



# CPED STAFF REPORT

Prepared for the Heritage Preservation Commission  
 HPC Agenda Item #5  
 March 22, 2016  
 BZH-29041

## HERITAGE PRESERVATION APPLICATION SUMMARY

*Property Location:* 1900 Colfax Avenue South  
*Project Name:* Colfax Place  
*Prepared By:* Hilary Dvorak, Principal Planner, (612) 673-2639  
*Applicant:* St. Paul Development Corporation  
*Project Contact:* Sylvia Frank with Carlsen & Frank Architects  
*Ward:* 7  
*Neighborhood:* Lowry Hill  
*Request:* To construct a new four-story, five-unit residential building on the southern half of the property next to the landmark building.

*Required Applications:*

<b>Certificate of Appropriateness</b>	To construct a new four-story, five-unit residential building on the southern half of the property next to the landmark building.
<b>Historic Variance</b>	To maintain the existing setbacks for the landmark from the interior property line.

## HISTORIC PROPERTY INFORMATION

<b>Current Name</b>	F. E. Day House
<b>Historic Name</b>	F. E. Day House
<b>Historic Address</b>	1900 Colfax Avenue South and 1906 Colfax Avenue South
<b>Original Construction Date</b>	1908
<b>Original Architect</b>	Ernest C. Haley
<b>Original Builder</b>	Evanstra and Hagstrom
<b>Original Engineer</b>	Not applicable
<b>Historic Use</b>	Single-family residence
<b>Current Use</b>	Multiple-family residence
<b>Proposed Use</b>	Second multiple-family residence to be constructed on the lot

<b>Date Application Deemed Complete</b>	February 12, 2016	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	April 12, 2016	<b>End of 120-Day Decision Period</b>	Not applicable

**CLASSIFICATION**

<b>Local Historic District</b>	Not applicable
<b>Period of Significance</b>	1908
<b>Criteria of Significance</b>	<p><i>Criteria 1:</i> The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.</p> <p><i>Criteria 4:</i> The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.</p> <p><i>Criteria 6:</i> The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.</p>
<b>Date of Local Designation</b>	2009
<b>Date of National Register Listing</b>	Not applicable
<b>Applicable Design Guidelines</b>	Not applicable

**SUMMARY**

**BACKGROUND.** Constructed in 1908, the Frank E. Day House is a well-conserved example of the Colonial Revival style, as demonstrated by the symmetrical composition, central entrance with flanking sidelights, rectangular double-hung sash windows, and brick cladding. The house was designed by prolific Minneapolis architect Ernest C. Haley, who designed nearly 60 extant buildings in Minneapolis, many of which are located in the Groveland Addition part of the Lowry Hill neighborhood.

**APPLICANT’S PROPOSAL.** The property consists of two platted lots that were originally addressed as 1900 Colfax Avenue South and 1906 Colfax Avenue South. The property at 1906 Colfax Avenue South once had a house on it. That house was built in 1895 and was demolished in 1916. At some point in the past the two properties were combined under one tax identification number but were never platted as one lot. The landmark building is located on the 1900 Colfax Avenue South lot. As part of this development the applicant will reestablish a tax identification number for both platted lots; therefore establishing the interior property line again.

The applicant is proposing to construct a new four-story, five-unit residential building on the southern half of the property next to the landmark. This would have been the southern platted lot that was historically addressed as 1906 Colfax Avenue South. There is currently a four-car garage located on the back portion of the property that will remain.

The new building will be four stories in height. There will be a total of five dwelling units in the building; two on the first floor and one on each of the upper three floors. The new building is of a simple modern style. The building will be rectangular in form with a primarily flat roof. The entrance and staircase element will have a low hip roof. There will be balconies on the front of the building. The exterior materials of the building include horizontal lap siding and metal shingles attached in a diamond pattern.

The applicant is not proposing to make any modifications to the landmark building. However, by reestablishing a tax identification number for each of the platted lots the F. E. Day House would be required to meet the interior side yard setback of seven feet. Since the house was originally constructed four feet from the interior property line the applicant has applied for a historic variance.

**RELATED APPROVALS.** Not applicable.

**PUBLIC COMMENTS.** No public comment letters have been submitted for this development. Any correspondence received prior to the public meeting will be forwarded on to the Heritage Preservation Commission for consideration.

## ANALYSIS

### CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow the construction of a new four-story, five-unit residential building on the southern half of the property next to the landmark building based on the following findings:

1. *The alteration is compatible with and continues to support the criteria of significance and period of significance for which the landmark or historic district was designated.*

The F. E. Day House is significant for its architecture, the architect, Ernest C. Haley, and its association with Progressive era social history. The period of significance for which the landmark was designated is 1908. The proposed new construction will not physically alter the landmark and therefore will continue to support the criteria of significance and period of significance for which it was designated.

2. *The alteration is compatible with and supports the interior and/or exterior designation in which the property was designated.*

The proposed new construction will not physically alter the landmark building and therefore will continue to support the exterior designation for which the landmark was designated. The F. E. Day House is significant for its architecture, the architect, Ernest C. Haley, and its association with Progressive era social history. Although when the property was designated the southern lot was empty other than the garage, this was not noted as integral to the significance of the landmark.

3. *The alteration is compatible with and will ensure continued integrity of the landmark or historic district for which the district was designated.*

The City of Minneapolis' Heritage Preservation Regulations and the National Register of Historic Places identify integrity as the authenticity of historic properties and recognize seven aspects that define a property's integrity: location, design, setting, materials, workmanship, feeling and association.

**Location:** The F. E. Day House was constructed on the property originally addressed as 1900 Colfax Avenue South in 1908. A house once stood on the property originally addressed as 1906 Colfax Avenue South but was demolished in 1916. The proposed new construction will not impact the landmark's location.

**Design:** Design is the combination of elements that create the form, plan, space, structure, and style of a property. The landmark includes features of a Colonial Revival style, including a side-gabled roof, front facing dormers, a symmetrical facade, and restricted ornamentation, adapted to an urban neighborhood setting in Minneapolis. The proposed new construction will not physically alter the landmark and therefore will not impact its design. The new building is of a simple modern style and would be compatible with the design of the landmark building.

**Setting:** Setting is the physical environment of a property. The property consists of two platted lots that were originally addressed as 1900 Colfax Avenue South and 1906 Colfax Avenue South. The property at 1906 Colfax Avenue South once had a house on it. The house was built in 1895 and was demolished in 1916. At some point in the past the two properties were combined under one tax identification number but were never platted as one lot. As part of this development the applicant will reestablish a tax identification number for both platted lots; therefore establishing the interior property line again.

The proposed new construction will impact the physical setting of the building; however, the new building will be constructed approximately 11 feet from the interior property line. The F. E. Day House is located four feet from the interior property line. Although when the property was designated the southern lot was empty other than the garage, this was not noted as integral to the significance of the landmark.

**Materials:** Materials are the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property. The applicant is not proposing to make any alterations to the exterior of the landmark. The proposed new construction will not negatively impact the integrity of materials on the landmark building.

**Workmanship:** Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history. The applicant is not proposing to make any alterations to the exterior of the landmark building. The proposed new construction will not negatively impact the integrity of workmanship.

**Feeling:** Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. The exterior of the building expresses the feeling of a Colonial Revival building. The integrity of the landmark will not be negatively impacted by the proposed new construction. The proposed new construction does not resemble Colonial Revival architecture.

**Association:** Association is the direct link between an important historic event or person and a historic property. The proposed new construction will not impair the landmark's integrity of association.

4. *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the applicable design guidelines adopted by the commission.*

There are no applicable design guidelines that have been adopted for this landmark. See finding number 5, regarding the consistency of the alterations with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*.

5. *The alteration will not materially impair the significance and integrity of the landmark, historic district or nominated property under interim protection as evidenced by the consistency of alterations with the recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

The proposed development will be consistent with the following *Secretary of the Interior's Standards for Rehabilitation*:

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The applicant is not proposing to make any alterations to the landmark nor will the proposed new construction physically alter the landmark. There would be 15 feet of open space between the landmark and the proposed new building. The landmark is designed in the Colonial Revival style; the proposed new construction will not resemble Colonial Revival. The new construction is of a simple modern style and does not incorporate conjectural features to create a false sense of development. The modifications that will be made are reversible.

6. *The certificate of appropriateness conforms to all applicable regulations of this preservation ordinance and is consistent with the applicable policies of the comprehensive plan and applicable preservation policies in small area plans adopted by the city council.*

The proposed development will conform to all applicable regulations of this preservation ordinance and would be consistent with the following policies of the comprehensive plan:

**Heritage Preservation Policy 8.1: Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.**

- 8.1.1 Protect historic resources from modifications that are not sensitive to their historic significance.
- 8.1.2 Require new construction in historic districts to be compatible with the historic fabric.
- 8.1.3 Encourage new developments to retain historic resources, including landscapes, incorporating them into new development rather than removal.

**Heritage Preservation Policy 8.8: Preserve neighborhood character by preserving the quality of the built environment.**

7. *Destruction of any property. Before approving a certificate of appropriateness that involves the destruction, in whole or in part, of any landmark, property in an historic district or nominated property under interim protection, the commission shall make findings that the destruction is necessary to correct an unsafe or dangerous condition on the property, or that there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to, the significance of the property, the integrity of the property and the economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses. The commission may delay a final decision for a reasonable period of time to allow parties interested in preserving the property a reasonable opportunity to act to protect it.*

The project does not involve the destruction of the property.

Before approving a Certificate of Appropriateness, and based upon the evidence presented in each application submitted, the Commission shall make findings that alterations are proposed in a manner that demonstrates that the Applicant has made adequate consideration of the following documents and regulations:

8. *The description and statement of significance in the original nomination upon which designation of the landmark or historic district was based.*

The applicant has demonstrated adequate consideration for the description and statement of significance in the original nomination of the F. E. Day House.

9. *Where applicable, adequate consideration of Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review.*

This development will require land use approvals, including site plan review. The land use applications have not been submitted at this time.

10. *The typology of treatments delineated in the Secretary of the Interior's Standards for the Treatment of Historic Properties and the associated guidelines for preserving, rehabilitating, reconstructing, and restoring historic buildings.*

The proposed development will comply with the applicable *Secretary of the Interior's Standards for the Treatment of Historic Properties* in relation to new construction.

