



## CPED STAFF REPORT

Prepared for the Heritage Preservation Commission  
 HPC Agenda Item #6  
 May 3, 2016  
 BZH-29057 & BZH-29058

### HERITAGE PRESERVATION APPLICATION SUMMARY

*Property Location:* 200 Central Avenue Southeast & 113 2<sup>nd</sup> Street Southeast  
*Project Name:* 200 Central Avenue  
*Prepared By:* Janelle Widmeier, Senior City Planner, (612) 673-3156  
*Applicant:* Alatus, LLC  
*Project Contact:* Christian Osmundson, Alatus, LLC  
*Ward:* 3  
*Neighborhood:* Marcy Holmes Neighborhood Association (adjacent to Nicollet Island—East Bank Neighborhood Association)  
*Request:* To demolish two existing buildings and construct a new building.  
*Required Applications:*

<b>Certificate of Appropriateness</b>	To allow the demolition of two buildings in the St. Anthony Falls Historic District.
<b>Certificate of Appropriateness</b>	To allow a new 40-story building.

### HISTORIC PROPERTY INFORMATION

<b>Current Name</b>	Washburn-McReavy Funeral Chapel
<b>Historic Name</b>	Saint Anthony Commercial Club
<b>Historic Address</b>	210-212 Central Avenue Southeast and 200 1 <sup>st</sup> Avenue Southeast
<b>Original Construction Date</b>	1929
<b>Original Architect</b>	Long & Thorshov
<b>Original Builder</b>	August Cedarstrand Co.
<b>Original Engineer</b>	Unknown
<b>Historic Use</b>	Commercial club
<b>Current Use</b>	Funeral home
<b>Proposed Use</b>	Not applicable

<b>Date Application Deemed Complete</b>	February 25, 2016	<b>Date Extension Letter Sent</b>	Not applicable
<b>End of 60-Day Decision Period</b>	TBD	<b>End of 120-Day Decision Period</b>	Not applicable

<b>Current Name</b>	Saint Anthony Athletic Club
<b>Historic Name</b>	Saint Anthony Athletic Club
<b>Historic Address</b>	212 Central Avenue Southeast
<b>Original Construction Date</b>	1966
<b>Original Architect</b>	Bergstedt
<b>Original Builder</b>	August Cedarstrand Co.
<b>Original Engineer</b>	Unknown
<b>Historic Use</b>	Athletic club
<b>Current Use</b>	Athletic club
<b>Proposed Use</b>	Not applicable

## CLASSIFICATION

<b>Local Historic District</b>	St. Anthony Falls Historic District
<b>Period of Significance</b>	1848-1941
<b>Criteria of Significance</b>	<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. <i>Criteria 4:</i> The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
<b>Date of Local Designation</b>	1971
<b>Date of National Register Listing</b>	1971
<b>Applicable Design Guidelines</b>	<i>St. Anthony Falls Historic District Design Guidelines (2012)</i>

## SUMMARY

**BACKGROUND.** The applications were continued from the April 5, 2016, meeting of the Heritage Preservation Commission because a determination of whether or not an environmental assessment worksheet (EAW) for the proposed project needed to be made after a complete petition for an EAW was received. On April 21, 2016, the Zoning & Planning Committee of the City Council recommended denial of the petition to the full City Council. As of the writing of this report, it is expected that the petition will be denied by the City Council on April 29, 2016, and that an early signing by the Mayor and publication of the action will occur before the May 3, 2016, HPC meeting.

The receipt of the complete petition on April 5, 2016, stopped the clock on the decision making period for the preservation applications. Once the determination to deny the petition is made final, the decision making period will continue.

The subject site currently contains two structures, addressed as 200 Central Avenue Southeast and 113 2<sup>nd</sup> Street Southeast. The first building, the Commercial Club building at 200 Central Avenue, is the oldest. It was constructed in 1929 for the Saint Anthony Commercial Club. The club was originally established in 1905 and the purpose of the club was to promote industrial and commercial growth as

well as support civic improvements. As the club aged, it put more emphasis on social activities. The building was designed in the English Tudor Revival Style and designed by Long & Thorshov. When completed, the building contained a dining room, lounge and billiards room. A garage addition was added in 1955. The second building, the Athletic Club building, was built as an addition to the Commercial Club in 1966 to house athletic facilities. The Commercial Club occupied the building until 1973. Since then, the 200 Central building has been occupied by the Washburn-McReavy Funeral Chapel. In the same year, the Athletic Club split from the Commercial Club. A filling station once occupied what is now the south part of the 200 Central site. It was demolished in 1944. Prior to these uses, wood frame residential uses occupied these properties.

The applicant hired an historic consultant to conduct a determination of eligibility study on both structures. The study is attached to this report for reference. It includes additional information about the property, its historic context, the Saint Anthony Commercial Club, and further evaluation of significance and integrity.

The subject property is located in the St. Anthony Falls Historic District. The St. Anthony Falls National Register Historic District nomination states that the “Falls of St. Anthony were instrumental in the development of Minnesota’s largest city in all its stages of growth” and the “area’s configuration primarily reflects the historic patterns of waterpower development.” In addition to its original natural beauty, the falls furnished direct power to the lumber and flour industries and electrical power for industrial and residential use. Centered around this influential landmark, the St. Anthony Falls Historic District reveals the origins and early history of Minneapolis.

When the district was designated in 1971, neither the national or local designations identified which properties were or were not contributing. In the 2012 *St. Anthony Falls Historic District Design Guidelines*, both contributing and noncontributing properties are generally defined. Contributing properties were constructed or significantly altered during the district’s period of significance. They also reflect the significance of the district due to historic associations, historic architectural details, or archaeological features. Noncontributing properties include older structures that have lost their integrity (ability to convey significance) and newer buildings that were not constructed within the period of significance. Because the St. Anthony Athletic Club was constructed in 1966, after of the period of significance, it is noncontributing. From other previous studies that were conducted since the district was designated, little documentation exists that supports significance of the Commercial Club building within the historic district. In total, six documents were reviewed by staff that identified significant structures in the district. These ranged from the original National Register of Historic Places (NRHP) nomination form to continuation sheets submitted to the NRHP by the HPC with a new list of the most important properties in the district in 1991. The Commercial Club building was only mentioned in one document and was referred to as a building worth mentioning, if only for its “stylistic peculiarities.” On the contrary, other buildings deemed significant, such as the Pillsbury Library, were mentioned in each document. Another indication that the Commercial Building was deemed to have less or no significance compared to other buildings in the district was the reevaluation of the boundaries that was conducted in 1981. A part of the formal recommendation removed the block on which the subject site is located from the historic district. The implementation of the recommendation would have removed several buildings deemed to be significant, such as the Pillsbury Library, from the district as well. Individual designation was recommended for those significant buildings, but individual designation was not recommended for the Commercial Club building at that time. A list of the documents that were reviewed and notes about each are attached for reference to this report. For the purposes of this analysis, it is considered a contributing structure by staff because it was constructed during the period of significance. However, the building does not demonstrate the stages of growth that define the importance of the district.

The subject site is located in an area that transitioned from industrial and commercial development along Main Street to a former eclectic mix of single- and two-family dwellings, apartments, factories, laboratories and other industrial uses that faced University Avenue Southeast. This area has experienced significant changes and most of the historic fabric has been lost. Historic (towards the end of the period of significance) and current buildings/uses of the properties closest to the subject property are listed below for reference:

- 100 University Avenue Southeast: Pillsbury Library (extant and contributing to the district); currently occupied by offices (Phillips Family Foundation Office)
- 201 2<sup>nd</sup> Avenue Southeast: Ives Ice Cream Company (demolished); currently occupied by the 9-level, St. Anthony Parking Ramp
- 100 2<sup>nd</sup> Street Southeast: automobile repair (demolished); currently occupied by the 12-story, Winslow House Condominiums
- 116 Bank Street Southeast: Minneapolis Industrial Exposition Hall (demolished); currently occupied by townhouses
- 28 University Avenue Southeast: Ard Godfrey House (extant; relocated from its original location, but contributing to the district) and Chute Square

**APPLICANT'S PROPOSAL.** The applicant is proposing to demolish the existing structures and construct a new 40-story mixed use building. The building would include a total of 207 dwelling units, 6,700 square feet of ground floor retail space, and 417 parking spaces (84 of which are tandem). The parking spaces would be located in three levels below-grade in addition to the first four levels of the building. The retail space would occupy most of the Central Avenue frontage. A service drive accessed from Central Avenue and a loading area would also occupy the north side of the ground floor. Vehicle access from 2<sup>nd</sup> Street, including a porte cochere, and the main residential entrance lobby would occupy the south side of the ground floor. The first four levels of the building would make up the podium. An amenity level would be located on the 5<sup>th</sup> floor. The tower would have 37 levels, including a mechanical penthouse level, which would be topped with a decorative parapet.

A certificate of appropriateness is required to allow the proposed demolition of the structures on the site. If approved, a separate certificate of appropriateness is required for the proposed new construction.

This project was reviewed as an informational item at an HPC meeting in October 2015. Changes to the design of the building since then include the following:

- Liner housing was added on floors 2-4 adjacent to Central Avenue.
- The pergola on the amenity level adjacent to 2<sup>nd</sup> Street was removed.
- The residential lobby entrance was recessed and is now separated from 2<sup>nd</sup> Street by the porte cochere.
- Decorative screening between the porte cochere and 2<sup>nd</sup> Street was added.
- Design of the building "cap" has changed.

**PUBLIC COMMENTS.** A letter was received from the Marcy-Holmes Neighborhood Association, which is attached to this report. Other comments that were also received are attached to this report. Any additional 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 demolition of two buildings in the St. Anthony Falls Historic District based on the following findings:

1. *The alteration is compatible with the designation of the landmark or historic district, including the period and criteria of significance.*

The St. Anthony Falls National Register Historic District nomination states that the “Falls of St. Anthony were instrumental in the development of Minnesota’s largest city in all its stages of growth” and the “area’s configuration primarily reflects the historic patterns of waterpower development.” In addition to its original natural beauty, the falls furnished direct power to the lumber and flour industries and electrical power for industrial and residential use. Centered around this influential landmark, the St. Anthony Falls Historic District reveals the origins and early history of Minneapolis.

The St. Anthony Falls Historic District designation study does not individually describe all properties within the historic district and does not designate which properties are contributing or noncontributing. When the *St. Anthony Falls Historic District Design Guidelines* were adopted in 2012, contributing properties were noted to be those that were constructed during the period of significance, which is 1848-1941. The Commercial Club building was constructed in 1929, during the period of significance, to house the Saint Anthony Commercial Club. The club was established in 1905 and was not directly related to waterpower development. The club came about instead as a result of commercial growth in the district. Although the Saint Anthony Commercial Club was formed to promote business activity, the building and its time of construction are not demonstrative of the development and growth of the Club, St. Anthony or Minneapolis. The Club was strongest prior to the construction of the building. The Depression occurred shortly after the construction was completed. Even before construction, membership had been declining. The continued decline in membership paralleled challenges with industrial and commercial vitality in the east bank commercial areas in the following decades. As mentioned above, the club building has not been identified as a significant feature of the district in any of the various studies that have been completed. While demolition would result in the loss of a structure deemed to be contributing due to its time of construction, this building does not reflect the significance of the district.

An addition to the Commercial Club building for a garage was constructed in 1955. The Athletic Club building was constructed in 1966 as an addition to the Commercial Club building. The construction of the Athletic Club building and the 1955 addition occurred after the period of significance and therefore both are considered noncontributing to the historic district. The structures do not reflect the significance of the district or contribute to the identified era of the designated historic district. Demolition of a noncontributing structure would be compatible with and continue to support the criteria and period of significance for which the St. Anthony Falls Historic District was designated.

2. *The alteration will ensure the continued integrity of the landmark or historic district.*

As discussed above, the Commercial Club building is considered contributing to the district. The preservation ordinance defines integrity as authenticity evidenced by the following seven factors:

**Location:** The Commercial Club building is in its original location.

**Design:** The building is designed in the Tudor Revival style. In addition to the 1955 garage addition on the east side of the building, the building has undergone some other modifications, such as the alterations to the location of the front entry, windows, and roofing material, that have impacted its integrity. The original front entry facing Central Avenue is no longer functional. A new entrance and canopy were created on the south side of the building for the funeral home. These changes occurred after the period of significance. It should be noted that Tudor Revival is not a characteristic architectural style of the district.

**Setting:** This area has experienced significant changes and most of the historic fabric has been lost. In the immediate area, the Pillsbury Library and Ard Godfrey House are from the period of significance. Later development, such as the adjacent 9-level, St. Anthony Parking Ramp and the 12-story Winslow House Condominiums, has impacted the setting and do not reflect the character of the district.

**Materials:** Some integrity of materials remains. The stucco and brick exterior is original. It appears that the windows were changed in the 1970's. The roof was original slate and is now wood shakes. A plaque commemorating Caleb Dorr was removed from the building and is now located several blocks away. Dorr donated the land to the club on which the existing buildings were constructed.

**Workmanship:** Workmanship is still apparent and consistent with the architectural style of the building.

**Feeling:** For the most part, the building evokes an aesthetic sense of a past period of time. The Tudor Revival style is recognizable.

**Association:** The building is currently occupied by the Washburn-McReavy Funeral Home and is no longer associated with the Saint Anthony Commercial Club.

Although the Commercial Club building has been modified somewhat from its original construction, the buildings integrity remains mostly intact. The integrity of its setting has been impacted significantly. As mentioned above, the building isn't noted as being significant to the district in previous studies. Removal of a building that does not reflect the significance of the district would not significantly impact the integrity of the district. Because the demolition is proposed to allow for new construction, any new construction on the site will need to reflect the character of the historic context to ensure that the integrity of the district is not compromised.

The proposed demolition of the Athletic Club building or the 1955 addition to the Commercial Club building would not negatively impair the integrity of the historic district. The structures are noncontributing resources in the historic district and do not communicate the significance of the district as they were built outside of the period of significance. The demolition of these structures will not impact the location, design, setting, materials, workmanship, feeling, or association of the historic district.

3. *The alteration is consistent with the applicable design guidelines adopted by the commission.*

The *St. Anthony Falls Historic District Design Guidelines* were adopted in 2012. The design guidelines note that noncontributing structures include newer buildings that were not constructed within the period of significance. The Athletic Club building and the 1955 addition to the Commercial Club building were constructed after the period of significance. The design guidelines state that for noncontributing properties, the "guidelines for New Infill shall apply, because preservation of remaining features is not required." While the guidelines note that demolition is inappropriate for any contributing resource, there is no guidance for demolition of noncontributing resources. Staff

finds that the demolition of these structures would not materially impair the significance and integrity of the historic district as the demolition of noncontributing resources is consistent with the adopted design guidelines.

For contributing buildings, the guidelines promote adaptive reuse and states that demolition of a contributing resource is inappropriate. As discussed above, the significance of the Commercial Club building in the district is undocumented. For the purposes of this analysis, it is considered a contributing structure by staff because it was constructed during the period of significance. However, the building does not demonstrate the stages of growth that define the importance of the district. The applicant explored options to reuse the building, but found that it would be economically infeasible.

4. *The alteration is consistent with the applicable recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

The following standards for rehabilitation are most applicable to this proposal:

- A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
- The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
- Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

The demolition of the noncontributing structures would not materially impair the significance and integrity of the historic district. The Commercial Club building was constructed during the period of significance, but the history of the Saint Anthony Commercial Club that portrays patterns of growth in the district is not represented well in the building. Its construction was during a time when membership was declining and a downturn in the commercial vitality of the area was beginning. The building does not share the same significance as other buildings in the district. The original use of the building has since changed, but the property still portrays most of its original distinctive features. As mitigation for the demolition of the Saint Anthony Commercial Club building, CPED staff is recommending that a photographic recordation of the property shall be prepared and submitted to staff that is in accordance with the guidelines of the Minnesota Historic Property Record.

5. *The alteration is consistent with the spirit and intent of the preservation ordinance, the applicable policies of the comprehensive plan, and the applicable preservation policies in small area plans adopted by the city council.*

The following policies of the Minneapolis Plan for Sustainable Growth are most applicable to the proposal:

**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.

- 8.1.3 Encourage new developments to retain historic resources, including landscapes, incorporating them into new development rather than removal.

The Marcy-Holmes Neighborhood Master Plan was adopted by the City Council in 2014. In general, the plan supports adaptive reuse, rehabilitation, and renovation of existing buildings if possible. In the plan, the site falls in the Riverfront Character Area. The goal of the plan for this area is to “Expand and improve riverfront parks, improve connectivity, balance local and regional access and use, create bike- and walk-friendly environments on 2nd Street SE, and embrace diversity of building uses and eras.” The plan does not contain specific guidance for height, but indicates that higher density residential development is appropriate at this location because it is along a transit and transportation corridor and near a commercial center.

With no reasonable alternatives for reuse of the existing structures, demolition of the existing structures to allow a high density development at this location in close proximity to downtown within an activity center and adjacent to a community corridor conforms to the applicable regulations of the preservation ordinance, is consistent with the above policies of the comprehensive plan, and the applicable preservation policies in the adopted small area plan.

### **Additional Findings for Destruction**

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 the following findings:

1. *The destruction is necessary to correct an unsafe or dangerous condition on the property; or*
2. *That there are no reasonable alternatives to the destruction. In determining whether reasonable alternatives exist, the commission shall consider, but not be limited to:*
  - a. *The significance of the property;*
  - b. *The integrity of the property; and*
  - c. *The economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses.*

All structures on the site are proposed to be demolished. The applicant is not asserting that the demolition of the structures is necessary to correct an unsafe or dangerous condition. However, the applicant contends that the existing structures limit the economic value and potential of the site and render a redevelopment project infeasible. As discussed above, the significance of the structures on this property is less than other historic properties in the district. The Athletic Club building and the additions to the Commercial Club building were constructed outside the period of significance and are not contributing to the district. The original Commercial Club building has undergone some other modifications, such as the alterations to the location of the front entry, windows, and roofing material, that has impacted its integrity.

Although the 1929 portion of the Commercial Club building is considered contributing to the district due to its date of construction, it does not reflect the significance of the St. Anthony Falls Historic District. Individually, it may be significant for its association with the Saint Anthony Commercial Club (Criterion #1), embodiment of the distinctive characteristics of the Tudor Revival Style (Criterion #4), and association with a master architect, Long & Thorshov (Criterion #6). However, the building is not the only representative example of these associations. When the club was established, there were many other commercial clubs established throughout Minneapolis, the state and the country. There are many other surviving examples of Tudor Revival Style buildings, such as The Minneapolis Club, at 739 2<sup>nd</sup> Street South. Likewise, it is not the sole surviving building designed by Long & Thorshov. More representative examples of their work include the Medical Arts Building and Abbott Northwestern Hospital.

The applicant explored options that would allow for reuse of the Commercial Club building. They determined that the existing use, a funeral home, is not a viable use of the property. Rehabilitation for other viable uses was explored as well. The two uses deemed most likely were offices or a restaurant. The applicant obtained estimates for the cost of rehabilitation for each of the uses (see building consultant letter attached to this report). The cost for rehabilitation would be approximately \$1.5 million and \$2.8 million, respectively. Both of these scenarios would be more costly per square foot than building new and more than a marketable rate for rent.

Feasibility of relocating the structure to a nearby site was also explored. Assuming availability of a nearby relocation site, the cost to move the Commercial Club building would be \$1.5 to \$2.1 million (see attached letter from moving contractor). Considering the other costs that would be incurred with this alternative, such as constructing a foundation and site acquisition in addition to rehabilitation and impact to integrity, moving is also not a viable option.

Higher density development is appropriate at this location because it is along a transit and transportation corridor and near a commercial center. Maintaining the existing structures would reduce the developable footprint of the 34,755 square foot site by 40 percent. Even with the removal of the noncontributing structures, the footprint of the L-shaped Commercial Club building would occupy approximately 8,000 square feet, or 23 percent of the site.

For the above reasons, and due to the limited documentation of the significance of the property within the district, there are no reasonable alternatives to demolition. As mitigation for the demolition of the Saint Anthony Commercial Club building, CPED staff is recommending that a photographic recordation of the property shall be prepared and submitted to staff that is in accordance with the guidelines of the Minnesota Historic Property Record.

## CERTIFICATE OF APPROPRIATENESS

The Department of Community Planning and Economic Development has analyzed the application to allow a new 40-story building based on the following findings:

- 1. The alteration is compatible with the designation of the landmark or historic district, including the period and criteria of significance.*

The falls of St. Anthony were instrumental to the development of Minneapolis in all its stages of growth. In addition to its original natural beauty, the falls furnished direct power to the lumber and flour industries and electrical power for industrial and residential use. Centered on this influential landmark, the St. Anthony Falls Historic District reveals the origins and early history of Minneapolis. Today, the district includes both the East and West Side Milling Districts, in addition to various homes, commercial buildings, significant bridges, and elegant churches.

The subject site is located in the University Avenue Transition Area within the Water Power Character Area. This area transitions from industrial and commercial development along Main Street to a former eclectic mix of single- and two-family dwellings, apartments, factories, laboratories and other industrial uses that faced University Avenue Southeast. The buildings ranged in height from one and a half stories to three stories, which provided a transition from the height of the milling and industrial buildings along Main Street. This area has experienced significant changes and most of its historic fabric has been lost.

With the recommended conditions of approval, the proposed construction of a 40-story building would be compatible with and continue to support the criteria of significance and period of significance for which the St. Anthony Falls Historic District was designated.

2. *The alteration will ensure the continued integrity of the landmark or historic district.*

The preservation ordinance defines integrity as authenticity evidenced by the following seven factors:

**Location:** Although the building constructed for the Saint Anthony Commercial Club would be demolished to allow for the construction of the new building, the importance of the location of the site would not change. The site has frontage on Central Avenue, which is a significant commercial corridor in the district. It's also centrally located between the commercial area to the north and commercial and industrial use properties along the river.

**Design:** Overall, the proposed massing of the new construction divided into two main modules would be in keeping with the adopted design guidelines for the district (see finding #3 below). The first four floors would make up the podium. A sense of human scale in the design of the podium is important to accomplish a building design that would be compatible with the district. Also, a key feature that is characteristic of buildings in the context area is consistency of design features on all sides of the building. The design of the building walls and its impacts on integrity are discussed further in finding #3. With the adoption of the CPED staff recommendation, the proposal would not negatively impact the design integrity of the district.

**Setting:** The setting of the character area has changed significantly since the period of significance and is now a disparate collection of historic buildings interspersed with more recent high-rise residential buildings, townhomes, a large parking lot, and other commercial and residential development. Historically, a variety of uses were located on the site and in the immediate area. The site is part of the transition area between the industrial and commercial uses along Main Street and the residential neighborhood to the east and the commercial area to the north. Early on, residential uses occupied the subject site. Those uses were demolished for nonresidential uses, including the Saint Anthony Commercial Club. The Pillsbury Library is located to the north of the site. Industrial uses were located on the adjacent site to the east as well as other surrounding properties. The Ard Godfrey House, although not its original location, is located to the west across Central Avenue. Other than the Pillsbury Library and the Ard Godfrey House, the properties in the immediate area are not contributing to the district. A high-density development designed to be compatible with the historic context is appropriate in this location and would not further impair the integrity of setting.

**Materials:** The proposed materials for the new construction are discussed in finding #3. CPED staff is recommending some changes to the proposed materials in order to meet the adopted design guidelines and thereby to ensure continued integrity of the district.

**Workmanship:** The proposal would not impact the integrity of workmanship.

**Feeling:** The feeling of the site would be impacted by the demolition of the existing buildings and the construction of a new 40-story building. Therefore compatibility of the design of the building with the character of the district is very important. With the adoption of the recommended conditions, the proposal would not impact the integrity of the feeling of the property within the historic district.

**Association:** The historic designation of the site is based on the St. Anthony Falls Historic District's architectural and industrial significance. The proposal would not impact the integrity of association with the historic district.

With the recommended conditions of approval, the proposal will be compatible with and will ensure the continued integrity of the property within the *St. Anthony Falls Historic District*.

3. *The alteration is consistent with the applicable design guidelines adopted by the commission.*

The *St. Anthony Falls Historic District Design Guidelines* were adopted in 2012. The guidelines provide specific requirements for both new construction and alterations of contributing properties, as well as general guidance for changes in the historic district. It also identifies smaller character areas. The subject site is located in the Water Power Character Area. Within this character area, there are four relatively distinct concentrations of buildings and related development patterns. The subject site is located in the University Avenue Transition Area. The applicable design guidelines are analyzed below:

## GENERAL GUIDELINES

### Streetscape Design

#### Requirements

- 6.6 Streetscape plantings should be compatible with the context of the individual character areas.**
- a. In historic commercial and residential areas, traditional regular spacing and placement of trees is appropriate.
  - b. Boulevard plantings are appropriate in historic commercial and residential areas
  - c. Street trees shall not be located directly in front of entrances.

#### Staff Comment:

The subject site was historically commercial and residential. The proposed street plantings, including boulevard trees, would be consistent with traditional spacing.

### Views

#### Requirements

- 7.1 Incorporate key view opportunities into a design.**
- At the outset of a project, identify views that are most valued, then incorporate them into the design.
- 7.2 Minimize the impacts to key views from public ways.**
- a. Locate improvements to maintain key views to the extent feasible.
    - Consider keeping a portion of a new structure low or using a compact footprint to maintain views through the site.

#### Staff Comment:

The applicant is proposing to construct a 40-story building. Existing views of surrounding properties would not be maintained through the site once the proposed building is constructed. These views exist because nearly half of the site is currently a surface parking lot and the existing low-rise structures on-site.

The design guidelines identify key view opportunities to consider from within the district; none are identified from or to this property. Key views are defined as those that are from the public way and look to a built or natural feature that is widely recognized by the public to be of importance. The proposed building would be highly visible not just because of the height, but because this site is located in a gateway on the east side of the river. Since the view from the Central Avenue bridge is

significant, CPED staff considered the impact of the building on this view corridor in the analysis of the building design, mass, scale and height.

## Connectivity

### Requirements

#### 7.4 Preserve the historic network of streets and alleys.

- a. Streets and alleys that reflect historic development patterns should not be enclosed or closed to public access. Adapting them as new ways of circulation is appropriate.
- b. Link walkways and alleys to existing public rights-of-way.

#### 7.5 Vehicular access to a site shall be obtained using existing alleys.

- a. New curb cuts will be considered.

### Staff Comment:

The proposal would not alter the underlying historic development patterns. The site does not have alley access and did not historically have alley access. Vehicular access to the new construction would be obtained from two curb cuts on 2<sup>nd</sup> Street Southeast leading to the enclosed parking and porte cochere. Vehicle access would also be provided on Central Avenue for a service drive (enter only). The entrances on Central Avenue would connect directly to the sidewalk. The main residential entrance accessed from 2<sup>nd</sup> Street would be recessed and separated from the sidewalk by the porte cochere. A porte cochere is not consistent with the historic context because it interrupts the front wall adjacent to the street. For these reasons and to ensure connectivity for a high pedestrian traffic area, CPED staff is recommending that the porte cochere be eliminated between the first floor wall and the street by requiring the first floor wall along 2<sup>nd</sup> Street to be within 8 feet of the lot line with a more or less continuous alignment, and the number of curb cuts on 2<sup>nd</sup> Street be reduced to one.

