APPLICATION FOR DEMOLITION PERMIT

2320 COLFAX AVENUE SOUTH

MINNEAPOLIS, MINNESOTA

SUBMITTED BY:

MIKE AND LINDA CROW (OWNERS)

JANUARY 8TH, 2014

Request for permit to demolish a historical resource

Owner Applicants: Michael and Linda Crow 612-860-7483

Property/house description:

2320 Colfax ave so. MPLS, MN. 3-story wood frame 15 unit lodging/rooming house Zoned R-6 On the northwest corner of 24th and Colfax Avenue South. The exterior is clad in vinyl siding all wood trim is clad in Aluminum with 41 of the 47 windows replaced with Double hung vinyl replacements, non-historic third Floor Dormer and first floor additions added, and original wood frame porch was replaced with lime stone foundation and four season living area. All corbels and decorated crown molding, scallop cedar shingles the flared mid section and bottom have been removed as well as decorative bulging 2nd level bay on south side of house are gone and all round window have been replaced.

Current owners/ buildings history

We purchased the building in 1991 after it had been severely damaged in a fire. The second and third floors were taken down to the studs and rafters. Nothing on the 2nd and 3rd floor survived other than apiece of trim here and there, every room in the house had some damage from the smoke, fire or water. There is not one single room that is in its original state. The only two rooms that are the most intact in the entire building are the foyer or entry and the original living room with fireplace. From what I understand the interior has nothing to do with determining historical value, but if you are trying to market it for sale because of its old world charm and esthetics that people buy these houses for, there is very little left. The only value that the property has, is as is or for its land for development, which at this time is more than as a rooming house. The rooming house is a dinosaur, and is not as acceptable of a form of housing as it once was for a lot of hard working people mostly men, that do not need more than a place to sleep and bathe for a reasonable price. People today are more likely to share

housing, and only look at a room rental as a last resort. This has become evident in the lack of the number of good applicants and the vacancy rate. After trying to sell the building for over 5-years with no success, I have an offer on both properties (2316 Colfax so. the building that I own next to 2320 Colfax) for development, and signed an agreement to sell.

The developer worked with the neighborhood for almost a year to get them onboard. After making many plan changes they came up with a four story 45 unit brownstone with underground parking that needed no variances. From the beginning Meg Tuthill and some of her constituents were against the apartment building development on principle alone and because it was and election year it became political, and stopping all development in the Wedge and down zoning all of the properties north of 24th street is part of her campaign to get reelected. It was not until they had exhausted every other avenue, that they chose to try using the historical value to stop the project. In the over 20 years that I have owned the property, the City of MPLS, has physically inspected the building 2 times to determine if it was of any historical value and both times they said because of all the changes on the building, it did not meet any of the criteria for designation as a historical resource. And the developer moved forward on the information that the City of MPLS furnished their architect Pete Keely from Collage Architects, that it was not. I have been dealing with serious medical issues for a decade and need to sell the properties to take care of my family and self, and have made everybody involved aware of this and asked for their understanding and it has made no difference. All were asking is to do what we should be able to legally do with the property that we own. If the powers to be on the last appeal board are not going to listen to their own City employees that have PHD's and are paid to guide them though this decision making and an expert that has decades of experience many with the City Of MPLS zoning and as an independent contractor in this field, but do listen to less qualified people, some with their own agenda. And without physically inspecting the property themselves how can they make a fair and informed decision.

The property does not contain nor is it associated with distinctive elements of the city or neighborhood. This is not an exemplary model of the builder's work. It is not distinguished by innovation, rarity, uniqueness or quality of design. Nor can the property yield important historical information not already widely available

A. Landscape research LLC

(see attachment- A, Amy Lucas historic letter)

B. Proposed changes

45 unit 4- story apartment building. (See attachment - B, plans).

Brownstone exterior with the fourth floor setback 16' from the Colfax side of the building 1&2 bedroom units with walkup entries on the Colfax side with the main entrance on the 24th street side. Above and below ground parking with bike shop and inside bike storage and community car.

C. Alternative to demolish

There are no cost effective alternatives to the development of the property. One suggestion was from Nicole Curtis of the rehab addict T.V. show, was to covert to a triplex with a rental unit on each floor. A one bedroom and two 2- bedrooms. With current day codes and three separate mechanical systems, cost would be at or near current day new construction cost per square foot of $200. Times the approx. 4600 square feet would = $920,000. And that would not include the cost of the existing building. If you add the cost at what the developer is willing to pay of $625,000 that would make a total cost of $1,545,000. (see attachment C market analyses for triplex, one and two bedroom condominiums in the wedge uptown area by Terra firma commercial realty). You could cut the construction price in half and still be well over the market value of the property. Nobody is going to pay more than a reasonable market value.

LANDSCAPE RESEARCH LLC

Cultural Resource Management
Development Consultation

December 14, 2012

Pete Keely
Collage Architects
705 Raymond Avenue
St. Paul, MN 55114

Dear Mr. Keely,

Thank you for contacting me regarding the historic significance of the properties located at 2316 and 2320 Colfax Avenue South. After reviewing the City of Minneapolis historic review letters of September 25, 2012 and the additional documentation provided by Kathleen Kullberg, I conducted additional research of the properties and toured the properties on December 10, 2012. As you know, Landscape Research LLC prepared "The Wedge Neighborhood of Minneapolis: Lowry Hill East Historic Context Study (2005)" for the Lowry Hill East Neighborhood Association (LHENA) and is well acquainted with the neighborhood.

When evaluating a historic property the Minneapolis Heritage Preservation Commission "shall consider, but not be limited to, the significance of the property, the integrity of the property, and the economic usefulness of the existing structure" (Section 599.480). In general, the seven criteria for local designation include association with significant events, significant persons, city identity, architectural style, landscape design, master architect design or archaeological importance. The National Register of Historic Places provides seven aspects of integrity when evaluating a property; these include maintaining original location, design, setting, materials, workmanship, feeling and association. A designated property must embody or exemplify at least one criterion for local designation and maintain a high-level of historic integrity.

The two-story, frame house at 2316 Colfax Avenue South was built in 1902 by builder-contractor C. J. Weston. It appears the house was built for bachelor brothers, Fred Deane Young (1863-1911), a co-founder of the Young-Quinlan department store, and George Burton Young (1869-1906), bookkeeper, at a cost of $5,000. They lived in the house with their mother, Martha (d.1903), and multiple relations including their cousin, Jennie

L R
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alucas@landscaperesearch.net

Snyder. (*History of Minneapolis and Hennepin County*, p. 554; Federal Census 1900, 1910). Fred Young died in 1911 and the house was sold to Albert F. Pray (d. 1944), an insurance salesman. In 1923, the Prays converted the house into a duplex and built an addition, measuring 4' by 17', at the north elevation to allow for an additional staircase; a second front entry was also added at this time. (Building Permit #B16785, 4-11-23) The front porch foundation may have been replaced at this time as well. Federal census records indicate that the Prays rented to a number of families; Lawrence Kellogg, a trader, and his wife, Olive, were renters in 1930. The property was converted into a rooming house in the 1970s and underwent a significant fire on January 27, 1987. The second floor and roof were re-built at that time; the replacement design did not reproduce the original roofline. The house has replacement windows and replacement siding at the exterior. Besides some wood door frames there is little original fabric at the interior.

The building at 2316 does not appear to meet the criteria for local designation. While an original owner of the Young-Quinlan department store, Fred Young's tenure at the Young-Quinlan department store was short-lived (1894-1911). The company's stature grew under the leadership of Elizabeth Quinlan, who built a large department store on Nicollet Avenue in 1926. The house is a vernacular Queen-Anne style house, which is the predominant architectural style in the surrounding area. The property has significant integrity problems that include alterations to the main elevation as well as replacement siding, replacement windows, roofing, and additional dormers. The interior has been completely lost with the rooming house conversion and fire repairs.

The neighboring wood-frame house at 2320 Colfax Avenue South was designed by architect-builder Theron P. Healy (1886-1906) in 1893 for $7,000. Healy was a prolific builder in Minneapolis; there are an estimated 30 Healy-designed homes in the Lowry Hill East neighborhood alone. Like many of his projects, Healy built the house at 2320 Colfax Avenue South on speculation and sold the house to Edward F. Orth (1856-1910). Orth, son of the Orth Brewery Company owner, is listed in city directories as president of the City Ice Company and the Coe Commission real estate company. The house was not originally designed for Orth and his tenure at the property was relatively short-lived. He sold the house to Thomas Kenyon (1863-1935) in 1904 and moved to a flat on Second Avenue South. Kenyon was a pharmaceutical salesman for the Kondon Manufacturing Co.

The house at 2320 Colfax Avenue South has undergone significant alterations through the years. The front porch was enclosed in 1948 with a new stone foundation and stone columns. The house has replacement vinyl siding and replacement vinyl windows. Fires in 1991 and 2011 have left little interior fabric. The second and third floors have been completely rebuilt; the first floor entry hall retains some wood paneling and stair railing. The house has been converted into 15 rooming units. T.P. Healy was an important builder-architect in Minneapolis and the locally designated Healy Block Historic District is a two-block area of Healy-designed houses that retain historic integrity. The house at 2320 Colfax Avenue South has extensive integrity issues and is no longer representative of an intact Healy design. The property is not eligible for local designation.

I agree with the City of Minneapolis staff interpretation of September 25, 2012. The properties at 2316 and 2320 Colfax Avenue South do not meet the criteria for local designation due to lack of historic significance. More significantly, these houses have been greatly altered through the years and have lost their architectural integrity.

Please feel free to contact me with further questions at (612) 414-7949.

Sincerely,

Amy Lucas, Principal
Landscape Research LLC

2:19:2013

City of Minneapolis
Community Planning & Economic Development
250 S Fourth Street Rm. #300
ATTN: Aaron Hanauer

RE: 2316 and 2320 Colfax Avenue South.

Project Description: The project sits on two properties, 2316 and 2320 Colfax. The two properties are two and three story single family houses that have been converted into single room boarding houses. Fire has dramatically affected both buildings, and deferred maintenance has also had an impact on both buildings. These two buildings would be removed for the new structure which is a 45 unit apartment building. The building has a mix of two 9 two bedroom units and 36 one bedroom units. The units are intended to attract a mix of residents ranging in size from 496 sq.ft. to 1230 sq. ft. Many of the units will be geared to more affordable budgets with the smaller sizing, and the possibility of reducing automobile dependence. The project will be promoting alternative transportation choices. The centerpiece of the community area is a bike transit center which will integrate transit components, repair, and community spaces. Additionally, transit passes are offered as monthly rent reductions.

The building design is broken into parts with a three story brick, portion facing 24th Avenue. This portion is intended to approximate the historical pattern of three-story apartments in the neighborhood, and matches the scale of the apartment directly to the west. The Colfax side of the street has three similar two story brick bays with individual front entrances, porches and stoops. This sizing approximates the pattern of the large single family homes along the Colfax. The building has a large percentage of brick facing the public street, and is also composed of stucco, cement board and metal panel.

Unit Mix: The building is a mixture of one and two bedroom units. The units range in size from 496 square feet to 1251 square feet. The project is looking to attract a mix of residents, and a mixture of incomes with the smaller units geared to a more affordable budget, with the top floor units designed more like penthouse units to attract a resident with more means. There are a total of

9 two bedroom units
36 one bedroom units

Height: The building is four stories and forty-eight (48') in height. The Third floor is stepped back along Colfax, and the fourth floor is stepped back along Colfax and 24th reducing the impact of the height. This height is well below the 6 stories, and 65' height allowance of the existing zoning.
Massing: The building is

Parking: Parking is located in three locations, below grade in a garage, on the surface or in one of the 'head-in' surface garage stalls. Additionally there would be 9 tandem stalls.

Parking Matrix: 40 Total Stalls - (49 with tandems), 45 units total (10% transit reduction)
Per zoning section 541.120 fractional stalls .5 or below can be disregarded.

	standard	compact	handicap	Total	tandem
surface	**4**	**7**	**0**	**11**	
Below grade	**21**	**3**	**2**	**26**	**9**
garage	**3**			**3**	
TOTAL	**28**	**10**	**2**	**40**	**9**

Wall mount bike loops : 40
Variances: None
Building Metrics per zoning:

R6 zoning		
Front setback	15'	15'
Corner side yard setback	14'	14'-8"
Rear and interior side setback	11'	11'
density	400sf/unit = 51	45
FAR	3.0 = 61,752	36,571 (59% of allowed)
Height (stories/ feet)	6/84'	4/48'
Lot coverage	70%	50%
Impervious surface	85%	75%

20,591sq.ft. lot area

Process: The applicant met with the LHENA Neighborhood planning and zoning group on three separate occasions, and with the LHENA Board on one occasion. All of the meetings were open to, and well attended by the public. The applicant revised the initial proposal after the first meeting, and made minor changes for the following meetings. The applicant also met with councilmember Tuthill independently, and also at the neighborhood meetings.

Conditional Use Permit: Based on the multi-family use, and the fact that there are 45 units, a Conditional Use Permit is required.

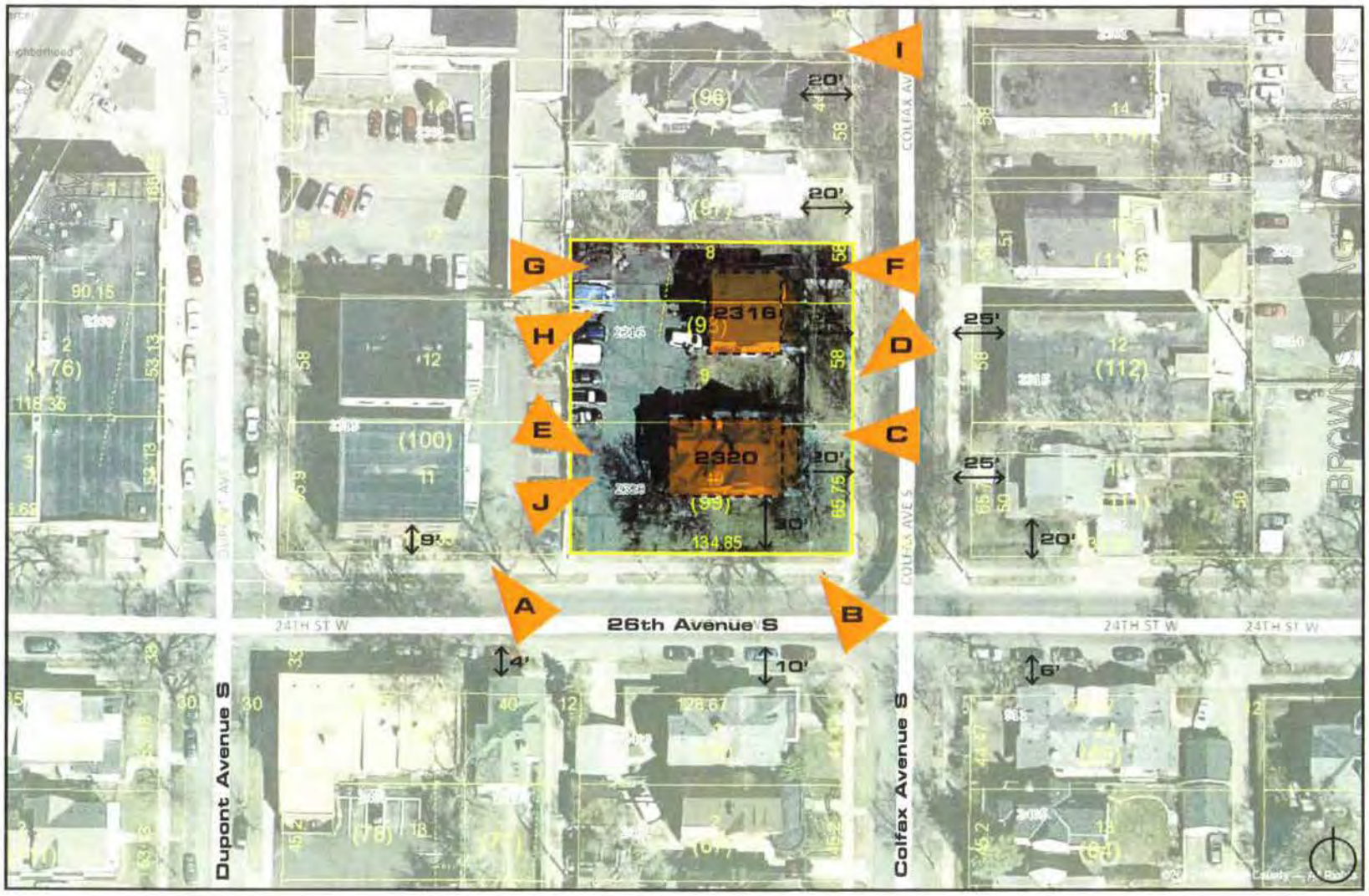
1. The conditional use will not be detrimental or endanger the safety of the public. The proposed use will provide active users for the site, and meets the zoning and density standards as zoned.
2. The proposed building will replace two existing houses both of which are in need of repair, one of which is an eyesore and currently does not fit into the neighborhood. The design of the building is intended to compliment the massing of the neighborhood, with two, three and four story portions. The use is comparable to the building directly to the west, and an enhancement of many of the apartments in the immediate area. Due to these issues, the property should not negatively impact the property values of neighborhood.
3. Adequate access and drainage will be provided as part of the proposed project.
4. The proposed circulation and traffic patterns will be comparable to the existing traffic patterns with all of the residential parking being located off 24th Avenue. The current buildings house 20 units, the proposed building houses 45 units, a minor increase in traffic generation.
5. The proposed use is consistent with the comprehensive plan and the existing zoning.
6. The conditional use in other respects than listed shall conform to the regulations of the district.

Please let me know if any of the items need additional information or clarifications.

Sincerely,

COLLAGE ARCHITECTS

Pete Keely, A.I.A.
President



INDEX

Existing
(To Be Removed)

Property Line

2320 2316 Colfax

Minneapolis, MN

PARCEL MAP: NTS

September 11, 2012

at home APARTMENTS

LANDER GROUP

Collage

F- 2316 East Side

G- 2316 West Side

H- 2316 South Side

I- Adjacent Properties to the North

J- 2320 West Side

at home APARTMENTS

LANDER GROUP

2320 2316 Colfax

Minneapolis, MN

EXISTING SITE IMAGES

September 11, 2012

Collage

A- Adjacent Multi-Family to the West

B- 2320 South Side

C- 2320 East Side

D- 2320 North Side

E- 2320 North Side

at home APARTMENTS

LANDER GROUP

2320 2316 Colfax

Minneapolis, MN

EXISTING SITE IMAGES

September 11, 2012

Collage

at home
APARTMENTS
LANDER GROUP

2320 2316 Colfax

Minneapolis, MN

24th AVENUE PERSPECTIVE

November 14, 2012

Collage
architecture

SITE INDEX

Residential Units
12 Ground Floor Units
14 Second Floor Units
14 Third Floor Units
05 Fourth Floor Units
45 Total Units

Parking
24 Standard Stalls
16 Compact Stalls
40 Stalls
09 Tandem Stalls

49 Total Parking Stalls

2320 2316 Colfax

Minneapolis, MN

SITE PLAN 1" = 20'-0"

November 14, 2012

at home APARTMENTS

LANDER GROUP

Collage

Assessment of Economic Feasibility of Rehabilitation

2320 Colfax Avenue South

Minneapolis, Mn

Prepared by:

Tom Dunn

President

Terra Firma Commercial, LLC

TERRA FIRMA

COMMERCIAL

Real Estate Services

STUDY OBJECTIVES AND METHODS

The objective of this study is to utilize current market data along with the attributes of the property to determine whether any future use options can make economic sense for the owner to rehabilitate the property at 2320 Colfax Avenue South in order to restore the historical elements of the building.