## HISTORIC VARIANCE

The Department of Community Planning and Economic Development has analyzed the application to maintain the existing setbacks for the landmark from the interior property line based on the following [findings](#):

1. *The variance is compatible with the preservation of the property and with other properties in the area.*

The property consists of two platted lots that were originally addressed as 1900 Colfax Avenue South and 1906 Colfax Avenue South. The property at 1906 Colfax Avenue South once had a house on it. The house was built in 1895 and was demolished in 1916. The F. E. Day house was constructed in 1908, four feet from the interior property line. At some point in the past the two properties were combined under one tax identification number but were never platted as one lot. As part of this development the applicant will reestablish a tax identification number for both platted lots; therefore establishing the interior property line again.

The location of the F. E. Day House on the lot is an existing condition, and the landmark building has historically maintained this setback, though at some point the two platted lots were combined into one tax parcel. Staff finds that reestablishing the interior lot line, which then requires a variance, would be compatible with the preservation of the property and other properties in the area as it will reestablish the original platting of the two lots.

2. *The variance is necessary to alleviate practical difficulties due to special conditions or circumstances unique to the property and not created by the applicant.*

Practical difficulties exist due to the location of the building on the originally platted lot and the variance is necessary to alleviate practical difficulties due to special conditions or circumstances unique to the property and not created by the applicant. Both of the platted lots are 50.03 feet wide. When the F. E. Day House was constructed it was built four feet from the south interior property line. Today, the required side yard setback for the F. E. Day house is seven feet and the required side yard setback for the proposed new building is 11 feet. The setback for the proposed building is being met. If the property line were adjusted the proposed new construction would require a variance of the interior side yard setback.

## RECOMMENDATIONS

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

### A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow the construction of a new four-story, five-unit residential building on the southern half of the property next to the landmark building, subject to the following conditions:

1. By ordinance, approvals are valid for a period of two years from the date of the decision unless required permits are obtained and the action approved is substantially begun and proceeds in a continuous basis toward completion. Upon written request and for good cause, the planning director may grant up to a one year extension if the request is made in writing no later than March 22, 2018.
2. By ordinance, all approvals granted in this certificate of appropriateness shall remain in effect as long as all of the conditions and guarantees of such approvals are observed. Failure to comply with such conditions and guarantees shall constitute a violation of this Certificate of Appropriateness and may result in termination of the approval.

### B. Historic Variance for setbacks.

Recommended motion: **Approve** the historic variance to maintain the existing setbacks for the landmark from the interior property line.

## ATTACHMENTS

1. Written description and findings submitted by applicant
2. BZH Map
3. Survey
4. Plans
5. Renderings
6. Photos
7. Correspondence

# Carlsen & Frank Architects, LLC

524 Selby Avenue, Saint Paul, Minnesota 55102 (651) 227-4576 www.carlsenfrank.com

---

Date: January 26, 2016

Colfax Place, A Five Unit Apartment Building  
1900 Colfax Avenue South

## Proposed Used and Description of the Project:

This proposal is for a new five unit apartment building at 1900 Colfax Avenue South, on the lot adjacent to the F.E. Day house, a locally designated historic site. The F.E. Day house is situated on the northern half of the double lot. The southern portion of the lot is vacant with the exception of an existing, more recently built and not historically significant four car garage. The Day house was built as a single family residence, but has been for many years a seven unit apartment building.

Because the F.E. Day house and its site, including the double lot, was designated as a local historic site, HPC review of this project is required.

No demolition or alteration of the existing house or the existing brick garage directly to the west is proposed. A driveway now located between house and garage currently gives access to the site of the proposed five unit apartment building. The proposed apartment building is a four story stand alone structure.

The attached plans, photographs and zoning information describe the proposed project.

## Certificate of Appropriateness:

1. Items 1-5 do not apply because the new apartment building does not alter or materially impair the integrity of the existing building and the adjacent brick garage.
6. The project is consistent with the applicable policies of the comprehensive plan. And applicable preservation policies in small area plans adopted by the city council.
7. As noted above, no destruction of the existing locally designated structures are proposed.
8. Although the site of the F.E. Day was designated as a local historic site in 2010, the State Historic Preservation Office did not believe it merited state or national historic designation. It's local designation was based on the fact that is in a populist colonial revival style and was designed by Ernest Haley, a local architect who designed many residences in Minneapolis.
9. and 10. No alterations proposed.
- 11.-13. The site is not located in a historic district.

1900 Colfax Avenue-ZONING & BLDG. CODE INFORMATION, 1/26/16

Zoning	R4 Multi-Family, 5 units or more	
Use Existing	R4 Multi-Family, 5 units or more	
Use Proposed	R4 Multi-Family, 5 units or more	
Conditional use permit required for more than 5 or more units in R4 zoning		
Lot area		6,752 s.f.
Req'd Lot Area (546.530)		5,000 s.f.
Req'd Lot Area per Unit (546.530)	6,250 s.f. or	1,250 s.f.
Number of units permitted (546.530)		5 units
Maximum Permitted Lot Coverage	70%	4,726 s.f.
Building		1,936 s.f.
Garage		770 s.f.
Proposed Lot Coverage		
(Apt. Bldg. & Exist. Garage)	40%	2,706 s.f.
Patio, Entry, Sidewalk		315 s.f.
Driveway		1,075 s.f.
Total	21%	1,390 s.f.
Impervious Surface Permitted (546.150)		
	85%	5,739 s.f.
Total Lot Coverage (Bldgs. & Imperv.)		
	60%	4,096 s.f.
Maximum Bldg. Height Permitted (546.530)	4 stories/56'	
Maximum Bldg. Height Proposed	4 stories or 49'-6"	
Area/Floor	(1,936 s.f. x 2) + (1,959 x 2)= 7,790 s.f.	
Max. Permitted Floor/Area Ratio	1.5	
Actual FAR	1.15	
Req'd Front Yard Setback (546.510)	15'	
Proposed Front Yard Setback	15'-7"	
Req'd Sideyard Setback	11'	
Proposed Side Yard Setback	11'	
Req'd Rear Yard Setback	5'+2(no. stories abv. 1 <sup>st</sup> fl.)=9'	
Proposed Rear Yard Setback	47'-5"	
Corner Side Yard Setback	8'+2(no. stories abv. 1 <sup>st</sup> fl.)=12'	

Existing Corner Side Yard Setback	7.9'
Driveway	permitted front, side & rear yard to parking area
Interior Side Yard Parking	permitted in rear 20% or 27' of lot
Parking Req'd	None
Parking Provided	3 garage stalls (1 is accessible)
Aisle Width	22' two way
Access Drive	10' wide
Accessory Structures & Uses	
Rear & Side Yard Req'd Setback	1' in rear 40' of lot or rear 20% of lot (27') (whichever is greater)

BUILDING CODE INFORMATION

Occupancy Group	R-4
Existing Zoning	R-4
Construction Type	Residential Type V-A Garages Type V-B
General Building Limitation Height and Area	
Maximum Allowable Building Height	3 stories + basement
Increase to 4 if sprinkled	
Area Allowed per Floor	TBD
Area Proposed per Floor	TBD
Exterior Bearing Wall	1 hr.
Exterior Non-Bearing Wall less than 5' fire separation	1 hr.
Interior Bearing Walls	1 hr.
Floor/Ceiling	1 hr.
Roof/Ceiling	1 hr.
Structural Frame	1 hr.
Stair Enclosures	2 hr.
Shaft Enclosures	2 hr.
Openings Allowed (Table 704.8)	
North Walls, Fire Separation (between 5' and 10' 10% unprotected opn'gs allowed)	5'
South Walls, Fire Separation	5'
East Wall, Fire Separation (no limit)	45'
West Wall Fire Separation (no limit)	48'

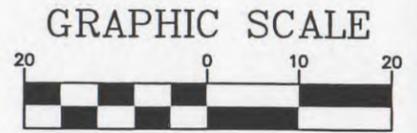


# CERTIFICATE OF SURVEY FOR Positive Company Inc.

1900 Colfax Avenue  
Minneapolis, MN 55403  
PID No: 28-029-24-44-0049



NORTH



Scale: 1 Inch = 20 Feet

### Description of Surveyed Property:

(As provided by client)  
Lots 1 and 2, GROVELAND ADDITION TO  
MINNEAPOLIS, according to the recorded  
plat thereof, Hennepin County, Minnesota.

**BENCHMARK:**  
Top nut of fire hydrant in the northwest  
quadrant of Colfax and Lincoln,  
Elevation = 903.56 feet  
(per the City of Minneapolis)

### LEGEND

- FOUND IRON PIPE, TYPE AS NOTED
- IRON PIPE SET WITH CAP 41813, UNLESS OTHERWISE NOTED
- Ⓜ MANHOLE
- E □ ELECTRIC PANEL
- G □ GAS METER
- ⊕ GAS VALVE
- STREET SIGN
- ⊗ POWER POLE
- ⊙ LIGHT POLE
- ⊕ HYDRANT
- ▨ CATCH BASIN
- TREE
- OHL— OVERHEAD UTILITY LINE
- ELC— OVERHEAD ELECTRIC LINE
- CTV— OVERHEAD CABLE LINE
- TEL— OVERHEAD TELEPHONE LINE
- X— FENCE



