility evidence in the record. As such, they are impermissible criteria for consideration. Given the structure's condition, rehabilitation of the structure is not possible in practice. The only viable and responsible path forward is demolition.

2. Demolition is necessary because the property is unsafe and dangerous.

Two independent licensed structural engineers, Anderson-Urlacher (2022) and Paulson & Clark (2025), have evaluated the building and both concluded that it is structurally unsound. The 2022 report documented critical failures in masonry and framing. Staff disregarded that report on the pretext that it lacked photographs. The 2025 report provided extensive photographic evidence of bulging and bowing exterior walls, a hazardous porch, compromised roof framing, and pervasive water damage. Despite addressing the alleged deficiency of the 2022 report by providing the photos, the City again deemed the report inadequate. This shifting standard is arbitrary and reflects a disregard for objective engineering assessments.

Rejecting both professional reports for different and inconsistent reasons based on staff opinion alone is arbitrary and unreasonable. The adequacy of an engineering assessment cannot be measured by its format or length. These reports were prepared and certified by licensed engineers who documented the building's hazardous conditions and the need for full reconstruction to meet basic code requirements. Staff's conclusion that the structure could be preserved was based largely on conjecture rather than competing professional evidence. Speculation about the owner's maintenance history or assumptions about neglect are not relevant to the ordinance findings and have no bearing on whether the building is now unsafe. The engineering evidence, together with the City's condemnation of the Property, demonstrates that the building cannot be occupied safely and cannot be rehabilitated without rebuilding major

structural components. The Property was condemned by the City in 2020, remains vacant since 2014, and remains a hazard that cannot be feasibly rehabilitated.

Under Section 599.350(b)(1), demolition may be approved when necessary to correct an unsafe or dangerous condition. The record meets that standard. The only effective way to eliminate the hazards present at this Property is demolition.

3. There are no reasonable alternatives to demolition, as demonstrated by the cost of rehabilitation and lack of feasible uses.

The total estimated rehabilitation cost exceeds \$1.5 million, while the 2025 assessed market value of the Property is approximately \$280,000. The cost estimate submitted by the applicant is complete and professionally prepared. The line item labeled "masonry" accurately reflects the expense of saving, repairing, and restacking bricks across the deteriorated exterior walls. Although staff questioned the description of certain items, the estimate already includes the major structural work necessary to stabilize the building. The order or grouping of the line items does not change the total scope or cost of rehabilitation.

The estimated \$1.5 million dollar repair as compared to its assessed value of \$280,000 means that if the applicant were to rehabilitate the Property, there would be a \$1.2 million deficit.

This disparity makes rehabilitation economically infeasible. This disparity is even greater than in a recent case ([3 East Minnehaha Pkwy, PLAN19502](#)) where staff found that a rehabilitation cost of about \$1.2 million for a property valued at \$500,000 demonstrated that the cost "significantly outweighed" the value, supporting a conclusion that no reasonable alternative existed. Even if the fully rehabilitated Property were twice the value of the assessed valuation at \$560,000, the rehabilitation would result in a loss of \$940,000. The difference here is far more pronounced, and the same reasoning should apply.

Staff stated that feasible alternatives exist but did not identify any or explain how they could overcome the building's current condition. Continued residential use, which is the Property's existing use, is not feasible without complete reconstruction. Any other uses would encounter the same structural safety and cost barriers. The HPC discussion also reflected several purely speculative and baseless opinions about the building's potential historic value rather than any concrete alternative for reuse. While the desire to preserve historic resources is commendable, those subjective views cannot replace the factual and financial evidence that demonstrates rehabilitation is not feasible.

The record shows that there are no reasonable alternatives that would result in a safe or code-compliant building. Under Section 599.350(b)(2), demolition may be approved when no reasonable alternatives exist considering the Property's significance, integrity, and economic usefulness. The facts here satisfy that standard.

4. The Minneapolis 2040 Plan supports the removal of unsafe and unhealthy structures.

Not only does the demolition application meet the required findings for demolition under the City Code, but it is supported by several findings of the Minneapolis 2040 Plan. The Minneapolis 2040 Plan establishes a clear policy priority for healthy, safe, and resilient housing. For example:

Policy 46, Healthy Housing, directs the City to address buildings that pose health and safety hazards. The request supports this policy by allowing for the remediation and demolition of a building that has been condemned and considered hazardous for more than five years.

Policy 47, Housing Quality, calls for maintaining housing that meets modern safety and habitability standards. The request supports this policy by allowing for the remediation of a structure that the City itself determined does not meet modern safety and habitability standards more than five years ago.