PROPERTY DESCRIPTION

Firstly the property, and the adjoining property under consideration for development are both zoned R6, meaning the owner has a legal right to build an apartment building of up to 51 units on the site. The current assessed value of 2320 Colfax is $439,500 with annual real estate taxes of $9,160. The building was originally built as a single family home but for decades has served as a 16 unit rooming house with seven bathrooms and just two common area kitchens. For a rooming house it is okay. There have been a lot of improvements done to the property over the years. As is common knowledge, the property has endured a number of fires throughout its history with the last fire essentially removing the upper two floors. After the fire the electrical was all replaced, and new 1 ¼ inch water line was brought in. In the early 2000's the roof, hot water boiler and chimney were all replaced. In addition, old siding which once covered what was left of the original siding, was replaced, meaning the original siding has had innumerable holes put into it, in addition to insulation installation holes.

The living space has all been sub-divided into separate rental rooms – renting weekly for about $120 per week. Each floor has a hallway running from front to back so a lot would have to be done to make the space suitable as condominium unit. Please see the attached floor plans.

Even though the building is in reasonable condition it is still lacking. Being cobbled together over the years, combined with its intense use, has inflicted wear and tear beyond what would typically be found in a single family home. Combine the hard use with the lack of amenities and the result is an obsolete property which attracts lower income renters. Not that there's anything wrong with that. But many of the neighbors generally are not welcoming. In addition the tenants tend to be very transitory, compounding neighborly relations. Put simply: it is not a use the

neighbors find particularly appealing. The fact of the matter is, surrounding property values will increase with the elimination of these two boarding houses.

Including the addition, the total building square footage is 4,430 square feet. (Presumably restoring the property would entail the removal of the addition reducing the square footage available and increasing costs). There is only a negligible amount of original trim inside, which is really not worth saving, there's nothing special about it. There is one noteworthy concave window on the north side that will be saved, along with a fire place and whatever else there is of value.

Any full discussion of the 'Feasibility of Rehabilitation' should also recognize the benefit of including the neighboring building at 2316 Colfax in a new development. That property – certainly of no historic value – is in much the same condition as the subject with the same obsolete floor plan, lack of amenities and decades of hard use, including fires, one of which took off the entire third floor. So there is more economic impetus against any consideration of rehabbing 2320 when realizing 2316 is also part of the project.

FUTURE USE OPTIONS

There is nothing to say the property cannot continue as a rooming house, however, the rooming house industry is dying. No one wants to operate them anymore and the Owner needs to sell. Otherwise the buildings will struggle to maintain occupancy because eventually the Owner will just not be able to manage them anymore. The only alternative available is to sell to a developer who will build an apartment building.

The zoning on the property is R6 – allowing for the development of up to 51 units in a six story building to a height of 84 feet. The site is well situated to serve as a buffer to future development crawling east of the property because it essentially backs up to Hennepin Avenue just to the west. Demand for new apartments remains strong. The owner has an agreement to sell the property to a respected developer who plans on replacing the 18 rooms currently on two sites with a 45 unit apartment building of three stories and at nearly the same height as the current structures. Please see the project description attached.

Alternatively the property is zoned and can be licensed and used by a non-profit as transitional housing. The owner has been approached on several occasions by some of these groups but discussions did not lead to a sale. However, historic status would only add such costs to any remodeling as to make such a use too expensive for a non-profit as well.

Lastly the property could be converted either back to a single family home, or into a condominium. Converting it back to a single family home makes absolutely no economic sense – it is already worth more than many single family homes in the neighborhood. The only other repositioning hope would be to convert the building to four condo units.

Please see the current and possible floor plans several pages back. What makes the most sense would be to convert it to two units on the first floor and one each on the second and third floors.

ECONOMIC ANALYIS

It should be easy for anyone to see: even purchasing the building at a discount of $500,000 or for $113 per square foot, and remodeling it for any amount is not logical. Attached please find a very conservative estimate of the least expensive cost of doing such a remodeling. These cost estimates are so low as to be unrealistic. In order to maximize value upper end finishes will be required – granite countertops, upgraded floor coverings, two new kitchens would have to be built, etc, etc. Plus all the electrical would have to be separated and independently metered, as would all the other utilities. It is assumed the restoration would bring modern amenities into the property, like central air conditioning which would mean cutting in duct work. Much of the interior would be gutted and the layout re-oriented to create the condominiums. The list of improvements goes on and on, new bathrooms, new kitchens, new four car garage, plus the exorbitant cost of the exterior improvements, accommodating separate entries to each unit . . . .

In order for one not to lose money on the project the re-sale price of the condominiums would have to be more than $300 per square foot, or nearly twice today's market price, just to break even. That is if it takes only one year to remodel and sell. There is still significant risk in the time it will take to perform the rehab and

the amount of time on the market once the condos are ready for sale. Obviously it is not economically feasible to convert the property into a multi-unit condominium building.

According to Northstar MLS Realist System in the four months, from June through September 2013, in the property's zip code, seventeen condo sales closed with a total average per square foot sale price of $147.55. Applying this to 4,430 square feet yields a value of $655,000. In order to properly reposition the property while re-manufacturing the exterior historical elements one would spend well in excess of $150 per square foot.

RECENT CONDOMINIUM SALES

Address	Sale Date	Sale Price	Sq. Ft.	$ P.S.F.
1 W. Lake St. #404	7/3/2013	55,000	735	$74.83
1 W. Lake St. #217	8/5/2013	52,000	745	$69.80
1 W. Lake St. #210	7/3/2013	55,000	660	$83.33
3301 Garfield Ave #4	7/17/2013	144,000	744	$193.55
3240 Garfield Ave #1	6/17/2013	324,000	2688	$120.54
3511 Grand Ave S #1	8/15/2013	157,500	1088	$144.76
3209 Girard Ave S #3	6/13/2013	184,325	912	$202.11
3217 Girard Ave S #P7	6/13/2013	184,325	912	$202.11
3033 E Calhoun Pkwy #103	6/13/2013	283,000	1066	$265.48
2716 Humboldt Ave S. #202	7/25/2013	162,000	827	$195.89
2716 Humboldt Ave S. #204	8/5/2013	125,000	620	$201.61
1425 W 28th St. #208	7/1/2013	137,900	1020	$135.20
1425 W 28th St. #507	7/8/2013	127,000	860	$147.67
2837 Kenwood Isles Dr #D	6/12/2013	312,500	1918	$162.93
2639 Colfax Ave S #4	6/24/2013	48,000	324	$148.15
2737 Blaisdell Ave #2	6/13/2013	42,111	837	$50.31
2616 Harriet Ave #209	8/1/2013	49,500	602	$82.23
Total Sales		2,443,161	16,558	$147.55

*PLAT search criteria:
any condoes sold from 6/10/2013 to 9/20/2013 in the zipcode 55408.

Even at the ridiculously, lowest possible cost of $150 per square foot in improvements the total remodeling cost would be $665,000 or essentially the selling price of the units. Yet, it would certainly cost more than $200 per square foot,

realistically probably closer to $300. In this case the economics indicate an individual would lose at least $500,000 in converting the building into the only potentially feasible alternative to knocking it down.

Additionally these condo units would tend not to sell on the upper end of the value spectrum. Condominiums make up only a fraction of the housing market and are dominated by 'built as' condominiums, not former single family homes converted to condominiums.

Comparing the economics of a new apartment building with two remodeled early 19th century homes originally built as single family homes is like comparing the horse to the car as a means of transportation. In addition to greatly increasing the dollars transacting at the site as a result of the new development, the economic life of the apartment building will be greatly extended with current construction techniques versus the existing structures while simultaneously operating much more efficiently.

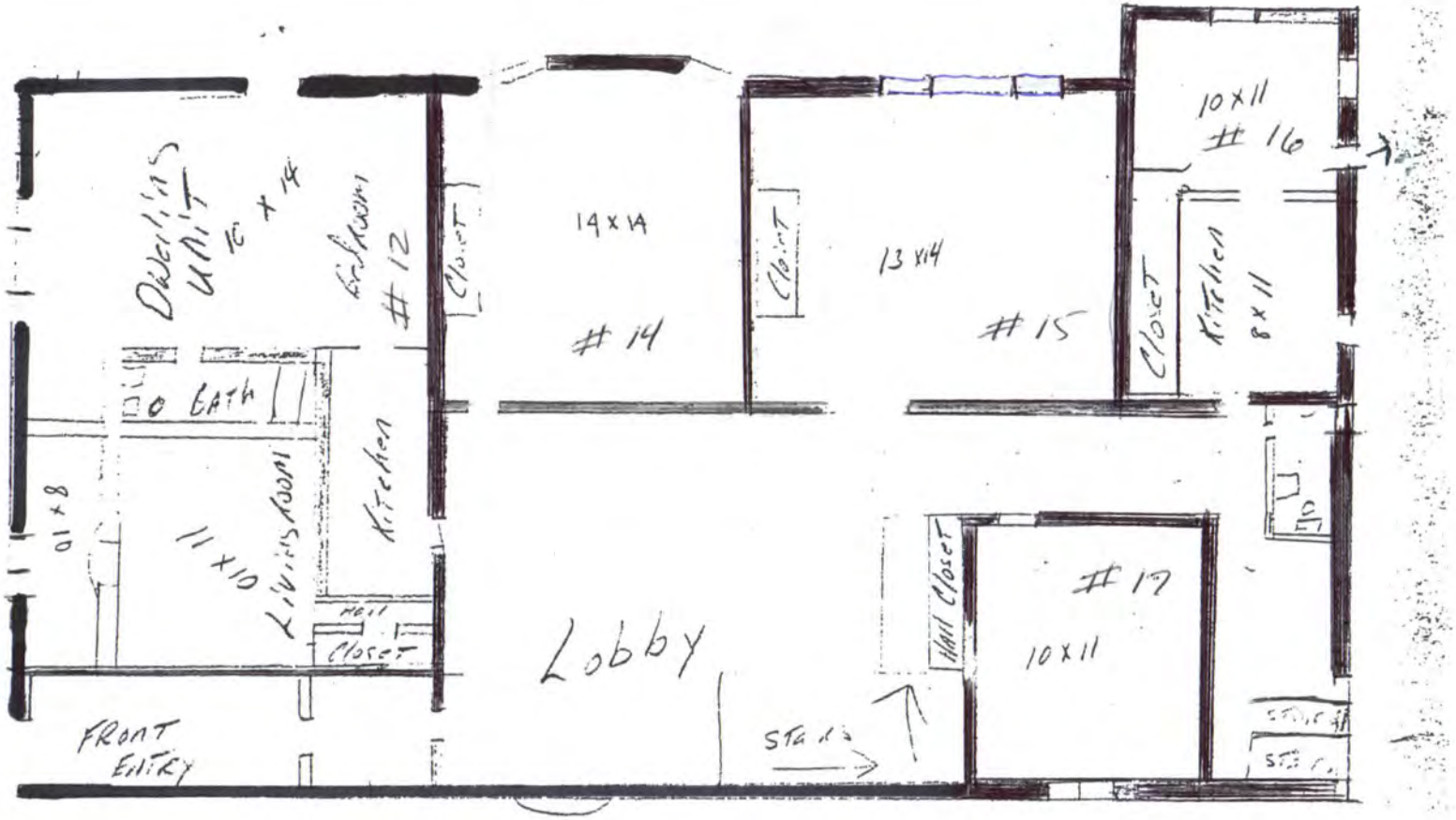
CONCLUSION

The best outcome for all stake holders in any property is that the property be utilized for its highest and best use. Being the property, by historical precedent, is zoned R-6, the best use of the subject property, for the owner, neighbors and city, is as a new apartment building, economically and in every other way. No one will acquire the property at market value and restore the exterior or reposition the property. The cost of re-positioning or rehabbing the property exceeds the current value of the property. At a minimum a Re-habber would lose at least $500,000. Plus we would still be left with the marginal property next door at 2316, whereas a new apartment building will eliminate two blighted properties while creating attractive housing accentuating the neighborhood. It will also greatly increase the real estate tax revenue generated from the site, increase available parking in the neighborhood, and offer additional housing in a location that has always been high demand and high density, all the while increasing property values in the surrounding neighborhood.

2320 Colfax Avenue South
16 Unit Rooming House
Conservative Estimates of Conversion Costs to 4 Unit Condo
Finished Square Footage: 4,430

		$ P.S.F.
Acquisition Costs		
Property	0	0.00
Legal	5,000	1.13
Environmental	25,000	5.64
Survey	2,500	0.56
Closing Fees	6,000	1.35
Financing	8,000	1.81
Miscellaneous	1,000	0.23
Total Acquisition Cost	47,500	10.72
Site Costs		
Demolition	25,000	5.64
Site Work - Parking Garages	50,000	11.29
Total Site Cost	75,000	16.93
Soft Costs		
Architect	30,000	0.00
Structural Engineer	2,500	0.00
Landscape Architect	5,000	0.00
Civil Engineering	3,000	0.00
SAC & WAC Charges	4,400	0.99
Zoning and Planning	2,000	0.45
Planning and City Council	1,000	0.23
Sales Commissioins	70,000	15.80
Real Estate Taxes During Construction	9,200	2.08
Insurance	4,000	0.90
Contingency (5%)	6,555	1.48
Total Soft Costs	**137,655**	31.07
Hard Costs		
Heating and Air Conditioning	40,000	9.03
Sheetrocking/Taping	40,000	9.03
Painting	20,000	4.51
Finish Carpentry (Doors/Trim)	25,000	5.64
Flooring	30,000	6.77
Exterior	75,000	16.93
Roofing	5,000	1.13
Electrical	55,000	12.42
Plumbing/Bathrooms	60,000	13.54
Kitchens	100,000	22.57
Landscaping	5,000	1.13
Sprinkler System	0	0.00
Contingency (5%)	22,750	5.14
Total Hard Costs	**477,750**	107.84
Total Development Cost	**690,405**	155.85
Total Project Cost	**737,905**	166.57

CURRENT



2320 Colfa

OFFICE OF ZONING ADMIN

The property described in th
is zoned R6
use is permitted
prohibited
by the Minneapolis Zoning Code
2-3-93
date
by: Ed. Vernie

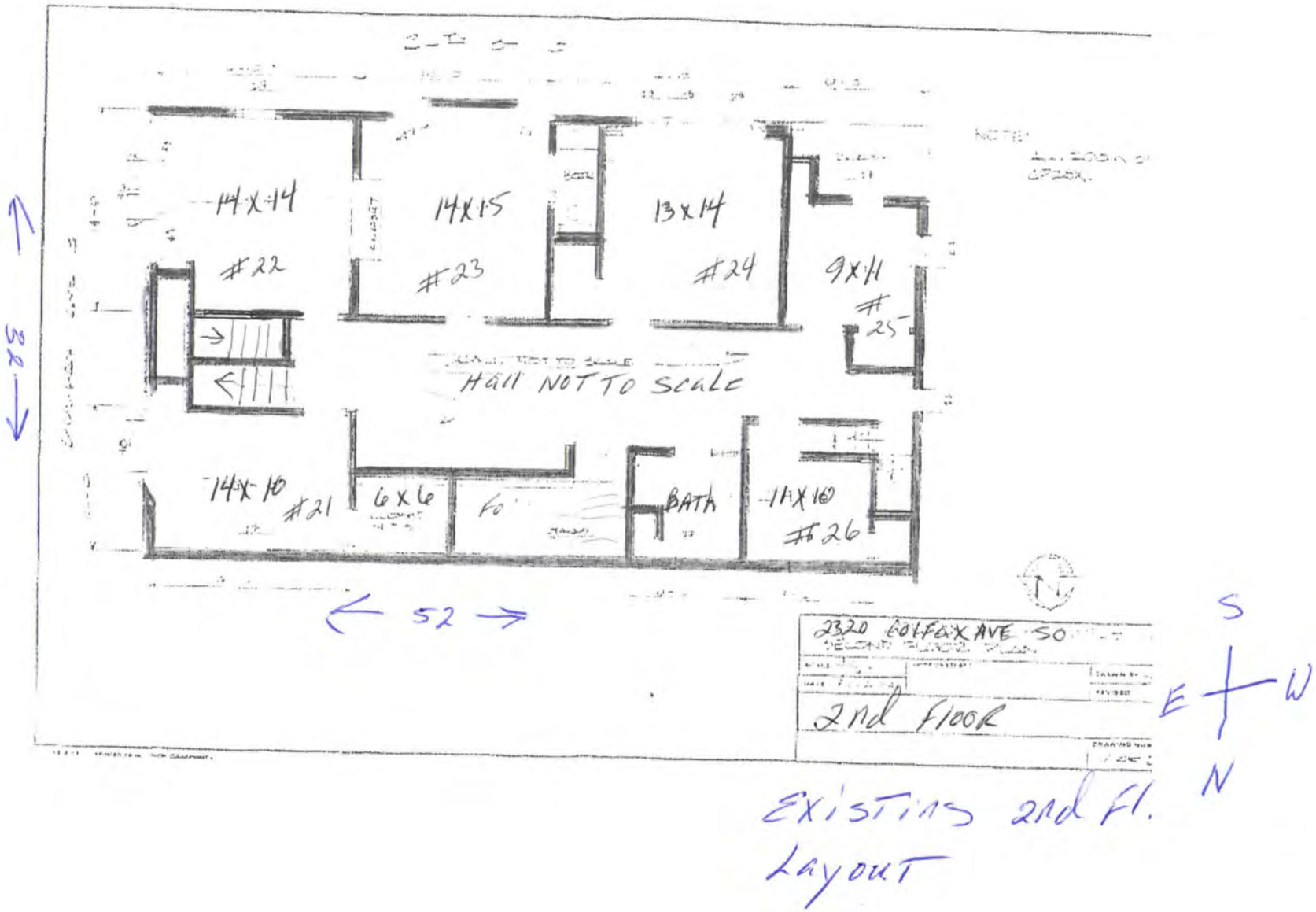
* change from 1
to 12 & 14 R
a) need parking
& 1 space per
rooming
b) subject to b
housing co