## Building Equipment

### Requirements

#### 7.6 Minimize the visual impacts of building equipment as seen from the public way.

- a. Do not locate equipment on a primary facade. Primary wall penetrations for HVAC equipment are not permitted.
- b. Prioritize use of low-profile or recessed mechanical units on rooftops.
- c. Rooftop equipment on residential and commercial buildings shall be set back from the primary building facade by a minimum of one structural bay or 15' whichever is greater.

### Staff Comment:

All mechanical equipment is proposed to be screened from the public right-of-way. No mechanical penetrations are proposed on the building walls. Rooftop mechanical equipment would be enclosed by a screen wall. Other mechanical equipment would be enclosed in a mechanical penthouse. The enclosure and penthouse would be inset approximately 15 feet or more from each primary building façade. Two transformers would be located at the southeast corner of the site. They would be screened by an opaque enclosure. The building elevations indicate that the enclosure would not extend past the front building wall. However, the site plan shows a 0 foot setback for the enclosure while the building wall would be setback 6 feet. To ensure that the visibility of the transformers is minimized, CPED staff is recommending that the transformers and enclosure do not extend past the predominant building wall setback adjacent to 2<sup>nd</sup> Street.

## Balconies and Roof Decks

### Requirements

- 7.10 On a new building, locate balconies such that the traditional character of the block, as perceived at the street level, is maintained.**
- When a building wall is positioned near the sidewalk edge, locating a balcony at the third floor or above is preferred.
  - Consider providing a balcony that is inset instead of one that projects from the front facade. This can reinforce the concept of a simple rectangular form.
- 7.11 A new balcony should be simple in design so as not to detract from the historic character.**
- The balcony should appear mostly transparent.
  - Simple metal work is most appropriate on commercial/ mixed-use buildings.
  - Simple wood and metal designs are appropriate for single-family residential buildings.
  - Heavy timber and plastics are inappropriate materials.
  - Use colors that are compatible with the overall color scheme of the building. In most cases, dark metal matte finishes are appropriate.
- 7.12 Minimize the visual impact of a roof deck as seen from the street.**
- On a commercial or industrial building, set any guard rails and other supporting elements back one structural bay or 15', whichever is greater from the facade so they are not visible from the sidewalk below.

### Staff Comment:

Both balconies and roof decks are proposed on the building. Balconies are proposed on all sides of the tower as well as the Central Avenue elevation of the podium. The balconies would be mostly inset with a typical projection of one foot beyond the building wall. In instances where a balcony would project more than one foot, the vast majority of the balcony would be inset. To ensure that balconies would appear mostly transparent, a glass railing system would be used on the tower. Likewise, an open metal railing is proposed for the balconies on the podium. The simple designs of the balconies would not detract from the historic character.

Roof decks are proposed on the 5<sup>th</sup> floor amenity level and at the mechanical penthouse level. The roof deck at the mechanical penthouse level would be enclosed by a wall that would be approximately the same height as the floors below it, but would be open to the sky. The roof deck would not be setback 15 feet from the floor below. Given that the roof deck would be above the 40<sup>th</sup> floor and would be enclosed by a wall that looks like the walls of the lower levels, the roof deck would not have a visual impact from the street level. The amenity level roof deck would not be set back 15 feet from the wall of the floor below. A glass railing system is proposed to lessen visibility; however, the railings and the pool would be visible from the streets below. CPED staff is recommending that no part of the railing system be visible from the streets below.

## NEW INFILL BUILDING GUIDELINES

### Building Placement and Orientation

#### Requirements

**9.1 Maintain the alignment of building fronts along the street.**

- a. Locate a new building to reflect established setback patterns along the block. For example, if existing buildings are positioned at the sidewalk edge, creating a uniform street wall, then a new building should conform to this alignment. However, alternative placements are encouraged for upper floors when the building is required to be set back from the sidewalk edge. (See Building Mass and Height requirements also.)

**9.3 Maintain the traditional orientation pattern of buildings facing the street.**

- a. Locate the primary entrance to face the street and design it to be clearly identifiable.

**Staff Comment:**

On this block, there is not an established setback pattern. Along Central Avenue, the Pillsbury Library is set back 20 feet and the Washburn-McReavy Funeral Home is set back 10 to 85 feet. Along 2<sup>nd</sup> Street, the funeral home is also set back significantly and the noncontributing parking ramp is set back 6 feet. The first floor of the proposed building would be set back 8 feet from Central Avenue, except where the service drive entrance is set back 14 feet. Along 2<sup>nd</sup> Street, the first floor wall would be set back 6 to 48 feet. The width of the building along 2<sup>nd</sup> Street is 186 feet. Less than 50 percent of the first floor wall would be within 8 feet of the lot line. The remainder of the wall would be recessed for a porte cochere, a garage entrance and mechanical equipment. Six feet of the southeast corner of the building wall would be recessed 15 feet to accommodate two transformers. Locating the transformers between the building and the street would not be appropriate. Next to the building, the visibility of the transformers would be minimized. A decorative, metal screen wall is proposed between the two curb cuts of the porte cochere as an alternative to reinforce the street wall. Having a recessed first floor wall for a porte cochere is not consistent with the historic context. Buildings traditionally did not vary in alignment adjacent to a street. There are some parking restrictions on the surrounding streets, but on-street parking is not prohibited at all times. The first floor layout could be rearranged to provide more active uses at the street while accommodating short-term parking at the interior of the building. Having the first floor wall recessed for on-site parking when other options are available is not consistent with the intent of the guidelines. Although 2<sup>nd</sup> Street is considered secondary to Central Avenue, the 2<sup>nd</sup> Street elevation would be highly visible from surrounding areas. This is also a high pedestrian traffic area. For these reasons, CPED staff is recommending that the porte cochere be eliminated between the first floor wall and the street by requiring the first floor wall along 2<sup>nd</sup> Street to be within 8 feet of the lot line with a more or less continuous alignment, and the number of curb cuts on 2<sup>nd</sup> Street be reduced to one.

The entrance(s) for the retail fronting Central Avenue would face the street and would be clearly identifiable and emphasized with canopies. However, the residential entrance would be recessed and separated from 2<sup>nd</sup> Street by a porte cochere, which would not be similar in character to traditional residential entrances. To reinforce the street wall and to emphasize the location of the main residential entrance, CPED staff is recommending that the main residential lobby entrance extend up to the street and not be more than 8 feet from the lot line.

## **Architectural Character and Detail**

### **Requirements**

**9.4 Design a new building to reflect its time while respecting key features of its context.**

- a. In those character areas with a high concentration of historic structures, relating to the context is especially important. In other areas where new construction is more predominant, respecting broader traditional development patterns that shaped the area historically is important.

- b. See the individual character areas for more guidance.

**9.5 A contemporary interpretation of traditional designs is appropriate.**

- a. The design should be compatible with the relevant character area.  
b. Contemporary interpretations of architectural details are appropriate.  
c. Incorporate contemporary details to create interest while expressing a new, compatible design.  
d. Use designs for window moldings and door surrounds to provide visual interest while helping to convey that a building is new.

**9.6 An interpretation of a historic style that is authentic to the district will be considered if it is subtly distinguishable as being new.**

- a. Avoid an exact imitation of a historic style that would blur the distinction between old and new buildings and make it more difficult to understand the architectural evolution of the district.

**9.7 Incorporate traditional facade articulation techniques in a new design.**

- a. Use these methods:
- A tall first floor
  - Vertically proportioned upper story windows
  - Window sills and frames that provide detail
  - Horizontal expression elements, such as canopies, moldings and cornices
  - Vertical expression features, such as columns and pilasters
  - A similar ratio of solid wall to window area

**Staff Comment:**

With the exception of the Pillsbury Library and the Ard Godfrey House, new construction is predominant in the immediate area. The proposed design of the building would be contemporary. The building would be divided into two main modules: the podium and the tower. The podium (the first four floors of the building) would have the most effect to the pedestrian experience at the ground level. For this reason, it's most important that this part of the building reflect the context of the district.

The podium would be oriented to the street grid. Four stories is considered a low-rise building, which is appropriate to the context in this location. The ground floor would be taller than all other floors proposed. All windows would be vertically proportioned. The window frames and sills of which would provide detail. On the Central Avenue walls of the podium, horizontal and vertical expression elements would be appropriately incorporated. Above the ground level, there would also be a similar ratio of solid wall to window area. The upper levels of the podium facing 2<sup>nd</sup> Street would have mostly a horizontal emphasis and an unbalanced solid wall to window area. Compatibility of all sides of a building is a key feature in this district. There are various differences between three sides of the podium that would be highly visible from surrounding streets. These issues are addressed in the following sections. With the adoption of the CPED staff recommendation, the podium would reflect the broader traditional development patterns that shaped the area historically.

All sides of the tower would be compatible with each other. Because the tower would be taller than the typical building heights in the historical context, it would be inset from the podium walls facing the adjacent streets. However, the north side of the tower would not be inset, but would cantilever over the podium. This issue is also addressed in the following sections. Although not as many as the podium, traditional façade articulation techniques would be incorporated. All windows

on the tower would be vertical in proportion. Both horizontal and vertical expression features would be consistently used on the tower that give the appearance of varied building width while also expressing the location of each floor level on the exterior of the building. With the adoption of the CPED staff recommendation, the tower would be compatible with the historically significant resources of the area.

### **Building Mass, Scale and Height**

Each historic building in the district exhibits distinct characteristics of mass, height and a degree of wall articulation that contributes to its sense of scale. As groupings, these structures establish a definitive sense of scale. This is especially well perceived in those character areas with the greater concentrations of contributing properties. In most cases, these features contribute to a sense of human scale. A new building should express these traditions of mass and scale as well.

A building conveys a sense of human scale when one can reasonably interpret the size of the structure by comparing its features to comparable elements in one's experience.

While the perceived scale along the street is a key consideration, the overall height is an important factor in terms of compatibility. This is because a building is experienced at a distance within its character area, and it also is a part of the skyline of the district as a whole.

#### **Mass, Scale and Height at Different Levels**

Therefore, building mass, scale and height should be considered in these ways:

- (1) As experienced at the street level immediately adjacent to the building.

At this level, the actual height of the building wall at the street edge is a key factor. The scale of windows and doors, the modular characteristics of building materials, and the expression of floor heights also contribute to perceived scale.

- (2) As viewed along a block, in perspective with others in the immediate area.

The degree of similarity of building heights along a block, and the repetition of similar features, including openings, materials and horizontal expression lines, combine to establish an overall sense of scale at this level of experiencing context.

- (3) As seen from key public viewpoints inside and outside of the historic district.

In groups, historic buildings and compatible newer structures establish a sense of scale for the entire district, defining the skyline. At this level, key landmark structures set the frame of reference.

In general, a new building should fit within the range of structures seen historically in the specific character area. However, some additional height may be considered, when it is demonstrated that the design would be compatible with the context at each of the three levels indicated above. Therefore, maximum height is determined by the appropriateness to context.

#### **Requirements**

##### **9.8 Maintain the traditional size of buildings as perceived at the street level.**

- a. The height of a new building should be within the height range established in the context, especially at the street frontage.
- b. Floor-to-floor heights should appear similar to those of traditional buildings.

##### **9.9 The overall height of a new building shall be compatible with the character area.**

- a. A building height that exceeds the height range established in the context will be considered when:
  - It is demonstrated that the additional height will be compatible with adjacent properties, within the character area as a whole, and for the historic district at large.
  - Taller portions are set back significantly from the street.
  - Access to light and air of surrounding properties is respected.
  - Key views are maintained. (See page 51 for more information on key views.)

**9.10 Position taller portions of a structure away from neighboring buildings of lower scale.**

- a. Locate the taller portion of a new structure to minimize looming effects and shading of lower scaled neighbors, especially when adjacent to smaller historic structures.
- b. Taller portions of a building should be compatible and not loom over adjacent buildings at any time.

**9.11 Provide variation in building height in a large development.**

- a. In order to reduce the perceived mass of a larger building, divide it into subordinate modules that reflect traditional building sizes in the context. Too much variation in building height is inappropriate.
- b. Vary the height of building modules in a large structure, and include portions that are similar in height to historic structures in the context. However, avoid excessive modulation of a building mass, when that would be out of character with simpler historic building forms in the area. Too much variation in building massing is inappropriate.

**9.12 Maintain the scale of traditional building widths in the context.**

- a. Design a new building to reflect the established range of the traditional building widths in the character area.
- b. Where a building must exceed this width, use changes in design features so the building reads as separate building modules reflecting traditional building widths and massing. Changes in the expression and details of materials, changes in window design, facade height or materials are examples of techniques that should be considered.
- c. Where these articulation techniques are used, they shall be expressed consistently throughout the structure, such that the composition appears as several building modules. Attention to the designs of transitions between modules is important. Too much variation, which results in an overly busy design, is inappropriate.

**9.14 A new commercial or mixed-use building should incorporate a base, middle and cap.**

- a. Traditionally, buildings were composed of these three basic elements. Interpreting this tradition in new buildings will help reinforce the visual continuity of the area.

**9.15 Establish a sense of human scale in the building design.**

- a. Use vertical and horizontal articulation techniques to reduce the apparent mass of a larger building and to create visual interest.
- b. Express the position of each floor in the external skin of a building to establish a scale similar to historic buildings in the district.
- c. Use materials that convey scale in their proportion, detail and form.

- d. Generally, the facade in most contexts should appear as a relatively flat surface, with any projecting or recessed “articulations” appearing to be subordinate to the dominant form. Exceptions are in lower scale single-family settings.
- e. Design architectural details and other features to be in scale with the building. Using windows, doors, storefronts (in commercial buildings) and porches (in lower scale residential buildings) that are similar in scale to those seen traditionally is appropriate.

**Staff Comment:**

The proposed building height is 40 stories plus a mechanical penthouse and a decorative cap. The building would be divided into two main modules: the podium and the tower.

Podium: The first four floors of the building make up the podium, the footprint of which would occupy most of the site and would be oriented to the street grid. Four stories is considered a low-rise building, which is appropriate to the context in this location. The first floor would be 20 feet in height, which would be substantially taller than the upper levels. A taller first floor is characteristic of buildings in the district. All facades of the podium would appear relatively flat with articulations appearing to be subordinate to the dominant form. A simple, but defined metal building cap is proposed for the podium. In the immediate area, traditional building widths are narrower than the half block width and length of the proposed building. The applicant has proposed different treatments for each building facade.

- *Central Avenue facade:* The Central Avenue podium façade is designed to reflect an established range of traditional building widths reflective of the character area and establishes a sense of human scale. The vertical alignment of the windows and balconies on the second through fourth floors and the exposure and cladding of the columns between storefront windows on the ground level create the appearance of subordinate modules.
- *Second Street facade:* The 2<sup>nd</sup> Street elevation of the podium does not have as many architectural elements as the Central Avenue façade to portray a range of building widths. The design elements on this elevation have a horizontal emphasis rather than vertical. An expression of the position of floors two through four is also missing in the external skin of the building. This gives the appearance of a top-heavy building mass above the ground floor that is not similar to the context area. These issues are due in part to the upper floors being adjacent to enclosed parking rather than dwelling units like on the Central Avenue façade. This façade would be highly visible from Central Avenue looking north because the Winslow House Condominiums are set back over 60 feet from the street. CPED staff is recommending that dwelling units line the parking on the second through fourth floors of the 2<sup>nd</sup> Street elevation. Compliance with this condition would result in more architectural elements that would reflect an established range of building widths and a consistent expression of articulation on both street facades, express the position of each floor in the external skin of the building, and incorporate a sense of human scale. Please note that although compliance with this condition would result in the loss of parking, the proposed amount of parking exceeds the minimum zoning requirement by more than 100 non-tandem spaces.
- *North facade (adjacent to Pillsbury Library):* The north building elevation is wider than traditional building widths in this area. This building elevation would be highly visible from University Avenue and looking south on Central Avenue because of the small footprint and height of the adjacent library. To create articulation reflective of traditional building widths, the applicant incorporated changes in design features. The corner adjacent to Central Avenue would be wrapped with stone and fenestration on the second through fourth floors. The primary building material would then transition to brick. On the brick wall, recessed,

vertical metal panels extending the full height of the podium would be spaced every 6 to 20 feet. This part of the wall would be located adjacent to the enclosed parking levels. The metal bands mimic the pattern and spacing of the windows on the upper podium levels of the Central Avenue elevation to ensure that these elevations are consistent. Because the primary materials between these two facades are not consistent, CPED staff is recommending that the primary building material on the north wall be the same as the primary building material on the street facing walls of the podium. Even with the change of primary material, articulation techniques that establish the sense of human scale, i.e. reduce the apparent mass of the building and create visual interest, would need to be maintained.

- *East facade (adjacent to parking ramp):* The north building elevation is also wider than traditional building widths in this area. The stone masonry of the street-facing facades would wrap the corner of the building because it would be visible from 2<sup>nd</sup> Street. From there, the primary material would transition to face brick for the remainder of the wall. Again, recessed, vertical metal panels extending the full height of the podium would be spaced every 6 to 20 feet along the wall. The adjacent parking ramp is 9 levels high and the close proximity of the two walls would minimize visibility of the proposed wall making additional articulation unnecessary.

**Tower:** The tower has a contemporary design, but the angled walls and vertical precast banding breaks up the width of the tower. Articulations in the tower appear to be subordinate to the dominant form. Also, the design of all sides of the tower would be consistent with each other. The cap of the tower is more pronounced than the cap on the podium. Given the height of the tower, having a well-defined cap is appropriate. To be in keeping with the intent of the character area, the tower would be setback from the street edge. Specifically, it would be set back 6.5 to 14 feet from the podium wall adjacent to Central Avenue and would be set back over 30 feet from the podium wall adjacent to 2<sup>nd</sup> Street. The footprint of the tower is less than half of that of the podium. Also, the location of the tower would not block any key views identified in the plan. Adjacent to the low-rise Pillsbury Library, the tower would be set back 11.5 to 18 feet. In contrast, the second through fourth floors of the podium would be set back 17 feet, resulting in a cantilevered tower. The library is set back 20 feet from the shared lot line. The proposed setbacks would be sufficient to retain access to light and air of the surrounding properties. However, cantilevering the tower would create a looming effect over a contributing property. To address this issue, CPED staff is recommending that the tower not extend past the podium. Please note that the zoning code would also require a 15 foot setback from the side lot line for all walls with residential windows.

## Building and Roof Form

### Requirements

**9.16 Use simple, rectangular roof forms in commercial, warehouse and industrial contexts.**

- a. Flat roofs are appropriate on the majority of the buildings in the district.

**9.17 Design a roof to be similar in form to those used traditionally in the character area.**

- b. Some variation in roof form is appropriate for a larger building mass, but avoid overly complex forms that would be out of character with the context.

### Staff Comment:

The proposed roof would be flat, which is appropriate in this location. The cap of the tower is more contemporary and taller than the roof of the top floor, but not overly complex.

## Primary Entrances

### **Requirements**

#### **9.18 Locate a primary building entrance to face the street.**

- a. Position a primary entrance to be at the street level in an urban setting.
- b. Recessed entries are encouraged to avoid door swing conflicts with the sidewalk and to provide shelter.

#### **9.19 Design a building entrance to appear similar in character to those used traditionally.**

- a. Clearly define the primary entrance.
- b. Use a contemporary interpretation of a traditional building entry, which is similar in scale and overall character to those seen historically.

### **Staff Comment:**

All primary entrances would be at the street level. The retail entrance(s) facing Central Avenue would be clearly defined and sheltered by canopies. However, the residential entrance would be recessed and separated from 2<sup>nd</sup> Street by a porte cochere, which would not be similar in character to those used traditionally. To reinforce the street wall and to emphasize the location of the main residential entrance, CPED staff is recommending that the main residential lobby entrance extend up to the street and not be more than 8 feet from the lot line.

## **Materials**

### **Requirements**

#### **9.20 Building materials shall be similar in scale, color, texture and finish to those seen historically in the context.**

- a. Masonry (i.e., brick and stone) that has a modular dimension similar to those used traditionally is appropriate.
- b. A facade that faces a public street should have one principal material, excluding door and window openings, and may have one to two additional materials for trim and details. Permitted materials include, but are not limited to, brick, stone, terracotta, painted metal, exposed metal, poured concrete and precast concrete.
- c. The material also should be appropriate to the context.

#### **9.21 Contemporary materials that are similar in character to traditional ones will be considered.**

- a. Generally, one primary material should be used for a building with one or two accent materials. Accent materials should be used with restraint.
- b. A second material may be used on side or rear walls in a context in which such a tradition is demonstrated historically. It is inappropriate in the Water Power Area.
- c. A glass curtain wall will be considered as a principal material.
- d. Contemporary, alternative materials should appear similar in scale, durability and proportion to those used traditionally.
- e. Cementitious-fiber board, with exemplary detailing, will be considered in lower scaled residential settings. Other imitation or synthetic siding materials, such as plastic, aluminum or vinyl, are inappropriate in the lower scale residential contexts.

#### **9.22 Use high quality, durable materials.**

- a. Materials should be proven to be durable in the local Minneapolis climate.

- b. The material should maintain an intended finish over time, or acquire a patina, which is understood to be a likely outcome.
- c. Materials at the ground level should withstand ongoing contact with the public, sustaining impacts without compromising the appearance.

**Staff Comment:**

Because the context is limited in this character area, CPED staff looked to the adjacent character areas as well to determine historic context. The applicant is proposing three different exterior treatments for the different modules of the building: the street-facing walls of the podium, the interior facing walls of the podium, and the tower walls.

*Street-facing walls of the podium:* Both walls would have stone as the primary building material. Metal panels would be used as an accent material and metal would be used for other elements, such as railings, canopies, and a screen wall, which is appropriate in this location. Stone masonry is appropriate to the context (e.g. Pillsbury Library, Our Lady of Lourdes, and former Exhibition Building). The materials proposed have proven durability, including those at the ground level. However, the stone from the historic buildings have a consistent modular dimension, pattern and texture as opposed to the varied lengths, widths and textures proposed. The sense of texture is important for materials in the district because the traditional materials create a sense of scale and cast shadow lines on facades. The proposed arrangement would be a contemporary application of a material traditionally found in this area. Other architectural details and their finishes, as described in the above Building Mass, Scale and Height section would help in capturing and expressing the character of the context.

*Interior facing walls of the podium:* The stone masonry of the street-facing facades would wrap the corners of both sides of the building because they would be visible from the adjacent streets. From there, the primary material would transition to face brick. Metal would be used as an accent on both walls, including a green screen on the service drive wall. The modular dimensions of the brick would be similar to brick used traditionally. Although these walls would not directly face a street, a second material used on side and rear walls is not typical of the context of which the site is located, the Water Power Area. CPED staff is recommending that the HPC allow the alternative proposed on the east elevation facing the adjacent parking ramp. The parking ramp is 9 levels high and the close proximity of the two walls would minimize visibility of the proposed wall. However, the north facing wall adjacent to the Pillsbury Library would be very visible from University Avenue. The small footprint and height of the library would do little to limit visibility of the 54.5 foot tall by 186 foot wide wall. Therefore CPED staff is recommending that the primary building material on the north wall be the same as the primary building material on the street facing walls of the podium.

*Tower walls:* The primary building material of the tower facades is a curtain wall system. Architectural precast panels would be used as an accent material. The precast panels and spandrel glass (used only at concrete slabs between floor levels) would express the position of each floor in the external skin of the building to prevent an all glass façade with no articulation that would not be compatible with the character of the district.

*Color, texture and finish of proposed materials:* The color, textures and finishes of the stone are similar to that seen historically in the context. The colors of the other wall materials (metal panels, precast concrete and brick) are much darker or much lighter than those found historically in the context. Also, significant contrasts in color are not characteristic. Metal and concrete colors are usually medium gray. The white precast and metal panels would be too stark in this context. For light colors, shades closer to those of the Pillsbury Library or the Pillsbury A-Mill would be appropriate. For darker colors of the metal and concrete, medium dark shades, in the range of what is found on the Red Tile Elevator and the South Mill (adjacent to the Pillsbury A-Mill), would be appropriate.

The darkest brick identified in the character area is located at 508 and 516 University Avenue Southeast, two low-rise apartment buildings. As with other brick buildings in the context area, the mortar is subtly lighter than the brick. The proposed building elevations do not portray a contrast between the brick and mortar; however the brick detail provided indicates a significant contrast. A more subtle contrast between the two materials would be appropriate. Provided the sheen of all materials is minimized to the extent practical, the proposed textures of each material would be appropriate in this context. To address these issues, CPED staff is recommending that the color and finishes of the proposed exterior wall materials shall be similar to that seen historically in the context. Specifically, very light and very dark colors shall be avoided, contrast between material colors shall be reduced, the contrast between brick and mortar shall be more subtle, and sheen shall be minimized to the extent practical.

## Windows

### Requirements

#### **9.23 The use of a contemporary storefront design is encouraged in commercial settings.**

- a. Design a building to incorporate ground floor storefronts in commercial settings, whenever possible.
- b. Incorporate the basic design features found in traditional storefronts, such as a kickplate, display window, transom and a primary entrance.
- c. In storefront details, use elements similar in profile and depth of detailing seen historically.
- d. Where a storefront is not feasible, incorporate a high level of transparency in ground floor office, lobby or residential uses while providing sufficient privacy for occupants.

#### **9.24 Arrange windows to reflect the traditional rhythm and general alignment of windows in the area.**

- a. Use appropriate window rhythms and alignments, such as:
  - Vertically proportioned, single or sets of windows, “punched” into a more solid wall surface, and evenly spaced along upper floors
  - Window sills or headers that align
  - Rows of windows or storefront systems of similar dimensions, aligned horizontally along a wall surface
- b. Creative interpretations of traditional window arrangement will be considered.

#### **9.25 Use durable window materials.**

- a. Appropriate window materials include metal and wood frame.
- b. Inappropriate window materials include plastic snap-in muntins and synthetic vinyl.

### Staff Comment:

All proposed window materials would be durable. The ground level retail space storefront would be consistent with the traditional features identified in the above guidelines. The upper floors of the podium walls facing Central Avenue would have a vertically, punched pattern of openings created by the windows and balconies. The upper floors of the 2<sup>nd</sup> Street wall of the podium would have very little fenestration or other elements that would create a balanced pattern of solid wall to window area. To address this issue, CPED staff is recommending that dwelling units line the parking on the second through fourth floors of the 2<sup>nd</sup> Street elevation and that a consistent expression of articulation on both street-facing facades, including the pattern of openings, be applied.

## Canopies/Awnings

### Requirement

#### 9.26 A canopy/awning should be in character with the building.

- a. Mount a canopy/awning to accentuate character defining features.
- b. A canopy/awning should remain a subordinate feature on the building.

### Staff Comment:

Canopies are proposed over the main entrances facing Central Avenue. They would emphasize the location of the entrances, but would remain a subordinate feature on the building because they would have a low, flat profile and would not extend beyond the width of the door assemblies. A continuous canopy is also proposed over the entrance and exit to and the screen wall adjacent to the porte cochere. A porte cochere and a garage entrance are not characteristic of the historic context and should not be emphasized as character defining features. CPED staff is recommending that the use of canopies be limited to above pedestrian access doors.