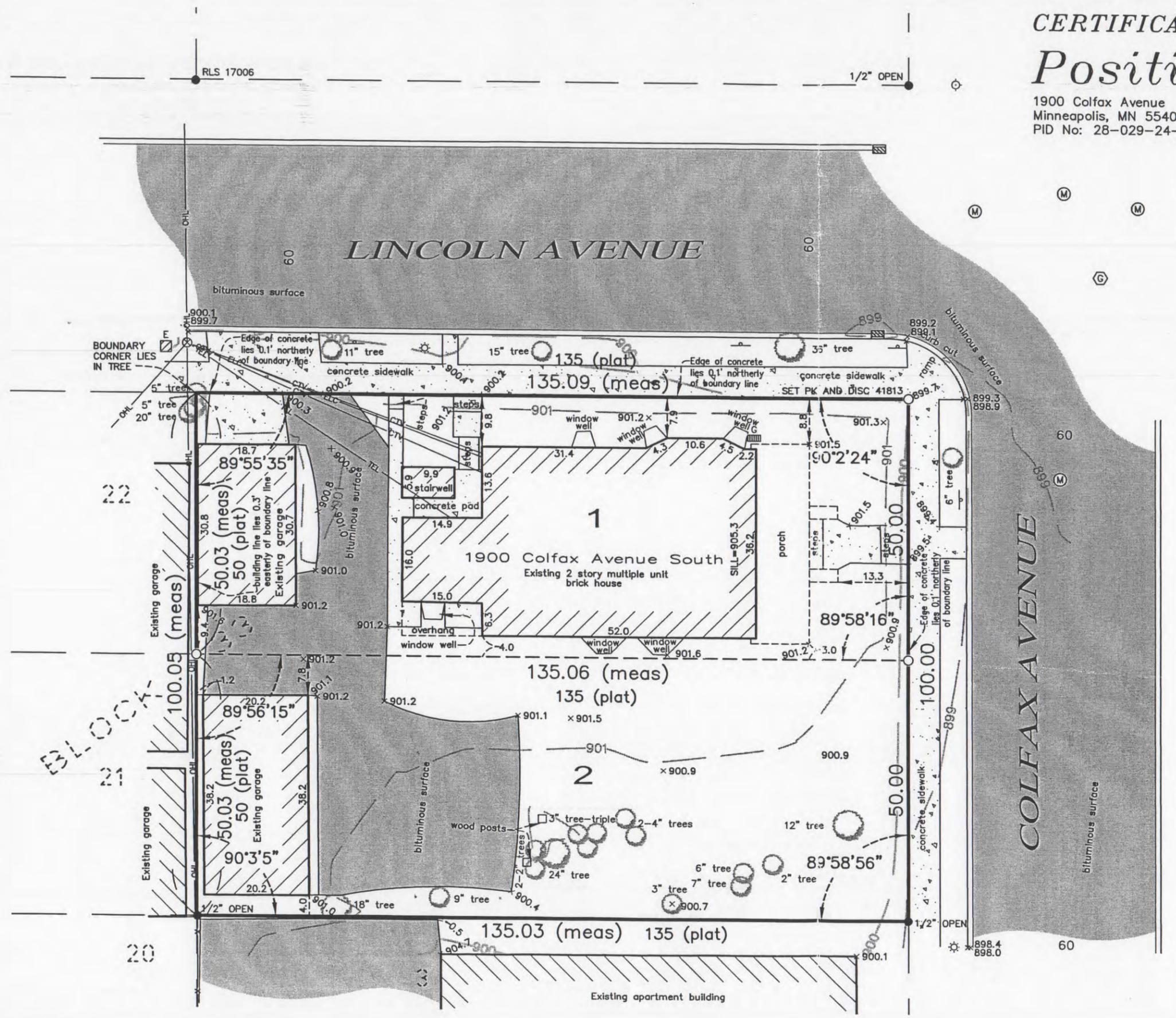
I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the state of Minnesota.

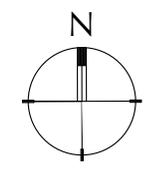
Dated this 28th day of May, 2004

By: *Russ Halverson*  
Russ Halverson, Minnesota License No. 41813

**METRO**  
LAND SURVEYING  
& ENGINEERING  
3200 Corporate Center Drive-Suite 117, Burnsville, MN 55306  
Telephone: (952)707-9299 Fax: (952)707-0036  
E-mail: survey@metrols.com

Little Canada Pine City Rogers Burnsville





Colfax Avenue Apartments  
 1900 Colfax Avenue South  
 Minneapolis, MN 55403

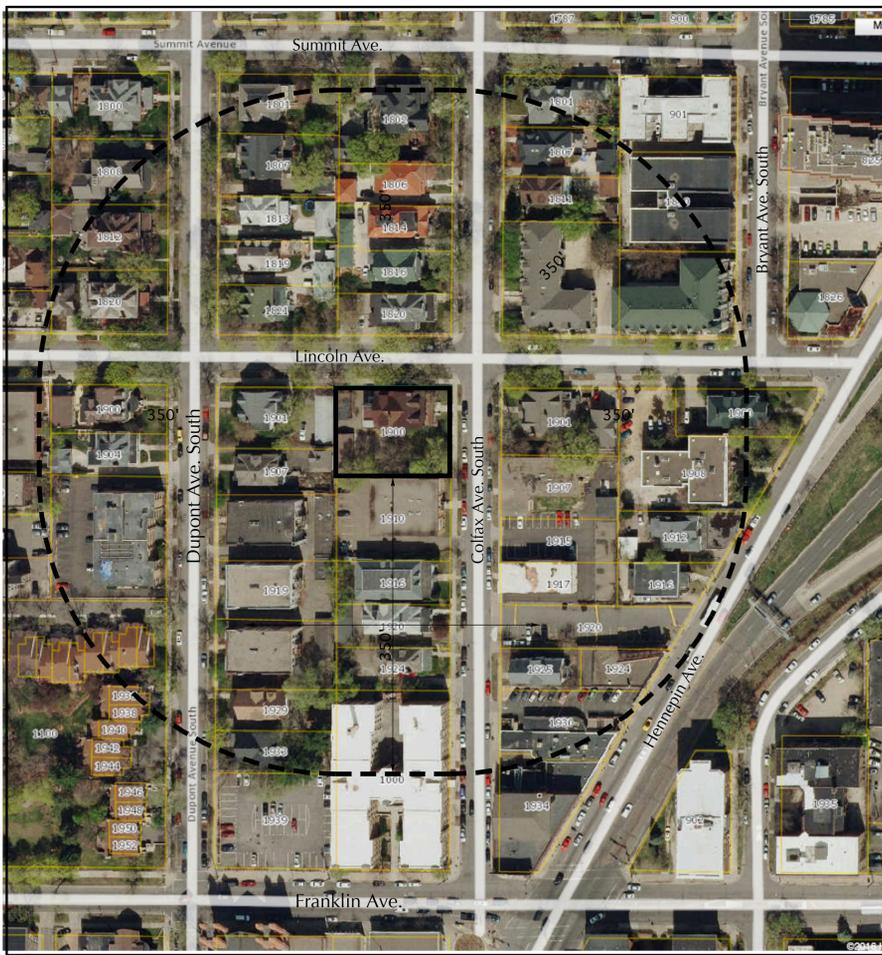
**Carlsen & Frank Architects**  
 524 Selby Ave. Saint Paul, MN 55102  
 651 227-4576 www.carlsenfrank.com

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Minnesota.  
 Sylvia Frank Date 1/26/16 Reg. No. 15391

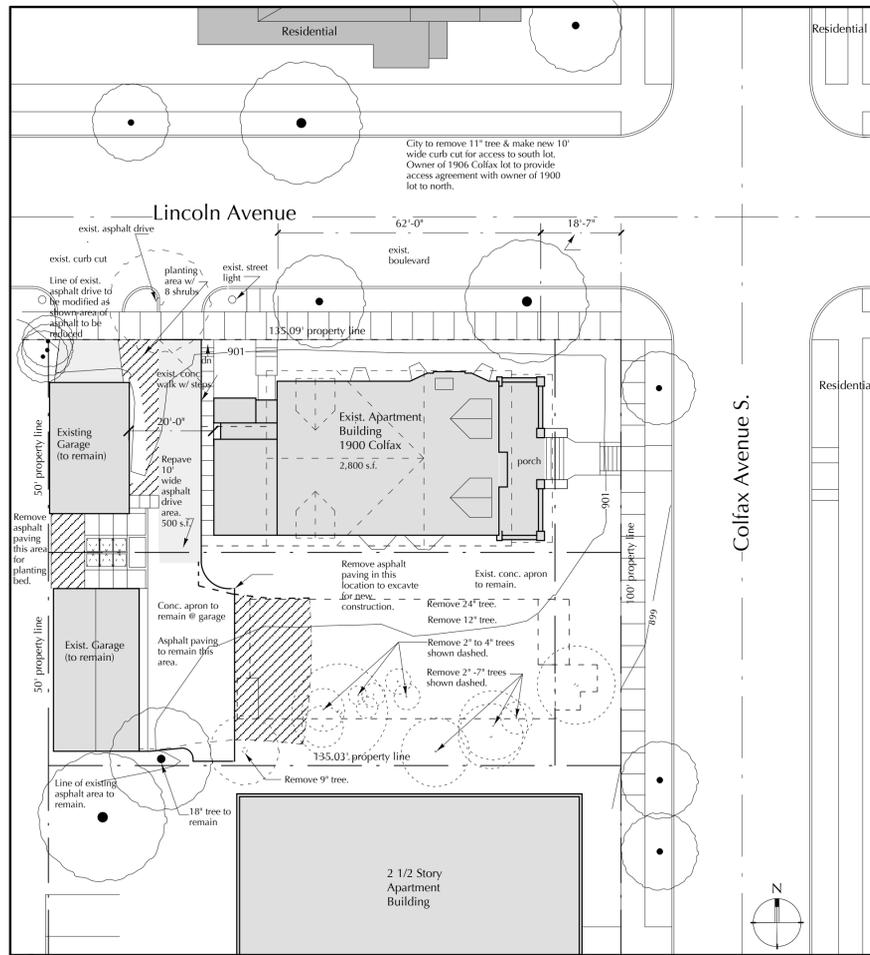
**Area Plan**  
 Scale:  
 1"=150'