EXISTING 1ST
Fl. Layout

1ST FLOOR

SCALE:	APPROVED BY:	DRAWN
DATE:		REVISED
		DRAWN

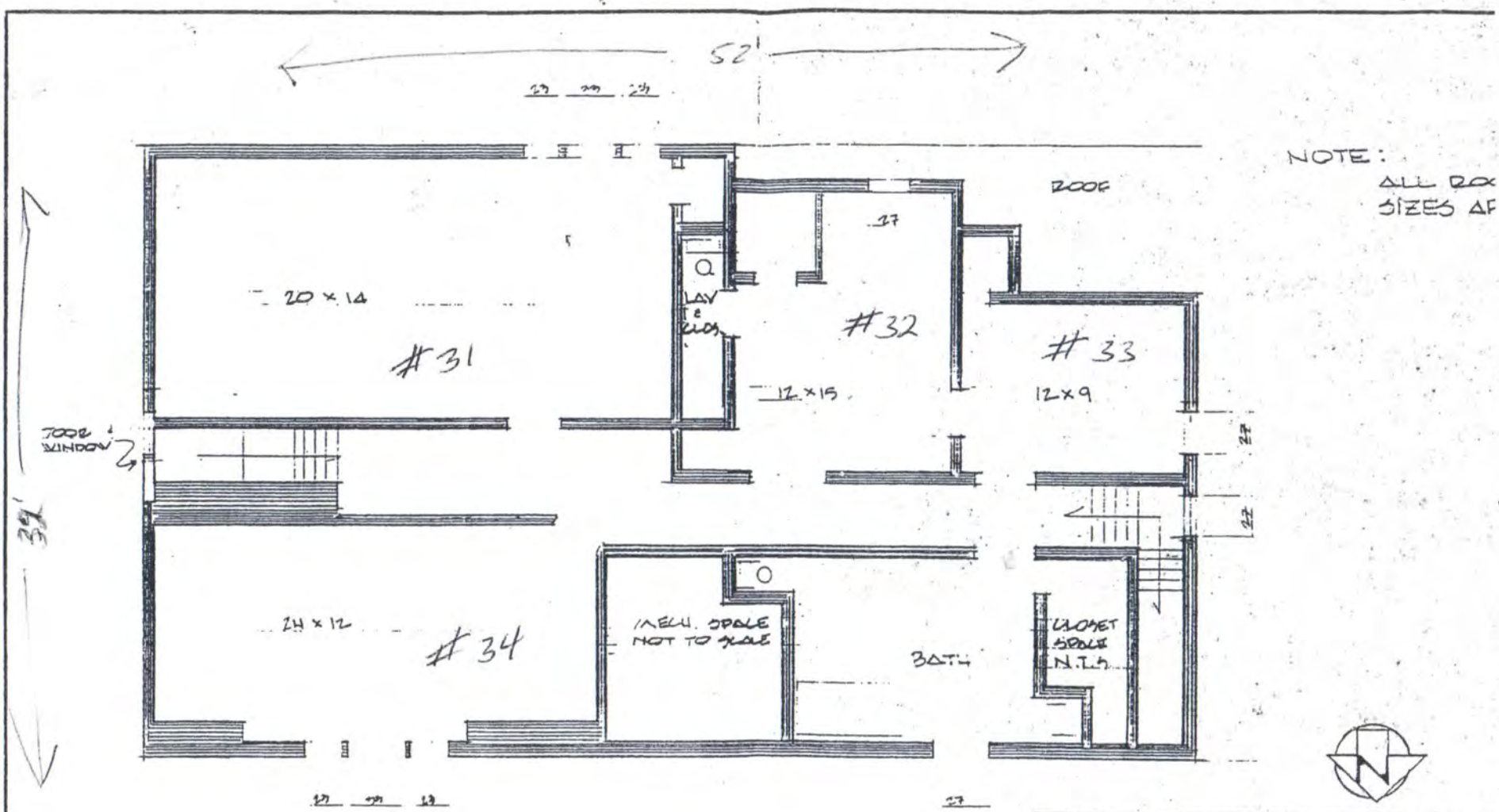
CURRENT



Existing 2nd Fl. Layout

2nd Level Floor Plan

CURRENT

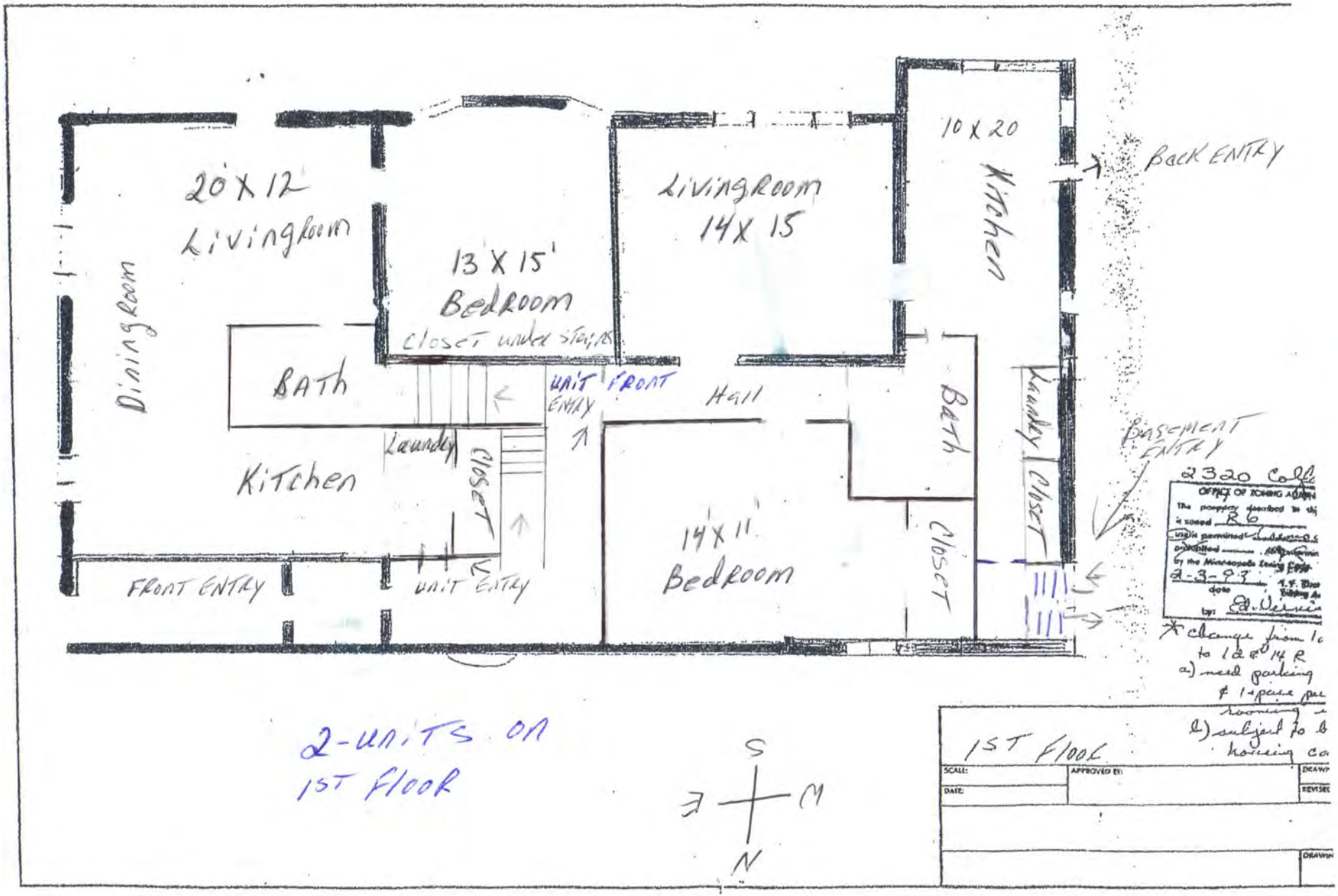


2320 COLFAX AVE. INDPLS IN
THIRD FLOOR PLAN

SCALE: 1/4=1	APPROVED BY:	DRAWN B
DATE: 2/12/91		REVISED
		DRAWING 2

11 X 17 PRINTED ON NO. 1000H CLEARPRINT

PROPOSED



20' X 12'
Livingroom
Diningroom
13' X 15'
Bedroom
Closet under stairs
Bath
Kitchen
Laundry
Closet
UNIT FRONT ENTRY
Hall
Livingroom
14 X 15
10 X 20
Kitchen
Back ENTRY
Bath
Closet
Laundry
Closet
Basement ENTRY
14' X 11'
Bedroom
FRONT ENTRY
UNIT ENTRY
2-UNITS ON
1ST FLOOR
S
E
M
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2320 Colfa
OFFICE OF ZONING ADMIN
The property described in thi
is zoned R6
use is permitted
prohibited
by the Minneapolis Zoning Code
2-3-93
date
by: Ed. Vernie
* change from 1
to 12 & 14 R
a) need parking
& 1 space per
rooming
b) subject to b
housing co
1ST FLOOR
SCALE:
APPROVED BY:
DATE:
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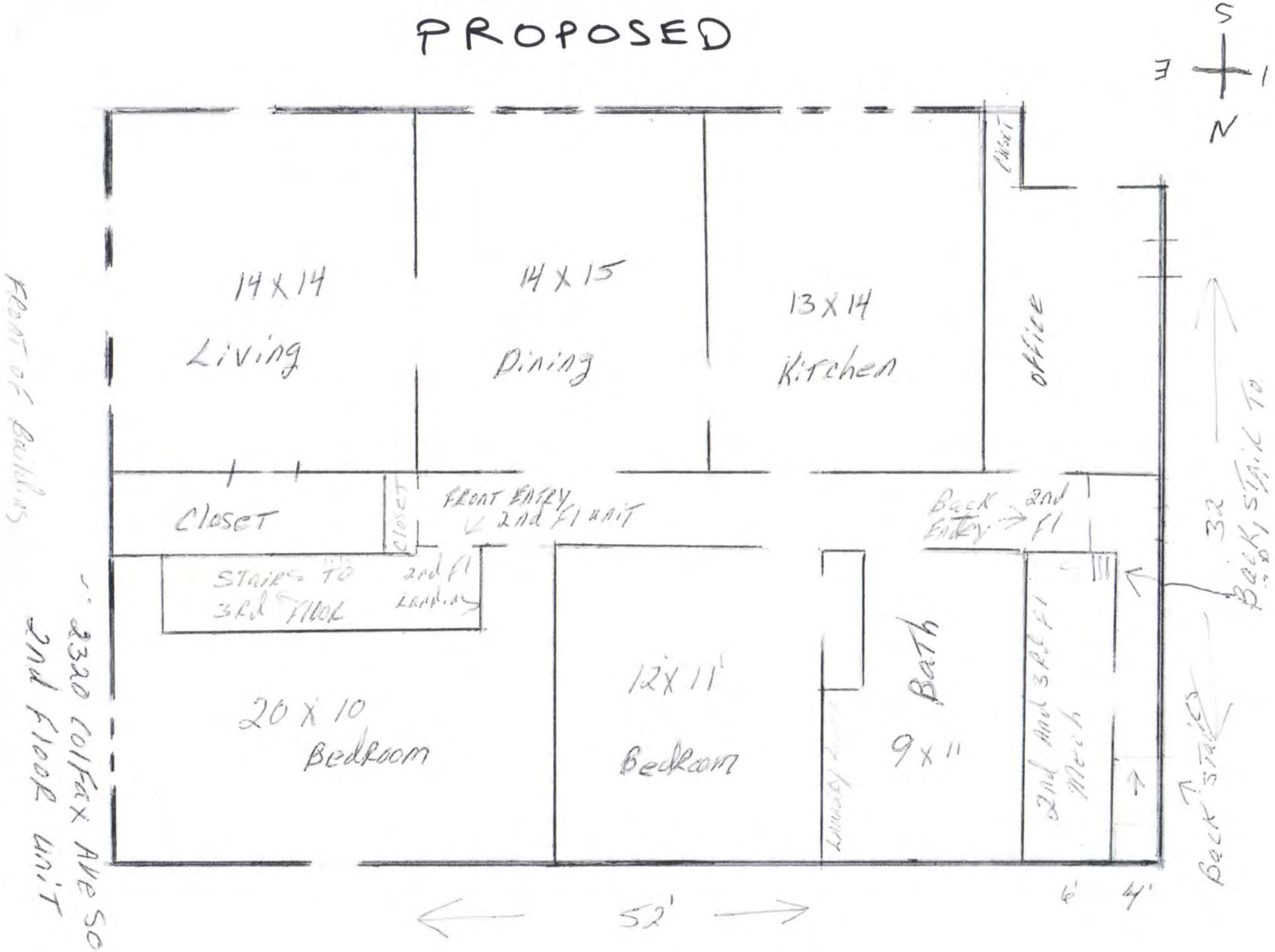
S
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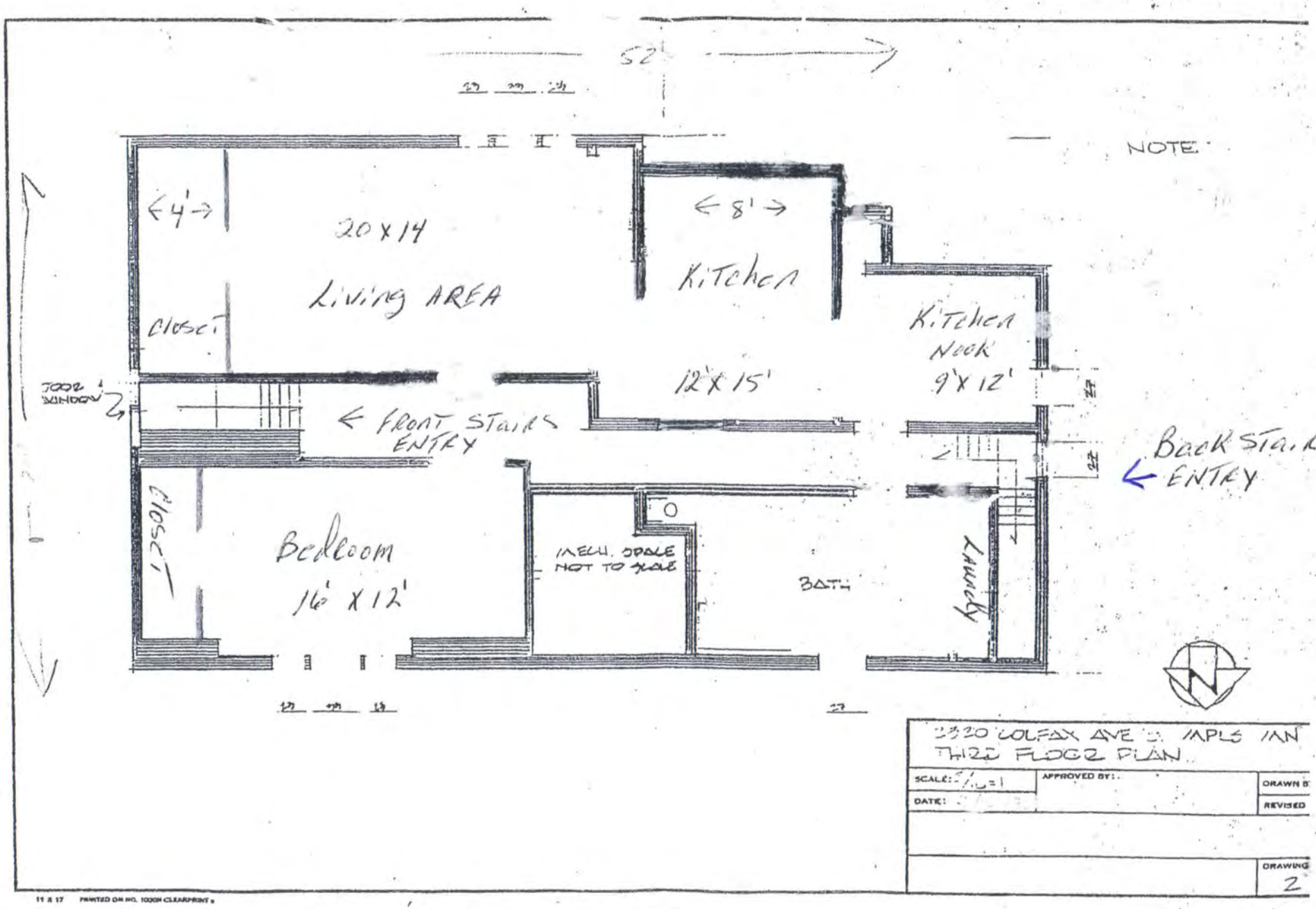
14 X 14
Living
14 X 15
Dining
13 X 14
Kitchen
Office
Closet
Closet
Closet
FRONT ENTRY
2nd Fl unit
Back Entry
2nd Fl
STAIRS TO 3rd FLOOR
2nd Fl Landing
20 X 10
Bedroom
12 X 11
Bedroom
Bath
9 X 11
2nd And 3rd Fl Mech
32
BACK STAIR TO
BACK STAIRS
6'
4'
52'
FRONT OF BUILDING
2320 COLFAX AVE SO
2nd FLOOR UNIT

PROPOSED



NOT TO Scale

February 17, 2014

To: Heritage Preservation Commission

Fr: The Lander Group Development Team, submitted by Collage Architects.

RE: 2320 Colfax,

A demolition of a Historic Resource Permit is being presented to the HPC for approval. This matter was before the HPC last summer, and it was determined that the property was a historic resource based in large part on the reputation of the builder T.P. Healy. Although this property was designed and constructed by T. P Healy, the home is nothing close to the original construction. Over 75% of the original materials in the home have been replaced due to extensive fires, and insensitive remodeling. These conditions existed prior to the current owner. We request the commission review the impracticality of reconstructing this property to anywhere near its original condition. The request to demolish this structure is based on
these key findings:

- The property has major integrity issues and would be extremely unlikely to meet historic designation criteria.
- Over 100 T. P Healy designed and constructed structures are currently in use in Minneapolis, 27 in the East Lowry neighborhood alone. Nearly all are in better condition. 2320 Colfax has extensive integrity issues and is no longer representative of an intact Healy designed home. Nearly all of the construction above the first floor and most of the first floor are not Healy constructed components as these have all been replaced.
- It is financially improbable, and is not 'feasible' to be reconstructed for single family, duplex or four-plex use.
- Over 75% of the home has been changed. This house is beyond restoration and would require re-construction to bring it back to the home originally designed and constructed.

<u>Property Evaluation:</u> The property has been altered considerably due to fire (years 1895, 1981, and 2011), additions, and insensitive modifications. These have all caused considerable integrity issues to the home.

- Significant modifications occurred prior to the current owner owning the property including the new addition, and the removal of the porches.
- A major fire occurred in 1981 that required replacement of windows, replacement of siding and reconstruction of the interior to name a few items. These changes were a result of the fire, and NOT a choice made by the current owner. Subsequent water damage from the fires has also caused damaged and necessitated removal and renovation of interior and exterior construction.