## CHARACTER AREAS

### Water Power Character Area, University Avenue Transition Area

This subarea transitions from industrial and commercial development along Main Street to a former eclectic mix of single- and two-family dwellings, apartments, factories, laboratories and other industrial uses that faced University Avenue Southeast. The buildings ranged in height from three stories to one and a half stories, which provided a transition from the height of the milling and industrial buildings along Main Street.

This area has experienced significant changes and most of its historic fabric has been lost. Buildings along the Sixth and Fifth Avenues Southeast and University Avenue Southeast is indicative of some of the development types of this subarea.

The University Avenue Transition Area is bounded by Second Street South, Central Avenue Northeast, University Avenue Southeast and Sixth Avenue Southeast.

### Intent

New buildings should be contemporary in character, while respecting the fundamental characteristics of the historic subarea context. They should draw upon the simple forms, materials and massing of historic buildings, especially as experienced at the street level. New buildings should reflect the massing of other historic buildings within the subarea and not that of the grain elevators.

Grain elevators stand out as possessing a larger massing due to their industrial needs and should not be used as a precedent for new construction. The grain elevators should also continue their visual prominence over the rest of the district.

Portions of buildings that would be taller than those seen historically should be set back from the street edge. In areas where there is a strong industrial context, a variety of heights may be appropriate. Historically, many industrial buildings had exposed mechanical systems and other rooftop devices, and contemporary designs that make use of such roofscape elements are appropriate.

A new building should be sited to respect the historic orientation and alignment patterns created by the infrastructure and existing historic buildings. A continuous street wall should be established along urban

streets, generally with building fronts at the street edge. Some variations in facade alignment may occur, but an overall sense of continuity should be maintained.

Enhanced landscapes and streetscapes in this character area are encouraged. They should not impede one's ability to understand the historical function and character of the context. Guidance offered in Chapter 6 for landscapes, streetscapes, and open spaces in historic industrial areas should be applied in the West Side and East Side Milling Areas and the Main Street Area. The University Avenue Transition Area was a historic commercial mixed use area; traditional landscapes and streetscapes are more appropriate in this location.

## Site and Landscape Guidelines

### Requirement

**10.3 In Main Street and University Avenue Transition Areas, buildings should be oriented toward the street grid.**

### Staff Comment:

The first floor of the building would be set back 8 feet from Central Avenue and 6 feet from 2<sup>nd</sup> Second Street. However, the residential entrance would be recessed and separated from 2<sup>nd</sup> Street by a porte cochere, which would not be similar in character to those used traditionally. To reinforce the street wall and to emphasize the location of the main residential entrance, CPED staff is recommending that the first floor wall, including the main residential lobby entrance, be located not more than 8 feet from the lot line, except where allowed for mechanical equipment and vehicle access if no door is proposed.

## Building Design

### Requirements

**10.8 In University Avenue Transition Area, the maximum building height should not exceed eight stories.**

- c. Mid-rise, low-rise, and very-low rise building heights are most appropriate. (See page 103 for building height classifications.)

**10.9 A new facade should reflect the established range of building widths.**

- a. A block-long facade building massing is not appropriate.

**10.10 Arrange tall building masses to allow views and access through to the river and views to the mills**

### Staff Comment:

The proposed building height is 40 stories plus a mechanical penthouse and a decorative cap. The first four floors of the building make up the podium, the footprint of which would occupy most of the site and would be oriented to the street grid. To be in keeping with the intent of the character area, the tower would be set back from the street edge. Specifically, it would be set back 6.5 to 14 feet from the podium wall adjacent to Central Avenue and would be set back over 30 feet from the podium wall adjacent to 2<sup>nd</sup> Street. The footprint of the tower is less than half of that of the podium. Also, the location of the tower would not block any key views identified in the plan.

The Central Avenue podium façade is designed to reflect an established range of building widths with the vertical alignment of the windows and balconies on the second through fourth floors and the exposure and cladding of the columns between storefront windows on the ground level. The

2<sup>nd</sup> Street elevation of the podium does not have as many architectural elements to portray a range of building widths. The design elements on this elevation have a horizontal emphasis rather than vertical. This is due in part to the upper floors being adjacent to enclosed parking rather than dwelling units like on the Central Avenue façade. This façade is highly visible looking north from Central Avenue because the Winslow House Condominiums are set back more than 60 feet from the street. CPED staff is recommending that dwelling units line the parking on the second through fourth floors of the 2<sup>nd</sup> Street elevation. CPED staff is also recommending that the main residential lobby entrance extend up to the street and not be more than 8 feet from the lot line. Compliance with these conditions would result in more architectural elements that would reflect an established range of building widths. Please note that although compliance with this condition would result in the loss of parking, the proposed amount of parking exceeds the minimum zoning requirement by more than 100 non-tandem spaces. Lastly, the tower has a contemporary design, but the angled walls and vertical precast banding breaks up the width of the tower.

With the recommended conditions of approval, the proposed new construction and alterations to the historic buildings would not materially impair the significance and integrity of the property as evidenced by the consistency of alterations with the *St. Anthony Falls Historic District Design Guidelines*, as analyzed above.

4. *The alteration is consistent with the applicable recommendations contained in The Secretary of the Interior's Standards for the Treatment of Historic Properties.*

The following standards for rehabilitation are most applicable to this proposal:

- 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.
- 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.

With the recommended conditions of approval, the new construction would not materially impair the significance and integrity of the subject and surrounding properties within the St. Anthony Falls Historic District, as evidenced by the general consistency of alterations with the recommendations in the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

5. *The alteration is consistent with the spirit and intent of the preservation ordinance, the applicable policies of the comprehensive plan, and the applicable preservation policies in small area plans adopted by the city council.*

The following policies of the *Minneapolis Plan for Sustainable Growth* are applicable to the proposal:

**Land Use Policy I.12: Support Activity Centers by preserving the mix and intensity of land uses and by enhancing the design features that give each center its unique urban character.**

- I.12.2 Encourage mixed use buildings, with commercial uses located on the ground floor and secure entrances for residential uses.
- I.12.4 Discourage uses that diminish the transit and pedestrian character of Activity Centers, such as automobile services, surface parking lots, and drive-through facilities.
- I.12.5 Encourage a height of at least two stories for new buildings in Activity Centers, in keeping with neighborhood character.

- 1.12.6 Encourage the development of high- to very-high density housing within the boundaries of Activity Centers.

**Land Use Policy 1.2: Ensure appropriate transitions between uses with different size, scale, and intensity.**

- 1.2.1 Promote quality design in new development, as well as building orientation, scale, massing, buffering, and setbacks that are appropriate with the context of the surrounding area.

**Land Use Policy 1.3: Ensure that development plans incorporate appropriate transportation access and facilities, particularly for bicycle, pedestrian, and transit.**

- 1.3.1 Require safe, convenient, and direct pedestrian connections between principal building entrances and the public right-of-way in all new development and, where practical, in conjunction with renovation and expansion of existing buildings.
- 1.3.2 Ensure the provision of high quality transit, bicycle, and pedestrian access to and within designated land use features.
- 1.3.3 Encourage above-ground structured parking facilities to incorporate development that provides active uses on the ground floor.

**Land Use Policy 1.4: Develop and maintain strong and successful commercial and mixed use areas with a wide range of character and functions to serve the needs of current and future users.**

- 1.4.2 Promote standards that help make commercial districts and corridors desirable, viable, and distinctly urban, including: diversity of activity, safety for pedestrians, access to desirable goods and amenities, attractive streetscape elements, density and variety of uses to encourage walking, and architectural elements to add interest at the pedestrian level.
- 1.4.4 Continue to encourage principles of traditional urban design including site layout that screens off-street parking and loading, buildings that reinforce the street wall, principal entrances that face the public sidewalks, and windows that provide “eyes on the street”.

**Land Use Policy 1.5: Promote growth and encourage overall city vitality by directing new commercial and mixed use development to designated corridors and districts.**

- 1.5.1 Support an appropriate mix of uses within a district or corridor with attention to surrounding uses, community needs and preferences, and availability of public facilities.

**Land Use Policy 1.8: Preserve the stability and diversity of the city's neighborhoods while allowing for increased density in order to attract and retain long-term residents and businesses.**

- 1.8.1 Promote a range of housing types and residential densities, with highest density development concentrated in and along appropriate land use features.

**Housing Policy 3.1: Grow by increasing the supply of housing.**

**Housing Policy 3.2: Support housing density in locations that are well connected by transit, and are close to commercial, cultural and natural amenities.**

- 3.2.1 Encourage and support housing development along commercial and community corridors, and in and near growth centers, activity centers, retail centers, transit station areas, and neighborhood commercial nodes.

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

- 8.1.2 Require new construction in historic districts to be compatible with the historic fabric.

**Urban Design Policy 10.4: Support the development of residential dwellings that are of high quality design and compatible with surrounding development.**

- 10.4.1 Maintain and strengthen the architectural character of the city's various residential neighborhoods.
- 10.4.2 Promote the development of new housing that is compatible with existing development in the area and the best of the city's existing housing stock.

**Urban Design Policy 10.5: Support the development of multi-family residential dwellings of appropriate form and scale.**

- 10.5.2 Medium-scale, multi-family residential development is more appropriate along Commercial Corridors, Activity Centers, Transit Station Areas and Growth Centers outside of Downtown Minneapolis.
- 10.5.3 Large-scale, high-rise, multi-family residential development is more appropriate in the Downtown Minneapolis Growth Center.

**Urban Design Policy 10.6: New multi-family development or renovation should be designed in terms of traditional urban building form with pedestrian scale design features at the street level.**

- 10.6.1 Design buildings to fulfill light, privacy, and view requirements for the subject building as well as for adjacent properties by building within required setbacks.
- 10.6.2 Promote the preservation and enhancement of view corridors that focus attention on natural or built features, such as the Downtown skyline, landmark buildings, significant open spaces or bodies of water.
- 10.6.3 Provide appropriate physical transition and separation using green space, setbacks or orientation, stepped down height, or ornamental fencing to improve the compatibility between higher density and lower density residential uses.
- 10.6.4 Orient buildings and building entrances to the street with pedestrian amenities like wider sidewalks and green spaces.
- 10.6.5 Street-level building walls should include an adequate distribution of windows and architectural features in order to create visual interest at the pedestrian level.
- 10.6.6 Integrate transit facilities and bicycle parking amenities into the site design.

**Urban Design Policy 10.9: Support urban design standards that emphasize traditional urban form with pedestrian scale design features at the street level in mixed-use and transit-oriented development.**

- 10.9.1 Encourage both mixed-use buildings and a mix of uses in separate buildings where appropriate.
- 10.9.2 Promote building and site design that delineates between public and private spaces.
- 10.9.4 Coordinate site designs and public right-of-way improvements to provide adequate sidewalk space for pedestrian movement, street trees, landscaping, street furniture, sidewalk cafes and other elements of active pedestrian areas.

**Urban Design Policy 10.16: Design streets and sidewalks to ensure safety, pedestrian comfort and aesthetic appeal.**

- 10.16.1 Encourage wider sidewalks in commercial nodes, activity centers, along community and commercial corridors and in growth centers such as Downtown and the University of Minnesota.
- 10.16.2 Provide streetscape amenities, including street furniture, trees, and landscaping, that buffer pedestrians from auto traffic, parking areas, and winter elements.

**Urban Design Policy 10.18: Reduce the visual impact of automobile parking facilities.**

- 10.18.6 The ground floor of parking structures should be designed with active uses along the street walls except where frontage is needed to provide for vehicular and pedestrian access.

The [Marcy-Holmes Neighborhood Master Plan](#) was adopted by the City Council in 2014. In general, the plan supports adaptive reuse, rehabilitation, and renovation of existing buildings if possible. In the plan, the site falls in the Riverfront Character Area. The goal of the plan for this area is to “Expand and improve riverfront parks, improve connectivity, balance local and regional access and use, create bike- and walk-friendly environments on 2<sup>nd</sup> Street Southeast, and embrace diversity of building uses and eras.” The plan does not contain specific guidance for height, but indicates that higher density residential development is appropriate at this location because it is along a transit and transportation corridor and near a commercial center.

In *The Minneapolis Plan for Sustainable Growth*, Activity Centers are described as places with a mix of uses that have citywide and regional draw. They contain a high intensity of uses, including employment, commercial, office, and residential uses. Densities in Activity Centers range between high density (50-120 du/acre) and very high density (120-200 du/acre), dependent on context. In addition, densities up to 800 du/acre may be allowed in or near all designated Growth Centers and within Activity Centers adjacent to Growth Centers, as consistent with adopted small area plans. The proposed density of the project, 259.4 du/acre, is consistent with the policy guidance of the City’s comprehensive plan.

The site is located in a mixed use area with a range of densities, including high-rises. Although it is located in the historic district, most of the historic fabric has been lost and new construction is predominant in the immediate area. The properties closest to the subject site include the one-story, former Pillsbury Library, the nine-level St. Anthony parking ramp, the 12-story Winslow House Condominiums, townhouses, and the one-and-a-half-story Ard-Godfrey House. Both the Pillsbury Library and the Ard Godfrey House are contributing structures in the historic district.

The proposed building height is 40 stories plus a mechanical penthouse and a decorative cap. Implementation step 10.1.1 of the comprehensive plan promotes concentrating the tallest buildings in the downtown core. The site is not located in the downtown core, but it is across the river in an area with high density buildings. Further, it would not eclipse the downtown skyline. Even though the proposed building would be taller than other buildings on the east bank of the river, the massing and scale would not be out of character with the East Hennepin Activity Center. To ensure compatibility with the surrounding area and the historic district, the building would be divided into two main modules, the podium and the tower. The first four floors of the building make up the podium, the footprint of which would occupy most of the site and would be oriented to the street grid. Four stories is considered a low-rise building, which is appropriate to the historic context in this location. It also establishes a sense of human scale.

To provide a physical transition, the tower would be set back from the street edge. Specifically, it would be set back six-and-a-half to 14 feet from the podium wall adjacent to Central Avenue

Southeast and would be set back over 30 feet from the podium wall adjacent to 2<sup>nd</sup> Street Southeast. The footprint of the tower is less than half of that of the podium. By limiting the podium height to 4-stories and minimizing the footprint of the tower, no nearby properties would be shadowed throughout the day. The applicant has completed a shadow study that shows that the effects of shadowing have been minimized to the extent practical. Also, the location of the tower would not block any public views of important elements of the city. Adjacent to the low-rise Pillsbury Library, the tower would be set back 11.5 to 18 feet. In contrast, the second through fourth floors of the podium would be set back 17 feet, resulting in a cantilevered tower. The library is set back 20 feet from the shared lot line. The proposed setbacks would be sufficient to retain access to light and air of the surrounding properties. However, cantilevering the tower would create a looming effect over a contributing property. To address this issue, CPED staff is recommending that the tower not extend past the podium as a condition of approval.

Appropriate transportation access and facilities would be provided. The site is conveniently located near public transit with frequent service and multiple bike routes. It is also in a high traffic pedestrian area with close proximity to services and amenities. Public realm enhancements are proposed to improve the pedestrian experience, which include boulevard landscaping and wider sidewalks. In addition to pedestrian improvements, approximately two parking spaces per dwelling unit are proposed. At least one bicycle parking space per bedroom is also required to be provided.

The placement and design of the podium adjacent to Central Avenue Southeast would also facilitate access and would include pedestrian scale design features. The first floor of the proposed building would be set back not more than eight feet from Central Avenue, except where the service drive entrance is set back 14 feet. Retail space would occupy most of the Central Avenue frontage. Pedestrian access would connect directly to the sidewalk. The ground floor façade would be predominantly storefront windows to provide visual interest. Residential units would line the upper floors of the parking to create the effect of medium-scale development at the street level. The housing also wraps the north corner, a part of the façade that would be very visible because the Pillsbury Library is set back significantly from University Avenue Southeast.

The 2<sup>nd</sup> Street Southeast façade of the podium would not contain the same level of pedestrian scale design features. The first floor wall would be set back six to 48 feet. The width of the building along 2<sup>nd</sup> Street Southeast is 186 feet. Less than 50 percent of the first floor wall would be within eight feet of the lot line. The remainder of the wall would be recessed for a porte cochere, a garage entrance and mechanical equipment. The porte cochere would also separate the main residential entrance from the sidewalk. A decorative, metal screen wall is proposed between the two curb cuts of the porte cochere as an alternative to reinforce the street wall. Having a recessed first floor wall for a porte cochere is not consistent with the historic context or traditional urban design. In the historic district, buildings traditionally did not vary in alignment adjacent to a street. The upper parking levels would not be buffered by housing, except where the liner housing on Central Avenue would wrap the corner. Although 2<sup>nd</sup> Street Southeast is considered secondary to Central Avenue, the 2<sup>nd</sup> Street Southeast elevation would be highly visible from surrounding areas. This is also a high pedestrian traffic area. Without active uses, a pedestrian scale is not reinforced.

To further ensure that the scale of the proposed building would be compatible with the surrounding area, CPED staff is recommending conditions of approval that would require additional pedestrian scale design features in the podium fronting 2<sup>nd</sup> Street Southeast. Staff is recommending that the porte cochere be eliminated between the first floor wall and the street by requiring the first floor wall along 2<sup>nd</sup> Street Southeast, including the residential lobby entrance, to be within eight feet of the lot line with a more or less continuous alignment, except where allowed for mechanical

equipment and vehicle access if no door is proposed. Staff is also recommending that dwelling units line the parking on the second through fourth floors of the 2<sup>nd</sup> Street Southeast building elevation.

With no reasonable alternatives for reuse of the existing structures and with the adoption of the staff recommendation, the proposed high density development at this location in close proximity to downtown within an activity center and adjacent to a community corridor conforms to the applicable regulations of the preservation ordinance, is consistent with the above policies of the comprehensive plan, and the applicable preservation policies in the adopted small area plan.

## RECOMMENDATIONS

The Department of Community Planning and Economic Development recommends that the Heritage Preservation Commission adopt staff findings for the applications by Alatus, LLC for the properties located at 200 Central Avenue Southeast and 113 2<sup>nd</sup> Street Southeast in the St. Anthony Falls Historic District:

### A. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow the demolition of two buildings in the Saint Anthony Falls Historic District, subject to the following conditions:

1. As mitigation for the demolition of the Saint Anthony Commercial Club building, a photographic recordation of the property shall be prepared and submitted to staff that is in accordance with the guidelines of the Minnesota Historic Property Record.
2. 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 May 3, 2018.
3. 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. Certificate of Appropriateness.

Recommended motion: **Approve** the certificate of appropriateness to allow a new 40-story building, subject to the following conditions:

1. Dwelling units shall line the parking on the second through fourth floors of the Second Street building elevation. The addition of the liner housing shall result in more architectural elements that reflect a range of building widths found in the character area, a consistent expression of articulation on both street-facing facades, and an expression of the position of each floor in the external skin of the building.
2. The main residential lobby entrance shall not be more than 8 feet from a lot line adjacent to a street.
3. Along 2<sup>nd</sup> Street, the first floor wall shall be within 8 feet of the lot line, except as allowed for mechanical equipment and vehicle access if no doors are proposed.
4. The number of curb cuts on 2<sup>nd</sup> Street shall be limited to one.
5. The use of canopies shall be limited to above pedestrian access doors.
6. The tower shall not extend past the second through fourth floors of the podium at any point on the north side of the building.

7. The primary building material of the north podium wall (floors one through four) shall be the same material as that used on the street facing facades of the podium.
8. No part of the railing system on the 5<sup>th</sup> floor roof deck shall be visible from the streets below.
9. The color and finishes of the proposed exterior wall materials shall be similar to that seen historically in the context. Specifically, very light and very dark colors shall be avoided, contrast between material colors shall be reduced, the contrast between brick and mortar shall be more subtle, and sheen shall be minimized to the extent practical.
10. The transformers and enclosure shall not extend past the predominant building wall setback adjacent to 2<sup>nd</sup> Street.
11. 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 May 3, 2018.
12. 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 and may result in termination of the approval.

## ATTACHMENTS

1. List of documents referenced
2. BZH Map
3. 1938 aerial
4. Written description and findings submitted by applicant
5. Building consultant and moving contractor letters
6. Determination of Eligibility Study
7. Site survey
8. Site plan
9. Landscape plan
10. Current photos
11. Renderings
12. Shadow study
13. Floor plans
14. Building elevations
15. Plan details
16. Comments received

**References Reviewed for Significance of St. Anthony Commercial Club Building in SAFHD**

<b>Source Name (Type)</b>	<b>Date Published</b>	<b>Publisher</b>	<b>Significance to SACC Building</b>	<b>General Info Included in Document</b>
Mississippi/Minneapolis— A Plan and Program for Riverfront Development (book)	1972	City	Not included in list of sites identified as having major significance	Not identified as a redeveloped site in the Main Street Design Area and District
St. Anthony Falls: A Preservation and Planning Study for the St. Anthony Falls Historic District (reproduced as St. Anthony Rediscovered)	1979 and 1980	MacDonald and Mack Partnership and Miller- Dunwiddie Architects Inc.	No different information from what was included in SAF Rediscovered	<ul style="list-style-type: none"> <li>• Mentioned in above 1981 document</li> <li>• Includes historical inventory map</li> </ul>
Saint Anthony Falls Rediscovered (book)	1980	Minneapolis Riverfront Development Coordination Board	<ul style="list-style-type: none"> <li>• Included in the Building Inventory, which catalogued all significant historic structures in the Central Riverfront area, including additional buildings not treated in the thematic sections</li> <li>• One of the “other [buildings] in the district worth mentioning, if only for their stylistic peculiarities...” which is English Tudor Revival Style</li> <li>• No other information specific to the building is included.</li> </ul>	
A Review of the Boundaries of St. Anthony Falls Historic District (report)	1981	City	<ul style="list-style-type: none"> <li>• Not a significant element noted in NR form; significant buildings include Pillsbury Library, Lady of Lourdes, and Ard Godfrey</li> <li>• Not identified as a noteworthy building</li> <li>• The recommendation to shrink the boundaries would have removed the subject block from the district. Individual designation was recommended for significant structures outside of the revised boundaries, which did not include this building.</li> </ul>	<ul style="list-style-type: none"> <li>• Purpose of report reevaluated the historic resources of the central riverfront area and recommended appropriate district boundaries and individual buildings for City designation and placement on the National Registrar</li> <li>• NR district boundaries</li> <li>• Relevant questions asked in evaluating boundaries</li> <li>• East Side Milling District Area</li> </ul>

Source Name (Type)	Date Published	Publisher	Significance to SACC Building	Other
Additional Information SAFHD (continuation sheets provided to NRHP)	1991	HPC Chair	<ul style="list-style-type: none"> <li>• new list of most important properties were identified by SHPO; did not include Commercial Club</li> <li>• notes findings from previous study relevant to subject site and surrounding area: 1) commercial and residential areas were isolated from the river by new development; 2) there were few, if any, important historic buildings in the University Ave SE residential area</li> </ul>	<ul style="list-style-type: none"> <li>• Provided supplement information for the documentation already on file with NRHP</li> <li>• Referenced the proposal to redefine the boundaries in 1981</li> <li>• Approximately 140 properties researched</li> <li>• In 1988, SHPO sponsored a unifying theme for the district: waterpower</li> <li>• NRHP's policy is to only remove properties from a historic district boundary if those portions of the district are lost or destroyed</li> </ul>
Response to HPC letter above (letter)	1992	MHS	<ul style="list-style-type: none"> <li>• No mention of commercial club</li> </ul>	<ul style="list-style-type: none"> <li>• Additional information for SAFHD accepted by NRHP</li> <li>• Reiterated specific properties that additional information was accepted for</li> </ul>



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1938 Aerial. John R. Borchert Map Library--University of Minnesota, Minneapolis.

1938

## **200 CENTRAL AVENUE SE**

### **APPLICATION FOR CERTIFICATES OF APPROPRIATENESS FOR DEMOLITION AND NEW CONSTRUCTION**

#### **STATEMENT OF PROPOSED USE AND PROJECT DESCRIPTION**

**FEBRUARY 24, 2016**

The proposed use for the project site is a 40-story, 207 unit, luxury residential tower with retail on the ground floor, three levels of underground and three levels of above ground parking. The first four floors will form a pedestrian-scaled podium level, above which will rise a slender point tower. The existing building on the site, the Washburn-McReavy Funeral Chapel building at 200 Central Avenue SE, formerly known as the St. Anthony Commercial Club, and an addition known as the St. Anthony Athletic Club building at 113 2<sup>nd</sup> Street SE, will be demolished. The project intent is to design a contemporary, high-quality and durable building that will be an attractive addition to the City's built environment without detracting from its historic character. The project will greatly enhance the pedestrian realm and respond to important City goals for increased residential density and transit-oriented development.

#### Design Intent and Goals

The design strategy calls for a time tested podium / point tower approach that adds active transparent street front uses to this otherwise quiet site that is currently fronted with parking lots. The proposed construction creates a 4-story podium that maintains the scale of the historic commercial buildings in the St. Anthony Falls Historic District, notably those along Main Street SE where there are 19<sup>th</sup> century, 3-story commercial buildings. The cladding of this podium will be primarily in glass and stone. The stone will tie the podium back to the cladding of historic buildings in the area, including the Pillsbury Library and Pillsbury A-Mill, among others. The tower portion of the project is primarily glass with polished pre-cast concrete and is set back significantly from the east and south property lines. Along the east property line, the tower is set back between 75 and 83 feet from the property line and 85 to 94 feet from the adjacent parking ramp. Along 2<sup>nd</sup> Street the tower is set back between 37 and 50 feet from the property line and approximately 60 feet from the street curb. At the north side (adjacent to the Pillsbury Library property) the tower is set back between 10 and 17 feet from the property line. The site area is 37,000 sf and the tower has a footprint of approximately 12,600 sf. The tower is roughly one-third the size of the site area. This is consistent with examples from other peer cities in locating point towers adjacent to iconic and historic buildings.

A highly visible commercial space with residential liner units above will front along Central Avenue, bringing life and activity to this block. The residential lobby will be located off of 2<sup>nd</sup> Street. Service access will be provided from a one way drive off of Central Avenue. Residential parking will be located in three levels below grade, and three levels above grade, all accessed off of 2<sup>nd</sup> Street. The fifth floor will serve as the amenity level for the project with a swimming pool and other amenities. The 4-story building podium will screen a portion of the west side of the existing, 9-story St. Anthony Main parking ramp.

The proposed Type 1 construction point tower is in direct response to ongoing neighborhood and city suggestions for creating innovative, high-density, concrete and glass residential towers. Higher density residential development is appropriate at this location because it is along a transit and transportation corridor and near a commercial center. The proposed project is consistent with City goals for an expanded downtown residential population of 70,000 by 2025.

The site is sustainable because it maximizes walkability for residents to nearby neighborhood services and amenities, as well as walkability into the downtown core. The site is a transit-oriented location because of its adjacency to several bus lines and bicycle lanes. The building will be set back 8 feet along Central Avenue to reinforce and promote the pedestrian realm. The entire pedestrian zone along Central Avenue and 2<sup>nd</sup> Street will be reconstructed and landscaped with over-story canopy trees and extensive plantings.