Sheet  
**A-1**

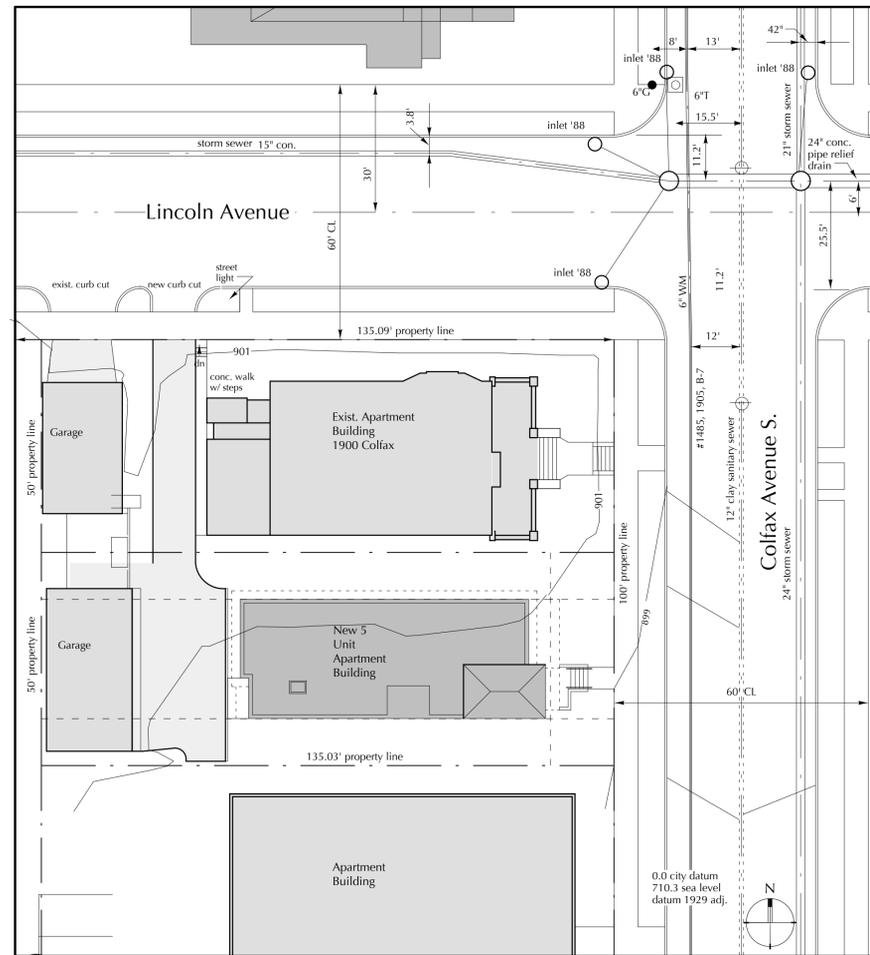




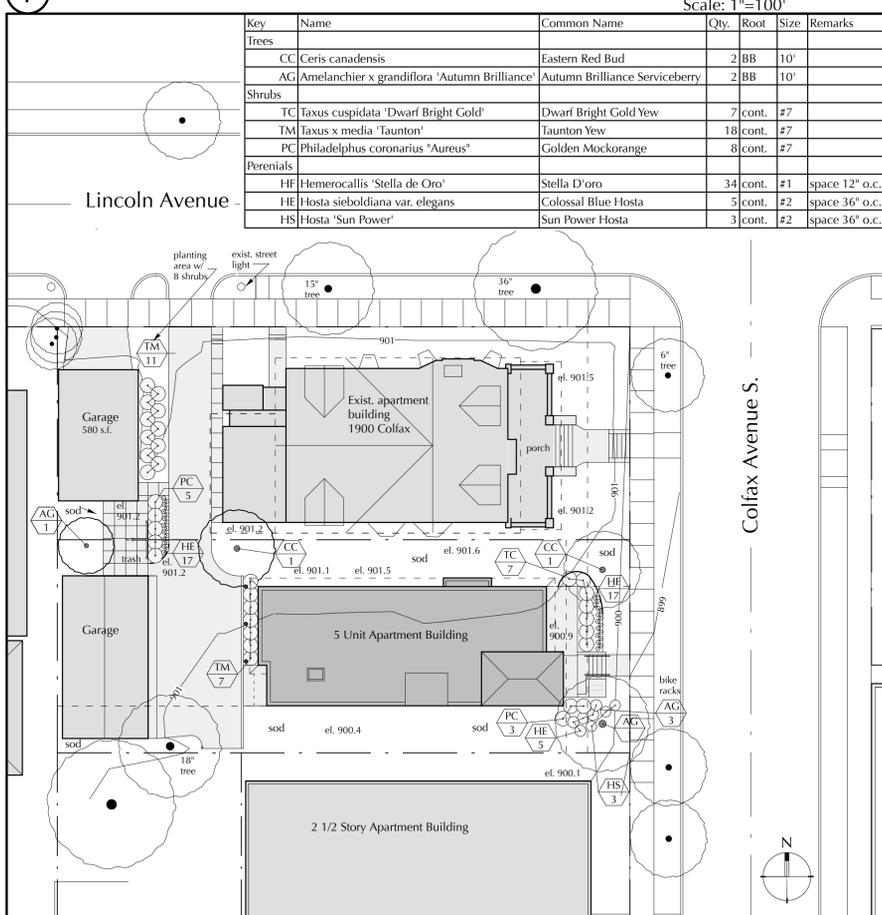
1 Site Plan Showing Buildings Within 350' Radius



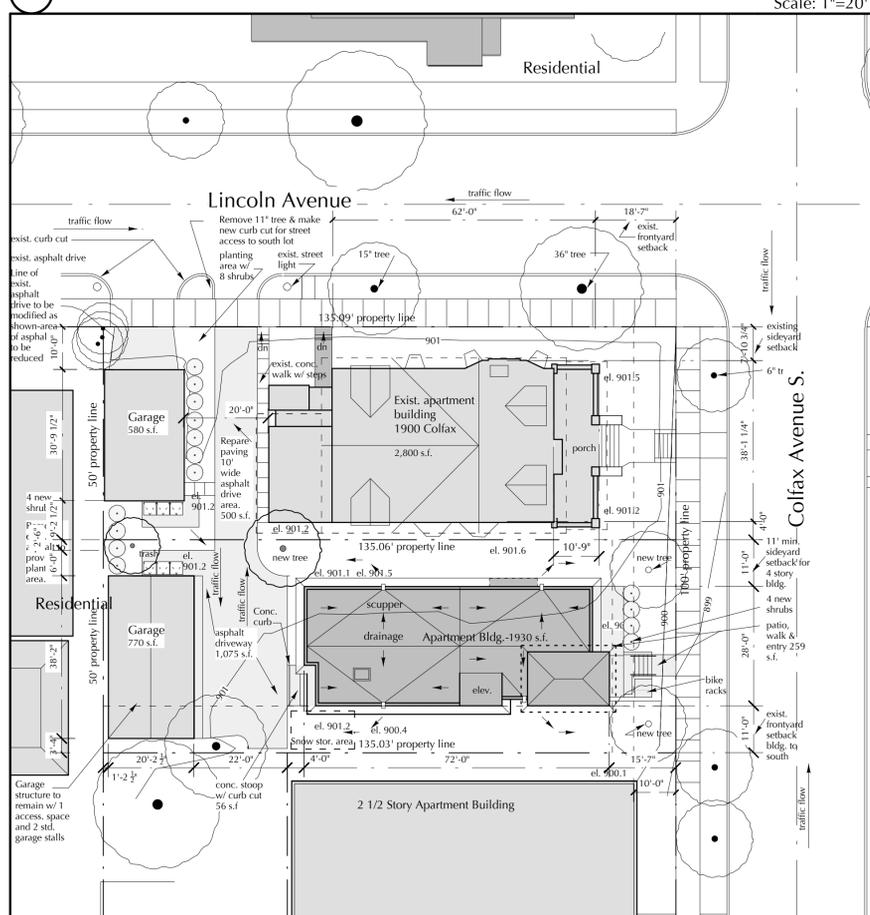
3 Demolition Plan



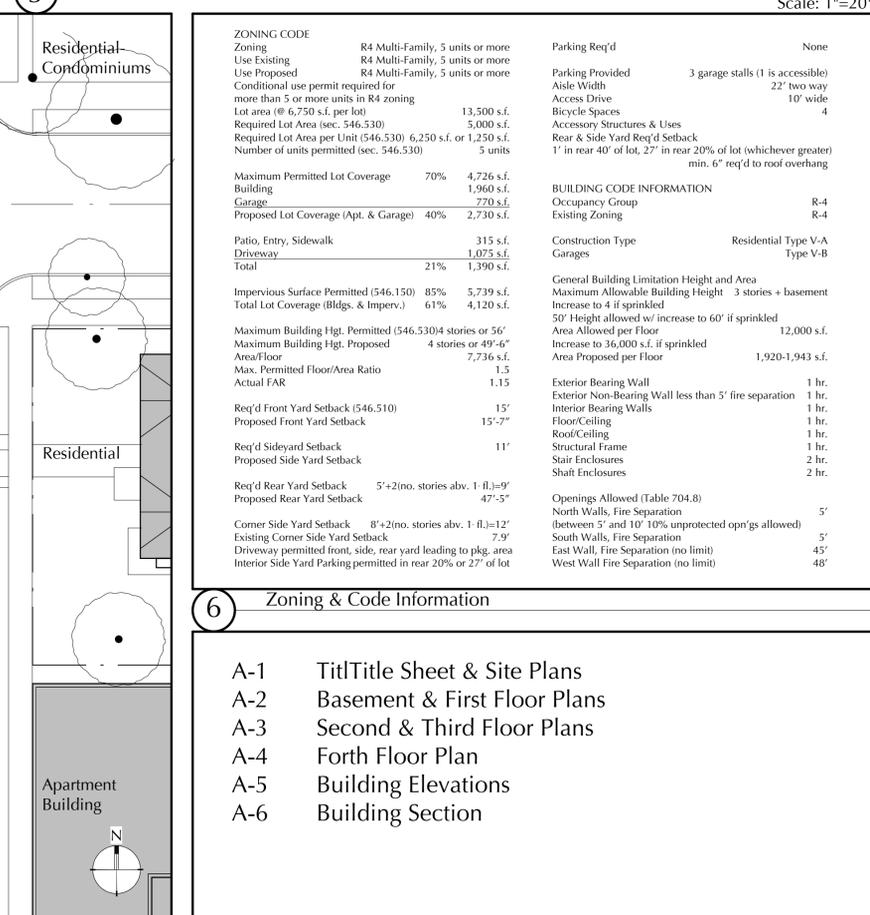
5 Utility Plan



2 Landscape Plan

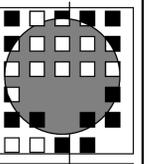


4 Site Plan & Roof Plan



7 Index of Drawings

**Carlsen & Frank Architects, LCC**  
 524 Selby Avenue  
 Saint Paul, Minnesota 55102  
 P (651) 227-4576  
 www.carlsenfrank.com  
 sfrank@carlsenfrank.com