- Approximately 80% of the original siding is severely damaged or missing and was a major cause for the re-siding in 1960 and 2003. Estimates are owner reported at the time of the second re-siding.
- The original windows with the exception of one have been replaced with vinyl windows.
- The front porch- a significant part of the original design has been completely removed and remodeled. The original porch was entirely wood construction. The porch was remodeled using masonry foundations and columns, and now is completely enclosed.
- The second and third floors of the structure were gutted down to the studs, and remodeled to become a 15 unit rooming house. Stairways were remodeled, including removal of existing walls, and adding new walls. Entirely new electrical and mechanical systems were added. In the process, nearly all architectural integrity was removed from these two floors. The first floor was also extensively remodeled and over 70% of the first floor was changed.

<u>Historic Designation:</u> The property has serious integrity issues and will be near impossible to designate as an historic structure. See attached exhibit D for photos with annotated changes.

- Properties with vinyl siding are not eligible for designation:
    - "If a property's exterior is covered by a non-historic false front or curtain wall, the property will not qualify under National Register criteria A,B,C because it does not retain the visual quality necessary to convey historic or architectural significance."
- The exterior retains about 20% of the original construction. The remaining has been removed, or replaced.
- The exterior design has been significantly altered with a completely remodeled porch that is not even close to the original design. The original porch was wood framed with wood detailing. The remodeled porch was re-built with masonry, and has subsequently been in-filled.
- The exterior design has been significantly altered with complete and nearly total window replacement. The original wood windows were replaced with vinyl windows and in some cases the opening was modified.
- The exterior design has been significantly altered by a new addition. A significant addition on the south side was added, and is not in keeping with the design of the home or its historic qualities.
- The exterior of the home has been significantly altered with the addition of new window openings in previously blank walls, sacrificing the integrity of the elevations.
- The exterior design has been significantly altered by the removal of the architectural woodwork and detailing. These details, and woodwork are the hallmark of T.P. Healy and they do not exist. The removal of these elements was not due to the current owner.
- There are minimal items of historic significance on the interior.

- Designating interiors of structures is rarely done in Minnesota. Designating a private home based on the interior would be a dramatic precedent.

Historical Evaluation:

- In 2005 the city hired historical consultants to recommend historical significant homes in the East Lowry Hill Neighborhood. This house was not recommended for further research let alone designation in the survey of the neighborhood specifically looking for historic properties.
- City Staff reviewed the property and due to significant integrity issues it was not recommended for further research as an historic building.
- A Professional historical consultant group has reviewed the property and determined it lacks integrity to designate as historic structure.
- This property does not sit in an historic district and does not benefit from the creation of an overall district.
- This home was originally designed as a spec house and purchased by Edward Orth, the son of the famous brewer who lived there from 1893-1904. Post Orth occupancy the home was lived in by Thomas Kenyon a pharmaceutical salesman. Neither owner commissioned the property, nor were they individually significant in Minneapolis history.
- This property was designed and constructed through 1893, prior to or at the time of the Columbian exposition. Any reference to the connection between the exposition and the design is undocumented, and completely circumstantial.
- It has been indicated that T. P. Healy built 30 homes in the Wedge neighborhood alone, 27 still stand, most are in considerably better condition, and express the builder details Healy is known for. There are well over one hundred Healy homes in the city, and some have been historically designated.
- Healy is a vernacular builder borrowing from a variety of styles to create a design to meet budget constraints and client needs. The development of Healy's builder-specific style is filled with many examples of different influences throughout a singular career. The connection of this property to any turning-point in his career is opinion based.
- There is no denying the contributions and attributes of T.P. Healy and his career. The property at 2320 Colfax does not do his legacy justice in its current condition. Any reconstruction would be just that – a reconstruction NOT a preservation. Not only would this be historically dubious, it will be financially difficult.
- The two existing houses are built on three city lots. This pattern is atypical of the neighborhood is inconsistent with the historical street pattern (see exhibit D).

Interior Evaluation: Fire has gutted the top two floors. Approximately 600 sq.ft. of the total interior has any remains close to the original.

- Existing elements include a curved leaded glass window, some original casework and trim around four six openings at the first floor, wood flooring at first floor,

Parts of the original stair and railing remain intact. There is a fireplace covered with newer construction.

- The majority of the interior has been remodeled, including significant changes to bearing walls due to fire and other remodeling. These changes create significant integrity issues regarding the historic nature of the interior.

Economic Evaluation: The cost to repair the home far exceeds the value of the home

- Two separate analyses have been completed. Based on construction costs of $150 a square foot, and area home values of $240/ sq.ft. there is a financial gap of $828,000. If there is zero value attributed to the current property there is still a financial shortfall of $528,000.
- It should be noted that $150 for construction cost is very low and does not represent restoration to its historical condition. The $150/sf represents a renovation cost of $664,000 (not design, finance, marketing, etc.). We have had conceptual estimates from three contractors at $998,000, $1,107,000 and up to $1,772,000. These are still base construction costs and do NOT represent costs for historically accurate restoration. Drawing on comparable sales in the market, an after renovation value of $240 square foot might be achievable for four condominiums. The single family value is unlikely to achieve $200 square foot. Adding the value of the existing building and land, design costs, permitting, legal, landscape, finance, marketing and a reasonable contingency - even without profit - there is a gap over $500,000. With higher costs and the lower values the gap is significantly more. (please see attached exhibit B and C for further information).
- The Lander Group always starts by looking at reuse as an option. We have been involved in many historic renovation and adaptive reuse projects and feel existing buildings can often be reused/reworked and their history adds value and character. Our most similar project was a two unit renovation of the 1869 Andrews House in Marcy Holmes in 1999. We were invited by the neighborhood to renovation a spectacular property in their neighborhood. The cost exceeded value by $400,000. The neighborhood used NRP money to fill the gap and we successfully completed an award winning project that met or exceeded the community goals. In this case, We looked at the idea of renovating the home as either single family or multifamily use but the GAP between costs and value exceeds $500,000 on the most conservative of estimates and likely is over 1 million. So renovation of the existing building was deemed unfeasible at this time - or for the foreseeable future. We made the decision to pursue another course.
- The Team has looked into converting the structure to some other type of multi-unit housing, but this adaptive re-use is equally uneconomical with financial gaps equal to those shown above.
- Individual Homes within historic districts maintain integrity and even raise values, but individual properties lose value when surrounding neighbors are not designated with high standards of design review.

- The property in its current condition is extremely unlikely to be eligible for historic designation due to the integrity issues. Therefore historic tax credits would not be available to offset the gap in construction cost versus property value.
- The property was on the market for over five years, no buyer stepped forward to purchase the home.

Mitigation: The developer will take steps toward preservation.

- A full photo-documentation of the property interior and exterior will be completed
- Individual items will be available to salvage.
- The developer will accommodate the moving of the structure if completed within a development designated time-frame.

Please see attached Exhibit 'A' for additional documentation provided by the current property owner.

EXHIBIT ‘A’

Determination of Historic Eligibility

2320 Colfax Avenue South

Minneapolis, Mn

Submitted by: Mike Crow - Owner

Determination of Historic Eligibility

Table of Contents

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2.0	PERMIT APPLICATION BACKGROUND	4-5
3.0	HISTORIC EVALUATION	6-10
4.0	PROPERTY PHOTO COMPARISON	10-11
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Determination of Historic Eligibility

1.0 STUDY OBJECTIVES AND METHODS

The objective of this study was to conduct historical research on the property at 2320 Colfax Avenue South to determine if it meets the Minneapolis Heritage Preservation Commission local designation criteria.

The Property was photographed during site visits to the property in the summer of 2013. Historical research relied on Minneapolis maps and atlases, building permits, city directories, property abstracts, newspapers and U.S. Federal census records. Archives at the Minnesota Historical Society, Hennepin History Museum and the Hennepin County Library-Minneapolis Collection were utilized. Several historical context studies, including: "Historic Resources Inventory" prepared for the city of Minneapolis in July of 2008 by Mead & Hunt and a 2013 Historical Evaluation by Amy Lucas of Landscape Research, LLC were utilized.

Determination of Historic Eligibility

2.0 PERMIT APPLICATION BACKGROUND

The property has been a 15 unit rooming for nearly four score years. The R6 zoning allows for the construction of up to a six story 51 unit apartment building. After marketing the property for sale for years, Michael and Linda Crow entered into an agreement to sell the property to respected developer, the Lander Group, on August 24th, 2012, who engaged the services of Collage Architects to design and build a new four story 45 unit apartment building at the site. Due to impinging health issues it is now critical the owner be able to sell his property for its legally intended use soon. The owner, with Collage Architects representing the developer, appeared before the Lowry Hill East Neighborhood Association (LHENA) planning and zoning group three times, in addition to a final meeting with the LHENA board.

All of these meetings were open to the public. Anders Christensen, the appellant in appealing the city of Minneapolis' Planning Director's determination the property did not meet Heritage Preservation Regulations, spoke passionately and at length at each meeting. However he was unable to convince a majority of those familiar with the property that it was worth saving for never was the plan rejected by LHENA. Folks recognized the intense use of the property as a rooming house has taken a large toll on the historic aspects of the property.

There was no groundswell of opposition. The entrenched foes of new development encouraged the self promoting amateur historian, working the angle in conjunction with a striving TV starlet to generate letters of opposition from folks ignorant of the property. Unwittingly damaging the Preservationist's cause. With cries of wolf at every new development credibility is diluted, further inhibiting incubation of sound policy. Not everything can be preserved, but if anything it should be the masterpieces. 2320 Colfax was far from a master piece when it was built much less after three fires, one of which took off the second and third floors.

Determination of Historic Eligibility

On March 8th, 2013, in approving the plan for the Lander Group to construct the apartment building the city Planning Director determined the subject property did not meet the definition of an historic resource. On March 15th, 2013, with encouragement from entrenched foes of new development, Anders Christensen, a Healy fanatic and amatuer historian, appealed the Planning Director's determination. From there it went to the Historic Preservation Committee of the city council – who, of course, granted the appeal, with several on the committee mentioning the word 'demolition' is unfamiliar to their vocabulary. They obviously did not consider the merits of the historic claims.

In making their determination, the HPC ignored not only the criteria which defines an historic resource but also the city's staff recommendation; and the results of two expansive and expensive Consultants reports commissioned by the city for the express purpose of identifying community assets worth preserving; in addition to historical experts hired by the developer.

In specific rebuttal to the claims of the Appellant: though we too celebrate Healy, there is very little left at the property which was built by Mr. Healy. If it were a matter of preservation, that would be one thing, but recreation? It could be recreated anywhere. The Appellant claims the house is a 'transitional' or turning point for Healy's career. So what? That does not mean it should be preserved at all costs.

The appellant cites original woodwork, leaded glass and a middle room of the first floor having a fire place. These peices will surely be saved prior to demolition if they have value. However approximatly 400 square feet of a total building square footage of over 4,400 means 'little interior fabric' of the original remains in the house.

In his zeal the Appellant exagerates the historical significance of the building to almost comic proportions, bestowing a name upon it and attempting to create some 'history'. There is just nothing there worth saving for future generations, or in other words: there is nothing future generations will appreciate.

Some would agrue: even if the building were in original condition it would not be worth saving as a particularly noteworthy example of Healy's work.

Determination of Historic Eligibility

3.0 HISTORIC EVALUATION:

Prior to entering into an agreement to acquire the property the developer commissioned Landscape Research, LLC and Amy Lucas, a noted area historian, to determine the historical significance of the property. The report follows along with the words of city staff as said by Mr. John Smoley at the HPC hearing.

LANDSCAPE RESEARCH LLC

Cultural Resource Management
Development Consultation

December 14, 2012

Pete Keely
Collage Architects
705 Raymond Avenue
St. Paul, MN 55114

Dear Mr. Keely,

Thank you for contacting me regarding the historic significance of the properties located at 2316 and 2320 Colfax Avenue South. After reviewing the City of Minneapolis historic review letters of September 25, 2012 and the additional documentation provided by Kathleen Kullberg, I conducted additional research of the properties and toured the properties on December 10, 2012. As you know, Landscape Research LLC prepared "The Wedge Neighborhood of Minneapolis: Lowry Hill East Historic Context Study (2005)" for the Lowry Hill East Neighborhood Association (LHENA) and is well acquainted with the neighborhood.

When evaluating a historic property the Minneapolis Heritage Preservation Commission "shall consider, but not be limited to, the significance of the property, the integrity of the property, and the economic usefulness of the existing structure" (Section 599.480). In general, the seven criteria for local designation include association with significant events, significant persons, city identity, architectural style, landscape design, master architect design or archaeological importance. The National Register of Historic Places provides seven aspects of integrity when evaluating a property; these include maintaining original location, design, setting, materials, workmanship, feeling and association. A designated property must embody or exemplify at least one criterion for local designation and maintain a high-level of historic integrity.

The two-story, frame house at 2316 Colfax Avenue South was built in 1902 by builder-contractor C. J. Weston. It appears the house was built for bachelor brothers, Fred Deane Young (1863-1911), a co-founder of the Young-Quinlan department store, and George Burton Young (1869-1906), bookkeeper, at a cost of $5,000. They lived in the house with their mother, Martha (d.1903), and multiple relations including their cousin, Jennie

L R
1926 Penn Avenue S.
Minneapolis, MN 55405
612-374-9728 • 612-374-9726 FAX
alucas@landscaperesearch.net

Snyder. (*History of Minneapolis and Hennepin County*, p. 554; Federal Census 1900, 1910). Fred Young died in 1911 and the house was sold to Albert F. Pray (d. 1944), an insurance salesman. In 1923, the Prays converted the house into a duplex and built an addition, measuring 4' by 17', at the north elevation to allow for an additional staircase; a second front entry was also added at this time. (Building Permit #B16785, 4-11-23) The front porch foundation may have been replaced at this time as well. Federal census records indicate that the Prays rented to a number of families; Lawrence Kellogg, a trader, and his wife, Olive, were renters in 1930. The property was converted into a rooming house in the 1970s and underwent a significant fire on January 27, 1987. The second floor and roof were re-built at that time; the replacement design did not reproduce the original roofline. The house has replacement windows and replacement siding at the exterior. Besides some wood door frames there is little original fabric at the interior.

The building at 2316 does not appear to meet the criteria for local designation. While an original owner of the Young-Quinlan department store, Fred Young's tenure at the Young-Quinlan department store was short-lived (1894-1911). The company's stature grew under the leadership of Elizabeth Quinlan, who built a large department store on Nicollet Avenue in 1926. The house is a vernacular Queen-Anne style house, which is the predominant architectural style in the surrounding area. The property has significant integrity problems that include alterations to the main elevation as well as replacement siding, replacement windows, roofing, and additional dormers. The interior has been completely lost with the rooming house conversion and fire repairs.

The neighboring wood-frame house at 2320 Colfax Avenue South was designed by architect-builder Theron P. Healy (1886-1906) in 1893 for $7,000. Healy was a prolific builder in Minneapolis; there are an estimated 30 Healy-designed homes in the Lowry Hill East neighborhood alone. Like many of his projects, Healy built the house at 2320 Colfax Avenue South on speculation and sold the house to Edward F. Orth (1856-1910). Orth, son of the Orth Brewery Company owner, is listed in city directories as president of the City Ice Company and the Coe Commission real estate company. The house was not originally designed for Orth and his tenure at the property was relatively short-lived. He sold the house to Thomas Kenyon (1863-1935) in 1904 and moved to a flat on Second Avenue South. Kenyon was a pharmaceutical salesman for the Kondon Manufacturing Co.

The house at 2320 Colfax Avenue South has undergone significant alterations through the years. The front porch was enclosed in 1948 with a new stone foundation and stone columns. The house has replacement vinyl siding and replacement vinyl windows. Fires in 1991 and 2011 have left little interior fabric. The second and third floors have been completely rebuilt; the first floor entry hall retains some wood paneling and stair railing. The house has been converted into 15 rooming units. T.P. Healy was an important builder-architect in Minneapolis and the locally designated Healy Block Historic District is a two-block area of Healy-designed houses that retain historic integrity. The house at 2320 Colfax Avenue South has extensive integrity issues and is no longer representative of an intact Healy design. The property is not eligible for local designation.

I agree with the City of Minneapolis staff interpretation of September 25, 2012. The properties at 2316 and 2320 Colfax Avenue South do not meet the criteria for local designation due to lack of historic significance. More significantly, these houses have been greatly altered through the years and have lost their architectural integrity.

Please feel free to contact me with further questions at (612) 414-7949.

Sincerely,

Amy Lucas, Principal
Landscape Research LLC

2320 Colfax Avenue South, 2013

2320 EAST

2320 SOUTH

2390

2320 WEST

Staff Smoley: Mr. Chair, members of the commission, my name is John Smoley. I'm here to brief you on an appeal of the Planning Director's determination that 2320 Colfax Avenue South did not meet the Heritage Preservation regulation's definition of a historic resource. Section 599.110 of the regulations defines a historic resource as a property that is believed to have historical, cultural, architectural, archaeological, or engineering significance. You have to meet at least one of seven designation criteria. The appellant contends that the subject property, 2320 Colfax Avenue South, built by Theron Healy Potter in 1893, meets the definition of a historic resource. He states:

> "Theron Healy is an iconic builder, the most important and prolific vernacular master architect of the golden age of Minneapolis architecture (1885-1919). The Orth House, 2320 Colfax Avenue South, is Healy's turning-point house in his transition from designing and building the romantic Queen Annes of the Healy Block and the North Wedge, to the more classically inspired designs on the 2400 block of Bryant Avenue South and his houses on Lowry Hill."

Such significance is evaluated using designation criterion #6, the property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects. Theron Potter Healy is an acknowledged master builder. As you all know we have a historic district dedicated to the Queen Annes that he built, the highest concentration of Queen Anne architecture in Minneapolis and the highest concentration of his work as a master builder. The residence at 2320 Colfax Avenue South doesn't exemplify his work, however. This is a two-part stamp here. It has to be a master and it exemplifies his work. So while we acknowledge he is a master, staff really feels that this subject property doesn't exemplify his work for two reasons: changes that have taken place over time and better remaining examples of his work.

The subject property has been altered extensively over time. You can see here on your screens an image of the house as it appears today, and then we have an image of the house taken around 1900. The house has been converted into a rooming house, it has been divided up twice actually, once in 1962 and again in 1982. Currently the building is a fifteen room boarding house. The building has sustained three fires over the years, the porch on the front, you will notice, has changed considerably in its character. The fine spindles that you see there have now become masonry and the porch is no longer open, it is closed. The rear porch itself has been expanded into an addition, it is no longer an open porch, and the impressive three story barn that once stood on site has been lost. There have been a lot of decorative details that have been lost on the property over time. The installation of new siding, wider siding than was there historically has lost, taken away, some of the details. Now you see corner boards where there were previously none. You see a frieze that has been reduced in width. You see windows that have been removed, essentially the porthole window here and windows that have been added such as a band of them here on the corner side. The Palladium window and the recessed pointed arch has been lost. Some of the decorative detailing on the gable has been lost and decorative finials and weathervane and things like that are gone. The bones of the home are there but again, due to these alterations staff really feels this is not, this doesn't really exemplify Healy as a master builder.