### St. Anthony Falls Historic District

The project site is located in the St. Anthony Falls Historic District (the “District”), which was placed on the National Register of Historic Places (“NRHP”) and locally designated in 1971. The NRHP nomination identifies the District’s areas of significance as architecture, commerce, industry and transportation. The period of significance for the District is 1858-1940. The District is large and comprises multiple character areas. A 1980 survey commissioned by the Riverfront Development Coordination Board divided the District into five thematic areas, placing the project site in the “East Side Milling Area,” dominated by the Pillsbury A Mill complex and hydroelectric plants on the Mississippi River, and adjacent to the “University Avenue Southeast Residential Area,” made up of houses dating from the mid-1860’s through the early 20<sup>th</sup> Century.

For purposes of design review, the St. Anthony Falls Historic District Design Guidelines (the “Guidelines”) adopted by the Heritage Preservation Commission (“HPC”) in 2012 place the project site in the “Water Power Character Area” and its subarea, the “University Avenue Transition Area.” The Water Power Character Area “contains a dense concentration of buildings focused on utilizing the power of the Falls. While a few commercial buildings exist, most buildings are industrial in nature and their designs reflect their functions and era of construction.” (Guidelines, p. 126) The University Avenue Transition [Sub]Area “transitions from industrial and commercial development along Main Street to a former eclectic mix of single- and two-family dwellings, apartments, factories, laboratories and other industrial uses that face University Avenue Southeast. . . . This area has experienced significant changes and most of it [sic] historic fabric has been lost.” (Guidelines, p. 129)

### Eligibility Study of the St. Anthony Commercial Club

A Determination of Eligibility Study was prepared by Amy Lucas of Landscape Research. The following information is more fully detailed in the attached Study.

The original portion of the building was constructed in 1929 for the St. Anthony Commercial Club. It was designed by the Minneapolis architecture firm Long & Thorshov in the Tudor Revival style. Two additions to the building were constructed outside of the period of significance of the District. A one-story garage was added in 1955 covering the southeast

elevation of the clubhouse. The two-story athletic club addition was constructed in 1966, further altering the appearance of the clubhouse at the southeast.

The St. Anthony Commercial Club was established in 1905, as successor to the East Side Business Men's Association, to "encourage, promote and protect the commercial and industrial welfare of Minneapolis in general and the East Side district in particular." The St. Anthony Commercial Club was one of many such clubs that formed in Minneapolis and throughout the state to promote and strengthen industrial and economic development.

Prior to construction of the clubhouse, the Club's headquarters were in the Chute Building at 305 East Hennepin Avenue (razed). The clubhouse on Central Avenue was built on land donated by Caleb Dorr in 1916, though Dorr was not an active member of the Club. The clubhouse was not designed and constructed until 1929, perhaps due to World War I and the subsequent loss of club members. The Tudor Revival style of the building, "which reached the apex of popularity between 1910 and 1920," was popular with clubs.

The architecture firm Long & Thorshov was derived from the 1884 – 1889 partnership of Long and Kees, which continued as Long, Lamoreaux and Long until Olaf Thorshov joined the firm in 1920 and it became Long, Lamoreaux & Thorshov. By 1929, Roy Thorshov (Olaf's son) was the only partner in the firm, now named Long & Thorshov, as both his father and the Longs were deceased. Under the partnership name of Long & Thorshov, the firm designed Strutwear Knitting Company (1922), Medical Arts Building (1923) and Abbot Northwestern Hospital (1926) in Minneapolis.

Membership when the Club was established was 360 and grew significantly by 1916 when Dorr donated the clubhouse site (though claimed membership of 600 is dubious). However, following World War I, membership was as low as 85 in 1919. Although membership rebounded to 200 by the time the clubhouse was completed in September 1929, the Club again struggled for membership after the stock market crash the following month and during the Depression. Club membership was at 150 when the athletic club addition was built in a failed attempt to attract new members. In 1973, the St. Anthony Athletic Club split off and the 1929 clubhouse was sold to the Washburn-McReavy Funeral Home.

The St. Anthony Commercial Club building has not been evaluated for National Register eligibility. The St. Anthony Falls Historic District was the state's first historic district and evaluation of the contributing status of every building in the District was not completed before designation. Through the years, a number of buildings, especially those that did not contribute to the District's historic themes, have been evaluated. For example, Pillsbury Library was evaluated and found eligible for the National Register as an individual landmark. The St. Anthony Commercial Club has not been evaluated for National Register significance, but the building does not contribute to the District's historic themes of water power and industrial development. The building's social significance is compromised because the Club suffered decline soon after construction and the mission of promoting the East Side businesses was diminished. It is uncertain if the architectural style and architect meet the designation criteria on a national level of significance. The building alterations have compromised the original integrity of the clubhouse.

The Landscape Research Study concludes that the original building appears to be eligible for local designation under Criterion 1 for its association with the St. Anthony Commercial Club and its contributions to the social and economic advancement of “East Minneapolis.” The report did not investigate remaining commercial clubs in Minneapolis. The clubhouse may be eligible under Criterion 4 as a representative example of the Tudor Revival style, but the report did not evaluate other Tudor Revival style buildings in Minneapolis. The report did note that the Minneapolis Club, built between 1908 and 1911, is an earlier representative of a Tudor Revival style clubhouse in Minneapolis. The report indicated that the St. Anthony Commercial Club may be locally eligible under Criterion 6 as an example designed by the local firm, Long & Thorshov. The firm’s original founders were deceased and the building was designed under the direction of Olaf Thorshov’s son, Roy. A survey of Long & Thorshov’s works was not provided in the evaluation report.

### Alternatives to Demolition

The project site is currently owned by Alatus. The prior owner, Washburn McReavy Funeral Homes, continues to remain at the property as a tenant pending redevelopment. Washburn-McReavy began operating in the clubhouse building in 1973. Since then, demand for services at this location has declined to the lowest volume of Washburn-McReavy’s many funeral chapels in the Twin Cities area, spurring Washburn-McReavy to sell the project site in anticipation of closing the establishment. Thus, 40-plus year use of the original building as a funeral home is no longer a viable use. The St. Anthony Athletic Club also continues occupancy of the non-historic 1966 addition on a month-to-month lease, but its membership was never strong and the remaining 70 or so members are in the process of relocating to other clubs.

Alatus has been studying potential reuse and redevelopment options for the project site for almost two years. In 2014, preliminary concept redevelopment options for the site were shared with the HPC that included some or all of the original clubhouse remaining on the site, though not necessarily in its current location. Further evaluation has proven that reuse and/or relocation of the clubhouse building is not economically feasible.

The 2014 concepts assumed that parking for the new project could be provided in the existing parking ramp on the neighboring property to the east, which would also be wrapped with new housing units. Further evaluation indicated that the aging ramp structure is not in good condition and it would not be feasible to rely on it for the long term parking needs of the new buildings. The complicated easements that would be needed to allow shared use of the ramp created additional barriers that made the 2014 concept unworkable. Redevelopment on the project site needs to be supported by a garage structure integrated with the new construction. Leaving all of the original clubhouse building on site does not provide a feasible area for new development. Even retaining a meaningful portion of the clubhouse would eliminate or severely reduce the ability to construct underground parking, resulting in more levels of above ground parking and new construction that would surround the remaining portion of the old building. The developer’s ability to sensitively design and integrate the new building into the neighborhood, provide suitable vehicular access and circulation, and enhance the pedestrian realm would also be significantly compromised. Thus, retaining the clubhouse building presents a severe impediment to redevelopment of the parcel.

Independent reuse of the clubhouse has no economic value. Based on the current surrounding uses, existing zoning, and renovation feasibility, both an office remodel concept and restaurant remodel concept were evaluated. In both cases, interior and exterior modifications would be necessary that would further damage the integrity of the clubhouse. Each scenario would require extensive re-purposing of the interiors and both would require ADA compliance updates. Hightower Initiatives, a local contracting consultant with re-purposing experience has provided pricing estimates for an office remodel and a restaurant remodel that are, respectively, approximately \$1.5 million and \$2.8 million (see attached). In comparison, it would cost less to build a new building in both scenarios than it would to remodel the existing building. Thus, retaining the clubhouse building as part of the redevelopment and remodeling it for a new use is not economically feasible.

Although the property has not been evaluated for individual National Register eligibility, due to the relatively small scope of a reuse project, federal historic tax credits are not a realistic source of funds for the additional renovation costs. Further, moving or turning the building would make it ineligible for inclusion on the Register.

Stubbs Movers was asked to evaluate and identify the cost of moving the one-story, L-shaped clubhouse building from its current location for potential reuse elsewhere. Moving the building would require that someone acquire the building for a nominal amount in exchange for moving the property to an appropriate location and incurring the moving costs. This also involves identifying locations within 5 – 6 blocks that are feasible. Stubbs Movers looked at numerous factors, including but not limited to, the existing condition of the building, moving techniques to maintain the building's exterior facade, loading techniques and movement pattern required for potential new locations, and probable relocation sites. Based on all of these variables and a set of assumptions, Stubbs Movers determined that it would cost between \$1.5 million and \$2.1 million to relocate the building in its entirety (see attached).

**Enclosures:**

- Letter of Support – Marcy-Holmes Neighborhood Association (MHNA)
- Historic Memorialization of St. Anthony Commercial Club (SACC)
- Statement of Probable Cost for Building Conversion - Hightower Initiatives
- Moving Building Proposal – Stubbs Building Movers, Inc.



## Hightower Initiatives

Consulting & Management Services For The Built Community

15000 Wychewood Rd. Minnetonka, MN 55345

(O) 612 840-6725

September 16, 2015

Mr. Chris Osmundson  
Alatus Central, LLC  
800 Nicollet Mall, Suite 2850  
Minneapolis, MN 55402

**Re: McReavy Funeral Home / St. Anthony Commercial Club Remodel & Renovation**

Dear Chris,

Thank you for the opportunity to respond to the requested budgeting of the remodel and renovation of the McReavy Funeral Home / St. Anthony Commercial Club.

I understand that you are evaluating potential future uses for the site. The two uses that were deemed most likely, as it was presented, were office space or a restaurant concept. Conversion to both of these uses from the existing condition of the building will require extensive renovation. Aesthetic appearance of the building will have to be altered as well due to compliance and code issues. Outlined below are some assumptions that have been made to arrive at the pricing I have concluded for both conversions.

### Office Retrofit Pricing::

The office remodel pricing assumptions include the following items: (1) conversion to an approximately 20 person class "A" office space; (2) significant repair work to stone, masonry, and existing window system; (3) evaluation and repair of existing roofing systems; (4) significant upgrades to the mechanical air distribution and hydronic systems and possibly an upgrade; (5) upgraded plumbing and rest room facilities; (6) typical office upgrades including work stations, wireless connectivity, conference rooms, and storage areas.

### Restaurant Remodel Pricing Assumptions:

The restaurant remodel pricing assumptions include the following items: (1) conversion to a modern deli-style working interior; (2) significant repair work to stone, masonry, and existing window system; (3) evaluation and repair of existing roofing systems; (4) significant upgrades to the mechanical air distribution and hydronic systems, a new grease hood, new type 2 ventilation systems, potentially a new upgraded building air handling/cooling unit; (5) interior finishes including full bakery for pastries, meat preparation area, and indoor and outdoor seating; (6) typical restaurant upgrades including ADA and Health Department compliant improvements.

Consistent with both scenarios is the cost to retrofit the existing Funeral Home into a new use, while retaining the existing building's character. The building will need repair and upgrades to the electrical, and mechanical systems. It will require new insulation / vapor barrier improvements, glass system replacements, stone / masonry repairs and paving retro-work. Special attention will be given to preserve the original materials and, where replacement is necessary, provide new materials that work in harmony with the existing building's aesthetic.

With respect to either of these projects, there is the significant risk of unforeseen conditions once existing wall structures are opened up. These include mold and mildew, lead-based paint, and asbestos-containing



## **Hightower Initiatives**

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**15000 Wychewood Rd. Minnetonka, MN 55345**

**(O) 612 840-6725**

materials. Costs for remediation related to the above items has not been included in the following pricing conclusions or attached exhibits. Based on the date of the building's construction it is very probable that these conditions exist. Again, the extent of which are not known and therefore not incorporated into our cost profiles.

Lastly, it is assumed that the existing building is approximately 8,500 sf with 15,000 sf in surface or landscaped area. Both pricing scenarios include some sort of upgrade or improvement to the site area, which is currently partially landscaped with a drive aisle.

More detailed pricing is attached as an exhibit, but below is the anticipated full cost to modify the McReavy Funeral Home / St. Anthony Commercial Club into either an office or restaurant:

Office Remodel Pricing: \$1,557,880

Restaurant Remodel Pricing: \$2,863,919

Based on this, a profitable rent value structured to pay for the cost of the building, and the retrofit of the Funeral Home (to an acceptable office or restaurant) would be far beyond a marketable rate.

Please feel free to contact us if you have any questions or need additional information.

Sincerely,

**Don Kohlenberger**  
**Principal**  
**Hightower Initiatives**

**Attachment(s) & Enclosures:**

Statement of Probable Cost – Central Ave Office

Statement of Probable Cost – Central Ave Restaurant

# STUBBS BUILDING MOVERS, INC

2284 County Road 90, Maple Plain, MN 55359

October 7, 2015

Mr. Chris Osmundson  
Alatus Central, LLC  
800 Nicollet Mall, Suite 2850  
Minneapolis, MN 55402

Re: McReavy Funeral Home / St. Anthony Commercial Club – Historic Moving Proposal

Dear Chris,

We have completed our evaluation with respect to moving the McReavy Funeral Home / St. Anthony Commercial Club building located at 200 Central Ave. Below are items that we looked at and considered in determining the final scope and pricing for moving the building.

**Moving variables considered and evaluated:**

- All or part of building – for this specific project, we are moving the whole building (absent the garage and the adjacent/attached athletic club)
- Width and length of main section(s)
- Working room at present site and site conditions
- Does a portion of building(s) not to be moved need to be removed in order to move section to be preserved
- Do the building dimensions allow it to be moved to another location
- Consideration for actual building movement including: does the building need to be turned in order to fit down the street; which end needs to be the front-end in order to be relocated correctly at the new site location; what is in the street or on the side of the street that is in the way

**Loading and unloading of the building:**

- What equipment is needed to load and support the building move path; this may determine the proper way of placing moving equipment
- What is needed at the new location for the foundation upon which to set the building

In evaluating the building, we determined we would need to carry the floor so that everything would remain intact. In doing so, this requires removing the material from under the existing building while supporting the floor and walls. This allows us to determine the amount of beams and dollies that will be necessary for the move.

Chute Square, immediately across from the site, is the best moving location, but it would still require that some trees be removed. The other sites are substantially tougher logistically and will cost more. Central Ave is about 70' wide which lets the building travel straight. The sites that require a turn onto University SE come with additional variables to consider. Turning would require signals and control box removal, sign removal, tree removal, and possible power line removal or relocation. This would inherently require substantial amounts of cooperation with the City of Minneapolis.

All of these factors contribute to determining the cost of moving the McReavy Funeral Home. The approximate cost to move the building, excluding costs relating to city street work, is between \$1,500,000 and \$2,100,000.

If you have any further questions or require further clarification on any of these items, I can be reached at (612) 282-1139.

Sincerely,



Larry Stubbs

## 200 CENTRAL AVENUE SE

### APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR DEMOLITION REQUIRED FINDINGS

FEBRUARY 24, 2016

The 1955 (garage) and 1966 (athletic club) additions were not constructed during the period of significance of the District and are not otherwise of historic significance. Demolition of the additions will not affect the District's criteria of significance or integrity. The following discussion will address the proposed demolition of the 1929 St. Anthony Commercial Club building.

- (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.*

District Significance. Although the original clubhouse was constructed to house a commercial club, it is not itself a commercial building. Its Tudor Revival architecture is an anomaly and not contributing to the District. Thus, the building is not associated with the District's architectural significance. The St. Anthony Commercial Club, while tangentially associated with the District's areas of significance of commerce, industry and transportation, was already in decline by the time the clubhouse was constructed in 1929 and continued to lose relevance as the period of significance for the District drew to a close in 1940. Neither the building nor the Club are associated with the water power, milling and industrial focus of the East Side Milling Area/Water Power Character Area or with the adjacent University Avenue Southeast Residential Area. Demolition of the clubhouse will not affect the significance of the St. Anthony Falls Historic District.

Individual Significance. The Landscape Research Study concludes that the original building appears to be eligible for local designation under Criterion 1 for its association with the St. Anthony Commercial Club and the Club's contributions to the social and economic advancement of Minneapolis and may also be eligible under Criteria 4 and 6 as a representative example of the Tudor Revival style by the local firm Long & Thorshov. However, with respect to Criterion 1, the building's significance is diminished because the Club was in decline by the time of the building's construction. Its Tudor Revival design is not an outstanding or unusual example of that architectural style and does not merit designation under Criterion 4. The Long & Thorshov firm designed several other notable buildings in Minneapolis, including the Medical Arts Building, Strutwear Knitting Company building, and Abbot Northwestern Hospital (which is on the NRHP). In comparison to these other works of the firm, the clubhouse does not exemplify the work of the firm and should not be designated on that basis under Criterion 6.

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

The clubhouse has not been found to be contributing to the District, is not contributing to the District's defining architectural character, and is not associated with the District's water power theme or industrial or transportation areas of significance. It is only tangentially-related to the District's commercial significance. Demolition of the building is compatible with the District's designation because it will not affect the District's significance.

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

District Integrity. As noted above, the clubhouse building is not a contributing resource in the District, so its demolition will not affect the integrity of the District.

Individual Integrity. The Landscape Research Study identifies several alternations that have damaged the integrity of design of the clubhouse building, further undermining its eligibility for local designation. These alterations include: closure of the original main entrance facing Central Avenue, filling of some openings, replacement of the original slate roof with wood shingles, a one-story garage addition that obscures the southeast elevation, and the massive, two-story athletic club addition of modern design and differing materials. These alterations have, to a lesser degree, diminished integrity of materials and workmanship. In addition, the 1966 addition and surrounding development - the parking ramp on the east side of the block (1980), the 12-story Winslow House condominiums (1980), and the Lourdes Square Townhouses (1993) - have damaged the integrity of historic setting, feeling and 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.*

The Guidelines do not prohibit demolition of noncontributing buildings, so the proposed demolition will not materially impair the significance and integrity of the District. In light of its tenuous significance and diminished integrity, the clubhouse should not be locally designated, so demolition will not impair a potential landmark.

(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 clubhouse was built late in the period of significance and has never been recognized as a contributing building in the District. Demolition of a noncontributing building is not prohibited by the Secretary of the Interior's Standards for the Treatment of Historic Properties, so demolition of the building will not impair the significance or integrity of the District. The clubhouse does not merit individual designation, so demolition will not impair a potential landmark.

(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 demolition of a building that is noncontributing to the historic district in which it is located and that does not rise to the level of significance or retain the level of integrity that merits landmark designation is consistent with the following applicable preservation 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.

8.1.3 Encourage new developments to retain historic resources, including landscapes, incorporating them into new development rather than removal.

- (7) *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 destruction of the clubhouse building is not necessary to correct an unsafe or dangerous condition, but there are no reasonable alternatives to demolition. As described above, the significance of the building is limited and its integrity is impaired. Its current use as a funeral chapel is no longer economically viable. The cost to renovate the building for commercial reuse as office or restaurant is estimated to be \$1.5 million and \$2.8 million respectively; more than the cost to build a new building in both scenarios. Even if a suitable relocation site was available, it would cost between \$1.5 million and \$2.1 million to relocate the building in its entirety. Retaining the clubhouse building on site presents a severe impediment to redevelopment of the parcel. At best, partial demolition of the clubhouse would be required and the need to provide additional levels of above grade parking surrounding the remnant would further undermine the integrity of the clubhouse building.

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

The eligibility study commissioned by Alatus and the other materials submitted in support of this application demonstrate adequate consideration of the significance of the project site and the St. Anthony Falls Historic District. The clubhouse has not been identified as, and does not appear to be, contributing to the District, and does not rise to the level of significance or retain the level of integrity that merits landmark designation.

- (9) *Where applicable, Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review.*

The proposed redevelopment of the project site will require submission and approval of an application for site plan review. This application will be submitted following the HPC review.

- (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 Secretary's typology of treatments for preserving, rehabilitating, reconstructing and restoring historic buildings is not applicable to an application for demolition.

- (11) *The alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance for which the district was designated.*

The clubhouse building was constructed late in the period of significance of the District and is only minimally associated with the areas of significance of the District. The historic fabric of the District on the block and along abutting street fronts has been significantly altered with new construction. The only historic properties

in close proximity to the project site are the Pillsbury Library and the relocated Ard Godfrey House, both of which are of singular character within the District and the significance of which is not related to surrounding development. The proposed demolition will not affect the significance and integrity of these or other contributing properties in the District.

(12) *Granting the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.*

The proposed demolition will not be contrary to the spirit of the City's historic preservation ordinances which are intended to preserve the significance and character of historic districts. As discussed above, the clubhouse building does not make a meaningful contribution to the themes and significance of the St. Anthony Falls Historic District and its demolition will not alter the essential character of the District.

(13) *The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.*

As discussed above, the proposed demolition will not affect the significance and integrity of other resources in the District. Nor will it impede the preservation of the only nearby District resources, the Ard Godfrey House and the Pillsbury Library. Neither of those historic resources is related in character to each other or the clubhouse; nor do they depend upon a continuous fabric of historic building character for their significance or integrity.

## 200 CENTRAL AVENUE SE

### APPLICATION FOR CERTIFICATE OF APPROPRIATENESS FOR NEW CONSTRUCTION REQUIRED FINDINGS

FEBRUARY 24, 2016

- (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 project site is located in an edge area of the St. Anthony Falls Historic District that has lost most of its historic fabric. Surface parking lots on the project site along Central Avenue and 2<sup>nd</sup> Street disrupt the desired street front building orientation. The only nearby historic buildings are the Pillsbury Library and the Ard Godfrey House (which was relocated to Chute Square). The podium level has been designed to complement the historic buildings in the District and, particularly, the adjacent Pillsbury Library. The tower relates more broadly to the other contemporary towers in the District - La Rive, the Pinnacle, Winslow House and Phoenix on the River. These residential buildings dot the District and are experienced only from a broader perspective, such as from across the river. The proposed tower would be similar in that manner, but be more successful at improving the immediate surroundings from a pedestrian point of view than the other projects because of the transparency and retail activity at street level. Neither the significance of the District as a whole, nor the significance of the nearby historic buildings, will be impaired by proposed new construction.

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

Recognizing that a 40-story tower will be a unique addition to the District and the East Hennepin area, the new building nevertheless will be compatible with and support the designation of the District. As noted above, the District accommodates a number of residential towers without detriment to its significance or the character for which it was designated. In the immediately surrounding character area, little historic fabric remains. The project site is surrounded by widely varying context, including a 9-story concrete parking facility, a 12-story residential building (Winslow House) that turns its back to the street with minimal windows, a townhouse development (Chute Square), and the Pillsbury Library. The new 4-story podium will replace an underutilized parking lot with a continuous street wall, set back slightly to improve the pedestrian realm, and provide landscaping opportunities. It will be oriented to the street grid as called for in the University Avenue Transition Area guidelines. The stone cladding of the podium will be laid up in a contemporary manner, but will be evocative of many of the historic milling buildings in the District. The tower portion of the building will be set back significantly from the street and away from neighboring buildings as called for in the Guidelines.

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

The new building will be compatible with and will not impair the integrity of the District or nearby historic buildings. Integrity is defined by the following seven aspects:

**Location:** The new construction will not affect the location of contributing resources.

**Design:** The podium, the portion of the building that will be experienced from the street level, has been designed in accordance with the Guidelines in a traditional, street front alignment and scale. The tower is

substantially set back from the street and podium edge, also as called for in the Guidelines. The tower will be most perceptible from a distance and its height is appropriate in context of the other residential towers dispersed throughout the District.

**Setting:** The new building will replace a Tudor Revival style building that is not in character with other buildings in the District, the large 1966 athletic club addition, and street fronting parking lots. The new podium level will have a positive impact on the setting of the area by filling a large gap in the street wall, being constructed with compatible materials, and activating the pedestrian realm. The design is also sensitive to the setting and feeling of the adjacent Pillsbury Library. The podium base is slightly taller than the Pillsbury Library building and creates a pleasing backdrop when viewed from University Avenue. The tower will be located approximately 60 feet from the Pillsbury Library building. When viewing from University Avenue, the Pillsbury Library is on axis with the tower location, a serendipitous location considering the traditional and symmetrical design of that historic building. The new construction is located well away from the Ard Godfrey House and will not materially affect the setting of that historic building.

**Materials:** The proposed building will be constructed with stone cladding and glass on the podium level and glass and polished pre-cast that emulates stone on the tower. These materials are similar to and compatible with historic materials used throughout the District and, in particular, intended to complement the materials of the Pillsbury Library.

**Workmanship:** The new building will not alter or impair the integrity of workmanship of other buildings in the District.

**Feeling:** Feeling is a property's expression of the aesthetic or historic sense of a particular period of time. The existing structure and site conditions that the new building will replace do not evoke the character-defining aesthetic or sense of the historic significance of the District. The new building, though contemporary in design, will be compatible with the historic aesthetic and feeling of the area.

**Association:** The new construction will not impair the District'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.*

The proposed new building is consistent with the following Guidelines for the District and Character Area.

### **Water Power Character Area / University Avenue Transition Area**

Most of the historic fabric of this subarea has been lost. In accordance with the Guidelines, the new building is contemporary in character. The podium design respects the fundamental characteristics of the character area context, drawing upon the simple forms, materials and massing of historic buildings, especially as experienced at the street level. The tower is substantially set back from the street edge and oriented to allow views throughout the site. The building will be oriented to the street grid and establish a continuous street wall. The setback of the podium from the property line along Central and 2<sup>nd</sup> will provide the opportunity for enhanced streetscape and landscape will be enhanced, all as encouraged in the Guidelines.

## **New Infill Building Guidelines**

### Building Placement and Orientation

**9.1 – 9.3:** The new construction is sited to respect the historic orientation and alignment patterns created by existing streets and infrastructure. The project creates a uniform street wall of four stories in height. There is no established historic setback at this location on either Central Avenue or 2<sup>nd</sup> Street, allowing the project to provide an enhanced pedestrian realm by setting the building back along the street sides. On Central Avenue the podium is set back 8' from the property line, and on 2nd Street the podium is set back 6'. The upper stories of the tower (levels 5-40) are set back on average another 12 feet from the northeast, northwest, and southwest sides, and approximately 85-90 feet from the southeast parking facility. The primary residential entrance faces 2nd Street per traditional orientations. The retail entrances will front directly on either Central Avenue or 2nd Street.

### Architectural Character and Detail

**9.4:** The new building reflects contemporary concepts for residential high-rise construction while respecting key features of its context. This character area has fewer historic structures and a greater preponderance of contemporary structures at several scales. This building will relate most directly to several existing high-rise residential towers in the District, such as La Rive, Pinnacle, The Falls, and Winslow House, though this project is different from those primarily in how it meets the street. This podium style development creates a transparent first floor with a direct connection to the pedestrian realm, creating a friendlier, more dynamic connection with the immediate neighborhood. Along Central Avenue the three stories of residential liner units above the first floor provide another element that strengthens the connection between the podium, street, and pedestrians. Together, all elements of the podium combine to add vibrancy and visual appeal to the street level, enhancing the experience of the pedestrians.