**Colfax Place**

Five Apartment Units

1900 Colfax Ave. South  
 Minneapolis, Minnesota 55113

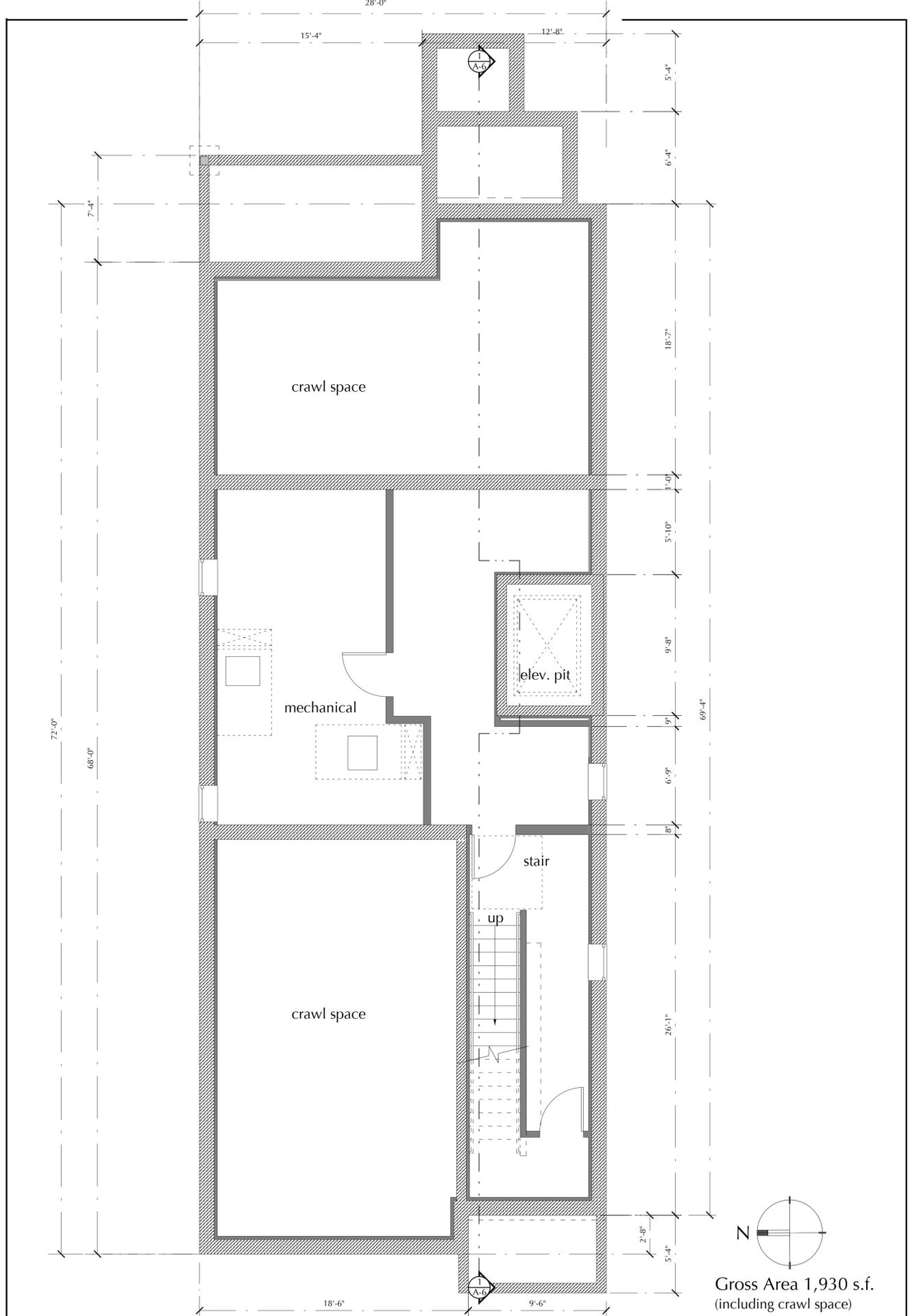
I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Minnesota

Sylvia Frank  
 Date: 15391  
 Registration Number

Drawn By: SAF  
 Checked: SAF  
 Date: Feb. 12, 2016

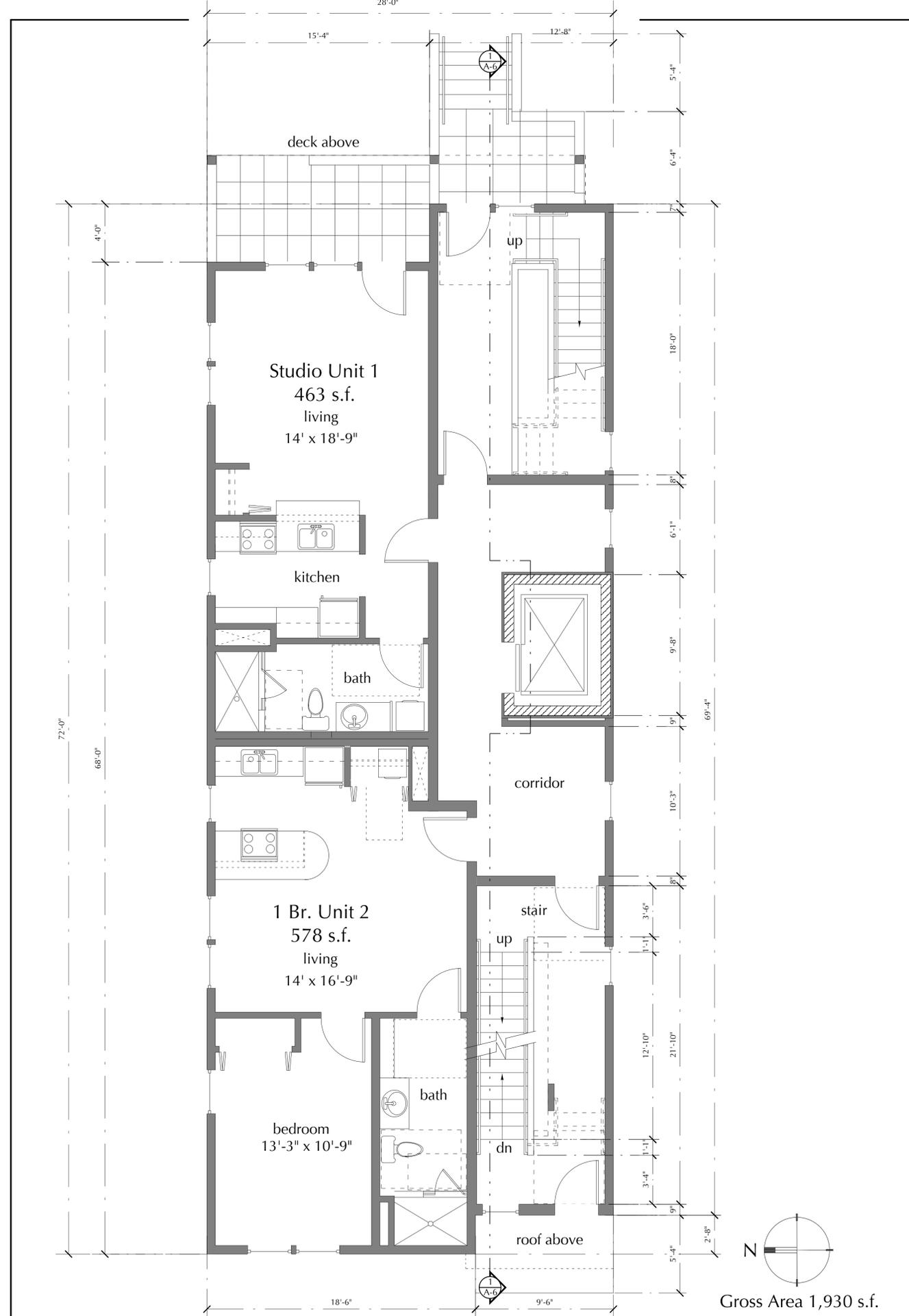
Revisions:  
 #1  
 #2  
 #3

Drawing Sheet No.  
**A-1**



1 Basement Plan

Scale: 1/4"=1'-0"



2 1st & Floor Plan

Scale: 1/4"=1'-0"

Carlsen & Frank Architects, LCC  
 524 Selby Avenue  
 Saint Paul, Minnesota 55102  
 P (651) 227-4576  
 www.carlsenfrank.com  
 sfrank@carlsenfrank.com

Colfax Place  
 Five Apartment Units  
 1900 Colfax Ave. South  
 Minneapolis, Minnesota 55403

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Minnesota

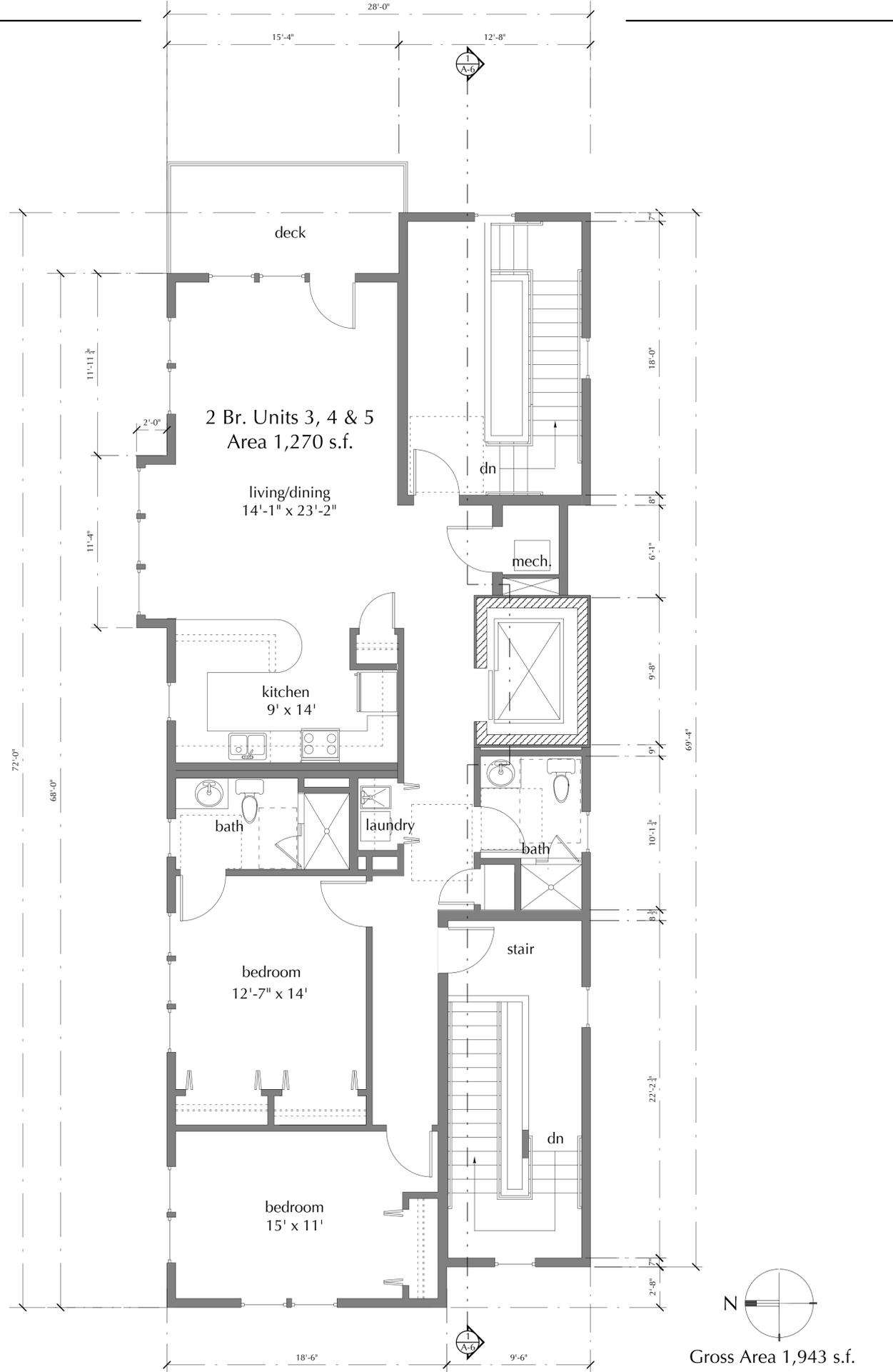
Sylvia Frank

Date: 15391  
 Registration Number

Drawn By: SAF  
 Checked: SAF  
 Date: Feb. 12, 2016  
 Revisions:  
 #1  
 #2  
 #3

