

**Community Planning & Economic Development
Planning Division**

350 South 5th Street, Room 210
Minneapolis, MN 55415-1385

MEMORANDUM

TO: Heritage Preservation Commission

FROM: Carol Ahlgren

SUBJECT: **Dunwoody Apartments**, Abbott Hospital Complex, 110 18th Street East, Stevens Square Historic District

DATE: April 28, 2008

This memo is in regard to the proposed Dunwoody Apartments located at 100 18th Street East in the Stevens Square Historic District. The project is part of the former Abbott Hospital complex which is located on a block bounded by 1st Avenue South to the west, and 17th Street East to the north. The former hospital complex represents five construction episodes beginning in 1910, with additional buildings, connected additions completed in 1919, 1938, 1954 and 1957. The project, originally a phased development for rehabilitation and demolition was initially called Fusion Flats Phase I, and later Fusion Historic. The focal buildings in the proposed redevelopment are the former Abbott Hospital (1910) and the adjacent Janney Building (1919).

On October 25, 2005, the HPC granted conditional approval to rehabilitate the Abbott Hospital building but denied the application to demolish the Janney Building, and to construct a 23 story tower on the site. The decision of the HPC to deny the demolition permit was appealed; the appeal was subsequently denied by city council.

On January 30, 2007 the project was again presented to the HPC as "Fusion Historic". The project called for demolition and rehabilitation. Including removal of non-contributing c. 1950's elements and additions; the project called for 41 for-sale condominiums. The HPC conditionally approved the project and called for changes to the roof line in several areas, reconstruction of a chimney, and reconstruction of sun porches on the Abbott Hospital building. The redesigned project received a "godspeed" award at the annual Minneapolis Heritage Preservation Awards in May, 2007.

Current plans for the complex call for the development of 125 apartments. The project, now known as the Dunwoody Apartments calls for retention of all the buildings, including the c.1950's buildings and the Wyman Building (1938) which was previously approved for demolition. Other changes include new window openings to the Stevens Addition (1957) and a new plaza entrance into the Wyman Building (1938). The project is undergoing a certified restoration for tax credits with the National Park Service.