Beyond alterations to the property, better remaining examples of Healy's work really challenge the assertion that this property exemplifies his work. Beyond the Healy Block Historic District which actually boasts Healy's residence, we have a number of other potential historic resources built by Healy. In the 2008 reconnaissance survey of this neighborhood and several other neighborhoods nearby, evaluators didn't deem this property worthy of an intensive level survey. But they did identify a historic district immediately south of the subject property. This outline here is the residence at 2324 Colfax Avenue, you can see by this crosshatched area that the Lowry Hill East Residential Potential Historic District, significant for its concentration of 20th Century residences, really surrounds the property on two sides and it would have been very easy to incorporate this property into that historic district. But the evaluators did not. These are evaluators that the city hired using local, federal, and state funds through the Certified Local Government program. As you know, the city has, for over a decade now, undertaken a series of reconnaissance surveys to take a closer look at every portion of our community and try to identify areas that are worthy of further study and areas that are buildings that we can let go of. And staff uses these determinations, these studies, as we go about trying to determine what to bring to you as a historic resource or a demolition of historic resource, and what to approve administratively. This district itself actually includes three other Healy properties which are considered contributors. And the district itself has a remarkable level of integrity. The evaluators

identified 50 contributing resources and only 3 non-contributing resources. Staff believes that this property itself, with its alterations over time, it is understandable why this property wasn't included in that historic district.

The appellant himself has conducted extensive research into Healy built homes. He has identified over 140 examples of Healy homes in Minneapolis, the majority of which are still standing. Thirty of those homes were built in the Wedge neighborhood itself, 27 are still standing today, I should say as of the survey that he updated last year. These reconnaissance surveys that we've done over time have resulted in the recommendation of 45 potential historic districts, 30 other areas, and hundreds of other individual landmarks worthy of intensive level surveys or designation studies. It has identified a long list of worthy resources, which staff is currently in the process of prioritizing at this point. So I would encourage you to consider that those efforts there, the investment we've made over time to try and create tools for ourselves at a staff level to help us make good determinations, wise uses of your time and of staff time as we go about determining which properties are really worthy of designation.

Having said that, I can say that there are many people who do disagree with me. Staff has received 49 letters commenting on the property. Those are before you on the dais. Forty-eight of them are in support of the appellant, they are in support of the effort to preserve the property. They believe that the property does meet the definition of a historic resource. Additionally Councilmember Tuthill's office has received 153 emails which staff just found out about just prior to the start of this meeting. Those are not before you on the dais this evening, some of those may be emails that staff received as well, but those will be entered into the public record following this hearing.

In terms of the staff recommendation, staff determined and we recommend that you consider this to be, to not meet the definition of a historic resource, to deny the appeal of the Planning Director's determination that 2320 Colfax Avenue South did not meet the Heritage Preservation Regulations' definition of a historic resource. You will note that I did not go into an analysis of the apartment building proposed for this site. There is a development proposed for this site but the purpose of the appeal is strictly on whether this is considered an historic resource. Should you grant the appellant their request, then the Heritage Preservation Commission might, at least in part, review the proposed development on site through the demolition of historic resource application process where economic feasibility (*taping issues*).

Minneapolis
City of Lakes

Community Planning & Economic Development

Planning Division
250 South 4th Street – Room 110
Minneapolis MN 55415

Office 612-673-2597
Fax 612-673-2728
TTY 612-673-5154

September 25, 2012

Pete Keely
705 Raymond Avenue
St. Paul, MN 55114

RE: Historic Review Letter for property at 2316 Colfax Ave S
PID # 3302924110099
BZH #27488

Mr. Keely

On September 12, 2012 you submitted an application for a historic review letter for the property located at 2320 Colfax Avenue South.

Section 599.460 of the City of Minneapolis Municipal Code states, "The planning director shall review all building permit applications that meet the definition for demolition for a demolition permit to determine whether the affected property is an historic resource. If the planning director determines that the property is not an historic resource, the demolition building permit shall be approved. If the planning director determines that the property is an historic resource, the building permit shall not be issued without review and approval by the commission following a public hearing as provided in section 599.170." Section 599.110 defines an historic resource as, "A property that is believed to have historical, cultural, architectural, archaeological or engineering significance and to meet at least one of the criteria for designation as a landmark or historic district as provided in this chapter."

The property currently contains a former single family home that was designed and constructed by T.P. Healy in 1893. The building has had several alterations since it was constructed. This includes fire damage repairs in 1895 (performed by TP Healy), 1991, and 2011. In 1982 the building was converted to one dwelling unit and 13 rooming units. The property currently appears to have 15 permitted rooming units. In 1960 the building as resided and in 2003 the siding was again replaced, this time with vinyl siding. Also in 2003 the original windows were replaced with vinyl windows.

The property has not been designated as a Landmark or portion of a historic district by the City of Minneapolis. The building has also not been designated as part of a historic district, site, or place by the State of Minnesota. Furthermore, the building has not been listed in the National Register of Historic Places. Additionally, the property was not recommended for further research in the City's 2005 historic reconnaissance survey, which included the Lowry Hill East neighborhood of the city and covered this property.

Staff research indicates that the subject property is associated with T.P. Healy. T.P. Healy, a native of Nova Scotia, built at least 30 houses in the Wedge and neighboring Lowry Hill neighborhood, including nine in the Lowry Hill East Residential Historic District. Healy was a prolific Minneapolis builder-contractor who specialized in Queen Anne and Colonial Revival residences, often accommodating plan-book designs to his clients' budgets and the size of the lot. Examples of Healy-built houses in the neighborhood include the Colonial Revival house at 2323 Bryant Avenue South (HE-MPC-5876) and the Colonial Revival house at 2424 Colfax Avenue South (HE-MPC-5829). Through newspaper real estate advertising, Healy and his houses became well known and favored, especially after his death. In 1989 the City of Minneapolis designated the Healy Block Historic District, which is a collection of Healy-designed Queen Anne houses along 2nd and 3rd Avenues between 31st and 32nd Street.

Due to the property's alterations the property's historic integrity is significantly diminished. In addition there are several more intact examples of Healy's work in the neighborhood, adjacent neighborhoods and within the City. Based on the information currently available the property does not appear to meet the City of Minneapolis' thresholds for historical significance and therefore the subject property does not meet the Minneapolis Code or Ordinances definition of a historic resource.

In light of additional information CPED reserves the right to reevaluate its determination in this letter.

Please let me know if you have any questions.

Sincerely,

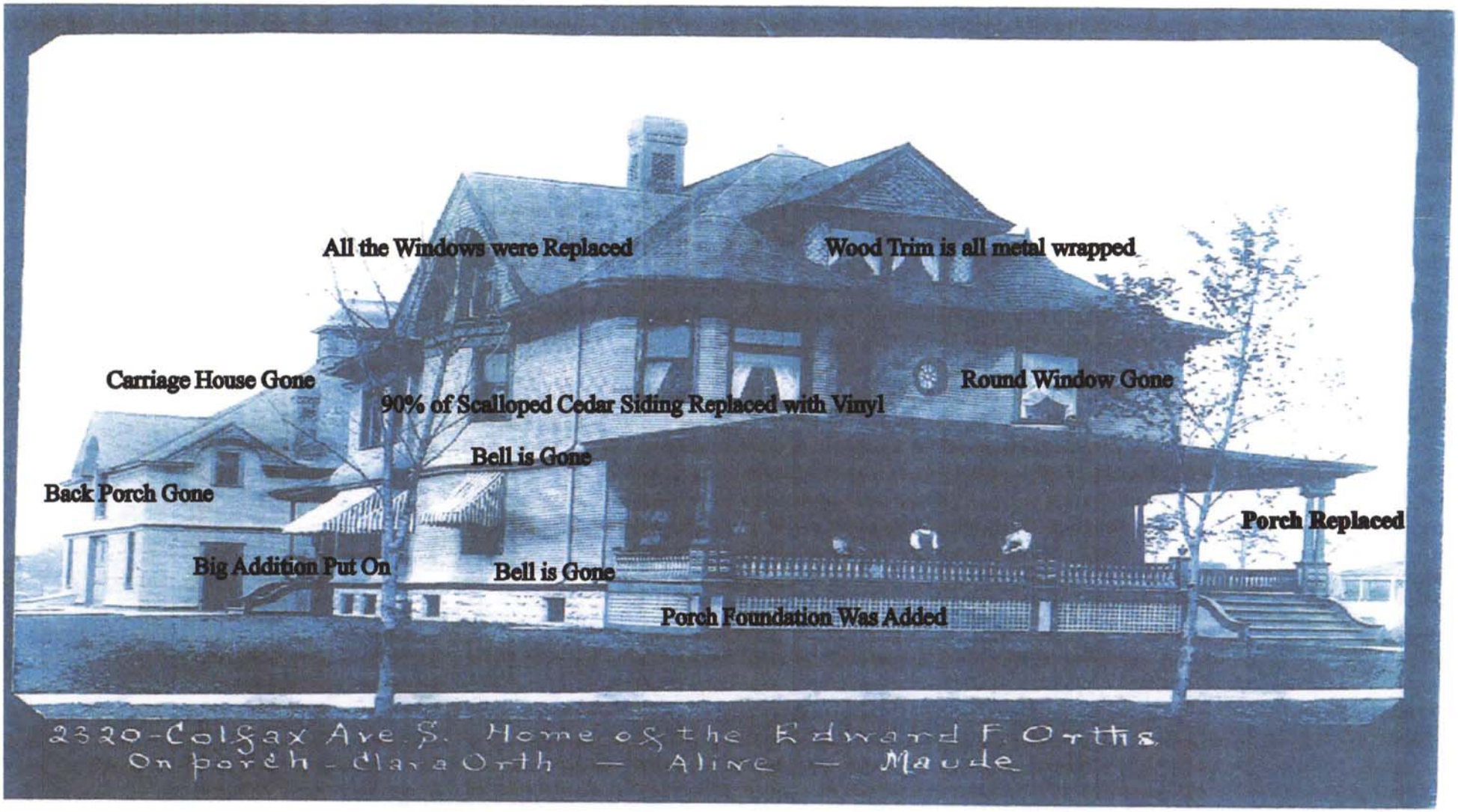
Brian Schaffer, AICP
Principal City Planner
City of Minneapolis
Community Planning and Economic Development
Planning Division
(612) 673-2670
brian.schaffer@minneapolismn.gov

Determination of Historic Eligibility

5.0 CONCLUSION:

Again, in order for a property to be designated as historic it must embody and exemplify some historic aspect with a high-level of historical integrity. Put simply 2320 Colfax does not embody nor exemplify Healy's work, nor any other historic aspect.

It is obvious to the most casual of observer the building has very little historical value. Given the abundant examples of the builder's body of work existing in the city combined with the poor condition of the alleged historical aspects of the property, make this a poor candidate for preservation. The property does not meet one of the criteria utilized to define a property as historic. The property is in no way eligible for historic designation. Further evidence can be found in the photo denoting the changes made over time.



2320 Colfax Avenue South, circa 1900

No Carriage House
Exiterior Wood Trim Wrapped in Metal
No Round Window
90% of Scalloped Cedar Siding Replaced With Vinyl
Bell Gone
W 24th St
S Colfax
Porch Replaced
Addition Put On
All the Windows were Replaced
No Back Porch
Bell Gone
New Porch Foundation

EXHIBIT ‘B’

29-Jan-14

2320 Colfax Redevelopment
Single Family or Condos

Land/Existing Building			$443,000	Seller is asking $600,000
Environmental Remdiation			$25,000	Tax Value $337,000
Legal			$10,000	
Design			$35,000	
Engineering			$15,000	
Construction	4430	$150	$664,500	
Landscape			$15,000	
Financing Costs			$25,000	
Interest	5%/12 months		$50,000	
Marketing	6%		$53,160	
Contingency	2%		$25,000	
Profit	10%		$120,000	
Total Cost			$1,480,660	
Total Cost/Square Foot			$334.23	
Value				
Condo Value Midtown Lofts		2013	$240	
Apartment Value			$240	
Single Family Home Values		2013	$200	
Shortall with NO profit			$474,660	
Shortfall as Single Family			$594,660	

EXHIBIT ‘C’

TERRA FIRMA
COMMERCIAL
Real Estate Services

Web Site: TerraFirmaCommercial.com
Email: Tdunn@TerraFirmaCommercial.com

Phone: 952-887-2000
Fax: 952-887-2001

8200 Humboldt Ave So, Ste 310 Bloomington, Mn 55431

To Whom it May Concern,

Re: Feasibility of Re-Habbing 2320 Colfax Ave So

Another important point not fully communicated in the Feasibility Study is how wasteful it would be to expend any significant investment into the property when considering the cost of new construction versus re-modeling and re-positioning the current structure. Spending money remodeling 2320 could just as well be spent on new construction as for less than double the cost more than four times the number of units could be produced.

The cost to remodel 2320 Colfax would easily exceed $200 per square foot, or $850,000 and you end up with less efficient floor plates/plans, less useable area, less ideal parking arrangements, problematic/expensive ADA compliance issues, and a final product which is out of tune with the market with very little 'historic fabric' or charm to offset these deficiencies. Adding in the cost of the property, the total cost for four units would equal $1,450,000.

The cost of proposed development is budgeted at $140,000 to $150,000 per unit, including the land. That portion of the development built on the plot associated with 2320 would house seventeen (17) new apartments rather than the four miss fit units. Thus the developer will spend approximately $2.4M for those seventeen units. In other words, more than four times the number of new units will be produced with much less than twice the cost of remodeling, which defines a much more efficient use of societal resources.

Thus it doesn't make economic sense to remodel 2320 Colfax. First because the finished product would be worth less than the rehab cost, and secondly you would have a re-positioned single family home rather than, for much less cost, a new modern, efficient structure. Plus for just a little more investment seventeen units could be built rather than just four.

Thank You.

Tom Dunn
President

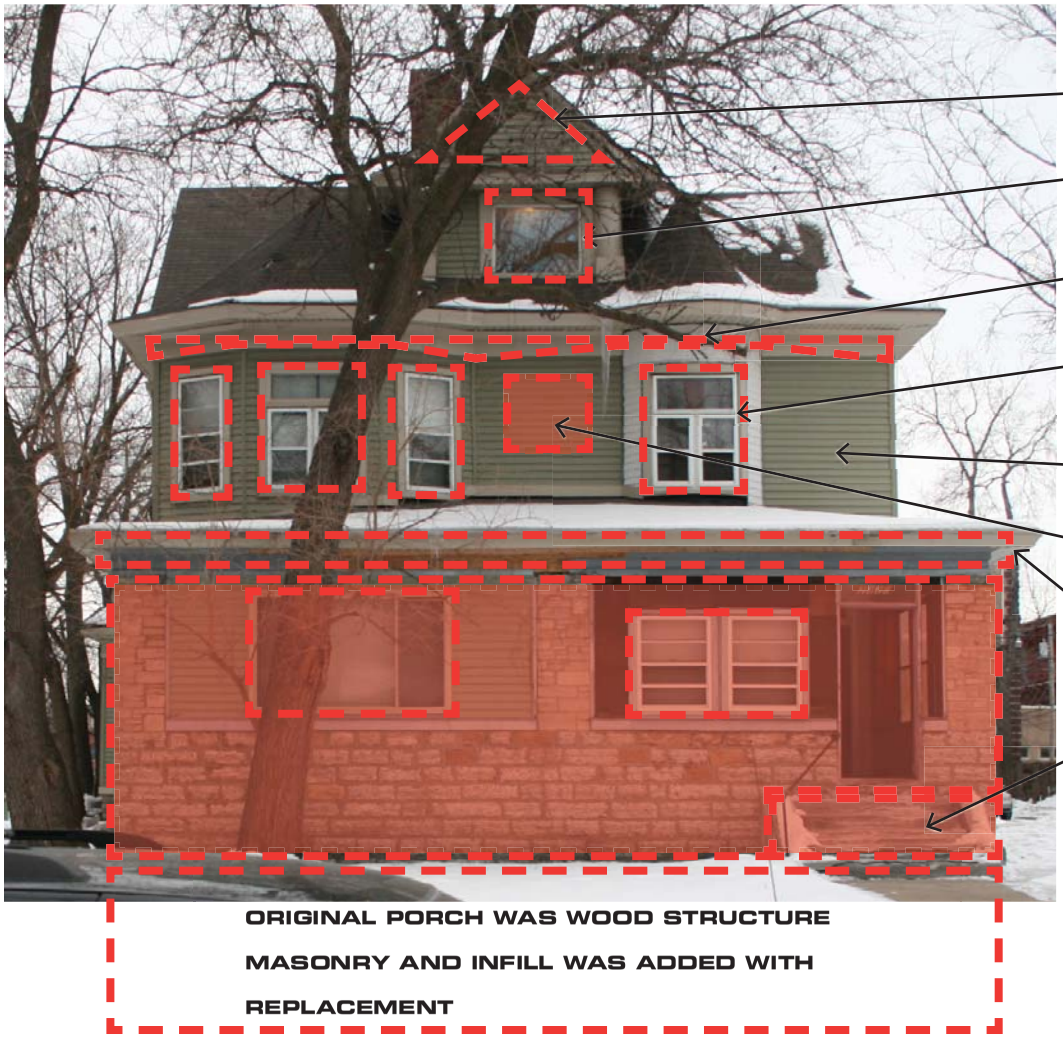
TERRA FIRMA
COMMERCIAL
Real Estate Services

EXHIBIT ‘D’