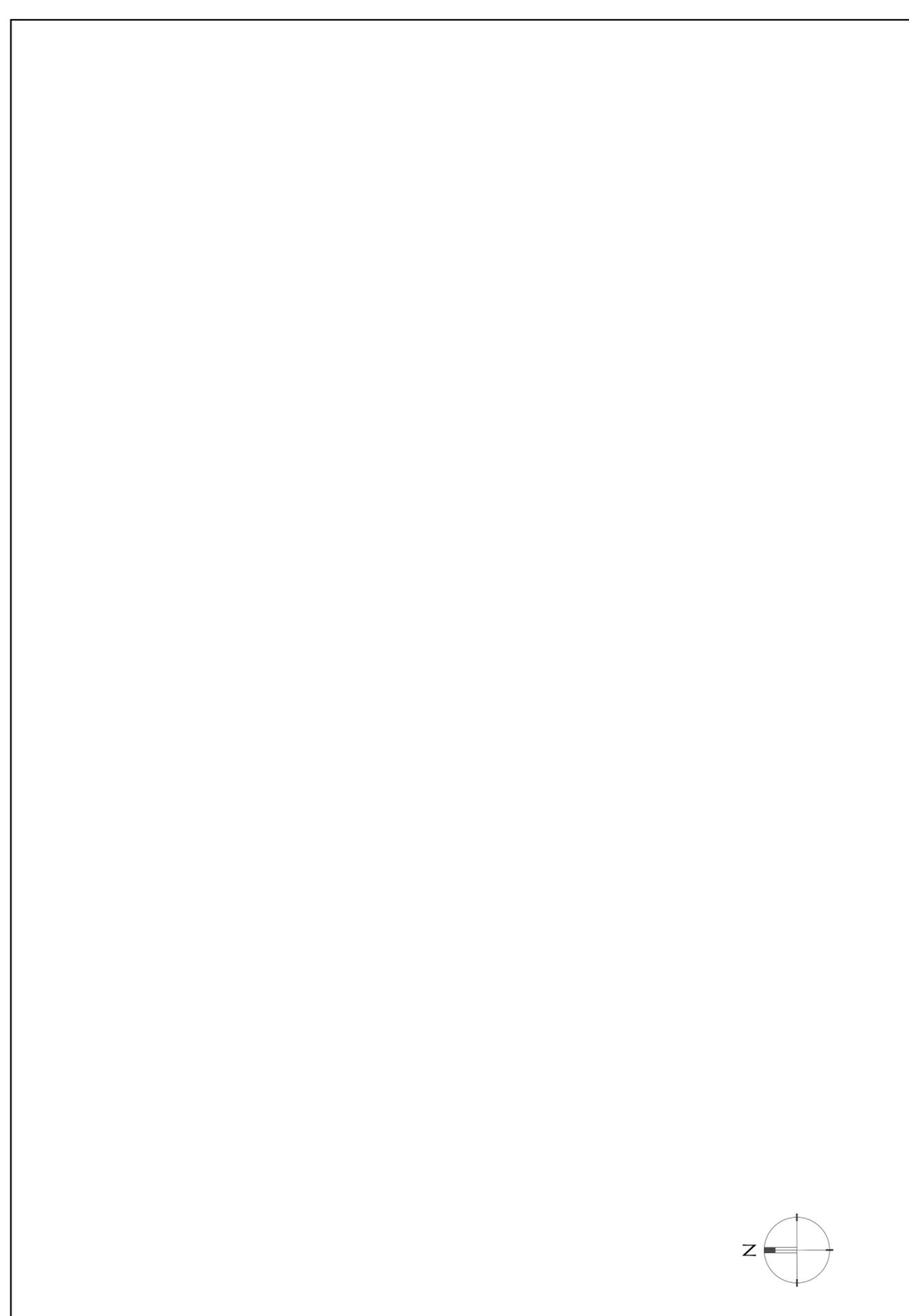
Drawing Sheet No. **A-2**





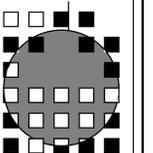
4th Floor Plan

Scale: 1/4"=1'-0"

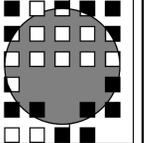


Framing Plans

Scale: 1/8"=1'-0"



Carlsen & Frank Architects, LCC  
 524 Selby Avenue  
 Saint Paul, Minnesota 55102  
 P (651) 227-4576  
 www.carlsenfrank.com  
 sfrank@carlsenfrank.com



