



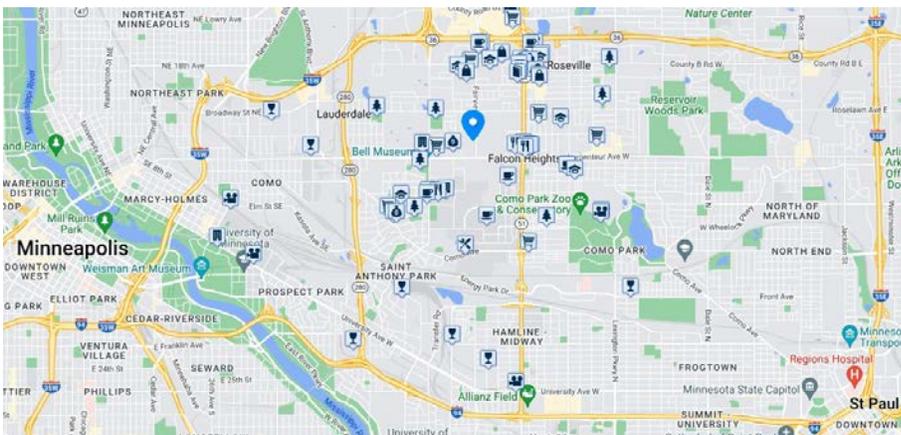
10 Things to love about 1757 Fairview Avenue North

1. **Design...** flowing mid-century modern character with original blueprints from Long & Thorshov, the upper Midwest's oldest continual architectural firm
2. **One-level living including main floor laundry...** comfortable living for all stages of life, including aging in place
3. **Big windows and great flow...** wonderful natural sunlight and inside/outside feel with good flow between indoor and outdoor living areas
4. **Beautiful pool...** looking out at the pool and surrounding lawns and garden you may think you are in Palm Springs!
5. **Privacy...** big half acre lot with mature trees and no house behind
6. **Feels like you are in the country...** the University farm fields offer expansive views and walking paths, the sky and clouds are incredible
7. **Well built...** sturdy, solid construction with rare concrete floors
8. **Outstanding condition...** only 4 owners since it was built in 1950; current owners have taken care of big stuff like a brand new roof, newer mechanicals, electrical and plumbing updates, radon mitigation system, new screens on every window, egress window for fourth bedroom in the basement, new pool equipment, chimney tuck pointing, spray foam attic insulation for low energy usage, new carpet, new ceiling in living/dining room area, new fences
9. **Thoughtful updates...** many in-tact original elements, plus thoughtful updates such as a parking pad in front for guests or an easy turnaround when leaving the house, natural landscaping in front and around the pool for minimal maintenance
10. **Location...** close to both cities and UMN St. Paul campus, quick access to highways, transit, biking and walking paths, shopping nearby, easy walk to the State Fair without the inconvenience of people parking on your street (yes, street parking is not allowed on Fairview during the Fair!)

1757 Fairview Avenue N, Falcon Heights



This distinctive home is one of a unique group of homes on Fairview between Larpenteur and Roselawn across from the UMN agriculture test fields, at one time called 'Professor Row'. When the house at 1775 Fairview was designed in 1950 by Long and Thorshov, it was the Upper Midwest's oldest continual architectural firm having dated to the 1870s. Previous owners and neighbors understand that it was Robert Cerny who actually designed the house for Professor Otis (as well as several other neighboring professors' homes) while serving as a professor at UMN and as an associate for Long and Thorshov. The original blueprints will stay with the property.



This is an amazing location... a unique combination of feeling rural while also close to so many urban amenities... University of Minnesota St. Paul campus, Bell Museum of Natural History, Les Bolstad Golf

Course, Minnesota State Fair Grounds, Como Park Zoo & Conservatory, many restaurants and shopping areas including Har Mar Mall, Target, and Rosedale shopping center.

The configuration of the house and gardens make it feel very private and peaceful, far away from the activity nearby. Nature and the inside/outside connection were an integral part of the plan.



Among the many quality features of this home, one of the most unique is the swimming pool. It has an option to use salt water instead of chlorine (a system that doesn't require harsh chemicals and is gentler on your skin, eyes and hair)... AND it has a custom child proof fence that can be added for safety if you are concerned about young children or others falling into the pool (or jumping in when they don't know how to swim!)