**9.5:** The new building has a contemporary expression at both the podium and tower levels. The contemporary design is compatible with the relevant character area that includes the Winslow House Condominiums, the La Rive Condominiums, Phoenix on the River Condominiums and the Cobalt Condominiums. Architectural detailing will be contemporary in nature.

**9.7:** The new building uses some traditional articulation strategies, including a very tall first floor and vertically proportioned windows.

### Building Mass, Scale and Height

**9.8:** The building podium maintains a more traditional, pedestrian-friendly scale at street level. Floor to floor heights on both the podium and tower are regular and follow those of traditional buildings.

**9.9:** The building exceeds the height range established in the Guidelines but the height of the new building is compatible with the character of the District.

- The additional height is compatible with the wide range of buildings that are adjacent to the project. These include the 12-story Winslow House, the 9-story St. Anthony parking ramp, the one-story Pillsbury Library building, and the Lourdes Square 2 story townhomes. The height is compatible with the other high-rise residential towers dispersed throughout the District.
- The podium establishes the building wall at four stories and establishes the experience of the building at street level. The tower is set back significantly from the street.
- The tower above is set back from all property lines in order to provide light and air for neighboring properties, and to maintain views around the site.

**9.10:** At the northeast side, adjacent to the Pillsbury Library property, the tower is set back between 10 and 17 feet from the property line. The small footprint of the tower will cast a smaller shadow for a smaller period of time over the Pillsbury Library building than does the St. Anthony parking facility that is half a block long.

**9.15:** The 4-story podium reduces the apparent mass of the tower, creates visual interest and establishes a sense of human scale from street level. The natural stone cladding of the base, and the transparent windows, will convey scale in their proportion, detailing and form. The podium façade will have a fairly flat expression with a few features that articulate the façade plane.

### Building and Roof Form

**9.16 -9.17:** Roof forms are generally flat and rectangular.

### Primary Entrances

**9.18:** The primary residential and commercial entries will be at street level and facing primary streets. Recessed entries will be used where needed to avoid door swing conflicts with the sidewalk and to provide shelter.

### Materials

**9.20:** The building will use materials that are prevalent in the District. This includes natural stone of one principle color on the 4-story podium of the building. This stone will provide a direct connection to the cladding of the Pillsbury Library building and other stone buildings closer to the river such as the Pillsbury A Mill. The tower will be clad in pre-cast concrete which is seen in other contemporary buildings in the area.

**9.21:** The polished pre-cast concrete used on the tower is a contemporary material that has characteristics similar to stone in its durability and appearance. The polished pre-cast, along with the windows, will be the primary material used on the tower of the building. The podium will have one primary material of natural stone on three sides, with face brick on the side where it abuts the St. Anthony parking ramp.

**9.22:** The natural stone on the podium is a high quality, durable material that is timeless in character. The polished pre-cast concrete used on the tower is a high quality, durable material that will be durable in the Minnesota climate and in a building of this height.

### Windows

**9.23:** Contemporary storefront design is proposed for the first floor of the podium. The commercial space will be almost entirely glazed to provide transparency at street level.

**9.24:** The window design and rhythm is a contemporary interpretation of traditional storefront design. The windows will be vertically proportioned and tall to provide optimal daylighting within the commercial space. Sills and headers will align and the rhythm of modules will be regular. Windows in the tower will be vertically oriented as well.

(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 Secretary of the Interior's Standards were drafted for the purpose of evaluating alterations to individual historic properties rather than historic districts. Nevertheless, the project complies with the spirit of the following standards related to new construction.

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.

**Comment:** The new construction will not destroy historic materials that characterize the District. It will be contemporary in style and differentiated from the historic buildings in the District but, as previously discussed, compatible in design. It will not impair the integrity of the District.

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.

**Comment:** Removal of the proposed new construction in the future will not impair the form and integrity of the District.

- (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.*

As discussed in prior proposed findings related to compatibility of the project with the significance, designation and integrity of the District, the proposed new building is consistent with the following preservation 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.

- (7) *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.*

This finding is addressed in the proposed findings related to the application for approval of the demolition of the existing structure on the project site.

- (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 reviewed and considered the significance of the District as described in the NRHP nomination, 1991 supplement to the nomination, and the District Guidelines.

- (9) *Where applicable, Title 20 of the Minneapolis Code of Ordinances, Zoning Code, Chapter 530, Site Plan Review.*

The proposed redevelopment of the project site will require submission and approval of an application for site plan review. This application will be submitted following the HPC review.

- (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 Secretary's typology of treatments for preserving, rehabilitating, reconstructing and restoring historic buildings is not applicable to an application for new construction.

- (11) *The alteration is compatible with and will ensure continued significance and integrity of all contributing properties in the historic district based on the period of significance for which the district was designated.*

The historic fabric of the District on the block and along abutting street fronts has been significantly altered with new construction. The only historic properties in close proximity to the project site are the Pillsbury Library and the relocated Ard Godfrey House, both of which are of singular character within the District and the significance of which is not related to surrounding development. The proposed new building will not affect the significance and integrity of these or other contributing properties in the District.

- (12) *Granting the certificate of appropriateness will be in keeping with the spirit and intent of the ordinance and will not negatively alter the essential character of the historic district.*

The proposed new construction will be in keeping with the spirit and intent of the City's historic preservation ordinances, which are intended to preserve the significance and character of the historic district. As described above, the project is compatible with and will not impair the significance and character of the District. The site is located along a busy commercial corridor and project attempts to knit together the widely varying character of adjacent properties. The new building and site design will create a high-quality pedestrian experience, including a welcoming street-level expression with active residential and retail uses along Central and 2<sup>nd</sup>, with the tower above setting back significantly so, that at street level, the main experience revolves around the experience with the podium.

- (13) *The certificate of appropriateness will not be injurious to the significance and integrity of other resources in the historic district and will not impede the normal and orderly preservation of surrounding resources as allowed by regulations in the preservation ordinance.*

As discussed in prior proposed findings related to compatibility of the project with the significance, designation and integrity of the District, the project will not be injurious to the significance and integrity of other resources in the District. It will not impede preservation of surrounding resources.

**Determination of Eligibility Study**

**St. Anthony Commercial Club  
200 Central Avenue S.E.  
Minneapolis, Minnesota**

**Prepared for  
Alatus LLC**

**by  
Amy M. Lucas M.S.  
Landscape Research LLC**

**December 2014**

**St. Anthony Commercial Club  
Determination of Eligibility Study**

**200 Central Avenue S.E.  
Minneapolis, Minnesota**

**Prepared for  
Atalus LLC  
800 Nicollet Mall, Suite 2850  
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**December 2014**



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**Fig. 1. Location Map**

St. Anthony Commercial Club  
Landscape Research LLC

## 1.0 STUDY OBJECTIVES AND METHODS

The objective of this study was to conduct historical research on the development of the St. Anthony Commercial Club (1929) at 200 Central Avenue S.E. (PIN 2302924130154) to determine if the property meets the Minneapolis Heritage Preservation Commission local designation criteria. The building is situated on the northeast corner of Central Avenue S.E. and Second Street S.E. and is occupied by the Washburn-McReavy Funeral Home. The St. Anthony Commercial Club addition (1966) at the southeast is occupied by the St. Anthony Athletic Club (PIN 2302924130047).

The properties were photographed during site visits in September and October 2014. Historical research relied on Minneapolis maps and atlases, building permits, city directories, property abstracts and newspapers. Archives at the Minnesota Historical Society, Hennepin History Museum, University of Minnesota-Northwest Architectural Archives (NWA) and the Hennepin County Library-Minneapolis Collection were utilized. Several local historic context studies, including “Northeast Minneapolis 1848-1970” (Landscape Research 1998), “Northeast Minneapolis Historic Resources Inventory (Mead & Hunt 2004), “The Minneapolis Riverfront as Birth Place and First Place” (Landscape Research 2008); and *Hiding in Plain Sight* (Petersen, 1999) provide an overview of the area’s development history and property types.

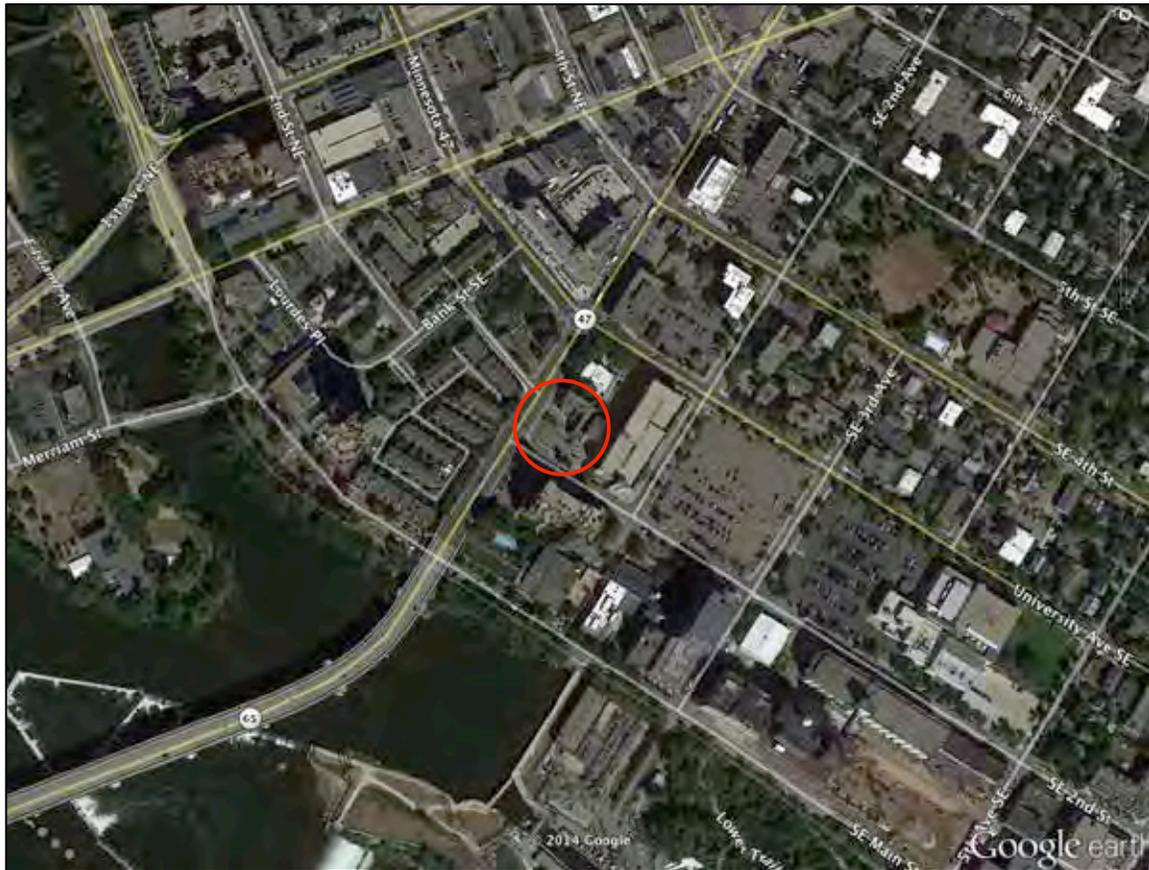


Fig. 2. Aerial view. (Google 2013)

## **2.0 PROPERTY DESCRIPTION**

### ***Location***

The St. Anthony Commercial Club (1929) at 200 Central Avenue S.E. and its addition (1966) at 113 Second Street S.E. are located in the Marcy Holmes neighborhood of Minneapolis. The original building occupies Lots 6 and 7 of Block 38 of St. Anthony Falls. The building is set back at the rear (northeast) of the lot and occupies the rear 14 feet of Lots 4 and 5. The building has been occupied by the Washburn-McReavy Funeral Chapel since 1973. The addition is home to the St. Anthony Athletic Club and occupies Lot 8 of Block 38 of St. Anthony Falls.

The property is located in a district of mixed-use residential and commercial buildings. The southeastern portion of Block 38 is occupied by an eight-story parking ramp (St. Anthony Ramp, 1980) and the northeast portion of the block is occupied by the Phillips Family Foundation (Pillsbury Library, 1914). The twelve-story, Winslow House condominium building (1980) is located to the southwest across Second Street S.E. The Lourdes Square Townhouses (1993) and the Richard Chute Square Park are located at the northwest across the busy thoroughfare of Central Avenue S.E. The Mississippi River is one block to the southwest.

### ***Building***

The Minneapolis architecture firm, Long & Thorshov, designed the Tudor Revival style clubhouse in 1929. The one-story, L-plan building has prominent cross gables clad with wood shingles. The brick and stucco clad building has decorative half timbering in the gables and casement windows with stone surrounds and multiple panes. A one-story, stucco-clad garage was built at the southeast in 1955 by local contractor August Cedarstrand. In 1966, a two-story concrete block athletic building was built at the southeast elevation of the garage. Milton Bergstedt designed the building and August Cedarstrand was the contractor. A circular drive at the west corner of the lot has a free-standing sign recognizing the current owner, Washburn-McReavy. The remainder of the block is a surface parking lot.

### ***Southwest Elevation, Second Street S.E.***

The southwest elevation of the 1929 building faces Second Street S.E. and features four front-facing gables. Three of the gables have stucco and decorative half-timbering; one overlapping gable has brick with a narrow central window. The brick gable has stone coping at the cornice. The projecting southwest portion of the L-plan building has two gables at the roof; gables are clad with wood shingles. An entrance (ca. 1973) was created in a window opening under a projecting canopy (ca. 1973). A secondary side entrance is original and has a stone surround. The steel casement windows have varying divided light designs; some panes are rectilinear and some are diamond pattern. Some diamond pattern glass is tinted shades of orange and red (ca. 1973). Windows have stone sills and there is a decorative stone surround around one window and the side entrance.

A one-story garage addition (1955) at the southeast has a flat roof and is clad in stucco. A two-story concrete block addition (1966) was built at the southeast of the garage. The addition has a flat roof and is arranged in five window-less bays. There is a one-story concrete block portion of the building that projects at the southwest elevation. The entrance to the 1966 addition is at the southeast elevation, which faces the adjacent parking ramp.



**Fig. 3. St. Anthony Commercial Club, southwest elevation, Second Street S.E.**



**Fig. 4. St. Anthony Commercial Club, southwest elevation entrance, Second Street S.E.**

### *Northwest Elevation, Central Avenue*

The northwest elevation faces Central Avenue S.E. and originally operated as the primary façade of the 1929 clubhouse. The original main entrance of the building is set back at the western bay of the façade behind an evergreen and is no longer used. The entry features a stone Tudor arch surround and a wood door. The three-bay façade is brick laid in a Flemish bond pattern. The gabled roof is clad in wood shingles with an offset brick chimney. A central semi-hexagonal bay has three grouped windows flanked by single narrow windows. Windows of the central bay have transoms. Single window openings flank the bay. Windows at this elevation are metal casement with divided lights. The cornice of the projecting bay has replacement brick where a stone sign originally read “St. Anthony Commercial Club.”



**Fig. 5. St. Anthony Commercial Club, northwest elevation, Central Avenue S.E.**



**Fig. 6. and 7. Original main entrance at northwest elevation is concealed at interior.**

***Northeast Elevation, rear***

The northeast elevation is close to the lot line and faces the rear of the neighboring Pillsbury Library (Phillips Family Foundation). This elevation features two front facing gables with half-timbering at the gable and brick at the first floor. The central portion of the building has four grouped cast stone casement windows. Each grouping has three windows with transoms. Windows at this elevation have stone surrounds; two windows at the kitchen have glass block infill.



**Fig. 8. St. Anthony Commercial Club, northeast elevation.**



**Fig. 9. St. Anthony Commercial Club, northeast elevation.**

### ***Interior***

The interior of the St. Anthony Commercial Club retains good integrity. The original dining room features a wood beam ceiling; the southeast wall of the dining room has been altered with a recessed decorative stone wall (ca. 1970s). The original billiard room was updated in the 1970s with a lowered ceiling and wood paneled walls. Original tiles remain at the entries and kitchen; the remainder of the building has carpet. The original pendant light fixtures have been painted white.



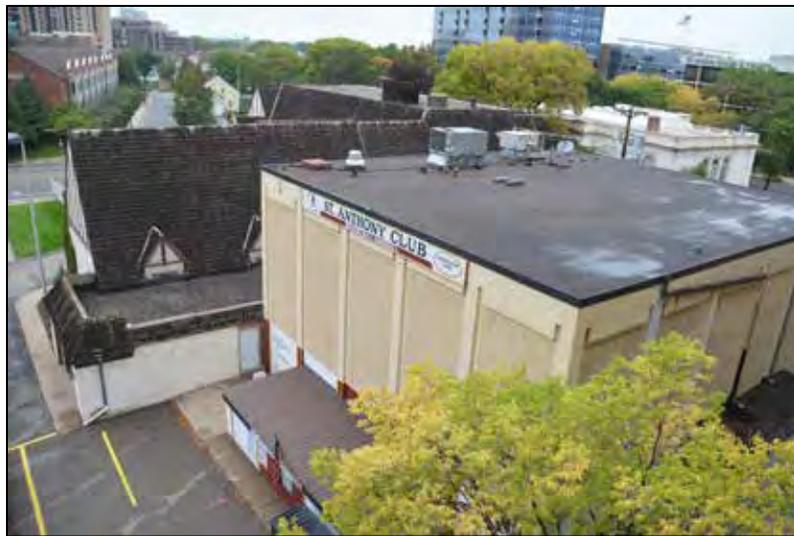
**Fig. 10 and 11. lobby (at left) and original billiard room (at right).**

***Garage Addition (1955)***

The one-story garage addition at the southeast elevation of the 1929 clubhouse was completed in 1955.<sup>1</sup> The addition has a flat roof and stucco cladding and provided delivery access to the original kitchen.

***St. Anthony Athletic Club Addition (1966)***

The two-story athletic building addition is a simple concrete block design with a flat roof and concrete block side entry.<sup>2</sup> The building addition measures 42 by 66 feet. The elevations lack windows; there are four bays at the southwest elevation and six bays at the southeast elevation (facing the parking ramp). Steel cut concrete blocks at each elevation delineate the bays. The interior has a lower level meeting space and locker room and three upper level handball/racquetball courts.



**Fig. 12. St. Anthony Athletic Club addition, southwest elevation.**

<sup>1</sup> Minneapolis Building Permit #A31919, July 18, 1955.

<sup>2</sup> Minneapolis Building Permit #A36429, October 6, 1966.



**Fig. 13. St. Anthony Athletic Club addition, main entrance, southeast elevation.**



**Fig. 14. and 15. St. Anthony Athletic Club stair lobby (at left), meeting room (at right).**



**Fig. 16. northeast elevation, St. Anthony Athletic Club (at left) and St. Anthony Commercial Club (at right).**

## ***EXTERIOR ALTERATIONS***

There are a number of exterior alterations to the St. Anthony Commercial Club. The one-story garage addition of 1955 covered the southeast elevation of the 1929 clubhouse.<sup>3</sup> The two-story athletic club addition of 1966 further altered the appearance of the clubhouse at the southeast.<sup>4</sup> Historic photographs and plans reveal the original roofing material was slate; it appears the slate was replaced with wood shingles in 1951.<sup>5</sup> While historic plans reveal that diamond-pattern glass was designed for the historic dining room, the historic photographs reveal that all windows of the clubhouse had rectilinear panes. The diamond-pattern glass in the openings of the clubhouse appears to be a 1970s alteration. An inlaid stone plaque that read “St. Anthony Commercial Club” at the Central Avenue S.E. elevation has been removed and the area filled with brick.

In 1973, the Washburn-McReavy Funeral Home closed the original 1929 front door on Central Avenue and plastered over the opening at the interior. The main entrance of the 1929 building was reoriented to the southwest elevation where a circular drive was added. In 1973, a window at the southwest elevation was altered into a double-leaf glass door to make room for caskets and a 7’ by 26’ wood portico was added to this new entrance.<sup>6</sup>

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<sup>3</sup> Minneapolis Building Permit, #A31919, July 18, 1955.

<sup>4</sup> Minneapolis Building Permit, #A36429, October 6, 1966.

<sup>5</sup> Minneapolis Building Permit, #B321797, August 2, 1951.

<sup>6</sup> Minneapolis Building Permit, #A40266, July 30, 1973.

### 3.0 HISTORIC CONTEXT

#### 3.1 Development of St. Anthony

The original City of St. Anthony was the 322-acre claim made by Franklin Steele (1813-1880), a resident of Fort Snelling, in 1848. There were approximately 45 residents around the falls in 1845 and, by 1848, when the Minnesota Territory was established, Steele constructed a sawmill by St. Anthony Falls, which boosted the economy and population growth.<sup>7</sup> Steele's plat of the original town of St. Anthony, comprising fifty-six blocks, was recorded in 1849 as "St. Anthony Falls." The plat ran for twelve and one-half blocks along the river and extended back five blocks.

St. Anthony incorporated in 1850 and the population grew to 3,000 by 1855.<sup>8</sup> The plat of St. Anthony Falls was joined by Pierre Bottineau's Town of St. Anthony (1850) and William Cheever's St. Anthony City (1859). Lucille Kane writes that "Steele's village rapidly took on the appearance of a thriving town" with the addition of stores, schools and churches.<sup>9</sup> The area around the falls grew into a milling and manufacturing center.

Across the river, the burgeoning Minneapolis was platted in 1855 and incorporated the following year. By 1865, the population of Minneapolis was 4,607 and St. Anthony was 3,499.<sup>10</sup> The cities merged to form Minneapolis in 1872 and the civic and commercial center of the city expanded on the west side of the Mississippi River. Old St. Anthony was split between the "northeast" and "southeast" regions of Minneapolis with East Hennepin Avenue acting as the dividing line. The term "East Minneapolis" for the region covering old St. Anthony was in general use for many years and referred to the northeast and southeast regions of the east bank of the city. Most of the original street names of St. Anthony have been changed. Most notably, today's East Hennepin Avenue was originally Central Avenue and the current Central Avenue was originally named First Avenue.<sup>11</sup>

East Minneapolis saw great expansion in the 1880s. The Pillsbury A Mill and the Stone Arch Bridge of the St. Paul, Minneapolis, and Manitoba Railway were completed. East Hennepin Avenue evolved into a busy commercial corridor and streetcar tracks were laid along East Hennepin and Central Avenues. In 1886 the City of Minneapolis accepted the Winslow House hotel site between East Hennepin and Central Avenues for the Industrial Exposition Building. The announcement "drew a sign of contentment and relief" because the "great and impassable gulf between the East and West sides seems to have dwindled to a little chasm."<sup>12</sup> A by-product of the construction of the exhibition hall was the clearance of the lumberyards and shanties in the area and there was new focused attention on the east side.<sup>13</sup>

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<sup>7</sup> Isaac Atwater, ed., *History of the City of Minneapolis, Minnesota* (New York: Munsell & Co., 1893), 231.

<sup>8</sup> Carole Zellie and Garneth Peterson. "Northeast Minneapolis: Minneapolis Historic Context Study," (Prepared by Landscape Research for the City of Minneapolis, 1998), 9.

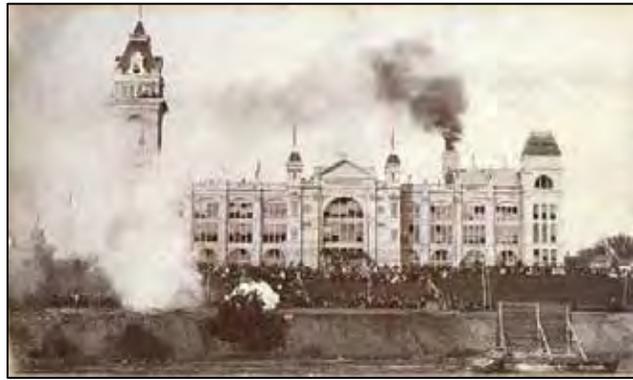
<sup>9</sup> Kane, 28; Zellie and Peterson, 7.

<sup>10</sup> Zellie and Peterson, 8.

<sup>11</sup> Descriptions and addresses in the report use the current address system.

<sup>12</sup> "The Site Approved," *St. Paul Globe*, January 20, 1886.

<sup>13</sup> Zellie and Peterson, 9.



**Figs. 17 and 18. Winslow House, (ca. 1860) at left before construction of the Industrial Exposition Building (1886), at right.**



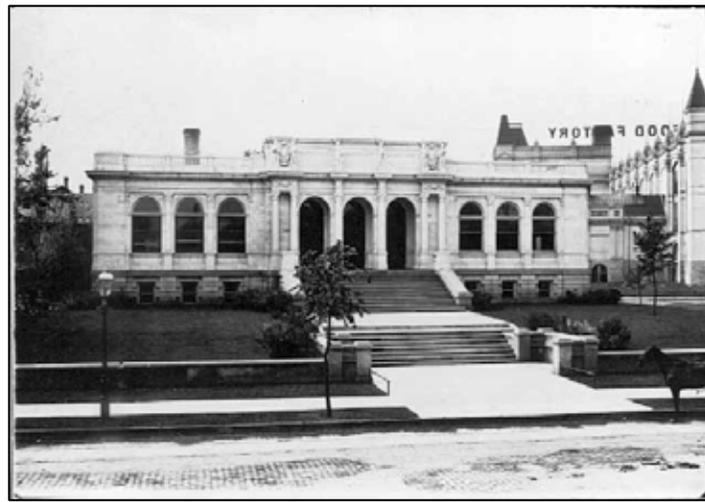
**Fig. 19. The Industrial Exposition Building sits between First Avenue S.E. (present day Central Avenue) and Bank Street, 1892. (C. M. Foote, Atlas of Minneapolis)**

The Panic of 1893 and resulting economic depression greatly affected the growth of East Minneapolis. The Industrial Exposition Building was a “victim of declining attendance and a sour economy” and went bankrupt in 1895.<sup>14</sup> The Northern Pacific Railroad went into receivership. The immigrant population of Northeast Minneapolis was hit especially hard with

<sup>14</sup> Larry Millet, *Lost Twin Cities* (St. Paul: Minnesota Historical Society, 1992), 179. In 1903 Marion Savage operated his stock food company in the Exposition Building and remained until 1935.<sup>14</sup> The building was razed in 1940 for the Coca-Cola bottling plant, which was also razed. The site is occupied by the Lourdes Square Townhouses (1994).

unemployment.<sup>15</sup> The St. Anthony Falls Bank (1893), located at the corner of East Hennepin Avenue and Fourth Street S.E., was one of the few successes during the economic collapse.