2320 Colfax

Minneapolis, MN

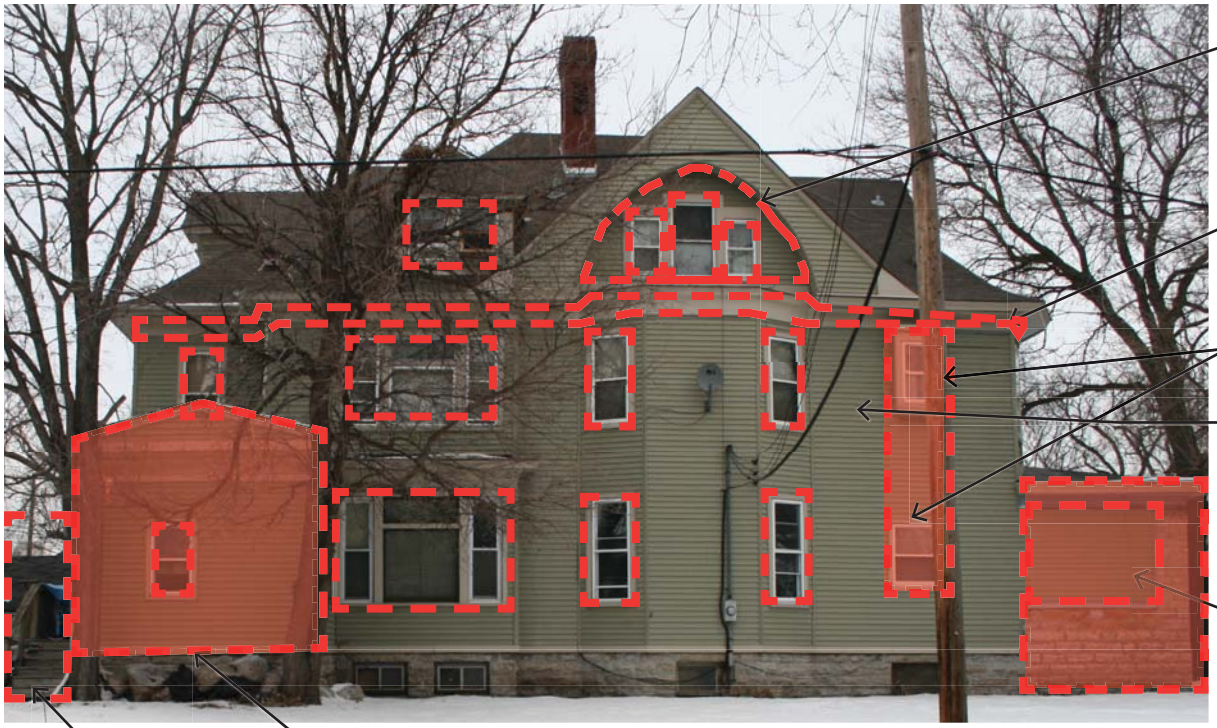
02.18.2014



2320 Colfax

Minneapolis, MN

02.18.2014



ORIGINAL WOOD COLUMN

AND DECORATIVE TRIM ARE MISSING

DECORATIVE TRIM REMOVED

WINDOWS HAVE BEEN ADDED

VINYL SIDING (80% OR ORIGINAL VINYL IS DAMAGED OR MISSING)

ORIGINAL PORCH WAS WOOD STRUCTURE

MASONRY AND INFILL IS LATER ADDITION

ADDITION AT SIDE IS NOT ORIGINAL

ORIGINAL DECORATIVE PORCH WAS

REMOVED AND REPLACED

2320 Colfax

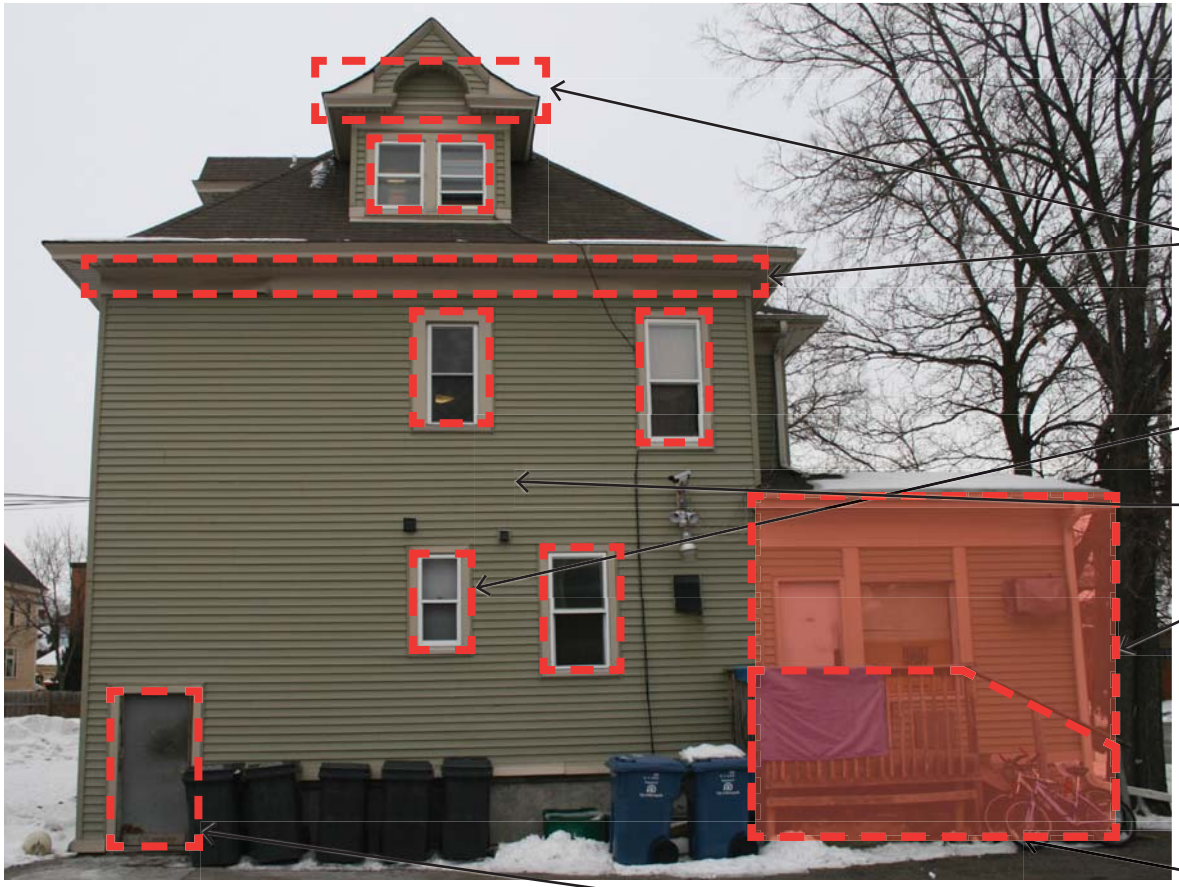
Minneapolis, MN

02.18.2014

2320 Colfax

Minneapolis, MN

02.18.2014



NOTE: NO PHOTOS WERE FOUND FOR THE ORIGINAL CONDITION ON THIS SIDE.

WOOD DETAILING LIKELY REMOVED

WINDOW APPEARS TO BE ADDED

VINYL SIDING (80% OR ORIGINAL VINYL IS DAMAGED OR MISSING)

ADDITION WAS ADDED

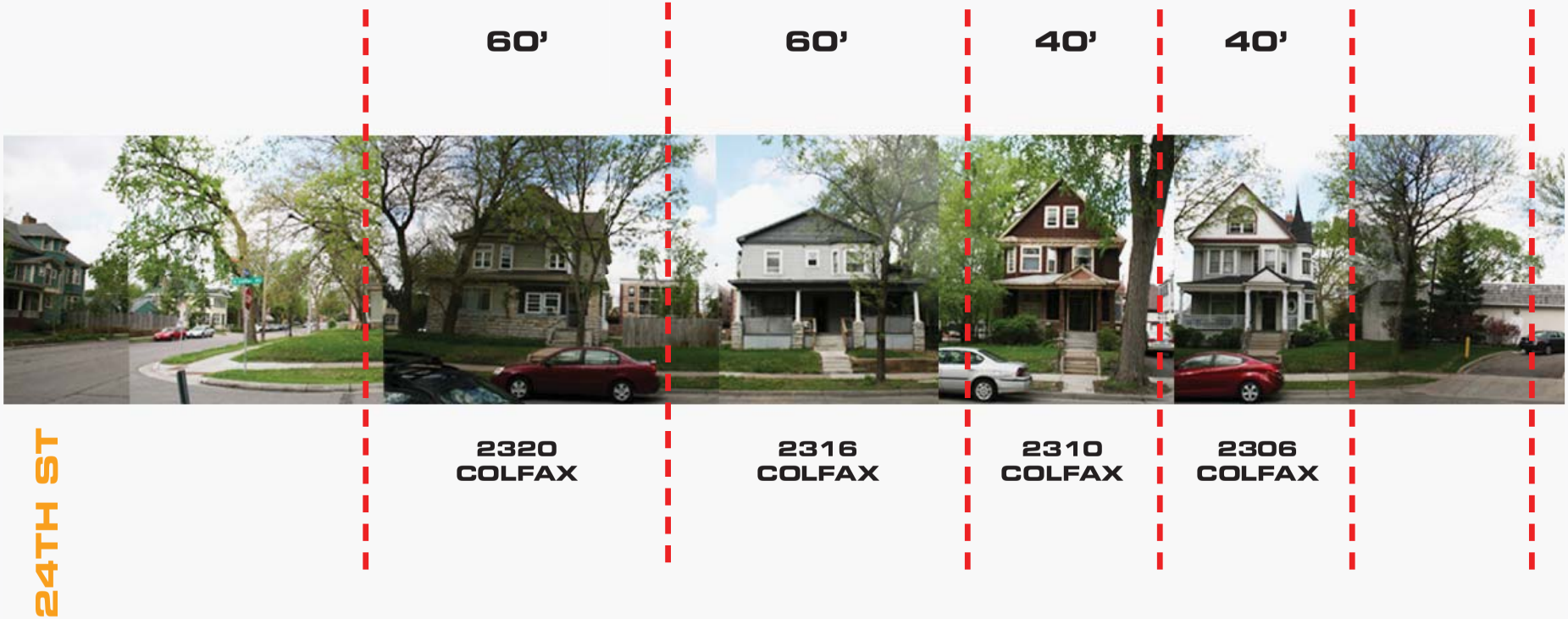
PORCH HAS BEEN REMOVED

DOOR APPEARS TO BE REMODELLED

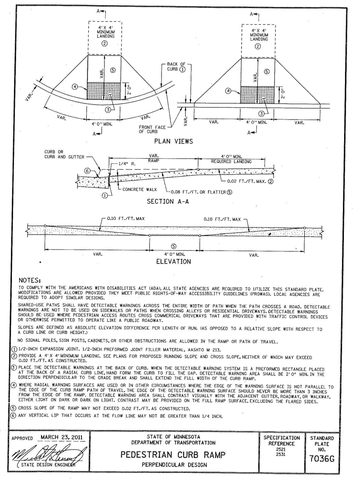
EXHIBIT ‘E’

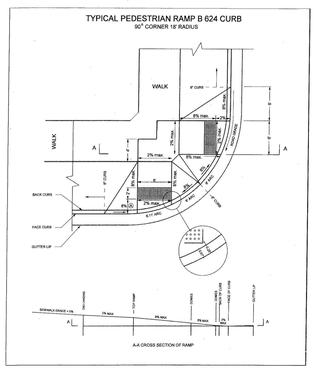
2320 Colfax
Minneapolis, MN
02.18.2014

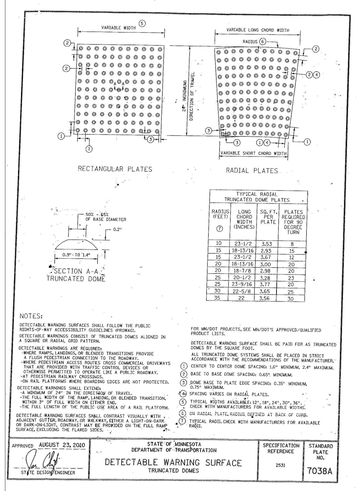
EXISTING CONDITIONS



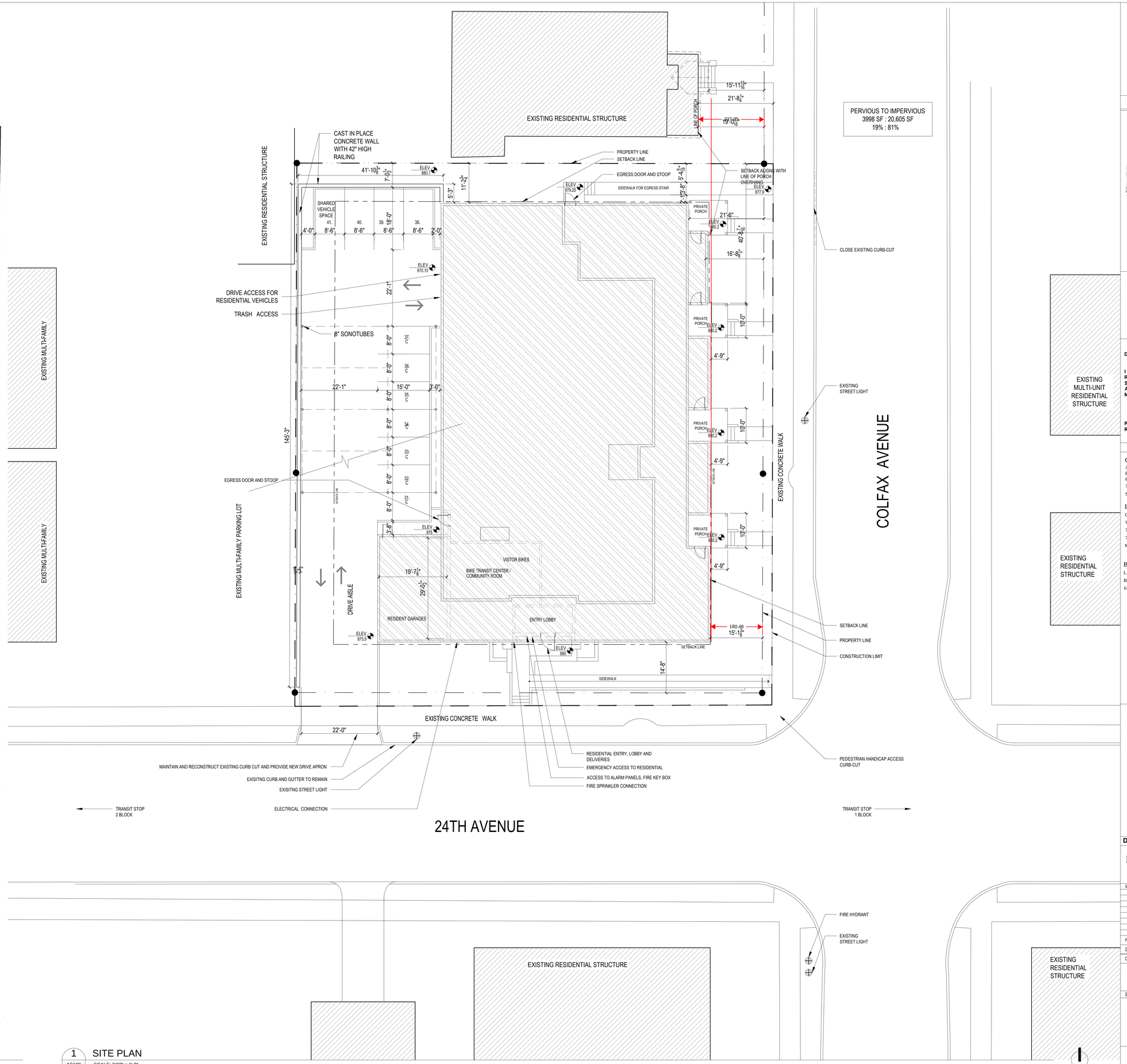
COLFAX STREET ELEVATIONS: NTS







2 AS100 SIDEWALK NOTES AND DETAILS
SCALE: NTS



1 AS100 SITE PLAN
SCALE: 3/32" = 1'-0"

Collage architects
www.collagearch.com

COLFAX

2320 COLFAX AVENUE
MINNEAPOLIS, MN 55405

@ Home Apartments

LANDERGROUP urban development

DATE: XX.XX.XXXX

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

PETER KEELY
REGISTRATION NO: 23570

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Loucks Associates
Civil Engineer
Valentina M. Anderson
763-424-5505
7200 Hemlock Lane #300
Minneapolis, MN 55369

BOB CLOSE STUDIO, LLC
LANDSCAPE ARCHITECT
BOB CLOSE, FASLA
651-600-9538

DATE: MARCH 29, 2013

DESIGN DEVELOPMENT

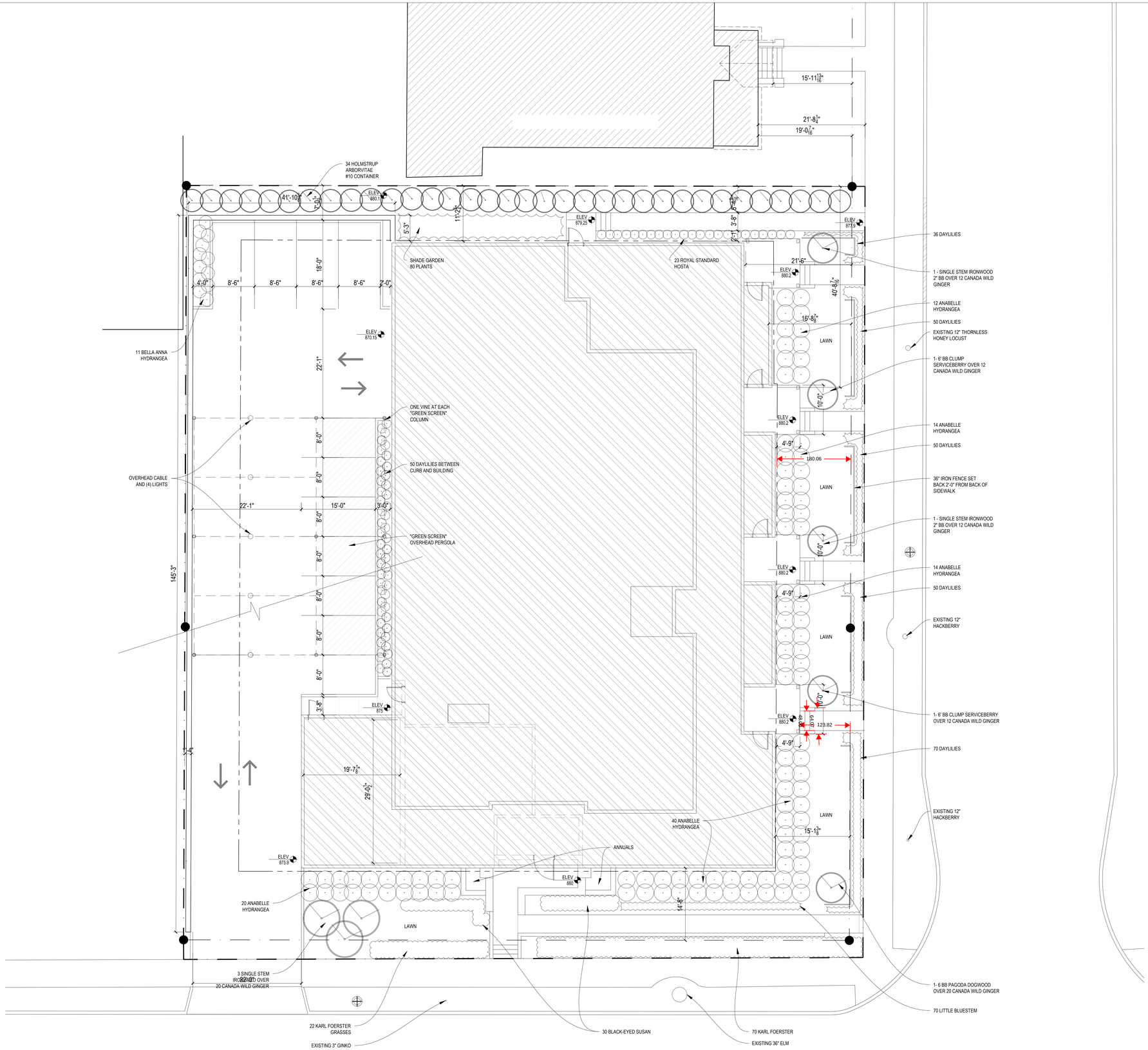
MARK	DATE	DESCRIPTION

PROJECT NO:	12-0007
DRAWN BY:	JJ/AH
CHK'D BY:	PK

SHEET TITLE

SITE PLAN

AS100



1 L100 LANDSCAPE PLAN
SCALE: 1/8" = 1'-0"

Collage architects
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2320 COLFAX AVENUE
MINNEAPOLIS, MN 55405