Policy 84, Public Safety, prioritizes collaborative, community-inclusive approaches to ensuring safety for all residents. The request supports this policy by removing a condemned building that poses an ongoing threat to public safety, thereby eliminating hazardous and unsafe conditions.

Staff noted the goals related to preservation of the City's historic resources. Those goals are important, but the Minneapolis 2040 Plan calls for a balance between preservation and other citywide objectives, including safety, stability, and livability. When a structure has deteriorated to the point that it cannot be safely occupied or feasibly rehabilitated, removing the hazard and allowing reinvestment is consistent with both the spirit and intent of the Plan.

Approving demolition of this Property supports these policies of the Minneapolis 2040 Plan. Retaining or reconstructing an unsafe structure at excessive cost does not promote safe housing or neighborhood stability. The Plan supports the responsible removal of unsafe buildings to allow future reinvestment that meets current standards of safety and quality. Concerns about the adequacy of enforcement mechanisms in the ordinance were raised during HPC discussion, but these are policy matters that should be addressed separately and not at the expense of individual property owners facing extraordinary costs and risks.

Conclusion

The evidence before the City, together with the City's own condemnation of the Property, demonstrates that the Property is structurally unsafe, that rehabilitation is economically infeasible, and that no reasonable alternatives exist. The staff and HPC conclusions were influenced by speculation and sentiment rather than by the professional and factual record. The Minneapolis 2040 Plan supports the correction of unsafe conditions and reinvestment in healthy, code-compliant housing that contributes to neighborhood stability.

For these reasons, we respectfully request that the Business, Housing, and Zoning Committee reverse the Heritage Preservation Commission's denial and approve the Certificate of Appropriateness for demolition of 948 18th Avenue NE under Section 599.350(b). Approval of demolition is the only outcome consistent with the evidence, the ordinance standards, and the City's adopted policy goals.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. Steen', with a long horizontal flourish extending to the right.

Jacob W. Steen, for
Larkin Hoffman

Direct Dial: 952-896-3239

Direct Fax: 952-842-1738

Email: jsteen@larkinhoffman.com

Name	Issue/File	Comment
SV	2025-01132	This is NOT what THE PEOPLE want.
	2025-01132	No. Sharing my objection to demolishing the John Cook house on Tyler and 18th.
Sara D.	2025-01132	I am a resident in NE Minneapolis, and am opposed to the destruction of the Cook House. The current property owners have, in bad faith, allowed this property to fall into disrepair with the intention of tearing it down for development all along. There are currently multiple interested buyers from the community who would love to restore the home to its former historic appearance. I urge you to consider allowing a community member to purchase this home for restoration. This is a part of the history of our community and should be protected as such. The current owners should not be allowed to profit off the destruction of this historic home, and allowing them to do so will set a bad precedent for other developers with regard to historic homes and buildings in our city.
SD	2025-01132	As a resident in NE Minneapolis, I am opposed to the destruction of the Cook House. The current property owners have intentionally allowed the property to fall into disrepair. They don't want to restore the home, they want to tear it down. There are multiple interested buyers from the community who would love to restore the home. I urge you to consider the community when deciding how to move forward. Protect the house. Allow it to be restored by a community member.
Monica Erling	2025-01132	I am writing to oppose the demolition of the historic John Cook house at 948 18th Ave NE. There is much community support for preserving this property and many parties interested in purchasing it for that purpose. To demolish it would reward the bad behavior of a developer instead of penalizing him for ignoring his legal obligations.
	2025-01132	I object to the demolition of the John Cook house on Tyler and 18th
Tam J	2025-01132	File number 2025-01132 We would object the demolition of the John Cook House on Tyler and the 18th.
	2025-01132	Please vote no on the demolition of the John Cook house.
Lyla	2025-01132	I object to the demolishing of the "John Cook house on Tyler and 18th"
	2025-01132	Good day, I find myself compelled to voice my objection of demolishing the John Cook house on Tyler and 18th. As someone who grew up in a historically home I implore those in power to choose preservation. It is a mockery of the system to allow owners to rack up fines to the point demolition begins to make pseudo sense. Many people want preservation and are willing to do the work.

2025-01132 The Cook house on 18th and Tyler has at least another hundred years of life left in it. To tear down this historically significant house would be a crime, and any who permits the destruction of this gem will likewise witness their own public downfall, brick by metaphorical brick. NE doesn't forget...

wanda hamlett

2025-01132 Objection to the demolishing of the John Cook house - 948 18th Ave NE.

Current owner has failed to upkeep property as required. (Article XI)
Community member is interested in purchasing home and community members are interested in restoring this historical property.

