

**City of Minneapolis**  
**Request for Committee Action**

**To:** Zoning & Planning  
**Date:** 5/19/2016  
**From:** Community Planning & Economic Development  
**Prepared by:** Hilary Dvorak, Principal Planner  
**Presented by:** Hilary Dvorak, Principal Planner  
**File type:** Action  
**Subcategory:** Heritage Preservation

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**Subject:**

Certificate of appropriateness and historic variance appeal: St. Paul Development Corporation, 1900 Colfax Ave S.

**Description:**

Considering an appeal submitted by St. Paul Development Corporation regarding the decision of the Heritage Preservation Commission:

1. Denying a Certificate of Appropriateness (BZH 29041) application to construct a new four-story, five-unit residential building on the southern half of the property next to the F.E. Day House located at 1900 Colfax Ave S.
2. Denying an Historic Variance (BZH – 29041) to maintain the existing setbacks from the interior property line of the F. E. Day House located at 1900 Colfax Ave S.

**Previous Actions:**

On April 19, 2016, the Heritage Preservation Commission denied a certificate of appropriateness application to construct a new four-story, five-unit residential building on the southern half of the property next to the landmark building and an historic variance to maintain the existing setbacks for the landmark from the interior property line (BZH-29041).

As part of the Heritage Preservation Commission review, the following actions were taken:

**2. 1900 Colfax Avenue South, Ward 7**

**Staff report by [Hilary Dvorak](#), BZH 29041**

**This item was continued from the March 22, 2016 HPC meeting.**

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the applications by St. Paul Development Corporation for the F. E. Day House located at 1900 Colfax Avenue South:

**A. Certificate of Appropriateness.**

Action: Notwithstanding staff recommendations, the Heritage Preservation Commission **denied** the certificate of appropriateness to allow the construction of a new four-story, five-unit residential building on the southern half of the property next to the landmark building, based on the following findings:

- The proposed development would be Incompatible with the preservation of the property and other properties in the area.
- The proposed development would impact the setting of the landmark building.

**Aye:** Bengtson, Faucher, Hartnett, Hunter Weir, Lackovic, Mack, Olson, Stade

**Nay:** Vork

**Motion passed**

## **B. Historic Variance for setbacks.**

Action: Notwithstanding staff recommendations, the Heritage Preservation Commission **denied** the historic variance to maintain the existing setbacks for the landmark from the interior property line, based on the following findings:

- The variance isn't necessary to alleviate a practical difficulty due to special conditions or circumstances unique to the property.
- The proposed development would impact the setting of the landmark building.

**Aye:** Bengtson, Faucher, Hartnett, Hunter Weir, Lackovic, Mack, Olson, Stade

**Nay:** Vork

**Motion passed**

### **Ward/Neighborhood/Address:**

Ward 10

Lowry Hill East

1900 Colfax Avenue South

### **Background/Analysis:**

St. Paul Development Corporation has appealed the decision of the Heritage Preservation Commission to deny a certificate of appropriateness application to construct a new four-story, five-unit residential building on the southern half of the property next to the landmark building and an historic variance to maintain the existing setbacks for the landmark from the interior property line (BZH-29041). The appellant is appealing the decision for several reasons. First, the adjacent lot has no historical significance. Second, the construction of the improvement does not physically alter the landmark. And lastly, the side yard setback for the landmark's interior property line is historically consistent.

End of 60/120-Day Decision Period: A 60-day extension letter was sent on March 22, 2016, extending the 120-time period to June 11, 2016.

### **Financial Review:**

No financial impact.

### **Attachments:**

1. Appellant's Statement and HPC meeting actions
2. Meeting Minutes
3. CPED Staff Report and Attachments