@ Home Apartments

LANDERGROUP urban development

DATE: XX.XX.XXXX

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ROBERT CLOSE
REGISTRATION NO: 12383

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Loucks Associates
Civil Engineer
Contact Person
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7200 Hemlock Lane #300
Minneapolis, MN 55369

CONSULTANT
Type
Contact Person
Phone #
Address 1
City, State ZIP

BOB CLOSE STUDIO, LLC
BOB CLOSE, FASLA
651-600-9538
bobclose48@gmail.com
landscape architecture
urban design
placemaking
master planning

DATE: MARCH 18, 2013

PDR

MARK	DATE	DESCRIPTION

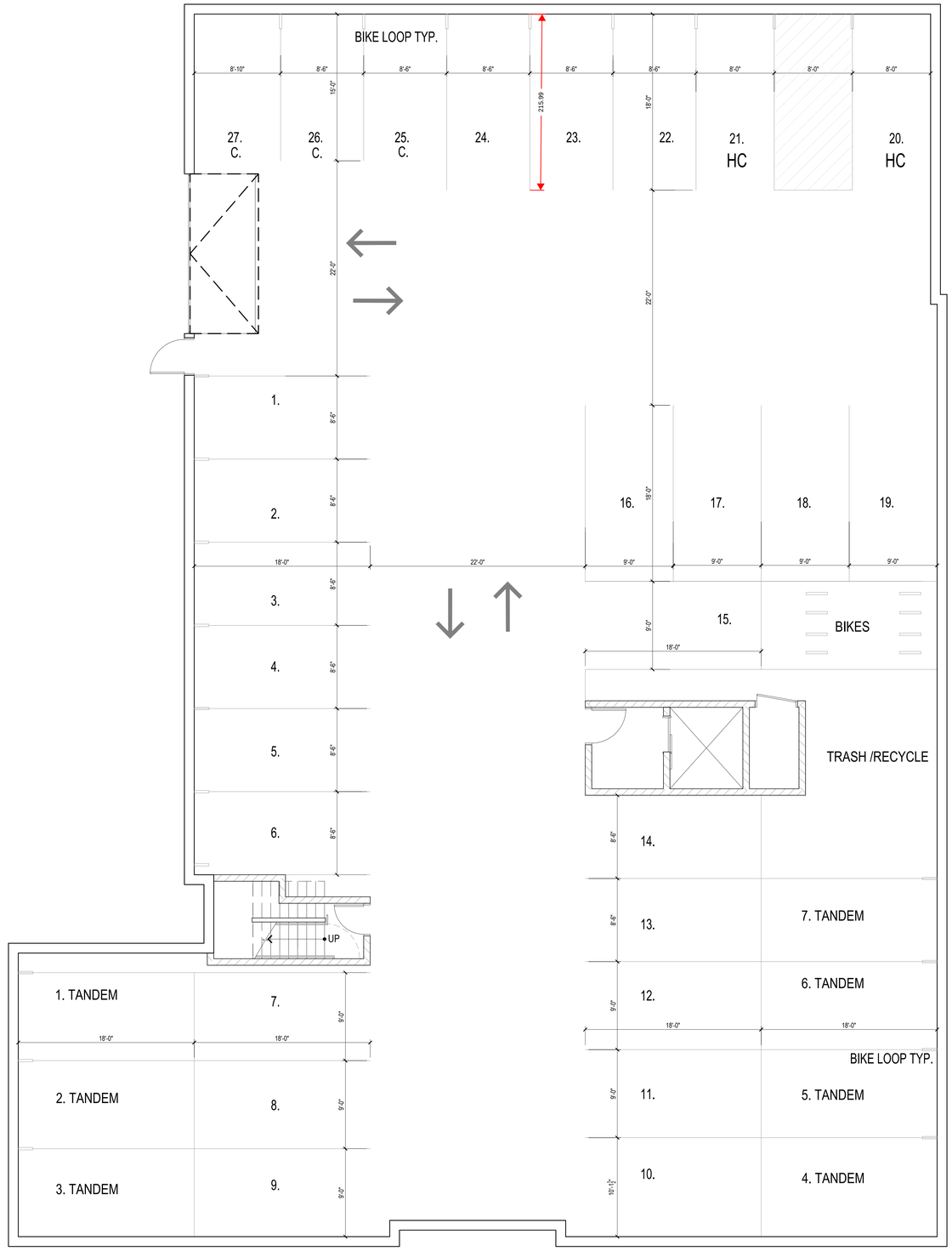
PROJECT NO: 12-0007
DRAWN BY: AH
CHK'D BY: BC

SHEET TITLE
LANDSCAPE PLAN

L100

GENERAL NOTES

1. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF MASONRY UNLESS OTHERWISE NOTED.
2. VERIFY SLAB EDGE LOCATIONS, BRICK AND MASONRY FACE WITH ARCHITECTURAL AND STRUCTURAL DETAILS.
3. INTERIOR WALL DIMENSIONS ARE TO CENTERLINE OF WALLS UNLESS NOTED OTHERWISE. WHERE CLEAR DIMENSIONS ARE INDICATED, THESE DIMENSIONS SHALL BE MAINTAINED.
4. ROUGH OPENING DIMENSIONS OF WINDOWS, DOORS AND OTHER COMPONENTS SHALL BE VERIFIED WITH ACTUAL DIMENSIONS OF SUPPLIED COMPONENTS.
5. DO NOT SCALE DRAWINGS. IF DIMENSION IS NOT CLEAR, NOT GIVEN, OR PRESENTS A CONFLICT. NOTIFY THE ARCHITECT IMMEDIATELY.
6. NOTIFY ARCHITECT IMMEDIATELY. IF DIMENSIONAL DISCREPANCIES OCCUR.
7. PROVIDE CONTROL JOINTS AT FLOORS AND WALLS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
8. INSTALL ALL ELEMENTS AND MATERIALS TO MEET MANUFACTURER'S RECOMMENDATIONS. IF ARCHITECTURAL DRAWINGS CONFLICT WITH MANUFACTURER'S RECOMMENDATIONS, NOTIFY ARCHITECT IMMEDIATELY.
9. PROVIDE SEALED JOINTS AT MOISTURE CONTROL MEMBRANE.
10. PROTECT MATERIALS ON-SITE DURING CONSTRUCTION FROM MOISTURE AND OTHER DAMAGE.
11. INSULATE GAPS AT WOOD FRAMING BETWEEN WINDOWS, DOORS AND OTHER MATERIALS WITH RIGID INSULATION.
12. WOOD IN CONTACT WITH CONCRETE TO BE TREATED WOOD.
13. PROVIDE WOOD BLOCKING BEHIND ALL WALL HUNG CASEWORK, MILLWORK, SHELVING, FIXTURES AND ELSEWHERE AS NOTED OR AS NECESSARY BASED ON MANUFACTURER'S RECOMMENDATIONS.
14. GENERAL CONTRACTOR TO VERIFY WITH MECHANICAL, ELECTRICAL AND PLUMBING SUBCONTRACTORS AS TO LOCATIONS FOR EQUIPMENT, FIXTURES, METERS, DUCTWORK, ETC. NOTIFY ARCHITECT IMMEDIATELY OF ANY CONFLICTS BETWEEN ARCHITECTURAL DRAWINGS AND M.E. P. SUBCONTRACTORS.
8.
15. CONSTRUCT RATED ASSEMBLIES AT ALL LOCATIONS INDICATED IN CODE REVIEW AND PER DRAWINGS, INCLUDING ALL CEILING AND FLOOR ASSEMBLIES. PROVIDE RATED ENCLOSURE WHERE FIXTURES OR EQUIPMENT PENETRATES THE ASSEMBLY.
16. PROVIDE FIRE STOPPING AR ALL PENETRATIONS OF RATED ASSEMBLIES. ANY DISTURBANCE OF ASSEMBLY SHALL BE REPAIRED.
17. FIRE-BLOCK ALL CONCEALED WALL SPACES, INCLUDING 10'-0" VERTICALLY AND HORIZONTALLY.
18. DO NOT PENETRATE STAIR OR ELEVATOR ENCLOSURE UNLESS SERVING STAIR OR ELEVATOR.
19. FINISH FLOOR ELEVATION CHANGE AT DOORS OR MATERIAL TRANSITIONS NOT TO EXCEED ½".
20. SEE SHEET A001 FOR ALL WALL TYPES.



1 A100 LOWER LEVEL PLAN
SCALE: 3/16" = 1'-0"

Collage architects
www.collagearch.com

COLFAX
2320 COLFAX AVENUE
MINNEAPOLIS, MN 55405

@ Home Apartments
LANDERGROUP urban development

DATE: XX.XX.XXXX

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PETER KEELY
REGISTRATION NO: 23570

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Civil Engineer
Valentina M. Anderson
763-424-5505
7200 Hemlock Lane #300
Minneapolis, MN 55369

BOB CLOSE STUDIO, LLC
LANDSCAPE ARCHITECT
BOB CLOSE, FASLA
651-600-9538

DATE: MARCH 29, 2013

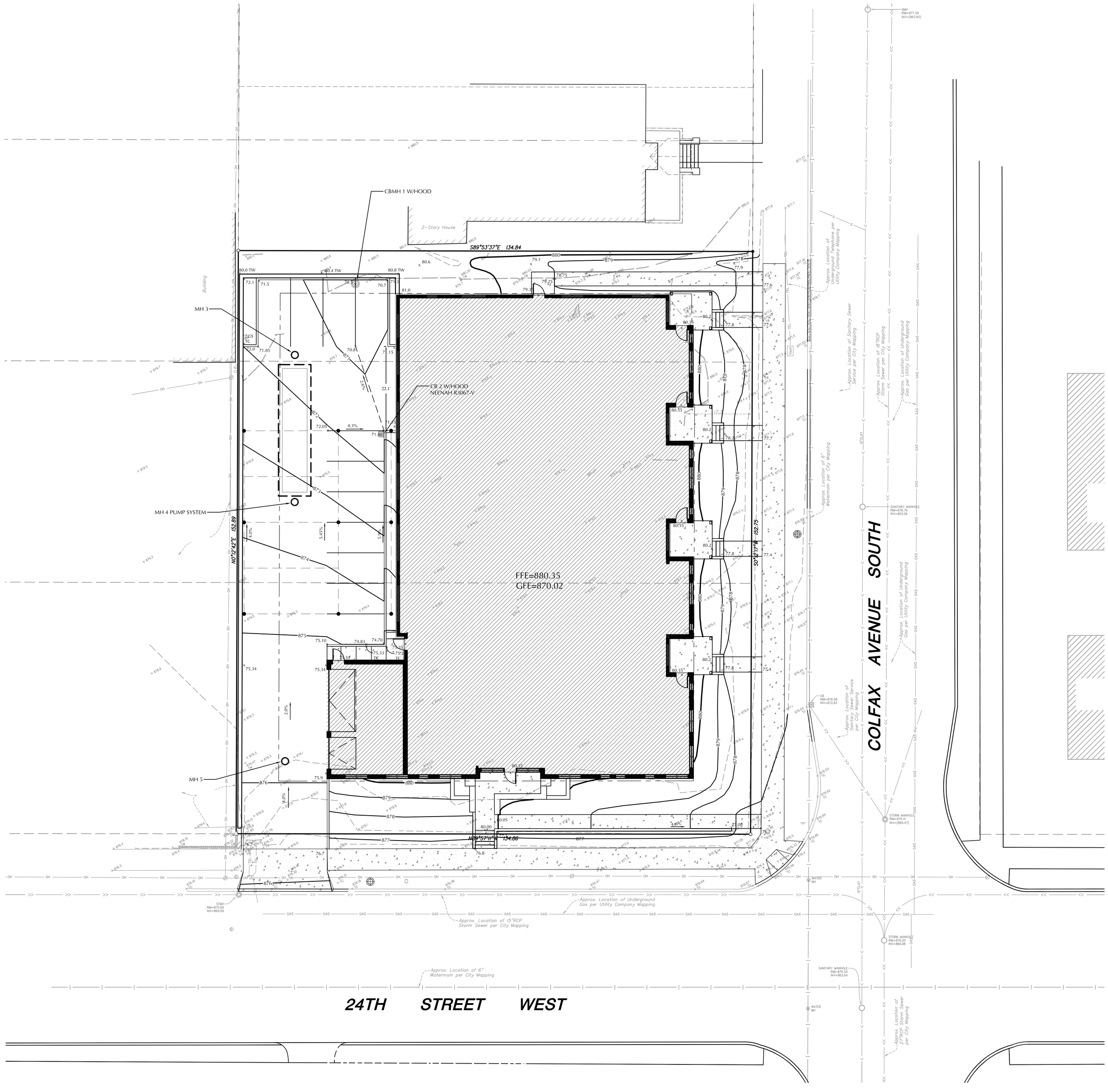
DESIGN DEVELOPMENT

MARK	DATE	DESCRIPTION

PROJECT NO: 12-0007
DRAWN BY: JJ/AH
CHK'D BY: PK

SHEET TITLE
LOWER LEVEL PLAN

A100



NORTH

0 10 20
SCALE IN FEET

EXISTING	CIVIL LEGEND	PROPOSED
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	CULVERT	
	HYDRANT	
	GATEVALVE	
	POST INDICATOR VALVE	
	LIGHT POLE	
	POWER POLE	
	SIGN	
	BENCHMARK	
	SOIL BORINGS	
	WATER MANHOLE	
	TELEPHONE MANHOLE	
	UTILITY MANHOLE	
	ELECTRIC MANHOLE	
	WATER SERVICE	
	SANITARY SERVICE	
	HANDICAP PARKING	
	DIRECTION OF FLOW	
	SPOT ELEVATION	
	CONTOURS	
	SANITARY SEWER	
	STORM SEWER	
	WATERMAIN	
	FORCEMAIN	
	DRAINTILE	
	SILT FENCE	
	CURB & GUTTER	
	RETAINING WALL	
	TREELINE	
	EASEMENT LINE	
	SETBACK LINE	
	FENCE LINE	
	UNDERGROUND TELE	
	UNDERGROUND GAS	
	OVERHEAD UTILITY	

GRADING, DRAINAGE & EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDINGS, VESTIBULES, SLOPED PAVING, EXIT PORCHES, RAMPS, TRUCK DOCKS, ENTRY LOCATIONS AND LOCATIONS OF DOWNSPOUTS.
2. ALL DISTURBED UNPAVED AREAS ARE TO RECEIVE MINIMUM OF 6 INCHES OF TOP SOIL AND SOD OR SEED. THESE AREAS SHALL BE WATERED BY THE CONTRACTOR UNTIL THE SOD OR SEED IS GROWING IN A HEALTHY MANNER.
3. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASE OF THIS PROJECT. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY DAMAGES TO ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASE OF THIS PROJECT.
4. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND MAINTAINING TRAFFIC CONTROL DEVICES SUCH AS BARRICADES, WARNING SIGNS, DIRECTIONAL SIGNS, FLAGMEN AND LIGHTS TO CONTROL THE MOVEMENT OF TRAFFIC WHERE NECESSARY. PLACEMENT OF THESE DEVICES SHALL BE APPROVED BY THE ENGINEER PRIOR TO PLACEMENT. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE APPROPRIATE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARDS.
5. IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS ON THE JOB SITE, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
6. THE DUTY OF THE ENGINEER OR THE DEVELOPER TO CONDUCT CONSTRUCTION REVIEW OF THE CONTRACTORS PERFORMANCE IS NOT INTENDED TO INCLUDE REVIEW OF THE ADEQUACY OF THE CONTRACTORS SAFETY MEASURES IN, OR NEAR THE CONSTRUCTION SITE.
7. BEFORE BEGINNING CONSTRUCTION THE CONTRACTOR SHALL INSTALL A TEMPORARY ROCK ENTRANCE PAD AT ALL POINTS OF VEHICLE EXIT FROM THE PROJECT SITE. SAID ROCK ENTRANCE PAD SHALL BE MAINTAINED BY THE CONTRACTOR FOR THE DURATION OF THE PROJECT. SEE DETAILS SHOWN ON SHEET C8-1 OF THE PROJECT PLANS.
8. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE ESTABLISHED AROUND THE ENTIRE SITE PERIMETER AND IN ACCORDANCE WITH NPDES PERMIT REQUIREMENTS, BEST MANAGEMENT PRACTICES, CITY REQUIREMENTS AND THE DETAILS SHOWN ON SHEET C8-1 OF THE PROJECT PLANS.
9. ALL ENTRANCES AND CONNECTIONS TO CITY STREETS SHALL BE PERFORMED PER THE REQUIREMENTS OF THE CITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PERMITS AND NOTIFICATIONS AS REQUIRED BY THE CITY.
10. SEE UTILITY PLAN FOR FURTHER DETAIL REGARDING THE STORM SEWER.

CALL BEFORE YOU DIG!
Gopher State One Call
TWIN CITY AREA: 651-454-0002
TOLL FREE: 1-800-252-1166

WARNING:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR LOCATIONS OF ALL EXISTING UTILITIES. THEY SHALL COOPERATE WITH ALL UTILITY COMPANIES IN MAINTAINING THEIR SERVICE AND / OR RELOCATION OF LINES.

THE CONTRACTOR SHALL CONTACT GOPHER STATE ONE CALL AT 651-454-0002 AT LEAST 48 HOURS IN ADVANCE FOR THE LOCATIONS OF ALL UNDERGROUND WIRES, CABLES, CONDUITS, PIPES, MANHOLES, VALVES OR OTHER BURIED STRUCTURES BEFORE DIGGING. THE CONTRACTOR SHALL REPAIR OR REPLACE THE ABOVE WHEN DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.