Please do not destroy NE history - home built by mason/owner, and an example of immigrant housing. Immigrants and Labor are the history of NE.

Please allow this home to continue its history in our community.

2025-01132 Vote no on the demolition of the John Cook house on 18th and Tyler! It should be purchased by a community member and restored back to its potential!

2025-01132 I object to demolishing the John Cook house on Tyler and 18th due to its historic significance

Ethan O'Brien

File number
2025-01132 I oppose the demolition of the John Cook house at 18th and Tyler St!! Please save this neighborhood landmark to immigrants! There are people who will restore it if the owner can let it go.

2025-01132 The city council should not allow the Cook house to be demolished. There has been and will continue to be people interested in restoring it if the owner is willing to sell. Let's preserve the history of northeast instead of tearing down one more building to build unaffordable housing.

2025-01132
W I am objecting to the demolition of the John Cook House on Tyler and 18th. The failure of the developer to maintain this property as required is not sufficient cause for demolition.

Sophie

2025-01132 I strongly object to the demolition of the John Cook house on Tyler and 18th. Especially as we move further and further into planned obsolescence, it's incredibly important to put efforts towards preserving the beauty and function of historic structures in our neighborhoods. There are many in NE who are ready to put in the funds and effort to save this home.

Nicolas Kohler

2025-01132 As the history around this property has shown - the current owner (aka developer) has failed to preserve the house according to requirements for a designated landmark (Article XI).

There are interested parties to buy this house and allowing this house to be demolished would remove a historic landmark in the district and there are alternative options to renovate this house.

Neely Atha	2025-01132	Objecting the demolishing of the "John Cook house on Tyler and 18th"
Jessica Nielson	2025-01132	objection of demolishing the John Cook house on Tyler and 18th. Members of our community want to buy and restore this home and live there and have it be a space for the community. Please don't demolish this home. We have people in our neighborhood actively trying to buy it and restore it. Let them! Listen to your constituents.
Dale Dowse	2025-01132	Please save this old building. I restored a canned ham factory in Denton that is now my winter home, and it has revived the entire neighborhood.
Megan Creasey		Vote no on demolishing the John Cook House! This is an important piece of Northeast history that community members are interesting in restoring.
Katherine Hornbacher	2025-01132	Please do not tear down the John Cook house on Tyler and 18th in NE MSP!! Many, many people want to see this home preserved!
	2025-01132	Please do not demolish the John Cook house on Tyler and 18th. It's historic and architectural significance makes it a unique part of northeast Minneapolis and it would be wonderful to see it preserved.
Keith Mckenna	2025-01132	<p>I would hope that the assembled committee would reject the request to demolish the house located at 948 18th Ave N.E. in Minneapolis, as the property possesses immense historical significance to the N.E neighborhood where it sits, but also because the materials it comprises within its original construction is that of old growth boreal forests, the likes of which no longer exists in any significant manner. From a construction material standpoint alone, to merely demolish it would be a travesty! From a craftsman point of view, I must object in the strongest possible way. To literally wipe this diamond in the rough from existence for a parking lot is so offensive it should not even warrant consideration!</p> <p>If it is decided to grant the permit to proceed then I would request that the property face de-construction, rather than demolition and that the cost of de-construction be passed along to the party/parties that are trying to acquire the property to produce yet another impermeable hardscape that would have zero redeeming qualities for the Northeast Community!</p> <p>I must object to the razing of the property in the strongest possible way!</p> <p>Thank you for your time and consideration, Keith McKenna. 2930 Taylor Street N.E. Minneapolis, MN.</p>
Anelia Luciw	2025-01132	Voting no