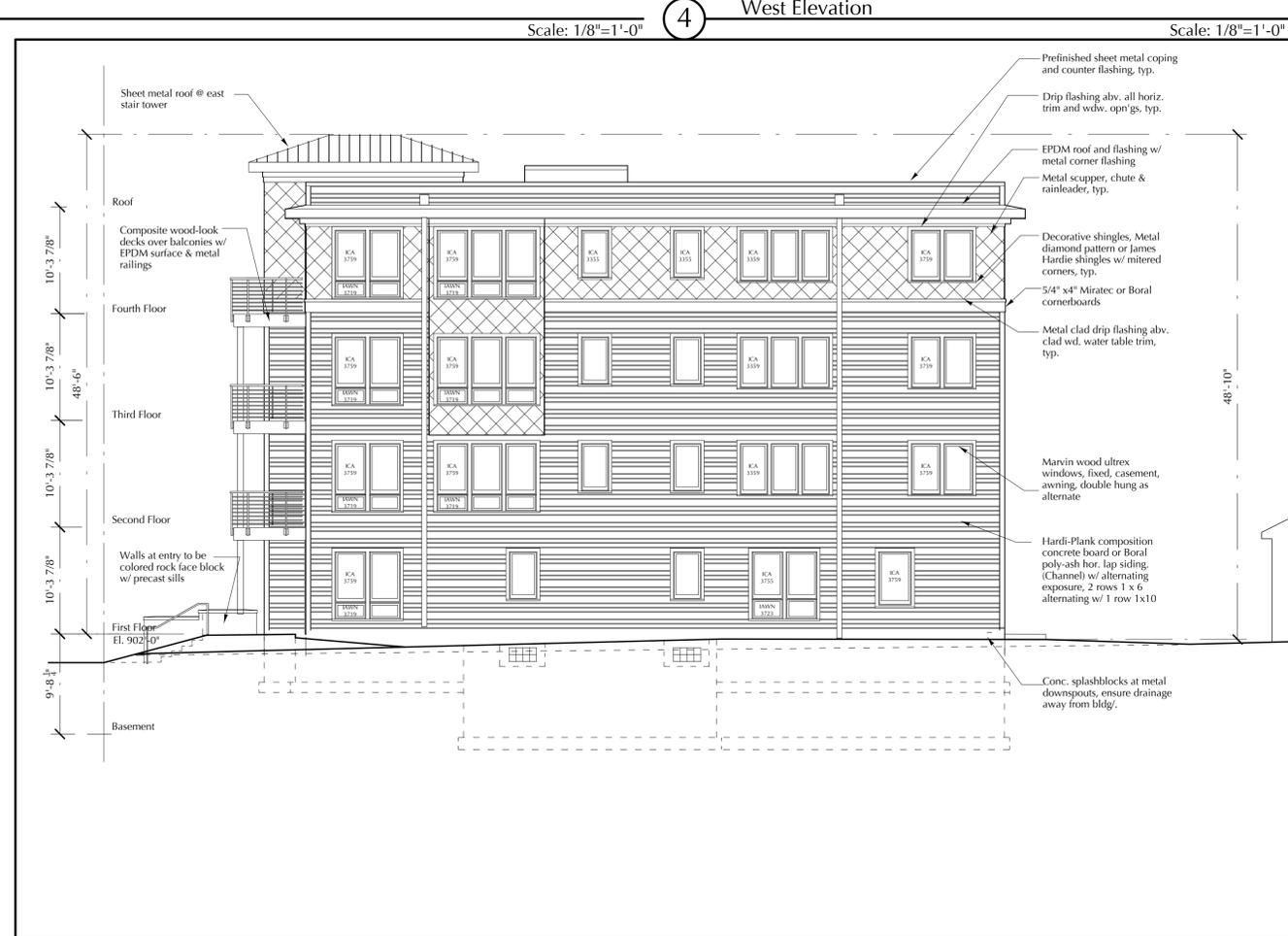
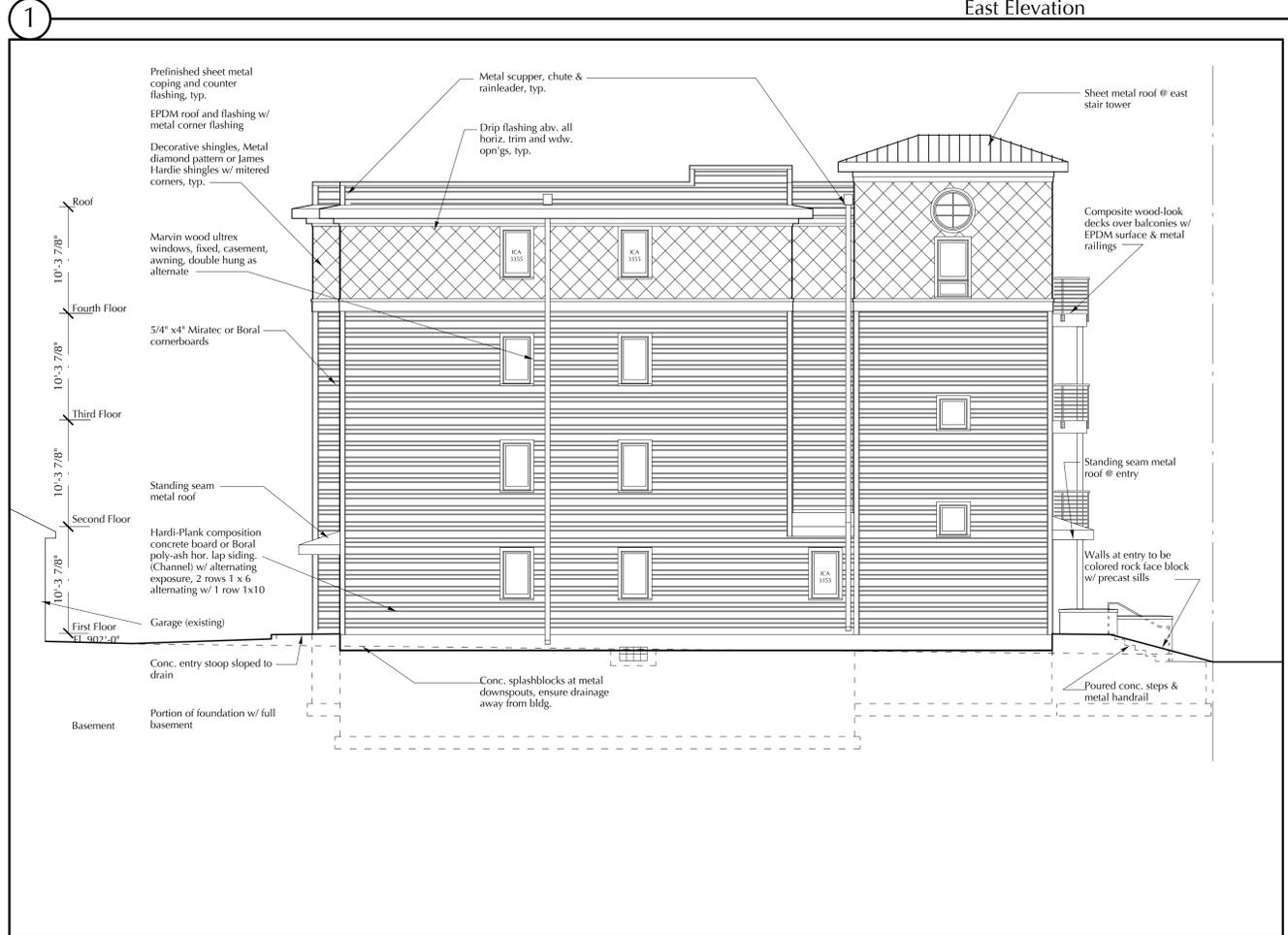
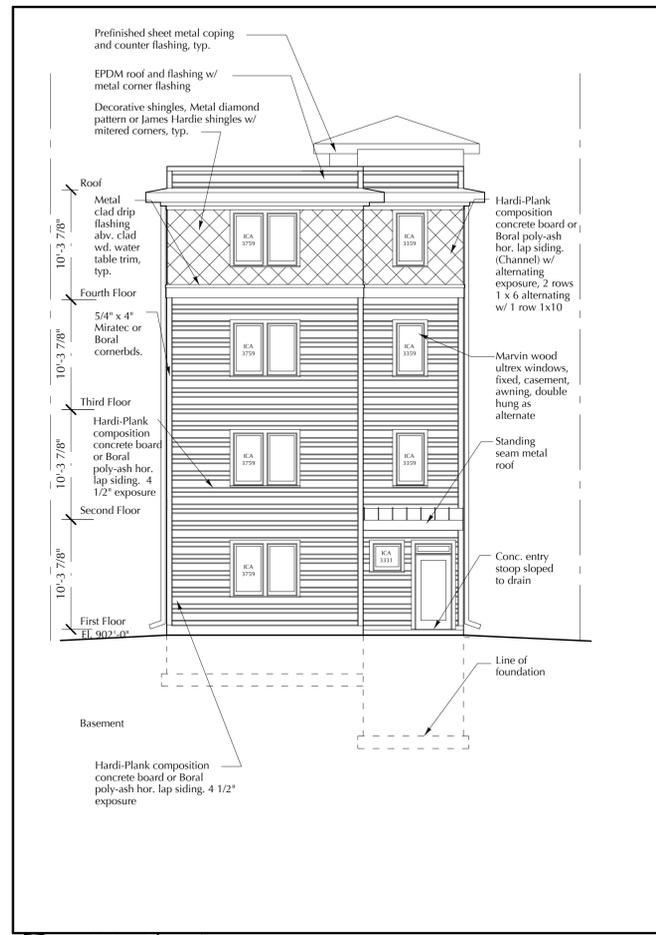
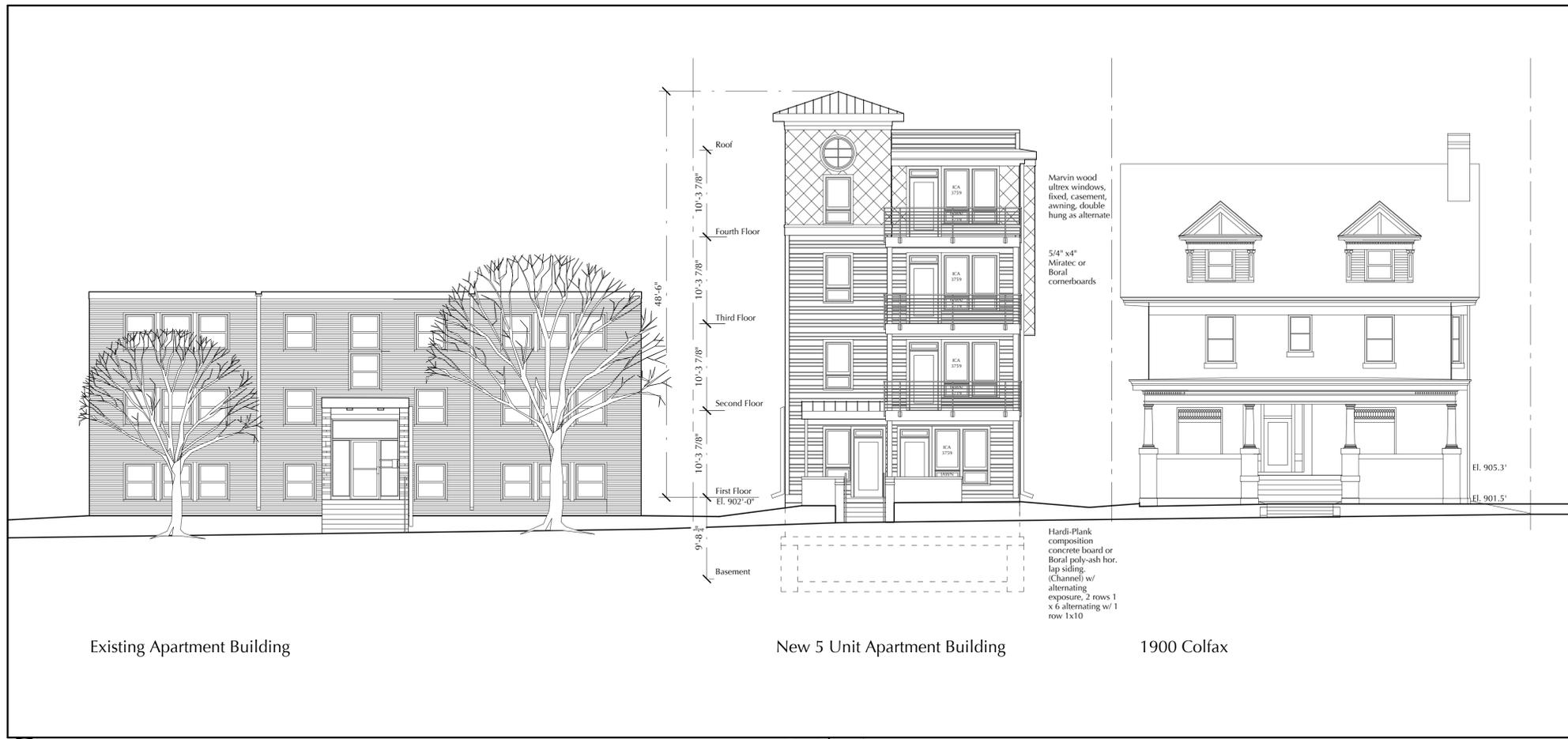
Colfax Place  
 Five Apartment Units  
 1900 Colfax Ave. South  
 Minneapolis, Minnesota 55403

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Minnesota

Sylvia Frank  
 Date  
 15391  
 Registration Number

Drawn By: SAF  
 Checked:  
 Date: Feb. 12, 2016  
 Revisions:  
 #1  
 #2  
 #3

Drawing Sheet No.  
**A-4**



**Carlsen & Frank Architects, LCC**  
 524 Selby Avenue  
 Saint Paul, Minnesota 55102  
 P (651) 227-4576  
 www.carlsenfrank.com  
 sfrank@carlsenfrank.com