Collage architects
www.collagearch.com

COLFAX
2320 COLFAX AVENUE
MINNEAPOLIS, MN 55405

@ Home Apartments
LANDERGROUP urban development

DATE: 03.18.2013

I HEREBY CERTIFY THAT THIS PLAN SPECIFICATION OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

MICHAEL J. ST. MARTIN, PE
REGISTRATION NO: 24440

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705 Raymond Avenue #200
St. Paul, Minnesota 55114

Loucks Associates
Civil Engineer
Michael J. St. Martin, PE
763-424-5505
7200 Hemlock Lane #300
Maple Grove, MN 55369

Bob Close Studio, LLC
Landscape Architect
Bob Close, FASLA
651-600-9538

DATE: MARCH 18, 2013

PDR

MARK	DATE	DESCRIPTION

PROJECT NO:	12-0007 - LOUCKS PROJECT #12372
DRAWN BY:	VMA / MDC
CHK'D BY:	MJS / VMA

SHEET TITLE

GRADING AND DRAINAGE PLAN

C3-1

GENERAL NOTES

1. ALL EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF SHEATHING OR OUTSIDE FACE OF MASONRY UNLESS OTHERWISE NOTED.
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5. DO NOT SCALE DRAWINGS. IF DIMENSION IS NOT CLEAR, NOT GIVEN, OR PRESENTS A CONFLICT. NOTIFY THE ARCHITECT IMMEDIATELY.
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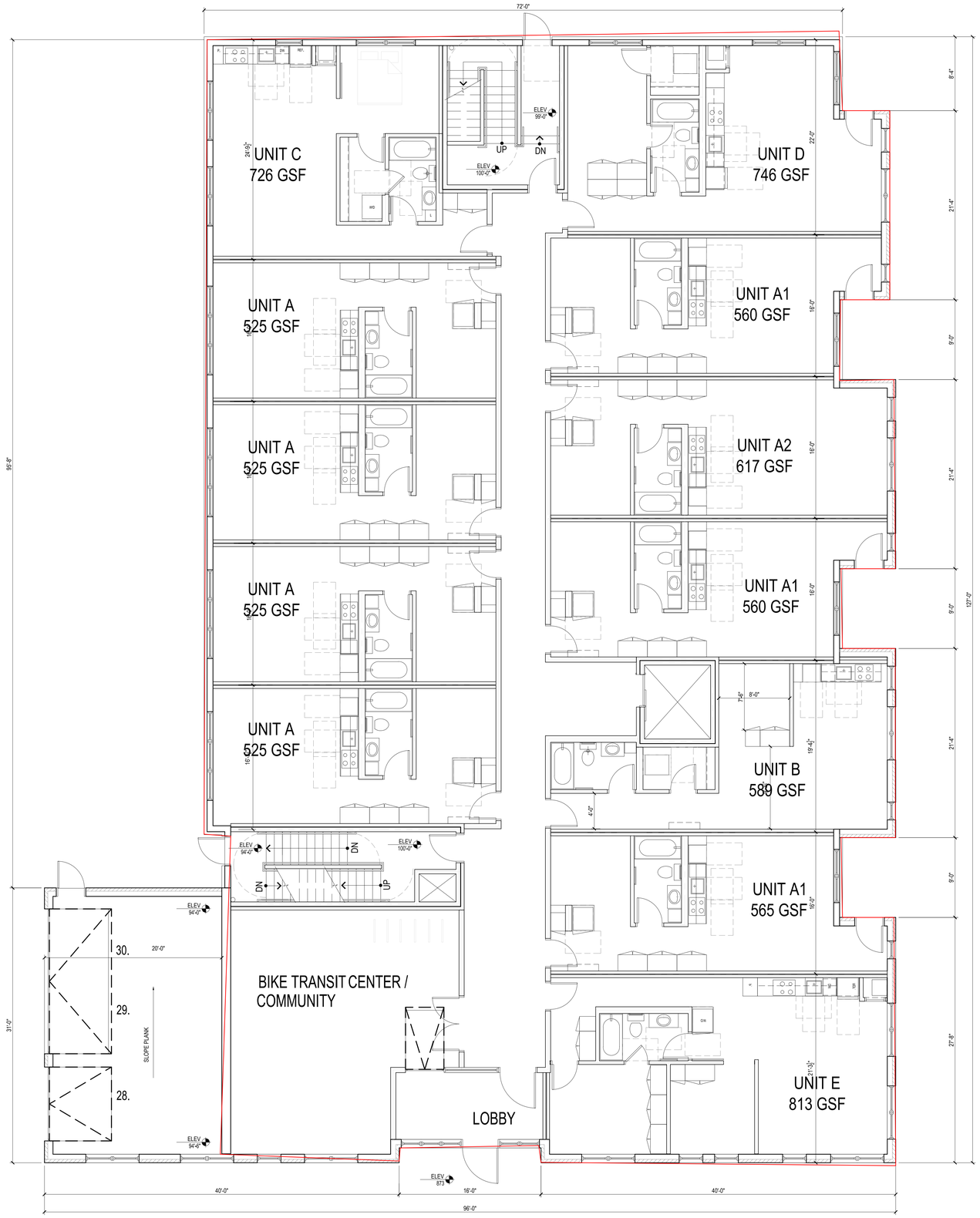

12 UNITS GROUND FLOOR
14 UNITS SECOND FLOOR
14 UNITS THIRD FLOOR
5 UNITS FOURTH FLOOR

45 UNITS

30 STANDARD STALLS
10 COMPACT STALLS
40 STALLS
9 TANDEM STALLS

49 TOTAL STALLS

1 A101 FIRST FLOOR PLAN
SCALE: 3/16" = 1'-0"

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MINNEAPOLIS, MN 55405

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LANDERGROUP urban development

DATE: XX.XX.XXXX

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BOB CLOSE STUDIO, LLC
LANDSCAPE ARCHITECT
BOB CLOSE, FASLA
651-600-9538

DATE: MARCH 29, 2013

DESIGN DEVELOPMENT

MARK	DATE	DESCRIPTION

PROJECT NO: 12-0007
DRAWN BY: JJ/AH
CHK'D BY: PK

SHEET TITLE
FIRST FLOOR PLAN

A101

GENERAL NOTES

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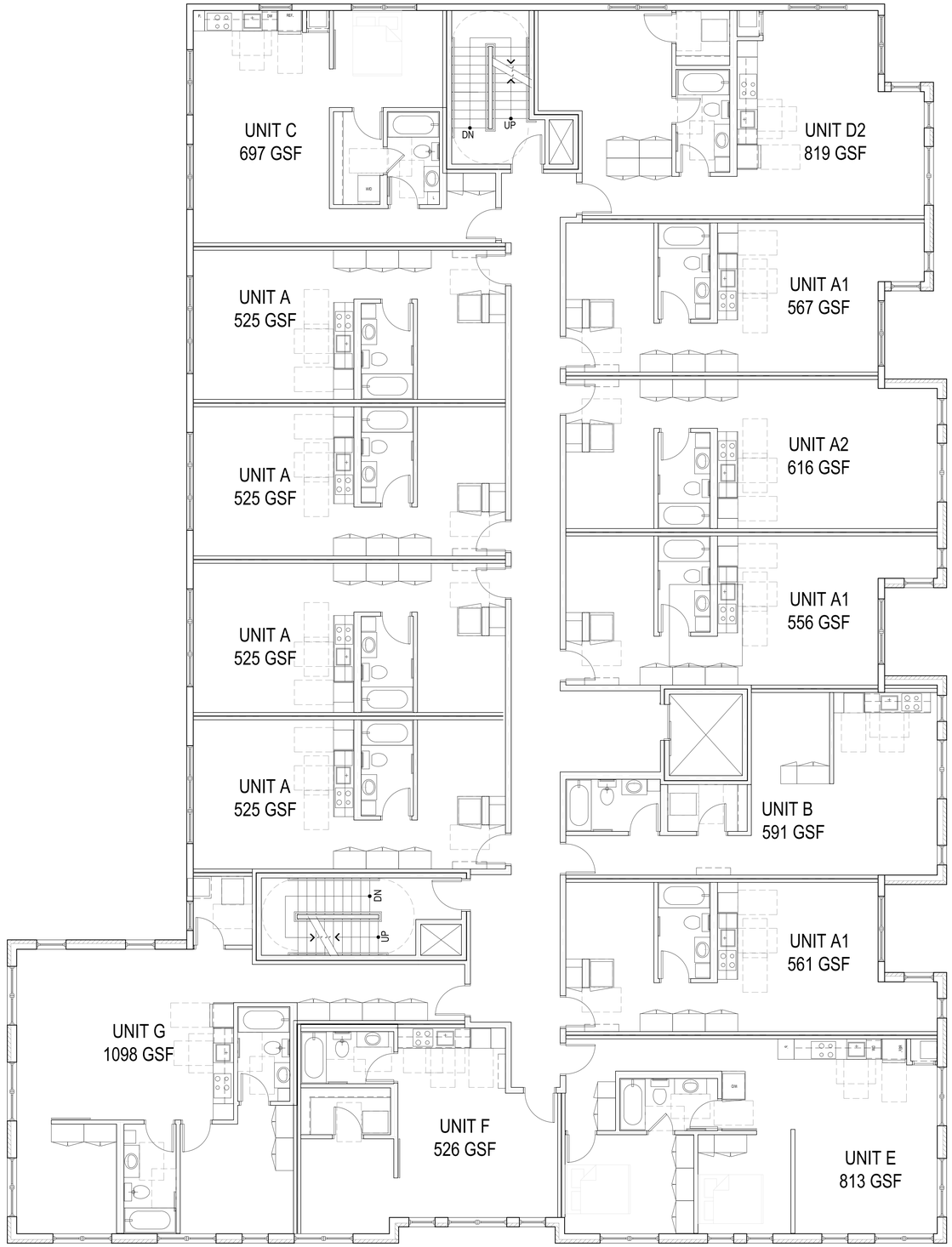

1 SECOND FLOOR PLAN
A102
SCALE 3/16" = 1'-0"

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BOB CLOSE, FASLA
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DATE: MARCH 29, 2013

DESIGN DEVELOPMENT

MARK	DATE	DESCRIPTION

PROJECT NO: 12-0007
DRAWN BY: JJ/AH
CHK'D BY: PK

SHEET TITLE
SECOND FLOOR PLAN

A102

GENERAL NOTES

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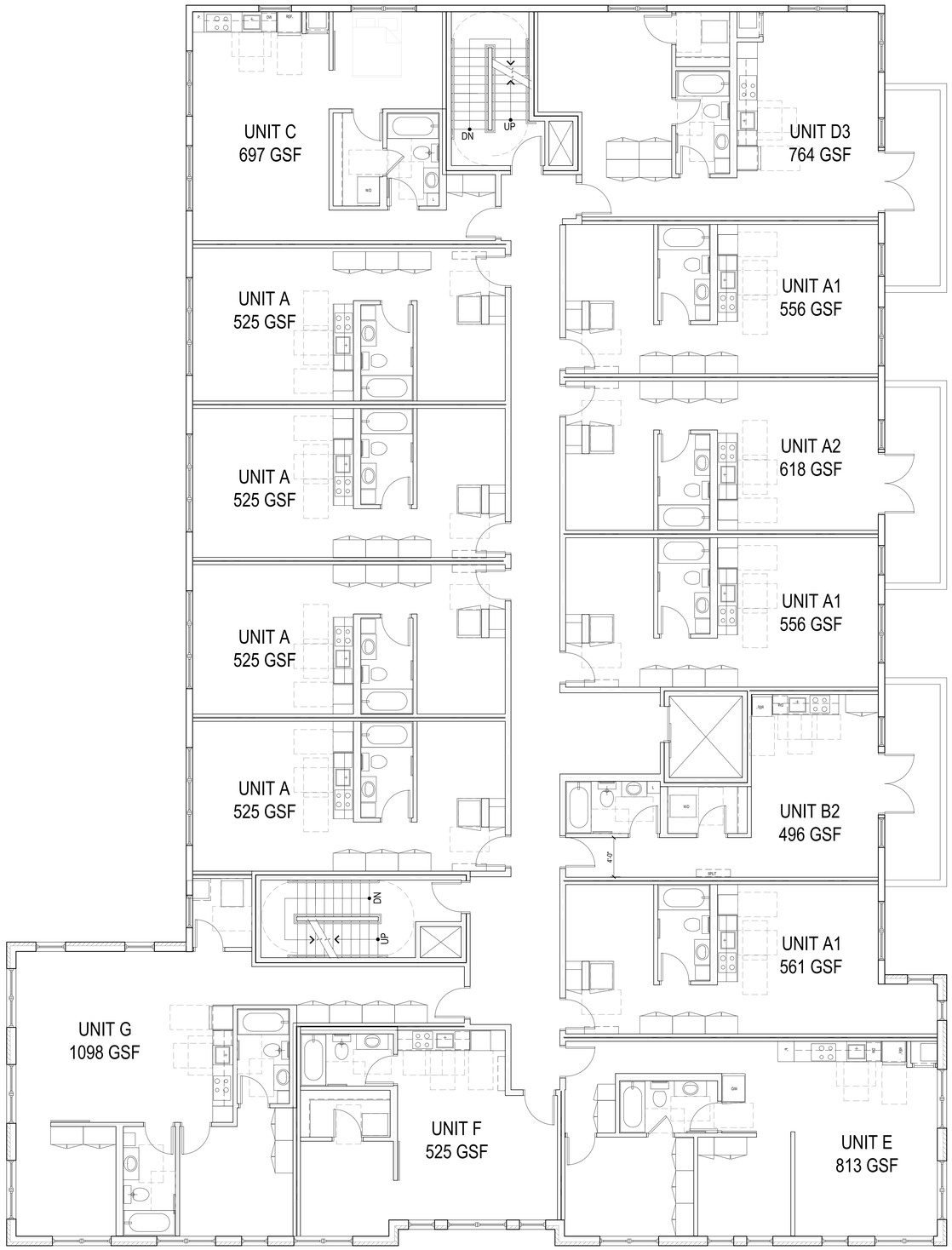

1 THIRD FLOOR PLAN
A103
SCALE: 3/16" = 1'-0"

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BOB CLOSE, FASLA
651-600-9538

DATE: MARCH 29, 2013

DESIGN DEVELOPMENT

MARK	DATE	DESCRIPTION

PROJECT NO: 12-0007
DRAWN BY: JJ/AH
CHK'D BY: PK

SHEET TITLE
THIRD FLOOR PLAN

A103

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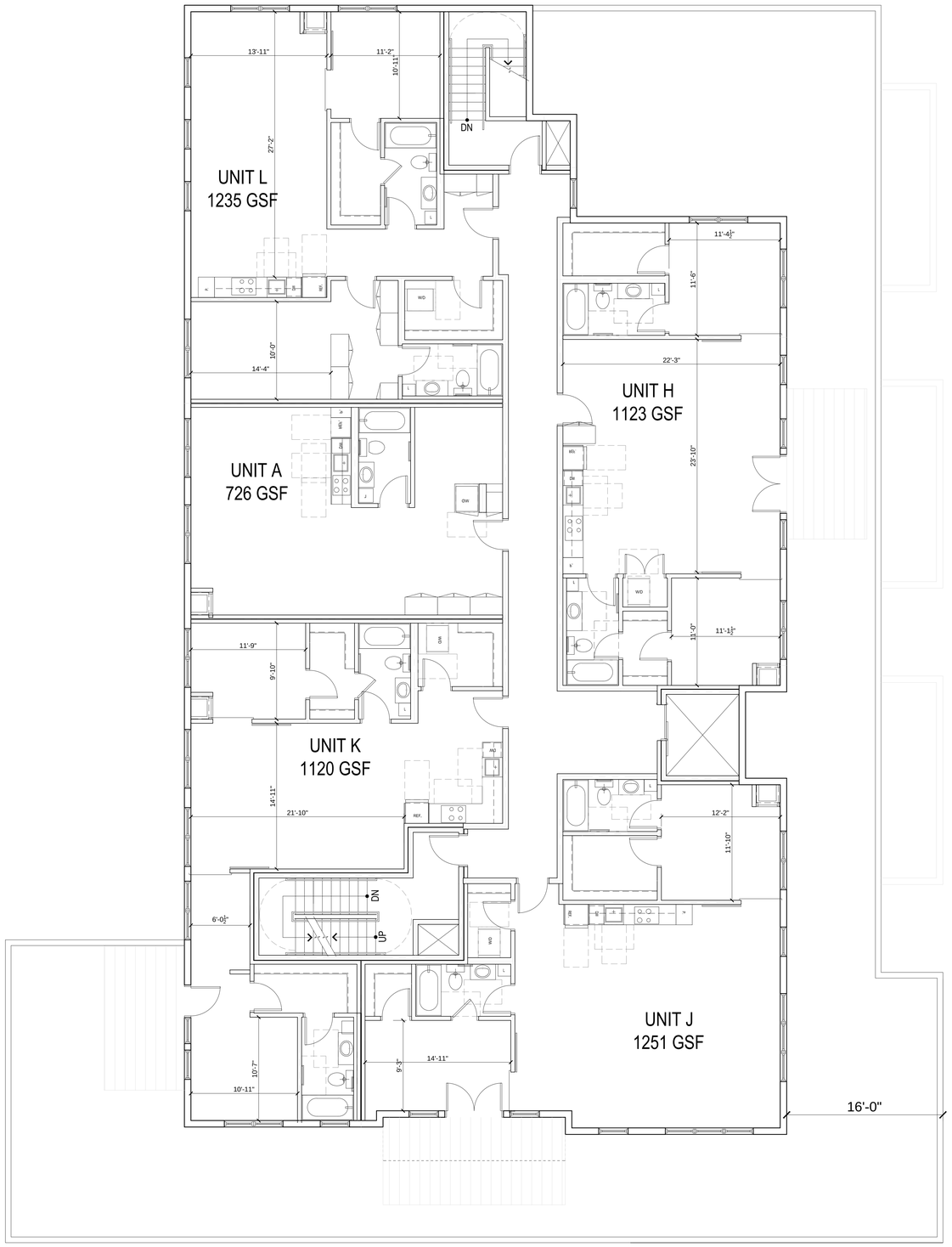

1 A104 FORTH FLOOR PLAN
SCALE: 3/16" = 1'-0"

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BOB CLOSE, FASLA
651-600-9538

DATE: MARCH 29, 2013

DESIGN DEVELOPMENT

MARK	DATE	DESCRIPTION

PROJECT NO. 12-0007
DRAWN BY: JJ/AH
CHKD BY: PK

SHEET TITLE
FORTH FLOOR PLAN

A104

4 A200 WEST ELEVATION
SCALE: 1/8" = 1'-0"

MATERIAL INDEX

1	FACE BRICK #1
2	FACE BRICK #2
3	BURNISHED BLOCK
4	STONE BASE COURSE
5	ACCENT BRICK #1
6	STONE SILL
7	LOOSE-LAID LIMESTONE
8	PREFINISHED CORRUGATED METAL PANEL
9	PREFINISHED METAL TRIM
10	PREFINISHED METAL PARAPET CAP
11	CEMENT BOARD PANEL
12	PREFINISHED CEMENT BOARD TRIM
13	METAL ROOF
14	PREFINISHED METAL FASCIA
15	STEEL CHANNEL COLUMNS
16	COMPOSITE WINDOWS
17	PREFINISHED METAL DOWNSPOUTS
18	GARAGE DOOR, PAINTED

3 A200 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

2 A200 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

1 A200 EAST ELEVATION
1/8" = 1'-0"

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SHEET TITLE
ELEVATIONS

A200