By the turn of the twentieth century, the generation that had built St. Anthony was declining.<sup>16</sup> While many industrialists had left the area, a few of the early Yankee core persisted southeast of East Hennepin Avenue.<sup>17</sup> Richard Chute (1820-1893), one of the original founders of the St. Anthony Falls Water Power Company (1856), died in 1893.<sup>18</sup> Chute and his brother, Dr. Samuel H. Chute (1830-1912) founded a real estate company, Chute Brothers (1863-1893), that later incorporated as Chute Brothers Company (1893) and Chute Realty Company (1903).<sup>19</sup> Richard Chute's son, William (1863-1939), continued to operate the real estate firm at 301 Central Avenue and Samuel Chute's children resided at 1024 University Avenue S.E. John S. Pillsbury (1827-1901), an original founder of the Pillsbury flour mill and resident of neighboring Fifth Street S.E., died in 1901. Pillsbury's heirs respected his ties to old St. Anthony and, in 1904, built the Pillsbury Library at Central and University Avenues in his honor.<sup>20</sup>



**Fig. 20. Pillsbury Library with Savage Food Factory (former Industrial Exposition Building) in background, ca. 1910. (MHS)**

While the west side of the Mississippi River developed as the civic and commercial center of Minneapolis, the east side persisted as the industrial region. The Industrial Exposition Building, which was occupied by the International Stock Food Company by 1903, remained the focus of the industrial core. At the turn of the century, East Hennepin Avenue was largely commercial and the wood frame houses along Central Avenue were interspersed with expanding industrial uses. The Pillsbury Library did not appear to spark civic improvements and shared the block with the Ives Ice Cream Company, which further expanded in the 1920s. The Salisbury & Satterlee

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<sup>15</sup> Zellie and Petersen, 9.

<sup>16</sup> Penny Petersen, *Hiding in Plain Sight: Minneapolis's First Neighborhood* (Minneapolis: Marcy-Holmes Neighborhood Association/NRP, 1999), 24.

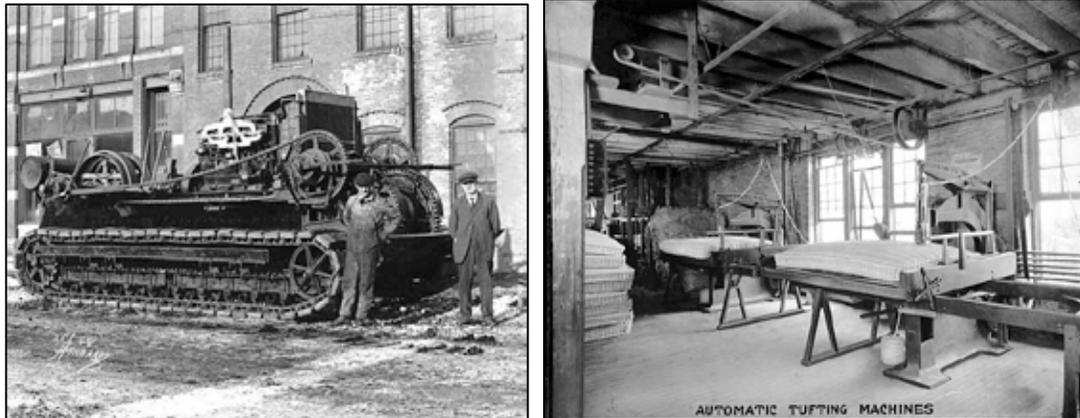
<sup>17</sup> Zellie and Petersen, 4

<sup>18</sup> Marion D. Shutter, ed. *History of Minneapolis: Gateway to the Northwest* (Chicago: S.J. Clark Publishing Co., 1923), 225-229.

<sup>19</sup> *Ibid.*

<sup>20</sup> The library closed in 1967.

Company, mattress manufacturers, and the Union Iron Works continued across Second Street S.E.



**Fig. 21. In front of Union Iron Works, ca. 1919 (at left); Fig. 22. Interior of Salisbury & Satterlee Company, ca. 1916. (MHS)**

Some East Minneapolis businessmen recognized the need to promote the industrial growth as well as encourage commercial and civic growth. The East Side Business Men’s Association (1886) and the subsequent St. Anthony Commercial Club (1905) were established to promote community development in East Minneapolis.

### **3.2 Commercial Clubs**

Large American cities had at least one commercial organization by the 1880s, and by the turn of the century, terms such as “Board of Trade,” “Commercial Club,” and “Chamber of Commerce” represented most common types.<sup>21</sup> St. Paul led the state in developing business associations beginning with the Board of Trade (1849) and Chamber of Commerce (1867) and the St. Paul Commercial Club (1891). Minneapolis followed with a Board of Trade (1867), a Chamber of Commerce (1881), Minneapolis Business Union (1890), Minneapolis Commercial Club (1892) and the Civic and Commerce Association (1911).<sup>22</sup>

By 1913, more than 100 commercial clubs had been established across Minnesota.<sup>23</sup> The Duluth Commercial Club recognized more than 1,000 members and the West Duluth Commercial Club had 200 members.<sup>24</sup> In 1915, the League of Minnesota Municipalities started to publish the accomplishments of the state’s commercial clubs.

Neighborhoods within these larger cities organized their own commercial organizations to promote their local business activity. In 1915 Minneapolis recognized thirteen commercial clubs including Calhoun Commercial Club, Crystal Lake Commercial Club, East Lake Street Commercial Club, Flour City Commercial Club, Lake Harriet Commercial Club, New Boston

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<sup>21</sup> Kenneth Sturgis, *American Chambers of Commerce* (New York: Moffat, Bard and Co., 1915), 4.

<sup>22</sup> Horace B. Hudson, *A Half Century of Minneapolis* (Minneapolis: The Hudson Publishing Company, 1908), 527.

<sup>23</sup> Secretary of Commerce and Labor, *Commercial and Agricultural Organizations of the United States* (Washington: Government Printing Office, 1913), 44-46.

<sup>24</sup> *Ibid.*

Commercial Club, Northeast Commercial Club, North Side Commercial Club (founded 1904), Penn Commercial Club, South Side Commercial Club (founded 1905), St. Anthony Commercial Club (founded 1905), Tenth Ward Commercial Club, and West Side Commercial Club. These organizations were located in commercial buildings, but the buildings do not appear to have been specifically designed for club use or ownership.

The goal of these organizations, and the many smaller groups gathered under their umbrellas, was to promote and strengthen the industrial and economic development of the city.<sup>25</sup> The organizations typically supported civic improvements, opposed taxes, developed local retail trade, attracted new industries, highlighted transportation problems, and advertised the city's merits.<sup>26</sup> These commercial clubs existed as independent organizations, but started to cooperate when the Minnesota Federation of Commercial Clubs was established in 1908.

### 3.3 East Side Business Men's Association

A precursor to the St. Anthony Commercial Club in "East Minneapolis" was the East Side Business Men's Association. On January 19, 1886 "an assembly of prominent East siders," met at the Chute Brothers office at the corner of East Hennepin and University Avenues to discuss the new exposition hall site. The meeting organizers recognized the need for a local civic organization that would promote the activities of the "East Side" as well as advocate for a depot and hotel. James T. Wyman, a banker and owner of a sash and door factory, made an impassioned speech for such an organization claiming that "the East side was dead, but from its ashes a new spirit should rise phoenix-like."<sup>27</sup> The meeting concluded with the motion to form the East Side Business Men's Association with the following elected officials: Chairman, C. H. Pratt, Baldwin Brown, P. D. McMillan, W. F. Hills, James T. Elwell, H. E. Blaisdell and P. H. Hughes.<sup>28</sup> The members agreed to reassemble at the call of the chairman.

It is unclear if they met regularly in the early years of formation, but the East Side Business Men's Association appears to have become more active following the financial collapse of 1893 when it was necessary to promote businesses for financial stability. Some promotional activities of the association include changing the street names and bridge widening over the river.<sup>29</sup> The Association promoted the paving of East Hennepin Avenue (former Central Avenue) from the river to Columbia Heights. The paving committee, consisting of East Minneapolis businessmen, George Andrews, Louis Chute, H. L. Patthey, J. T. Elwell, W. P. Washburn and A. Swett, was eventually successful.<sup>30</sup>

By 1903 East Minneapolis encompassed 12.9 square miles and had 60,000 residents and the *Minneapolis Journal* started the "East Side Page" to promote the interests of the area. The secretary of the East Side Business Men's Association and owner of Patthey and Thompson floral

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<sup>25</sup> Sturgis, 44.

<sup>26</sup> Joseph Bradley, *The Role of Trade Associations and Professional Business Societies in America* (University Park: The Pennsylvania State University Press, 1965), 43.

<sup>27</sup> *St. Paul Globe*, January 20, 1886.

<sup>28</sup> *Ibid.*

<sup>29</sup> "Favor East Nicollet," *St. Paul Globe*, May 28, 1896; "Want Bridge Widened," *St. Paul Globe*, May 21, 1896.

<sup>30</sup> "East Siders Active," *Minneapolis Journal*, February 15, 1905.

company, Henry L. Patthey, provided the updates to the newspaper for the “East Side Page.”<sup>31</sup> In 1904 the Association met at rented quarters at 200 East Hennepin Avenue.<sup>32</sup> The board, comprised of East Minneapolis businessmen, included J. E. Ware, President and cashier of St. Anthony Falls Bank; Frank H. Lane, vice president and owner of Lane Hardware Company; W. P. Washburn, owner of Glessner & Washburn furniture dealers and W. H. Lawrence, owner of Model Laundry.<sup>33</sup>

The East Side Business Men’s Association was not the sole association paying attention to East Minneapolis. In 1905 the Association gathered with representatives of the Commercial Club of Minneapolis, Retail Merchants’ Association, Northeast Minneapolis Business Men’s Association, and University Avenue Business Men’s Association to argue against the unsafe, at-grade railroad crossings of the Milwaukee Road.<sup>34</sup> The formation of these organizations, as well as other commercial clubs throughout Minneapolis, focused on distinct areas, which may have initiated the transformation of the East Side Business Men’s Association into the St. Anthony Commercial Club, with connotations to a more specific area of the “East Side.” Furthermore, the term “commercial club” was also becoming more popular among city promoters, which may have led to the organization’s name change.

#### **4.0 ST. ANTHONY COMMERCIAL CLUB**

On July 13, 1905, twenty members of the old St. Anthony business community and East Side Business Men’s Association met at the Nicollet Hotel to form the St. Anthony Commercial Club of East Minneapolis.<sup>35</sup> The primary purpose was to “encourage, promote and protect the commercial and industrial welfare of Minneapolis in general and the East Side district in particular.”<sup>36</sup> While all attendees at the meeting agreed that a commercial organization should be formed, they debated between the names “East Minneapolis Commercial Club” and “Merchants’ and Manufacturer’s Association” before choosing “St. Anthony Commercial Club” to avoid confusion with the Minneapolis Commercial Club.<sup>37</sup> Before the meeting adjourned, the club was incorporated with a constitution and by-laws, officers were elected and a committee was formed to solicit new members. The officers included James T. Elwell, president; William P. Washburn, vice president; C. W. Meneilly, vice president; W. H. Lawrence, treasurer; and H. L. Patthey, secretary. Club President James T. Elwell (1855-1933) established the Minneapolis Furniture Company and developed land along East Hennepin before serving three terms in the Minnesota Senate.

By October of 1905, the St. Anthony Commercial Club claimed 360 members and William Chute, son of St. Anthony pioneer Richard Chute, donated the second and third floors of the Chute Building at 305 East Hennepin Avenue (razed) for the club headquarters.<sup>38</sup> The St.

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<sup>31</sup> “All East Siders for Advancement,” *Minneapolis Journal*, October 7, 1904. Patthey was later publisher of the *Minneapolis Star*.

<sup>32</sup> Ibid.

<sup>33</sup> Ibid.

<sup>34</sup> “Moving Against Grade Crossings,” *Minneapolis Journal*, January 26, 1905.

<sup>35</sup> “New Commercial Club Organized,” *Minneapolis Journal*, July 14, 1905.

<sup>36</sup> Stan Carlson, “The St. Anthony Commercial Club-Civic and Business Guardian of East Minneapolis,” *The Property Owner*, September 1941, 16.

<sup>37</sup> “New Commercial Club is Born on East Side,” *Minneapolis Tribune*, July 14, 1905.

<sup>38</sup> “The Big Four Hundred,” *Minneapolis Tribune*, October 6, 1905. The Club moved to the Eagle Building at 117-119 Fourth Street S.E. in 1928.

Anthony Commercial Club quarters, designed by E. J. Hodgson, featured an assembly room, billiard room, card room and dining rooms with a large kitchen.<sup>39</sup> Records indicate the third floor may have been adapted into a gymnasium for the members.<sup>40</sup> In 1911, the club membership had dropped to 300 members and the board made a formal call for more members noting that “when the people of our city want true representative government they should join.”<sup>41</sup>



**Fig. 23. International Stock Food Co. (former Exposition Building) occupies the block between Bank Street and First Avenue S.E. (Central Avenue) in 1914. St. Anthony Commercial Club in rented location is circled. (Minneapolis Real Estate Board)**



**Fig. 24. Chute Building at 301-305 East Hennepin Avenue (former Central Avenue), headquarters of St. Anthony Commercial Club in 1905, photo ca. 1900. (MHS)**

<sup>39</sup> “Nothing Left Undone in New Club Rooms,” *Minneapolis Journal*, February 18, 1906.

<sup>40</sup> Carlson, 16.

<sup>41</sup> “Club is After More Members,” *Minneapolis Tribune*, November 1, 1911.

The St. Anthony Commercial Club continued the activities of the East Side Business Men’s Association with a focus on road, bridge and railroad improvements, as well as advocating for a high school and central post office.<sup>42</sup> In 1916 the Club boasted it played a significant role in “ninety percent of the new industries in Minneapolis locating on the east side.”<sup>43</sup>

#### 4.1 Site History

In 1849, lumberman Caleb Dorr (1847-1918) purchased Lots 7 and 8 of Block 38, Town of Saint Anthony for his homestead; two years later he purchased the adjoining Lot 6. It is unclear when Dorr sold the property at the corner of Central Avenue and Second Street S.E., but he had moved to a residence on Fifth Street S.E. by 1871. Dorr re-purchased his homestead property in 1913, one year before the Third Avenue Bridge (Central Avenue) construction started. Situated along the bridge approach and next to the Pillsbury Library, the site had potential for civic development and Dorr gifted the site, valued at \$15,000, to the St. Anthony Commercial Club in 1916.<sup>44</sup> Dorr was not an active member of the Club, which claimed a dubious count of 600 members at the time of the donation.<sup>45</sup> The Club demolished the wood frame dwellings on Lot 6 in 1917.<sup>46</sup> Dorr was “deeply interested in the growth of St. Anthony” and, following his death in 1918, he donated an additional \$50,000 to the St. Anthony Commercial Club for a new clubhouse.<sup>47</sup>

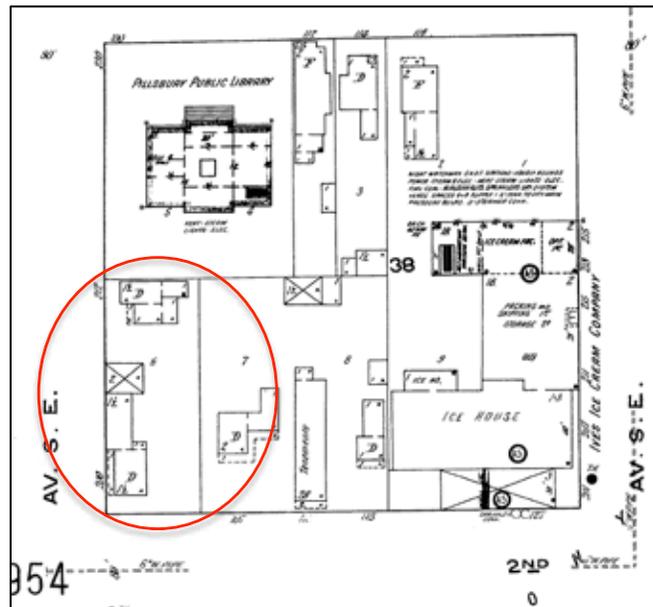


Fig. 25. Future site of St. Anthony Commercial Club, 1912. (Sanborn Insurance Map Co.)

<sup>42</sup> “Speakers Discuss Good Government,” *Minneapolis Tribune*, August 13, 1905.

<sup>43</sup> “St. Anthony Club Plan Many Improvements for its East Side District,” *Minneapolis Journal*, October 22, 1916.

<sup>44</sup> “Pioneer Makes Gifts to Church and Club,” *Minneapolis Tribune*, December 13, 1916.

<sup>45</sup> Ibid. The St. Anthony Commercial Club membership was not well documented, but most records show the club membership never reached more than 400 members.

<sup>46</sup> Minneapolis Demolition Permit #I1022, September 24, 1917.

<sup>47</sup> Rodney C. Loehr, “Caleb D. Dorr and the Early Minnesota Lumber Industry.” *Minnesota History*, June 1943, 140; “St. Anthony Club to Erect New Building,” *Minneapolis Tribune*, October 23, 1919.

## 4.2 St. Anthony Commercial Club Building, 1929

World War I and the subsequent loss of male club members may have delayed construction of the club. In 1919 the club announced membership had dropped to 85.<sup>48</sup> It took another decade for the St. Anthony Commercial Club to reach 200 members, which may have been assisted by the Club's popular publication, *St. Anthony Review*, first published in 1924. The monthly publication promoted business activities on the east side of the river, but more importantly, placed a new emphasis on the social activities in the area and at the Club. The publication was also a good platform for fundraising and may have helped garner membership and funds for the new clubhouse. A 1928 architect's sketch of the proposed club may have been created for fundraising activities.<sup>49</sup>



**Figs. 26 and 27. St. Anthony Commercial Club promotional sketch (1928) at left; and at right, St. Anthony Commercial Club groundbreaking, March 11, 1929 (MHS)**

The Minneapolis architecture firm, Long & Thorshov, completed plans for a Tudor Revival style clubhouse in 1929. The groundbreaking ceremony was held on March 11, 1929 with more than 100 members in attendance.<sup>50</sup> The club president, Noble Rainville, owner of the Rainville Mortuary on East Hennepin Avenue, was photographed holding a shovel. The groundbreaking lunch hosted ten charter members including Arthur Ives of the Ives Ice Cream Company, which shared the clubhouse block, and Louis Chute of Chute Realty.<sup>51</sup> Another charter member, August Cedarstrand, was the local building contractor chosen to complete the new clubhouse at an estimated cost of \$75,000.<sup>52</sup>

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<sup>48</sup> "St. Anthony Club to Erect New Building," *Minneapolis Tribune*, October 23, 1919.

<sup>49</sup> There appear to be a number of copies of the sketch in local repositories. The original, signed by the architects, is available at the Minneapolis Collection of the Hennepin County Library.

<sup>50</sup> *St. Anthony Review*, March 1929.

<sup>51</sup> *Ibid.*

<sup>52</sup> "Contracts Awarded," *Improvement Bulletin*, January 26, 1929. In *The Property Owner*, Stan Carlson claims building expenses at \$53,000 with an additional \$14,000 in furnishings.

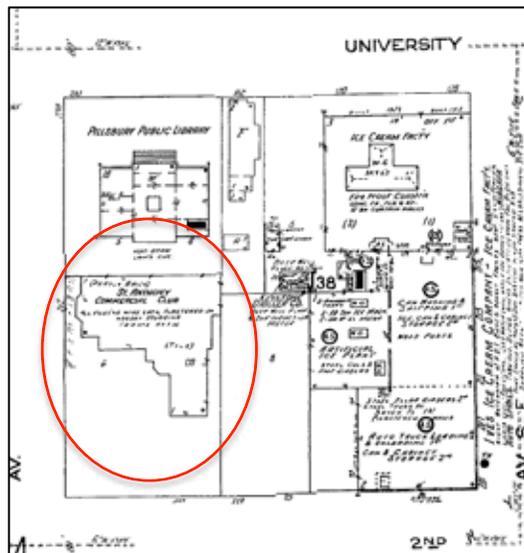


Fig. 28. St. Anthony Commercial Club, 1952. (Sanborn Insurance Map Co.)

The one-story clubhouse was completed in September of 1929 and featured a 32 by 48 foot dining room with a capacity for 225 people, a 26 by 47 foot lounge with a stone fireplace, and a billiard room with six pool tables.<sup>53</sup> There was emphasis on the club’s social activities highlighting the lounge as a place “to read and relax.” The building plans emphasize the social aspects of the club and a meeting room was not included in the designs.<sup>54</sup> The building dedication on September 23rd included speeches by the club’s first president, James Elwell, and president of the University of Minnesota, Lotus Coffman.<sup>55</sup>



Fig. 29. St. Anthony Commercial Club, primary façade, 1929. (MHS)

<sup>53</sup> *St. Anthony Review*, October 1929.

<sup>54</sup> Carlson, 17.

<sup>55</sup> “New Club Building Dedicated Monday Evening, Sept. 23<sup>rd</sup>,” *East Minneapolis Argus*, December 27, 1929.

The clubhouse was completed in the Tudor Revival style, which reached the apex of popularity between 1910 and 1920, and was loosely based on English medieval buildings from the Tudor period (1500-1559).<sup>56</sup> It is defined by ornamental half-timbering, often with stucco walls, steeply pitched roofs, and cross-gabled and asymmetrical plans. The Tudor Revival style was extremely popular with clubs, possibly due to a romantic association with the concept of an English manor. In 1941, Stan Carlson described the St. Anthony Commercial Club and alluded to the connotations that the members were hoping to achieve with the design.

“The St. Anthony Commercial Club, behind its mantle of ivy-covered walls, stately poplars and draping willows, presents a design of domestic English Tudor architecture. It is characterized by its ruddy brown brick, its stained wood and stone trimmings, its hand wrought metal accessories and its steep pitch of roof.”<sup>57</sup>

The members of the St. Anthony Commercial Club would have been well acquainted with Tudor Revival style clubhouses. The Minneapolis Club, across the river at 739 Second Avenue South, was designed by the New York architecture firm of Gordon, Tracy & Swartwout, with the assistance of local architect William Channing Whitney. The grand, four-story Tudor Revival clubhouse was built on a prominent corner in 1908 and the local firm of Hewitt & Brown designed a complimentary addition in 1911. In 1910, local architect, Cecil Bayless Chapman, completed the Tudor Revival style Interlachen Country Club clubhouse in neighboring Edina. The St. Anthony Commercial Club is a later example of the Tudor Revival style, which faded from fashion in the late 1930s.<sup>58</sup>

It is unclear how the architecture firm, Long & Thorshov, was chosen for the St. Anthony Commercial Club, but it appears that Olaf Thorshov was one of the primary architects assigned to the renovation of the St. Anthony Falls Bank at 326 Hennepin Avenue in 1921. The President of the St. Anthony Falls Bank, J. E. Ware, was a member of the St. Anthony Commercial Club.

Roy Thorshov (1905-1992) was the only partner in the firm, Long & Thorshov, when the St. Anthony Commercial Club was designed in 1929; his father, Olaf, died the year before.<sup>59</sup> The firm originally derived from the 1884 partnership of Franklin Long (1842-1912) and Frederick Kees (1852-1927) that lasted until 1898.<sup>60</sup> In 1909 the firm included Long, his son, Louis (1870-1925), and Lowell Lamoreaux (1861-1922). Franklin Long died in 1912, but the firm continued as Long, Lamoreaux and Long, until Olaf Thorshov (1883-1928) joined the firm in 1920. The firm of Long, Lamoreaux & Thorshov is responsible for the Walker Art Center (1923, razed) and Dayton’s Department Store Addition (1916-1929).<sup>61</sup> The firm remained Long, Lamoreaux & Thorshov until the death of Lamoreaux in 1922 and Louis Long in 1925; the firm was officially

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<sup>56</sup> Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1989), 358.

<sup>57</sup> Carlson, 17.

<sup>58</sup> Ibid.

<sup>59</sup> Alan Lathrop. *Minnesota Architects: A Biographical Dictionary* (Minneapolis: University of Minnesota Press, 2010), 143.

<sup>60</sup> Ibid.

<sup>61</sup> Lathrop, 210-211; Larry Millet, *AIA Guide to the Twin Cities* (St. Paul: Minnesota Historical Society, 2007), 660.

changed to Long & Thorshov in 1925.<sup>62</sup> Under the partnership name of Long & Thorshov the firm designed Strutwear Knitting Company (1922), Medical Arts Building (1923) and Abbot Northwestern Hospital (1926) in Minneapolis and the Faribault Water Works (1938). Upon Thorshov's unexpected death in 1928, his son, Roy Thorshov (1905-1992), continued the firm until 1942 when he joined Robert Cerny (1908-1985) and renamed the firm, Thorshov & Cerny.<sup>63</sup> In 1960 the partners split and Thorshov partnered with Willard Thorsen (1924-1998) while Cerny formed Cerny & Associates.

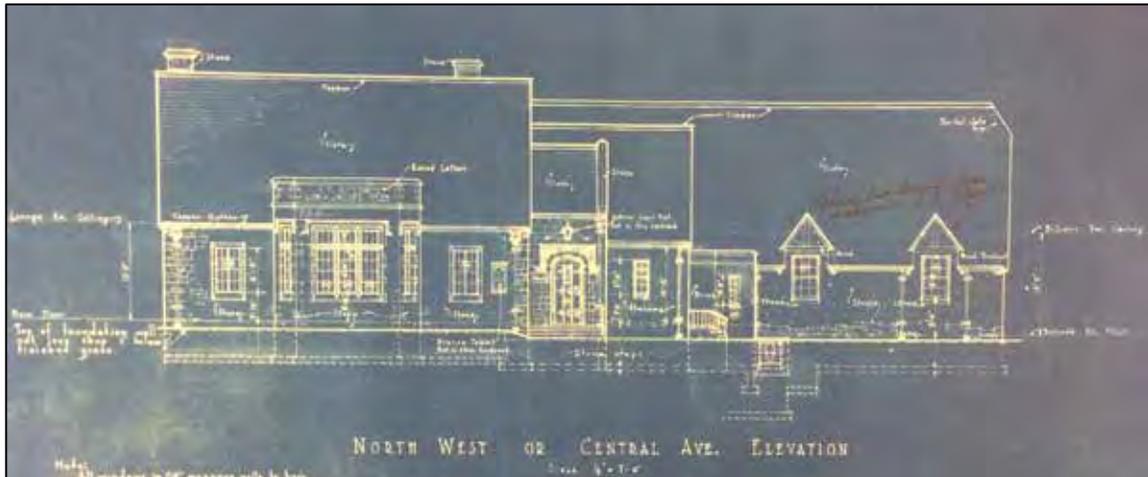


Fig. 30. St. Anthony Commercial Club plans by Long & Thorshov, northwest elevation (NAA)

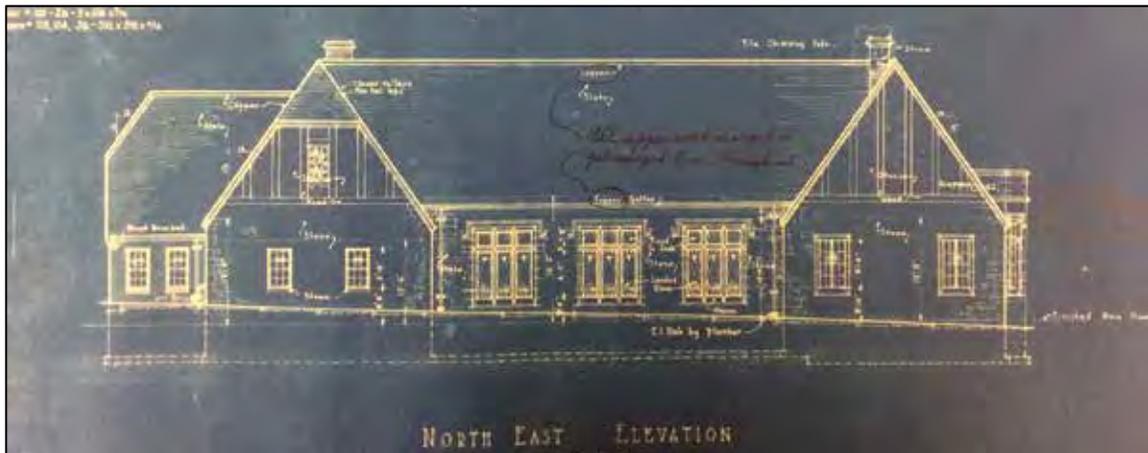


Fig. 31. St. Anthony Commercial Club plans by Long & Thorshov, northeast elevation (NAA)

<sup>62</sup> Ibid. Some plans at Northwest Architectural Archives are under the firm name of Long, Lamoreaux & Thorshov.