	2025-01132	The John Cook House is an essential historical landmark. During a time where so many of our historical landmarks have been destroyed, please keep this house intact.
Karl Johnson	2025-01132	Great example of Queen Anne style brick work.
LB Benson	2025-01132	Please do not demolish the John Cook House on Tyler and 18th St.
	2025-01132	Vote no to demolish the Cook House, there are multiple people who are willing to buy and renovate it.
Brad Kult	2025-01132	Urging the city council not to approve demolition of the John Cook house on Tyler and 18th. This historic structure can be restored and there is strong community interest to do so.
Scott Tooker	2025-01132	The John Cook house on Tyler and 18th should NOT be demolished. It is a historic property and needs to be repaired, preserved, and protected
	2025-01143	In reference to the John Cook House on Tyler and 18th Do not destroy the historic home. Let it be refurbished. Demoiing would cause environmental strain and a loss for the community.
Megan Eckers	2025-01132	I object to the demolishing of the John Cook House at 948 18th Ave NE. It is a gorgeous piece of history and needs to be saved and restored.
Anne Thielen	2025-01132	I am writing in support of keeping the historical marker designation for the John Cook house on Tyler and 18th in place. The current owner has had several good faith offers on the property from people who want to restore the home to its original state. He has rejected those offers in the hopes of reversing the designation so he can tear it down. I strongly object to the demolition of the house.
Storrie M Kleitz	2025-01132	I object to the demolition of this beautiful house on this property! Save the John Cook house on Tyler and 18th!
Derek Ahlberg	2025-01132	Save this house! Let's not bulldoze our history only for profit! It is a staple in the neighborhood and it can be preserved!
	2025-01132	I object to demolishing the John Cook house on Tyler and 18th.
Chloe K	2025-01132	I object demolishing the Jon Cook House. We need to preserve history in our city and that includes this house. Do not erase culture and history for profit!!
Clettis Wright	2025-01132	Save historic architecture, preserve our culture and history for future generations. Deny the demolition of the John Cook house.

Community member-
Shuipis

2025-01132

Member of the City Council-

I am writing to urge you to deny the request to demolish the Tyler street John Cook House. Today, there are community members willing to donate their time, expertise and money to save this house. That is more than the current owner and associates can say, while they skirt our laws, penalties, and requests to return it to our community. Please be the champions of the people today and deny this request.

We are in an important moment in history. Coming out of an occupation, this community has the will and the momentum to do things differently. We have a chance to be the greatest city, where our representatives work for the people and not outside interests here to make a buck. If this owner and associates has shown us anything, it's that money is of greater importance than community, and their lack of respect for you and us should speak louder than any of these comments here today.

I am one of these community members who has been gathering those in the community who are willing to help restore this home. My father is a brick layer, my family friend is an electrician, I have restoration specialists and historic foundation experts, all telling me the restoration of this historic house is possible and that they want to help. I have been here my whole life and want to spend the next 40 years here. I am bonded to this city, made more concrete by what we just went through together. Please, help me have the chance to save this home.

Mush 2025-01132 Member of the City Council-

I am writing to urge you to deny the demolition request of the Cook house on 18th and Tyler. It saddens me, that after such a horrific time in our city's recent history, we are once again being asked to step up and fight. But, as you will see, MPLS, even tired and grieving, will fight for something they consider valuable and important.

I am a NE-lifer. I grew up here and live here now. As I'm sure many would say, this house has and always will be a pillar in this community. To demolition it would undo more than brick and mortar, it would undo a significant piece of this community's history.

There are many more organized than I, with experts and finances set up to restore this home, but here is my plea: I want to buy the Cook house and restore it. I already have my father, a NE-lifer, and mason, willing to help, and a community I know would step up to make my dreams come true. Please give me the chance to buy my first home in the community I love, and let that be the Cook house. Give me and this house a chance as loving and trusted members and allow me a chance to make a dream of mine a reality.

I realize this is a very personal ask but it's one I'm willing to embarrass myself with. I want to remain in this community for the next 40 years, and I want to restore this house's grace and importance while doing so.

From: [Dawn Cook-Ronningen](#)
To: [Skalecki, Rob](#)
Subject: [EXTERNAL] Cook House Preservation
Date: Tuesday, April 28, 2026 1:18:08 PM

Greetings Robert,

We want to see the Cook House saved.

We are willing to put time and money into its preservation and restoration.

We think it could become the right project to help the neighborhood with tours, history and gardens.

We need to respect, protect and maintain Minneapolis history.

We just became aware of it - and its risk of demolition and want to help save it. Please allow people time to make this project viable.

Regards,
Mike & Dawn Ronningen
222 2nd St SE
Minneapolis

[Sent from Yahoo Mail for iPhone](#)

From: [Brianna Shuipis](#)
To: [Skalecki, Rob](#)
Subject: Re: [EXTERNAL] Re: Cook House - Contact info
Date: Wednesday, May 6, 2026 10:37:37 AM

Dear Members of the City Council,

I am writing regarding the demolition permit application scheduled to be addressed at your meeting tomorrow morning at 9:30. I respectfully request that you continue this item to the next session and allow me additional time to formalize my efforts to preserve the Cook House.

Over the past several weeks, I have done my due diligence to determine whether saving this home is truly feasible. This has not been a casual inquiry. I have assembled a team of experienced bricklayers and turn-of-the-century home rehabilitation specialists with a combined 60+ years of experience. After assessing the structure, they have affirmed that rehabilitation is absolutely possible. Their professional opinion is clear: this house can be saved.