**Colfax Place Five Apartment Units**  
 1900 Colfax Ave. South  
 Minneapolis, Minnesota 55403

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Minnesota

Sylvia Frank  
 Date: 15391  
 Registration Number

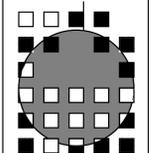
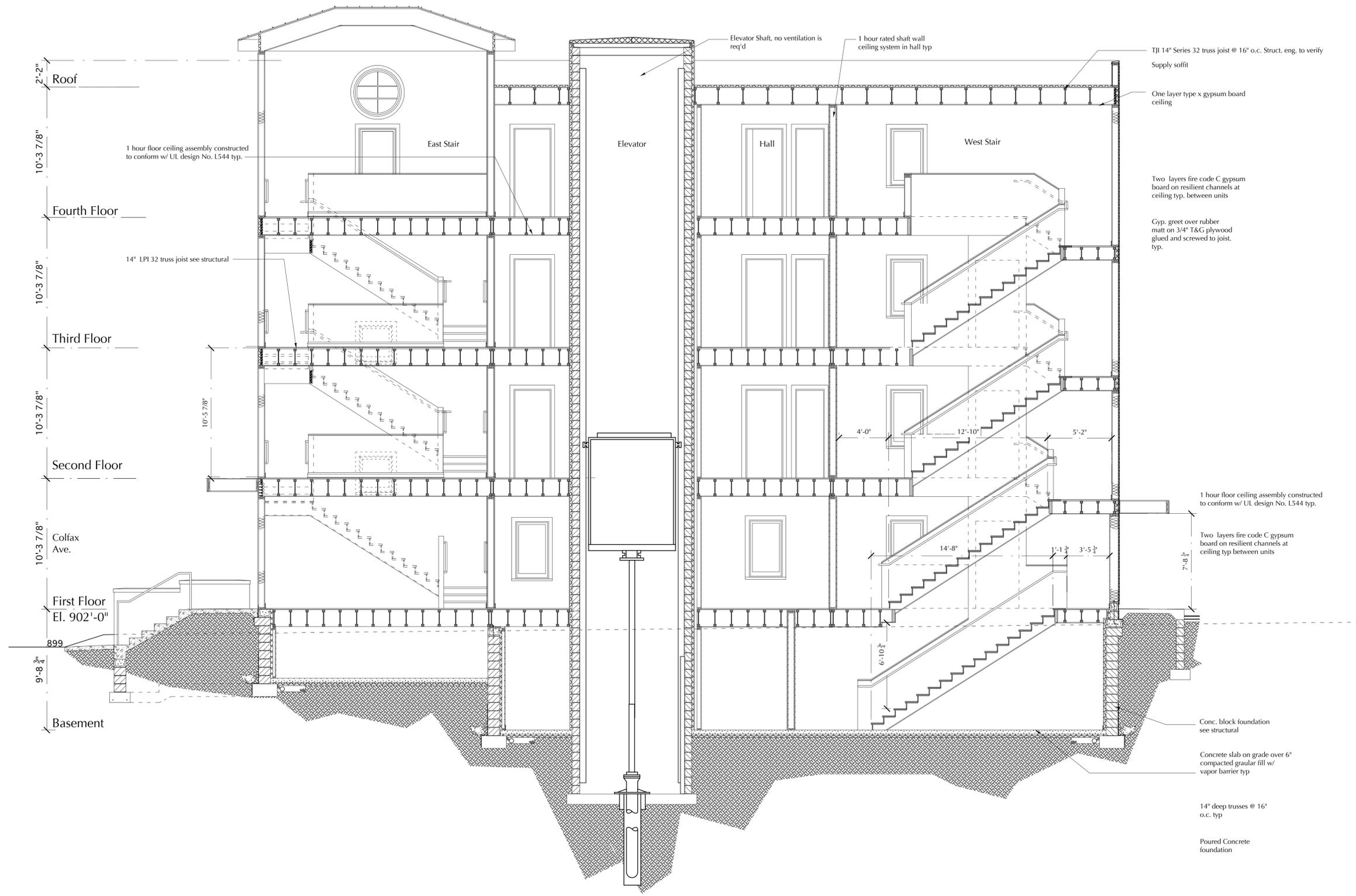
Drawn By: SAF  
 Checked:  
 Date: Feb. 12, 2016  
 Revisions:  
 #1  
 #2  
 #3

Drawing Sheet No.  
**A-5**

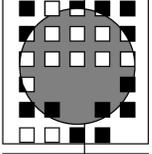
2 South Elevation Scale: 1/8"=1'-0"

3 North Elevation Scale: 1/8"=1'-0"

4 West Elevation Scale: 1/8"=1'-0"



**Carlsen & Frank Architects, LCC**  
 524 Selby Avenue  
 Saint Paul, Minnesota 55102  
 P (651) 227-4576  
 www.carlsenfrank.com  
 sfrank@carlsenfrank.com



**Colfax Place**  
 Five Apartment Units  
 1900 Colfax Ave. South  
 Minneapolis, Minnesota 55403

I hereby certify that this plan, specification or report was prepared by me or under my direct supervision and that I am a duly registered architect under the laws of the State of Minnesota

Sylvia Frank  
 Date: 15391  
 Registration Number

Drawn By: SAF  
 Checked:  
 Date: Feb. 12, 2016  
 Revisions:  
 #1  
 #2  
 #3

Drawing Sheet No.  
**A-6**













1900 Colfax Ave. South, East Elevation Facing Colfax Ave.



1900 Colfax Ave. South, West Elevation



1900 Colfax Ave. South, North Elevation Facing Lincoln Ave.



1900 Colfax Ave. South, Garage to West

5 Unit Apartment Building  
1900 Colfax Ave. South  
Minneapolis, MN 55113

Carlsen & Frank Architects, LLC  
524 Selby Avenue, St. Paul, MN 55102  
651 227-4576  
[www.carlsenfrank.com](http://www.carlsenfrank.com) [sfrank@carlsenfrank.com](mailto:sfrank@carlsenfrank.com)

Adjacent Buildings  
P-1



Apartment Building to South



Apartment Building to South Facing Colfax Ave.



1900 Colfax Ave. South, Site Looking Across Colfax Ave.



1900 Colfax Ave. South, Looking NE Toward Condominium Building

5 Unit Apartment Building  
1900 Colfax Ave. South  
Minneapolis, MN 55113

Carlsen & Frank Architects, LLC  
524 Selby Avenue, St. Paul, MN 55102  
651 227-4576  
[www.carlsenfrank.com](http://www.carlsenfrank.com) [sfrank@carlsenfrank.com](mailto:sfrank@carlsenfrank.com)

Adjacent Buildings  
P-2



Apartment Building to North



Condominium Buildings to North East



1900 Colfax Ave. South, Site Looking Across Colfax Ave.



1900 Colfax Ave. South, Vacant Lot with Adjacent Buildings

5 Unit Apartment Building  
1900 Colfax Ave. South  
Minneapolis, MN 55113

Carlsen & Frank Architects, LLC  
524 Selby Avenue, St. Paul, MN 55102  
651 227-4576  
[www.carlsenfrank.com](http://www.carlsenfrank.com) [sfrank@carlsenfrank.com](mailto:sfrank@carlsenfrank.com)

Adjacent Buildings  
P-3



[Home > Ward 7 - Lisa Goodman](#)

**City Council**

**Ward 7 - Lisa Goodman**

350 S. 5th St., Room 307  
Minneapolis, MN 55415  
(612) 673-2207  
[Contact Ward 7](#)

**Ward 7 - Lisa Goodman**

[About Lisa Goodman](#)

[Appointments](#)

[Frequently Asked Questions](#)

[Neighborhoods](#)

[Resources](#)

**Contact Ward 7 - Lisa Goodman**

**Name\***

Sylvia Frank

**E-mail Address \***

sfrank@carlsenfrank.com

**Phone Number**

(651) 227-4576    = Type = ▾

**Address \***

524 Selby Ave.

**City**

St. Paul

**State    Zip Code \***

MN ▾    55102

**Question/Comment \***

Ms. Goodman,

This is to notify you that an application has been made to the Minneapolis Heritage Preservation Commission by St. Paul Development Corp., 1818 Grand Ave., St. Paul, MN 55404 (contact John McCarty, 377-4001, jmc29920@aol.com) for approval of construction of a new unit apartment building at 1900 Colfax Avenue South, on the lot adjacent to the F.E. Day house, a locally designated historic site. The house is situated on the northern half of the double lot. The southern portion of the lot is vacant with the exception of an existing, recently built and not historically significant four car garage. Day house was built as a single family residence, but has been for years a seven unit apartment building.

Because the F.E. Day house and its site, including the double lot designated as a local historic site, HPC review of this project is required.

No demolition or alteration of the existing house or the existing garage directly to the west is proposed. A driveway now located between the house and garage currently gives access to the site of the proposed unit apartment building. The proposed apartment building is a four story stand alone structure.

I have not been notified of the date for HPC review of this project; you may contact Hilary Dvorak, principal City Planner with Minneapolis.

Dvorak, Hilary.Dvorak@minneapolismn.gov to find out the meeting time for HPC review of the project.

Sylvia Frank  
Carlsen & Frank Architects

## Dvorak, Hilary A.

---

**From:** Sylvia Frank <sfrank@carlsenfrank.com>  
**Sent:** Friday, February 12, 2016 4:06 PM  
**To:** Thompson, Robert; Ahmed, Abdirashid; lhna@lowryhillneighborhood.org  
**Cc:** Dvorak, Hilary A.  
**Subject:** HPC review of 1900 Colfax Project

Lowry Hill Organization,

This is to notify you that an application has been made to the Minneapolis Heritage Preservation Commission by St. Paul Development Corp, 1818 Grand Ave. in St Paul, Mn 55404 (contact John McCarty 612 377-4001, [jmcca29920@aol.com](mailto:jmcca29920@aol.com)) for approval of construction a new five unit apartment building at 1900 Colfax Avenue South. The site is on the lot adjacent to the F.E. Day house, a locally designated historic site. The F.E. Day house is situated on the northern half of the double lot. The southern portion of the lot is vacant with the exception of an existing, more recently built and not historically significant four car garage. The Day house was built as a single family residence, but has been for many years a seven unit apartment building.

Because the F.E. Day house and its site, including the double lot, was designated as a local historic site, HPC review of this project is required.

No demolition or alteration of the existing house or the existing brick garage directly to the west is proposed. A driveway now located between house and garage currently gives access to the site of the proposed five unit apartment building. The proposed apartment building is a four story stand alone structure.

No demolition or alteration of the existing house or the existing brick garage directly to the west is proposed. A driveway now located between house and garage currently gives access to the site of the proposed five unit apartment building. The proposed apartment building is a four story stand alone structure.

I have not been notified of the date for HPC review of this project, but you may contact Hilary Dvorak, principal City Planner with Minneapolis to find out the meeting date and time for HPC review.

[Hilary.Dvorak@minneapolismn.gov](mailto:Hilary.Dvorak@minneapolismn.gov)

Sylvia Frank

Sylvia Frank, AIA, LEED® AP  
Carlsen & Frank Architects, L.L.C.  
524 Selby Avenue, St. Paul, MN 55102  
651 227-4576      [www.carlsenfrank.com](http://www.carlsenfrank.com)