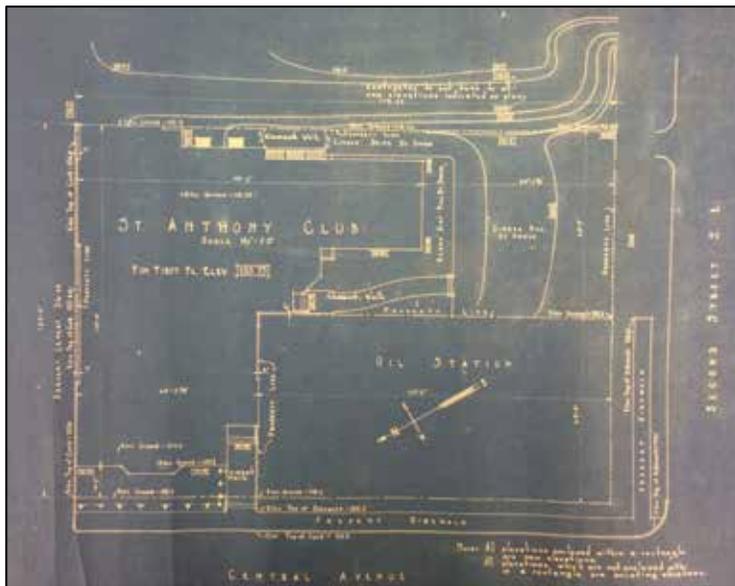
<sup>63</sup> Ibid.

### 4.3 Decline at the St. Anthony Commercial Club

The St. Anthony Commercial Club celebrated the grand opening on September 23, 1929 and the stock market crash of 1929 occurred the following month. The Club struggled for membership throughout the 1930s during the Depression. In 1930, the *St. Anthony Review* implored every member to recruit five members and reminded members to “make greater use of the club.”<sup>64</sup> In 1935, the Club offered the facilities to the public for organization meetings, dinners, luncheons and parties.<sup>65</sup> WWII further weakened the male-only membership and the *St. Anthony Review* stopped publication in 1941.

By the 1930s, the membership had shifted from the wealthy class to a group of middle-class businessmen. The Club continued to promote civic projects like street lighting and parks, but increasingly advocated for the plight of the working class. The members were successful in establishing a Free Employment Bureau in East Minneapolis and extending street car lines.<sup>66</sup>

The clubhouse was situated on a block with the Pillsbury Library and the Ives Ice Cream Company. In fact, the clubhouse is L-shaped because it originally wrapped around an oil station, which was conveniently never included in the promotional photographs of the clubhouse.<sup>67</sup> Some club members perceived a potential for Central Avenue to become a civic boulevard, but the Depression halted any further plans and the surrounding industrial uses continued. The manufacturing across Second Street S.E. prevailed in a disorderly fashion. The Industrial Exposition Building was demolished in 1940 for the construction of the Coca Cola Bottling Plant (razed).



**Fig. 32. Long & Thorshov site plan of St. Anthony Commercial Club with Oil Station at corner, 1929 (NAA)**

<sup>64</sup> *St. Anthony Review*, February 1930; *St. Anthony Review*, June 1932.

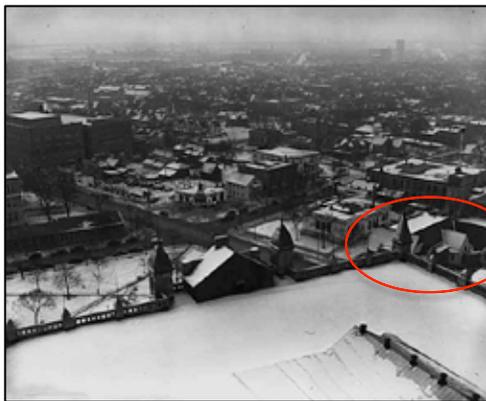
<sup>65</sup> *St. Anthony Review*, October 1935.

<sup>66</sup> *St. Anthony Review*, January 1936; *St. Anthony Review*, November 1930.

<sup>67</sup> The oil station building is present in a 1938 aerial at Borchert Map Library (U of M), but disappears by 1952 Sanborn Insurance Company Map.



**Fig. 33. Facing south on Second Street S.E., St. Anthony Commercial Club at left outside photo, ca. 1932. Current location of Winslow Condominiums (1980). (MHS)**



**Fig. 34. St. Anthony Commercial Club block, 1940 (MHS); Fig. 35. Ives Ice Cream next to Pillsbury Library, ca. 1940s (Private Collection)**

The area surrounding the St. Anthony Commercial Club is situated on the industrial riverfront and bisected by busy thoroughfares and bridges over the Mississippi River. St. Anthony has experienced multiple waves of development since its incorporation in 1850. The Winslow House hotel site, across Central Avenue from the St. Anthony Commercial Club, has had three subsequent buildings since the 1860s hotel. The Industrial Exposition Building (1886) was replaced by the Coca Cola Bottling Plant in the 1940s and followed by the Lourdes Square Townhouses in 1994. Other surrounding blocks tell a similar story. The block east of the Industrial Building was occupied by a city market, which was replaced by Richard Chute Park in 1903. The Ard Godfrey house was moved from Prince Street to the park in 1908.



**Figs. 36 and 37. Ard Godfrey House in 1899 at 108 Prince Street, at left; Ard Godfrey House in new location, Chute Park, at right, ca. 1936. (MHS)**

Similarly, Block 18 at the east of Chute Square, bound by Central, Hennepin and University Avenues and Fourth Street S.E., has been redeveloped a number of times. The Winthrop School of 1866 was razed in 1900 for the construction of the East High School. The high school closed during the Depression in 1932 and rooms were occupied by local businesses. The block was occupied by a shopping mall in the 1950s and in 2009 the school and shopping mall were razed for the construction of the Cobalt Condominiums and Lund's Grocery.



**Figs. 38 and 39. Winthrop School (ca. 1868) at right; East High School (ca. 1951) at left. (MHS)**

Suburban development of the 1940s and 1950s greatly affected East Minneapolis. The residences of St. Anthony were among some of the oldest in Minneapolis and were in disrepair. The housing stock was increasingly rented by residents with few ties to the history or development of the area and even less interest in joining a commercial club. The rise in automobile ownership led to better roads and increased mobility. Ironically, the attempts of the St. Anthony Commercial Club to improve roads may have led to the increased movement away from the area. The commercial district of East Hennepin Avenue received further competition from the strip shopping centers that developed in St. Anthony Village and Apache Plaza. In an attempt to compete, the Eastgate Shopping Center was developed at University and Central Avenues in the 1950s.



**Figs. 40 and 41. Eastgate Shopping Center (ca. 1956) with views of East High School at rear. (MHS)**

Like the surrounding neighborhood, the St. Anthony Commercial Club went through a financial decline and attempted to compete in the changing market with the addition of an athletic club. The two-story concrete block St. Anthony Athletic Club addition at the southeast was constructed in 1966 against the garage addition (1955). The accounts of the St. Anthony Athletic Club claim that University of Minnesota alumnae were monopolizing the school's racquetball and handball courts. In cooperation with Earl Patch, President of the St. Anthony Commercial Club, the alumni built an athletic club addition for \$160,000, which included three racquetball/handball courts.<sup>68</sup> August Cedarstrand and Company also completed this addition. While the addition may have been partially funded by the St. Anthony Commercial Club membership, it appears that the addition has always been referred to as the St. Anthony Athletic Club.

By the 1960s, the St. Anthony Commercial Club was largely a social dining club with an aging membership. The Club membership was at 150 when the athletic club boosters promised more members, but the athletic club failed to attract large numbers of new members.<sup>69</sup> The athletic members appear to have lived outside of old St. Anthony and used the athletic club during the day, but bypassed the dining experience offered in the 1929 building. The Pillsbury Library closed in 1967, further indicating that the residential population had moved away. In 1973, the St. Anthony Athletic Club split from the St. Anthony Commercial Club and the 1929 clubhouse was sold to the Washburn-McReavy Funeral Home.

The Washburn-McReavy Funeral Home has a direct relationship with one of the prominent members of the St. Anthony Commercial Club. The Glessner-Washburn Company, established by William Glessner in 1859, is one of the earliest furniture manufacturers in Minnesota.<sup>70</sup> William Glessner established the business in St. Anthony in 1859 and operated the business with his son, Frank, at 211 East Hennepin Avenue; William P. Washburn (1848-1932) joined the firm in 1886.<sup>71</sup> Washburn was on the board of the East Side Business Men's Association and was the first vice-president of the St. Anthony Commercial Club.<sup>72</sup> A common extension of furniture

<sup>68</sup> St. Anthony Athletic Club website: [swmtestaccount.com/athletic](http://swmtestaccount.com/athletic).

<sup>69</sup> "St. Anthony Club to Build Additions, See Members," *Minneapolis Tribune*, April 21, 1966.

<sup>70</sup> Edward D. Neill, *History of Hennepin County and the City of Minneapolis* (Minneapolis: North Star Publishing Company, 1881), 425.

<sup>71</sup> *Ibid.*

<sup>72</sup> William P. Washburn was born in Canada and immigrated to the United States in 1863. He and his wife, Ida, lived at 319 Fifth Street S.E., for most of their time in old St. Anthony.

manufacturing was the production of caskets. Washburn transitioned into the mortuary business in 1917 and established the Washburn Undertaking Company at 19 Fifth Street N.E.<sup>73</sup> Washburn's nephew, Donald R. McReavy joined the company in 1931 and the name was changed to the Washburn-McReavy Funeral Home.

## 5.0 EVALUATION

### *City of Minneapolis Criteria for Evaluation*

Chapter 599, Heritage Preservation Regulations of the Minneapolis Code of Ordinances, outlines the process for reviewing historic resources and designation criteria. When evaluating the potential destruction of a historic resource, 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 value or usefulness of the existing structure” (Section 599.480). When evaluating a property for local designation the property must meet at least one of the designation criteria.

According to Section 599.210, the following criteria shall be considered in determining whether a property is worthy of designation as a landmark or historic district because of its historical, cultural, architectural, archaeological or engineering significance:

- (1) The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.
- (2) The property is associated with the lives of significant persons or groups.
- (3) The property contains or is associated with distinctive elements of city identity.
- (4) The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
- (5) The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.
- (6) The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.
- (7) The property has yielded, or may be likely to yield, information important in prehistory or history.

### 5.1 Previous Evaluations

The St. Anthony Commercial Club sits within the St. Anthony Falls Historic District, which was placed in the National Register of Historic Places (NRHP) and locally designated in 1971. This early NRHP nomination form did not identify every property in the district and, through the years, additional evaluations have been completed. In 1991, the NRHP provided “Additional Information” which removed the northeast section of the district that was “incorrectly drawn” and provided five “thematic” areas for the district. The St. Anthony Commercial Club sits within the

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<sup>73</sup> Minneapolis City Directories, 1910-1920.

“East Side Milling Area,” and adjacent to the “University Avenue Southeast Residential Area.” The period of significance for the historic district is 1858-1940.

The St. Anthony Commercial Club was assigned Minnesota State Inventory Number HE-MPC-3016, but has not been evaluated for significance. The St. Anthony Commercial Club and its addition have not been evaluated for National Register contributing significance to the district.

The property sits outside the recommended potential historic district, “Hennepin-Central,” which was identified in the “Historic Resources Inventory,” (Mead & Hunt, 2011). This inventory evaluated the “historic resources in the Windom, Kenny and Armatage neighborhoods” and “the Central Core area including the St. Anthony West, Marcy Holmes, Como, Downtown West, Downtown East, and Sumner Glenwood neighborhoods, as well as portions of the Bryn Mawr, Harrison, Near North, North Loop, Prospect Park and St. Anthony East neighborhoods.” The recommended commercial district aligns against the St. Anthony Falls Historic District boundary and continues along East Hennepin and Central Avenues to Ninth Street S.E. The St. Anthony Commercial Club more closely aligns with the proposed potential commercial district than the current NRHP industrial and milling themed St. Anthony Falls Historic District. This potential district, “Hennepin-Central,” was also included in the “Historic Resources Inventory Capstone” (Stark 2013).

The St. Anthony Commercial Club at 200 Central Avenue S.E. was not included in the 1980-81 survey of the City of Minneapolis, often referred to as the “800 List” survey. It may have been excluded because it was located within the NRHP district.

The St. Anthony Commercial Club was not recognized in the final report “Northeast Minneapolis: Historic Resources Inventory” completed by Mead & Hunt, in 2004, for the City of Minneapolis, but this report specifically did not re-evaluate NRHP properties and/or districts.

## 5.2 Integrity

Section 599.480 (b) of the Minneapolis Code of Ordinances states that integrity of a potential historic resource must be considered when reviewing demolition, but does not explain how to evaluate integrity. The U.S. Department of the Interior-National Park Service provides interpretation of the seven aspects of integrity when evaluating a property for listing in the National Register of Historic Places (NRHP). The NRHP bulletin, *How to Apply the National Register Criteria for Evaluation* (NRB 15), explains that location, design, setting, materials, workmanship, feeling and association of a property should be considered before historic significance.<sup>74</sup>

The NRHP bulletin chapter, *Understanding the Aspects of Integrity*, follows:

**Location** is the place where the historic property was constructed or the place where the historic event occurred. Except in rare cases, the relationship between a property and its historic associations is destroyed if the property is moved.

**Design** is the combination of elements that create the form, plan, space, structure, and style of a property. Design includes such elements as organization of space, proportion,

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<sup>74</sup> U.S. Department of the Interior, National Register Bulletin “How to Apply the National Register Criteria for Evaluation.”

scale, technology, ornamentation, and materials.

**Setting** is the physical environment of a historic property. Whereas location refers to the specific place where a property was built or an event occurred, setting refers to the *character* of the place in which the property played its historical role.

**Materials** are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property. A property must retain the key exterior materials dating from the period of its historic significance.

**Workmanship** is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory. Workmanship is important because it can furnish evidence of the technology of a craft, illustrate the aesthetic principles of a historic or prehistoric period, and reveal individual, local, regional, or national applications of both technological practices and aesthetic principles.

**Feeling** is a property's expression of the aesthetic or historic sense of a particular period of time.

**Association** is the direct link between an important historic event or person and a historic property.

NRHP bulletin chapter, *Understanding the Aspects of Integrity*, also explains how to review integrity as follows:

### **VISIBILITY OF PHYSICAL FEATURES**

Properties eligible must not only retain their essential physical features, but the features must be visible enough to convey their significance. This means that even if a property is physically intact, its integrity is questionable if its significant features are concealed under modern construction. Archeological properties are often the exception to this; by nature they usually do not require visible features to convey their significance.

### **Non-Historic Exteriors**

If the historic *exterior* building material is covered by non-historic material (such as modern siding), the property can still be eligible if the significant form, features, and detailing are not obscured. If a property's exterior is covered by a non-historic false-front or curtain wall, the property will not qualify, because it does not retain the visual quality necessary to convey historic or architectural significance. Such a property also cannot be considered a contributing element in a historic district, because it does not add to the district's sense of time and place. If the false front, curtain wall, or non-historic siding is removed and the original building materials are intact, then the property's integrity can be re-evaluated.

## 5.3 Evaluation

### *Integrity*

The St. Anthony Commercial Club was completed in 1929 and faced Central Avenue S.E. In 1973 the main Central Avenue entrance was closed and a new entrance and portico were created at the southwest elevation. The wood portico was designed to compliment the Tudor Revival style of the clubhouse. Some openings have been filled with diamond-pattern glass (ca. 1973). The slate roof has been replaced with a wood shingle roof (ca. 1951).

A one-story garage addition in 1955 completely covered the southeast elevation. The addition continued the use of stucco with half-timber accents, but introduced a flat roof and an overhead door at a visible elevation (southwest). The 1966 two-story athletic club addition is attached to the 1955 addition at the southeast. The addition is larger than the original clubhouse and introduces new materials to the site as well as a modern design. The addition is massive, but set back from the southwest elevation.

The St. Anthony Commercial Club maintains integrity of location, but development on the block and adjacent blocks have damaged qualities of historic setting, feeling and association. Besides the building addition (1966), the eight-story St. Anthony Parking Ramp (1980) is adjacent to the club and the twelve-story Winslow House condominiums (1980) are across Second Street S.E.

Alterations to the clubhouse, most notably two additions at the southeast and the realignment of the main entrance, have damaged the integrity of design. The original clubhouse maintains integrity of materials and workmanship with the exception of window, door and roof alterations.

In reviewing for NRHP eligibility, the National Park Service may determine a property ineligible if the non-contributing additions are larger than the contributing portion of the property. A property may be re-evaluated if the damaging additions are removed.

### *City of Minneapolis Criteria*

To be considered for City of Minneapolis listing, the property must qualify in significance following the criteria:

*1. The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.*

The St. Anthony Commercial Club building (1929) appears to meet local Criterion 1 for its association with the St. Anthony Commercial Club, which advanced commercial and industrial activities of East Minneapolis as well as civic improvement and beautification efforts. The club was originally located at 301-305 East Hennepin Avenue (razed) from 1905 to 1929 and the clubhouse at 200 Central Avenue S.E. is the organization's second location. At the time of completion the club struggled through the Depression and the mission shifted its emphasis to social and athletic activities rather than promotion of local business and industry. The club's business promotional activities at the new location appear to have been limited.

*2. The property is associated with the lives of significant persons or groups.*

The St. Anthony Commercial Club is associated with many prominent businessmen of East Minneapolis during the period of significance, but none are particularly more significant than others. The original donor of the land and building fund, Caleb Dorr, was a long-term East Side resident, but he was not a member of the Club and was not involved in the building design or construction. The property does not appear to meet Criterion 2.

*3. The property contains or is associated with distinctive elements of city or neighborhood identity.*

The property is not associated with distinctive elements of the city or neighborhood identity and is not significant under Criterion 3. Clubhouse building types are not indigenous to Minneapolis nor particularly identified with Minneapolis.

*4. The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.*

The St. Anthony Commercial Club is a Tudor Revival style clubhouse and represents the distinctive characteristics of the style. The addition at the southeast and realignment of the entrance are damaging to the building, but the building continues to feature the original intent of the architect and appears to meet Criterion 4.

*5. The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.*

The property does not exemplify a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail and is not significant under Criterion 5.

*6. The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.*

The St. Anthony Commercial Club is associated with the Minneapolis architecture firm of Long & Thorshov. The firm's original partners were deceased and the building was designed under the direction of Olaf Thorshov's son, Roy Thorshov. In the 1920s the firm specialized in Revival style designs and the clubhouse continues to represent the original design and is significant under Criterion 6.

*7. The property has yielded, or may be likely to yield, information important in prehistory or history.*

City property atlas maps, Sanborn fire insurance maps and historic photographs provide information about previous use and development at the site. The property has not yielded information important in prehistory and, therefore, is not significant under Criterion 7.

#### **5.4 Recommendation**

The St. Anthony Commercial Club at 200 Second Street S.E. appears to be eligible for local designation under Criteria 4 and 6 as a representative example of the Tudor Revival style by the

local firm, Long & Thorshov. The building also appears to meet Criterion 1 for its association with the St. Anthony Commercial Club and its contributions to the social and economic advancement of Minneapolis.

The building is located within the St. Anthony Falls Historic District, but it has not determined if the property contributes to the district. The building does not contribute to the industrial theme of the “East Side Milling Area,” and, like the Pillsbury Library, should be evaluated individually for eligibility. It should be noted that consideration of the property’s historic integrity may complicate the determination of eligibility for the National Register of Historic Places.

## 6.0 SOURCES CONSULTED

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Atlas of Minneapolis, Minneapolis Real Estate Board, 1903, 1914

Atlas of the City of Minneapolis, C.M. Foote, 1898.

Minneapolis Fire Insurance Maps, Sanborn Map Publishing Co., 1912-1951.

### ***Directories***

Dual City Blue Book

Minneapolis City Directories

U.S. Federal Census

### ***Collections***

Hennepin County Library-Minneapolis Collection, Minneapolis.

Hennepin History Museum, Minneapolis.

Minnesota Historical Society, St. Paul (MHS)

Northwest Architectural Archives-University of Minnesota, Minneapolis (NAA)

# 200 CENTRAL AVE

Minneapolis, MN 55414

NOT FOR CONSTRUCTION

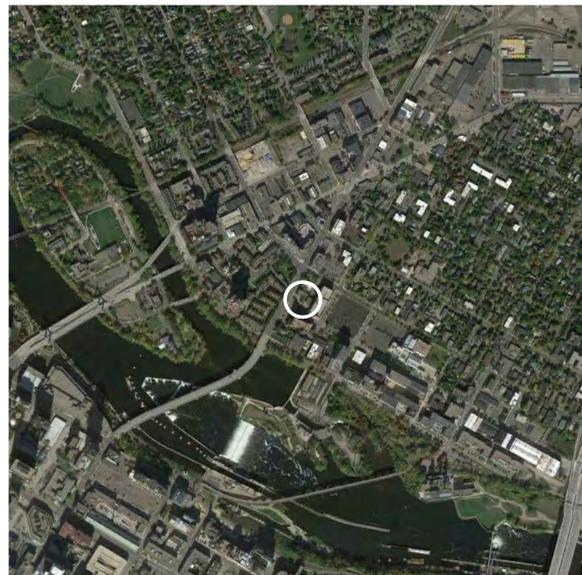


## METRICS

Level	Use	Total GSF	Parking GSF	Retail	Amenity or Lobby	Area Summary			Total Interior and Terrace GSF (NIC core)	Interior RSF****	Terrace RSF*****	Total Interior and Terrace RSF (PTP)	110 Bicycle Stalls		
						Interior GSF*	Core GSF**	Terrace GSF***					Units Parking	Tandem Parking	
Level P3	Parking	28,929	28,929										62	18	
Level P2	Parking	28,929	28,929										62	18	
Level P1	Parking	28,929	28,929										62	18	
Level 1	Lobby/Retail	26,009	15,248	6,698	4,063		1,297						6		
Level 2	Parking/Res	26,816	20,620			3,439	2,501	256	6,196	3,183	256	3,439	3	47	
Level 3	Parking/Res	28,688	20,620			5,215	2,501	352	8,068	4,791	352	5,143	4	47	
Level 4	Parking/Res	28,688	20,620			5,215	2,501	352	8,068	4,791	352	5,143	4	47	
Level 5	Amenity/Res	17,230			8,150	4,005	3,952	1,123	7,957	3,687	1,123	4,810	3		
Level 6	Residence	12,616				9,805	1,920	891	10,696	9,071	891	9,962	7		
Level 7	Residence	12,616				9,805	1,920	891	10,696	9,071	891	9,962	7		
Level 8	Residence	12,616				9,805	1,920	891	10,696	9,071	891	9,962	7		
Level 9	Residence	12,616				9,805	1,920	891	10,696	9,071	891	9,962	7		
Level 10	Residence	12,616				9,805	1,920	891	10,696	9,071	891	9,962	7		
Level 11	Residence	12,616				9,805	1,920	891	10,696	9,071	891	9,962	7		
Level 12	Residence	12,616				9,805	1,920	891	10,696	9,071	891	9,962	7		
Level 13	Residence	12,616				9,805	1,920	891	10,696	9,071	891	9,962	7		
Level 14	Residence	12,616				9,805	1,920	891	10,696	9,071	891	9,962	7		
Level 15	Residence	12,616				9,805	1,920	891	10,696	9,071	891	9,962	7		
Level 16	Residence	12,616				9,805	1,920	891	10,696	9,071	891	9,962	7		
Level 17	Residence	12,616				9,805	1,920	891	10,696	9,071	891	9,962	7		
Level 18	Residence	12,616				9,805	1,920	891	10,696	9,071	891	9,962	7		
Level 19	Residence	12,616				9,805	1,920	891	10,696	9,071	891	9,962	7		
Level 20	Residence	12,640				9,794	1,892	954	10,748	9,087	954	10,041	5		
Level 21	Residence	12,640				9,794	1,892	954	10,748	9,087	954	10,041	5		
Level 22	Residence	12,640				9,794	1,892	954	10,748	9,087	954	10,041	5		
Level 23	Residence	12,640				9,794	1,892	954	10,748	9,087	954	10,041	5		
Level 24	Residence	12,640				9,794	1,892	954	10,748	9,087	954	10,041	5		
Level 25	Residence	12,640				9,794	1,892	954	10,748	9,087	954	10,041	5		
Level 26	Residence	12,640				9,794	1,892	954	10,748	9,087	954	10,041	5		
Level 27	Residence	12,640				9,794	1,892	954	10,748	9,087	954	10,041	5		
Level 28	Residence	12,640				9,794	1,892	954	10,748	9,087	954	10,041	5		
Level 29	Residence	12,640				9,794	1,892	954	10,748	9,087	954	10,041	5		
Level 30	Residence	12,640				9,794	1,892	954	10,748	9,087	954	10,041	5		
Level 31	Residence	12,640				9,794	1,892	954	10,748	9,087	954	10,041	5		
Level 32	Residence	12,640				9,794	1,892	954	10,748	9,087	954	10,041	5		
Level 33	Residence	12,640				9,794	1,892	954	10,748	9,087	954	10,041	5		
Level 34	Residence	12,640				9,794	1,892	954	10,748	9,087	954	10,041	5		
Level 35	Residence	12,668				9,416	1,892	1,360	10,776	8,764	1,360	10,124	4		
Level 36	Residence	12,668				9,416	1,892	1,360	10,776	8,764	1,360	10,124	4		
Level 37	Residence	12,668				9,416	1,892	1,360	10,776	8,764	1,360	10,124	4		
Level 38	Residence	12,668				9,416	1,892	1,360	10,776	8,764	1,360	10,124	4		
Level 39	Residence	12,670				9,418	1,892	1,360	10,778	8,799	1,360	10,159	2		
Level 40	Residence	12,670				9,418	1,892	1,360	10,778	8,799	1,360	10,159	2		
	Mechanical	9,032			6,000			3,032			2,450				
<b>Total</b>		<b>665,486</b>	<b>163,895</b>	<b>6,698</b>	<b>18,213</b>	<b>358,554</b>	<b>79,364</b>	<b>40,059</b>	<b>405,913</b>	<b>332,405</b>	<b>39,477</b>	<b>369,432</b>	<b>207</b>	<b>333</b>	<b>84</b>