My intention is to make the Cook House my personal residence. I am fully prepared to invest in restoring it in a way that honors its historical integrity—preserving its architectural character both inside and out. This is not a speculative development project. It is a commitment to stewardship.

Beyond restoring it as my home, I also intend to work collaboratively with the community to explore thoughtful ways for neighbors to enjoy and appreciate the property—whether through occasional public viewings, small gatherings, or other community-centered opportunities that respect both the home and the neighborhood. I believe preservation and community benefit can coexist.

Importantly, this project is within my financial means. I have carefully evaluated the anticipated costs and am confident in my ability to undertake this rehabilitation responsibly. My interest is genuine, serious, and long-standing. Saving a home of this era and significance is not only feasible—it is a personal dream of mine.

All I am asking for is time. Time to formalize agreements, time to complete the necessary steps, and time to demonstrate that demolition is not the only viable path forward. Once a structure like this is gone, it cannot be replaced. A short continuance would provide a meaningful opportunity to preserve a piece of our shared history.

I respectfully ask that you postpone the demolition permit decision to the next session and allow this preservation effort a fair chance.

Thank you for your consideration and for your service to our community.

Sincerely,
[Your Name]

From: [Elizabeth Richardson](#)
To: [City Clerk](#)
Cc: [Payne, Elliott](#); [Davis Temple, Liam \(he/him/his\)](#); [Skalecki, Rob](#)
Subject: [EXTERNAL] Public Comment for 5/7/26 Council Meeting RE: Demolition Appeal for 948 18th Ave NE, Minneapolis, MN
Date: Wednesday, May 6, 2026 4:42:43 PM

Dear City Council Members,

On behalf of a coalition of 65+ neighbors, I am writing to implore you to vote no tomorrow on the appeal for the demolition of the historically designated John Cook House located at 948 18th Ave NE, Minneapolis MN.

The City Statute, 9/30/25 CPED staff recommendations, and 10/28/25 HPC denial of the certificate of appropriateness for demolition (links below) make the decision on this vote clear - demolition should not and cannot occur if a reasonable alternative is available. Our group is that alternative.

Since my last email to you, our group has submitted a second formal offer to purchase the property. We have made clear that we are open to negotiation and would seriously consider a reasonable counter offer, as that is the only way we can ensure that should the Council vote to allow demolition we will in fact have the right to purchase and restore the property.

To be clear, at present we have the financial capabilities to fully restore this house to HPC standards. To give you a picture of what this project means to the neighborhood, our efforts continue to gain momentum - new members, funds, statements of interest and pledges of support from businesses, contractors, and construction education programs.

As the owner of a Northeast business (Recovery Bike Shop) and neighbor of the John Cook House for fifteen years, I believe the preservation of this community asset is vital to the success of our business district. For too long Central Avenue has suffered from empty lots, blighted storefronts, and structures left to decay. Our business was a founding member of the Northeast Investment Cooperative, which was created because our neighbors believed that a single building can turn the tide on the future of a neighborhood. In the 12 years since we partnered with them to acquire and rehabilitate the “worst building on the block” we have seen that tide turn, with our project turning into homes for three businesses (including ours) which have brought walkers, shoppers,

and business investment back to Central Avenue.

The John Cook House presents an even more significant opportunity to bring vibrancy to our community. It is a core cultural resource that has brought out scores of neighbors willing to invest in its restoration and thousands of reactions from community members invested in its preservation. Sitting on 18th Avenue - the highly traveled street that connects the freeway to Central Avenue - and a stone's throw from the Northrop King Building, the Thorp Building, and Central Avenue, it is the gateway to the Arts District and the Central Avenue Business District and a one of a kind opportunity to welcome visitors to our neighborhood with a landmark that epitomizes what Northeast stands for - artistry, craft, hard work, and community coming together to save a cherished piece of our history.

It is essential that you vote tomorrow to uphold City Statute, preserve our City history and culture, and avoid setting a dangerous precedent of allowing developers to seek profit through demolition by neglect.

Please vote no to demolition.

Sincerely,

Elizabeth Richardson

Elizabeth Richardson
Recovery Bike Shop
elizabeth@re-cycle.com
(c) 612-598-7988

From: [Elizabeth Richardson](#)
To: [City Clerk](#)
Cc: [Payne, Elliott](#); [Davis Temple, Liam \(he/him/his\)](#); [Skalecki, Rob](#)
Subject: [EXTERNAL] Public Comment for 5/7/26 Council Meeting RE: Demolition Appeal for 948 18th Ave NE, Minneapolis, MN
Date: Wednesday, May 6, 2026 4:42:43 PM

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

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