Home Improvements

2020-2022

- New roof on house and pool building
- New landscaping around pool
- New refrigerator and dishwasher, beverage fridge in basement
- Egress window to create 4th bedroom in basement
- New carpet in basement
- New pool equipment: salt water chlorinator, high efficiency variable speed pump, cartridge pool filter
- New lighting in hall and ¾ bath
- New main bath toilet

2015-2019

- Front yard landscaping and parking pad
- Cedar fence
- Installed 40" gas range
- Wine and beverage fridge in kitchen
- Exterior paint
- New screens in every window
- Tuck pointed chimney
- New wool carpet in bedrooms
- Interior paint in bedrooms, main bath and all basement rooms
- Replaced painted closet doors with stained birch doors
- New Nelson bubble lights (over stairs and in family room)
- New kitchen faucet
- New garage door opener
- Insulated garage door

2012-2014

- High efficiency furnace (2012)
- Radon system (2012)
- Spray foam entire attic floor and new cellulose insulation in house and garage
- New washer and dryer
- Interior paint main rooms upstairs
- Installed sheetrock over living and dining room ceiling tiles
- New electrical subpanel
- New main bath vent with heater
- New copper piping and drain valves
- Dining room Louis Poulson vintage light





GROSS INTERNAL AREA
 FLOOR 1: 1621 sq. ft. FLOOR 2: 1839 sq. ft.
 EXCLUDED AREAS: GARAGE: 417 sq. ft.
 TOTAL: 3460 sq. ft.
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Robert Cerny... a mid-century modern architect you should know



If you love mid-century modernism you are likely familiar with well-known MCM architect names such as Win & Elizabeth Close and Ralph Rapson, but not as many people are familiar with Robert Cerny.

A former student and colleague in Cerny's architectural firm, Frederick Bentz, described him as an architect "whose record of achievement in design, in education, in service to his profession, and in public service, may well go unmatched in this area in our time."

He was already fascinated by Wright designs when he was 12 years old, and when he was about 14 he spent a few hours after school each day at an architectural firm in LaCrosse, Wisconsin. He graduated from the University of Minnesota in 1932, and then from the Harvard School of Architecture. He came back to

Minnesota and worked as a practicing architect while he also taught at the UMN School of Architecture from 1937 to 1976.

I saw my first Robert Cerny house about 35 years ago, shortly after we moved to the Twin Cities. We were invited to a holiday party at the home of a work colleague of my husband on Folwell Avenue in Falcon

Heights. As soon as we entered the neighborhood we knew we were somewhere special. It was our first encounter with one of the most unique neighborhoods in the country, University Grove.

Only eight blocks long and one and a half blocks wide, this group of 103 homes built for UMN professors and administrators on land owned by the University of Minnesota is an architectural time capsule. Because each home had to be designed by an architect with a maximum ceiling on costs, no two houses are alike and they create a cohesive mix.



Built between 1929 and 1970, The Grove shows an evolution from early period styles to modern and contemporary styles designed by familiar names in mid-century modern architecture such as Win and Lisl Close, Ralph Rapson, Carl Graffunder, James Stageberg, and Michael McGuire. The Robert Cerny name may not be as well known, but he also played an influential role in bringing modernism to Minnesota.

The first Robert Cerny house we saw in The Grove was built in 1941, when mid-century modernism was in its infancy. He also built a home in Desnoyer Park that same year... the same year the Walker Art Center built an “idea house” that showcased this new modernism - one of the first of its kind in the United States.



About 10 years later, in 1950, he designed a number of homes for UMN professors on Fairview Avenue across from the University agriculture test fields and not far from The Grove. This group of homes has been called ‘Professor Row’ and includes the home pictured below at 1757 Fairview Avenue North.



All these early designs were attributed to Long and Thorshov, the firm he was working for at that time. The firm was renamed Thorshov and Cerny in 1951, and that firm designed the Metropolitan Stadium in 1956. Robert Cerny spent nearly half of his life in pursuit of a better downtown Minneapolis, and he strongly advocated for building the sports stadium downtown rather than in Bloomington. It is interesting that now that is exactly where the sports stadiums are located.

I also find it fascinating that the original Rapson Hall, the UMN School of Architecture building named after architect Ralph Rapson, was designed by Thorshov and Cerny. When that firm dissolved in 1960 Cerny became head of his own firm, Cerny Associates, where he remained active until he retired about 1977. He died in Minneapolis on January 31, 1985.