\*Interior GSF for residential units only, calculated center line of demising walls, centerline of corridor walls, and exterior face of exterior walls  
 \*\*GSF of core, calculated from centerline of corridor walls  
 \*\*\*Terrace GSF, calculated from exterior face of exterior walls, total terrace area  
 \*\*\*\*Interior RSF, Point to Point calculation for residential units only  
 \*\*\*\*\*Terrace RSF, calculated from exterior face of exterior walls, total terrace area (same as Terrace GSF)  
 \*\*\*\*\*Efficiency calculated by dividing Total Interior and Terrace GSF by Total GSF

## PROJECT LOCATION



Vicinity



Site Location

## PROJECT TEAM

**Owner/Developer:** Alatus LLC  
800 Nicollet Mall  
Suite 2850  
Minneapolis, MN 55402

**Architect:** Elness Swenson Graham Architects Inc.  
500 Washington Ave. South, Suite 1080  
Minneapolis, MN 55415  
Ph: 612-339-5508  
Fx: 612-339-5382

**Landscape:** David Motzenbecker  
Cunningham Group  
St. Anthony Main  
201 Main St. SE, Suite 325  
Minneapolis, MN 55414  
Ph: 612-379-3400  
Fx: 612-379-4400

**Contractor:** Doran Construction  
7803 Glenroy Road, Suite 200  
Bloomington, MN 55439  
Ph: 612-568-0475  
Fx: 952-288-2001

**Civil:** T.B.D.

**Structural Engineer:** T.B.D.

**Mechanical, Electrical, Plumbing Engineers:** T.B.D.

## SHEET INDEX

SHEET NUMBER	SHEET NAME
T1.1	TITLE SHEET
T1.2	DEMOLITION STUDY
V1.0	EXISTING SURVEY
L1A100	LANDSCAPE PLAN
A0.0	ARCHITECTURAL SITE PLAN
A0.1	EXISTING CONTEXT IMAGES
A0.2	EXISTING CONTEXT IMAGES
A0.3	BUILDING PERSPECTIVES
A0.4	BUILDING PERSPECTIVES
A0.5	BUILDING PERSPECTIVES
A0.6	SHADOW STUDY
A0.7	EXTERIOR MATERIALS
A1.0	STREET LEVEL PLAN_P1-P9_2-4_5
A1.1	PLANS 6-20_21-32_33-40
A3.1	EXTERIOR ELEVATIONS
A3.2	EXTERIOR ELEVATIONS
A3.3	EXTERIOR ELEVATIONS
A3.4	EXTERIOR ELEVATIONS
A5.1	WALL SECTIONS
A5.2	WALL SECTIONS
A5.3	WALL SECTIONS
A6.1	EXTERIOR DETAILS

## HPC APPLICATION 2/23/2016

ORIGINAL ISSUE: 11/04/15

### REVISIONS

No.	Description	Date
214519		

ESG DRAWN BY

ESG CHECKED BY

KEY PLAN

200 CENTRAL AVE

TITLE SHEET  
T1.1



NOT FOR CONSTRUCTION



**DEMOLITION STUDY:**

The applicant is requesting a demolition permit to bring down the Washburn-McReavy Funeral Home located at 200 Central Ave. The demolition will make way for the building that is being proposed in the pages to follow. The funeral home is approximately 8,500 sq/ft with a small basement that was used as a residence. The structure is located within a historic district, however the building itself has never been designated as a contributing building. The applicant has sought to determine the merit of the building's historic basis, and it appears that its historic merits are questionable. The funeral home housed the St. Anthony Commercial Club from approximately 1929 to 1973. In 1966, what is now known as the St. Anthony Athletic Club was built immediately next to the funeral home and is substantially larger than the funeral home structure. The applicant has evaluated the economic feasibility of repurposing the existing building and moving the existing structure, but both options have proved to be too costly to make them economically beneficial. Furthermore, the site was openly marketed for approximately a year. During that time, no prospective buyer proposed moving or renovating the funeral home building. All proposals were to demolish the building for a new use. The applicant has completed its due diligence and, in its determination, there is no reasonable alternative but to demolish the existing structure. We are requesting the HPC's permission to move forward with the demolition permitting process.

HPC APPLICATION  
2 / 23 / 2016

ORIGINAL ISSUE: 11/04/15

REVISIONS

No.	Description	Date

214519

PROJECT NUMBER

ESG

DRAWN BY

ESG

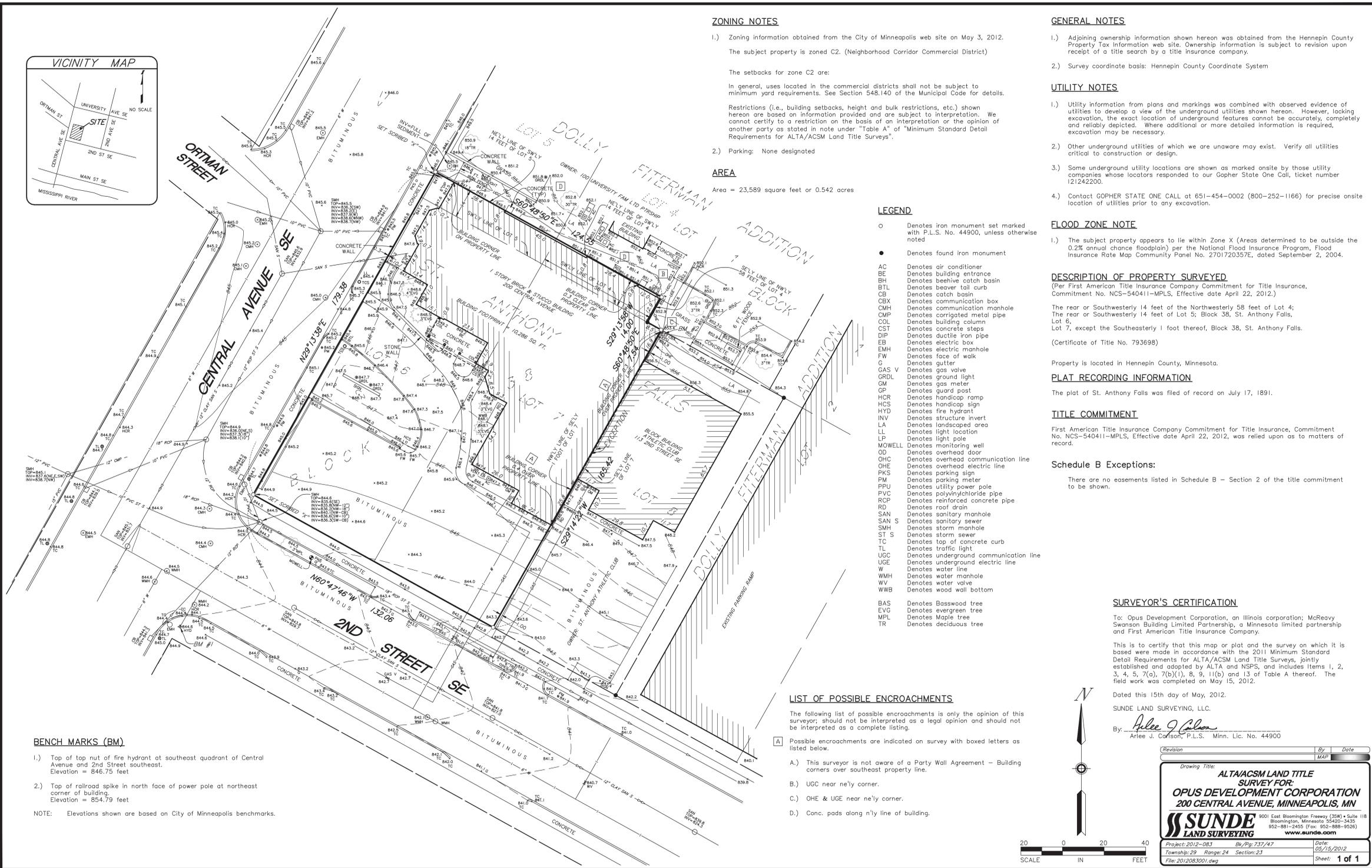
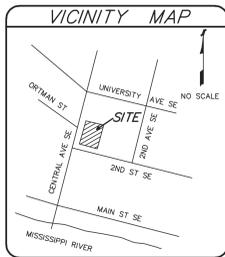
CHECKED BY

KEY PLAN

200 CENTRAL AVE

DEMOLITION STUDY

T1.2



**ZONING NOTES**

1.) Zoning information obtained from the City of Minneapolis web site on May 3, 2012.  
The subject property is zoned C2. (Neighborhood Corridor Commercial District)

The setbacks for zone C2 are:

In general, uses located in the commercial districts shall not be subject to minimum yard requirements. See Section 548.140 of the Municipal Code for details.

Restrictions (i.e., building setbacks, height and bulk restrictions, etc.) shown hereon are based on information provided and are subject to interpretation. We cannot certify to a restriction on the basis of an interpretation or the opinion of another party as stated in note under "Table A" of "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys".

2.) Parking: None designated

**AREA**

Area = 23,589 square feet or 0.542 acres

**LEGEND**

- Denotes iron monument set marked with P.L.S. No. 44900, unless otherwise noted
- Denotes found iron monument
- AC Denotes air conditioner
- BE Denotes building entrance
- BH Denotes beehive catch basin
- BTL Denotes beaver tail curb
- CB Denotes catch basin
- CBX Denotes communication box
- CMH Denotes communication manhole
- COMP Denotes corrugated metal pipe
- COL Denotes building column
- CST Denotes concrete steps
- DIP Denotes ductile iron pipe
- EB Denotes electric box
- EMH Denotes electric manhole
- FW Denotes face of walk
- G Denotes gutter
- GAS V Denotes gas valve
- GRDL Denotes ground light
- GM Denotes gas meter
- GP Denotes guard post
- HCR Denotes handicap ramp
- HCS Denotes handicap sign
- HYD Denotes fire hydrant
- INV Denotes structure invert
- LA Denotes landscaped area
- LL Denotes light location
- LP Denotes light pole
- NOWELL Denotes monitoring well
- OD Denotes overhead door
- OHC Denotes overhead communication line
- OHE Denotes overhead electric line
- PKS Denotes parking sign
- PM Denotes parking meter
- PPU Denotes utility power pole
- PVC Denotes polyvinylchloride pipe
- RCP Denotes reinforced concrete pipe
- RD Denotes roof drain
- SAN Denotes sanitary manhole
- SAN S Denotes sanitary sewer
- SMH Denotes storm manhole
- ST S Denotes storm sewer
- TC Denotes top of concrete curb
- TL Denotes traffic light
- UGC Denotes underground communication line
- UGE Denotes underground electric line
- W Denotes water line
- WMH Denotes water manhole
- WV Denotes water valve
- WVB Denotes wood wall bottom
- BAS Denotes Basswood tree
- EVG Denotes evergreen tree
- MPL Denotes Maple tree
- TR Denotes deciduous tree

**GENERAL NOTES**

- 1.) Adjoining ownership information shown hereon was obtained from the Hennepin County Property Tax information web site. Ownership information is subject to revision upon receipt of a title search by a title insurance company.
- 2.) Survey coordinate basis: Hennepin County Coordinate System

**UTILITY NOTES**

- 1.) Utility information from plans and markings was combined with observed evidence of utilities to develop a view of the underground utilities shown hereon. However, lacking excavation, the exact location of underground features cannot be accurately, completely and reliably depicted. Where additional or more detailed information is required, excavation may be necessary.
- 2.) Other underground utilities of which we are unaware may exist. Verify all utilities critical to construction or design.
- 3.) Some underground utility locations are shown as marked onsite by those utility companies whose locators responded to our Gopher State One Call, ticket number 121242200.
- 4.) Contact GOPHER STATE ONE CALL at 651-454-0002 (800-252-1166) for precise onsite location of utilities prior to any excavation.

**FLOOD ZONE NOTE**

- 1.) The subject property appears to lie within Zone X (Areas determined to be outside the 0.2% annual chance floodplain) per the National Flood Insurance Program, Flood Insurance Rate Map Community Panel No. 2701720357E, dated September 2, 2004.

**DESCRIPTION OF PROPERTY SURVEYED**

(Per First American Title Insurance Company Commitment for Title Insurance, Commitment No. NCS-540411-MPLS, Effective date April 22, 2012.)

The rear or Southwesterly 14 feet of the Northwesterly 58 feet of Lot 4; The rear or Southwesterly 14 feet of Lot 5; Block 38, St. Anthony Falls, Lot 6, Lot 7, except the Southeasterly 1 foot thereof, Block 38, St. Anthony Falls.

(Certificate of Title No. 793698)

Property is located in Hennepin County, Minnesota.

**PLAT RECORDING INFORMATION**

The plat of St. Anthony Falls was filed of record on July 17, 1891.

**TITLE COMMITMENT**

First American Title Insurance Company Commitment for Title Insurance, Commitment No. NCS-540411-MPLS, Effective date April 22, 2012, was relied upon as to matters of record.

**Schedule B Exceptions:**

There are no easements listed in Schedule B - Section 2 of the title commitment to be shown.

**SURVEYOR'S CERTIFICATION**

To: Opus Development Corporation, an Illinois corporation; McReavy Swanson Building Limited Partnership, a Minnesota limited partnership and First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 7(a), 7(b)(1), 8, 9, 11(b) and 13 of Table A thereof. The field work was completed on May 15, 2012.

Dated this 15th day of May, 2012.

SLUNDE LAND SURVEYING, LLC.

By: *Arlee J. Carlson*  
Arlee J. Carlson, P.L.S., Minn. Lic. No. 44900

Revision	By	Date

Drawing Title: **ALTA/ACSM LAND TITLE SURVEY FOR: OPUS DEVELOPMENT CORPORATION 200 CENTRAL AVENUE, MINNEAPOLIS, MN**

**SUNDE LAND SURVEYING** 9001 East Bloomington Freeway (35W) • Suite 118 Bloomington, Minnesota 55420-3435 952-881-2455 (Fax: 952-888-9528) www.sunde.com

Project: 2012-083 Bk/Plat: 137/47 Date: 05/15/2012  
Township: 29 Range: 24 Section: 23  
File: 2012083001.dwg Sheet: **1 of 1**



**BENCH MARKS (BM)**

- 1.) Top of top nut of fire hydrant at southeast quadrant of Central Avenue and 2nd Street southeast.  
Elevation = 846.75 feet
- 2.) Top of railroad spike in north face of power pole at northeast corner of building.  
Elevation = 854.79 feet

NOTE: Elevations shown are based on City of Minneapolis benchmarks.

**LIST OF POSSIBLE ENCROACHMENTS**

The following list of possible encroachments is only the opinion of this surveyor; should not be interpreted as a legal opinion and should not be interpreted as a complete listing.

- A) Possible encroachments are indicated on survey with boxed letters as listed below.
- A.) This surveyor is not aware of a Party Wall Agreement - Building corners over southeast property line.
- B.) UGC near n'e'l' corner.
- C.) OHE & UGE near n'e'l' corner.
- D.) Conc. pads along n'l'y line of building.

**NOT FOR CONSTRUCTION**

HPC APPLICATION  
2 / 23 / 2016

ORIGINAL ISSUE: 02/23/16

REVISIONS

No.	Description	Date

214519

PROJECT NUMBER

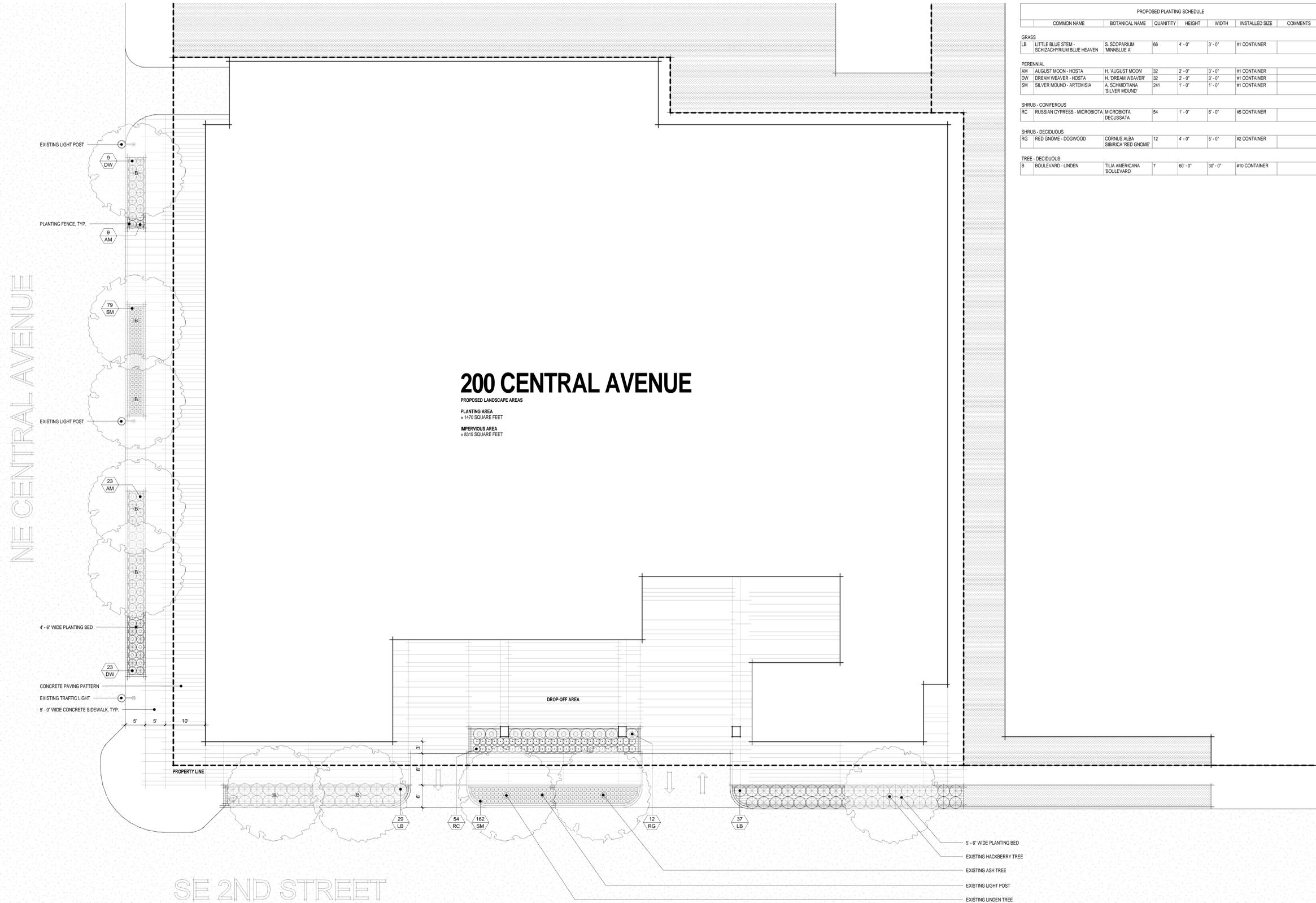
CGA DRAWN BY CGA CHECKED BY

KEY PLAN

200 CENTRAL AVE

LANDSCAPE PLAN  
**LA100**

PROPOSED PLANTING SCHEDULE						
COMMON NAME	BOTANICAL NAME	QUANTITY	HEIGHT	WIDTH	INSTALLED SIZE	COMMENTS
<b>GRASS</b>						
LB	LITTLE BLUE STEM SCHIZACHYRIUM BLUE HEAVEN	66	4'-0"	3'-0"	#1 CONTAINER	
<b>PERENNIAL</b>						
AM	AUGUST MOON - HOSTA	32	2'-0"	3'-0"	#1 CONTAINER	
DW	DREAM WEAVER - HOSTA	32	2'-0"	3'-0"	#1 CONTAINER	
SM	SILVER MOUND - ARTEMISA	241	1'-0"	1'-0"	#1 CONTAINER	
<b>SHRUB - CONIFEROUS</b>						
RC	RUSSIAN CYPRESS - MICROBIOTA DECLUSSATA	54	1'-0"	6'-0"	#5 CONTAINER	
<b>SHRUB - DECIDUOUS</b>						
RG	RED GNOME - DOGWOOD	12	4'-0"	5'-0"	#2 CONTAINER	
<b>TREE - DECIDUOUS</b>						
B	BOULEVARD - LINDEN	7	60'-0"	30'-0"	#10 CONTAINER	



# 200 CENTRAL AVENUE

PROPOSED LANDSCAPE AREAS

PLANTING AREA  
= 1470 SQUARE FEET

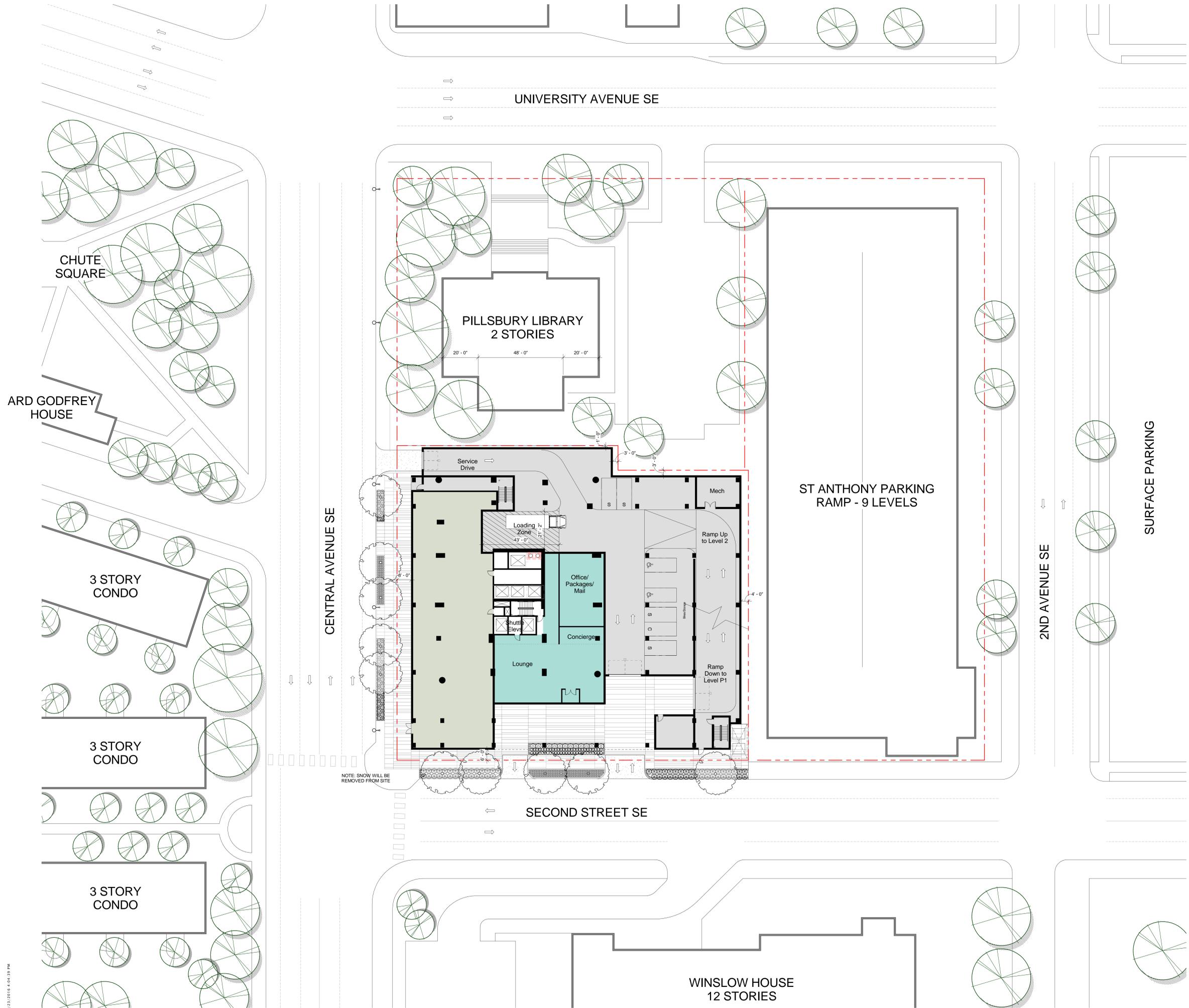
IMPERVIOUS AREA  
= 8315 SQUARE FEET

NE CENTRAL AVENUE

SE 2ND STREET



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200 CENTRAL AVE

ARCHITECTURAL SITE PLAN  
**A0.0**

0' 5' 10' 20' 50'  
Scale: 1" = 20'



ALATUS



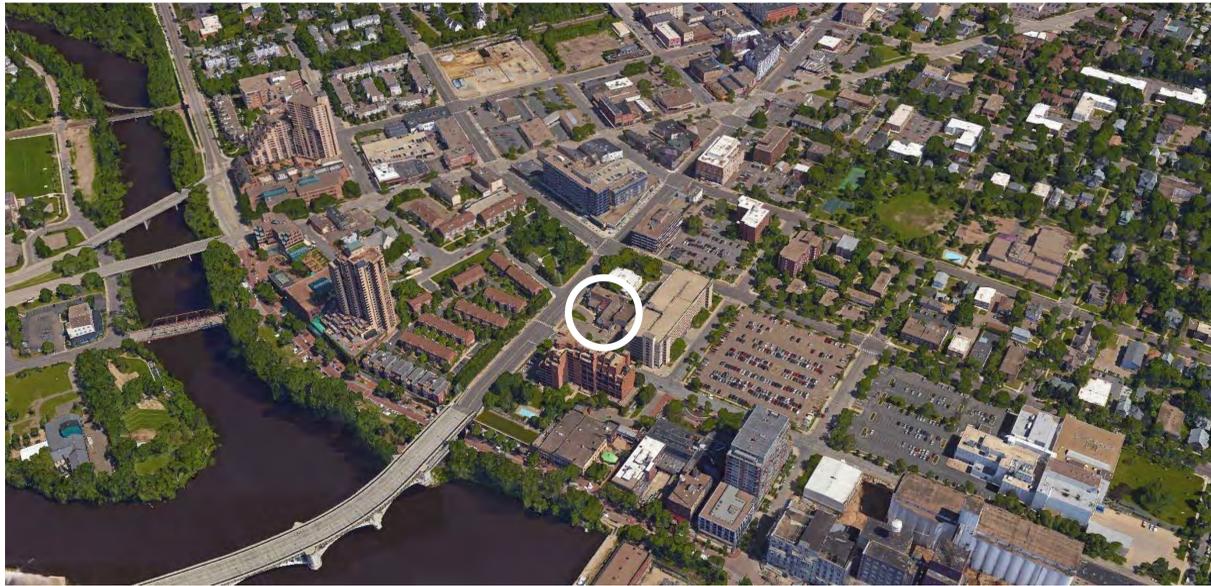
elness swenson graham architects  
500 washington avenue south  
minneapolis minnesota 55415  
p. 6 1 2 . 3 3 9 . 5 5 0 8  
f. 6 1 2 . 3 3 9 . 5 3 8 2  
www.esgar.ch.com

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

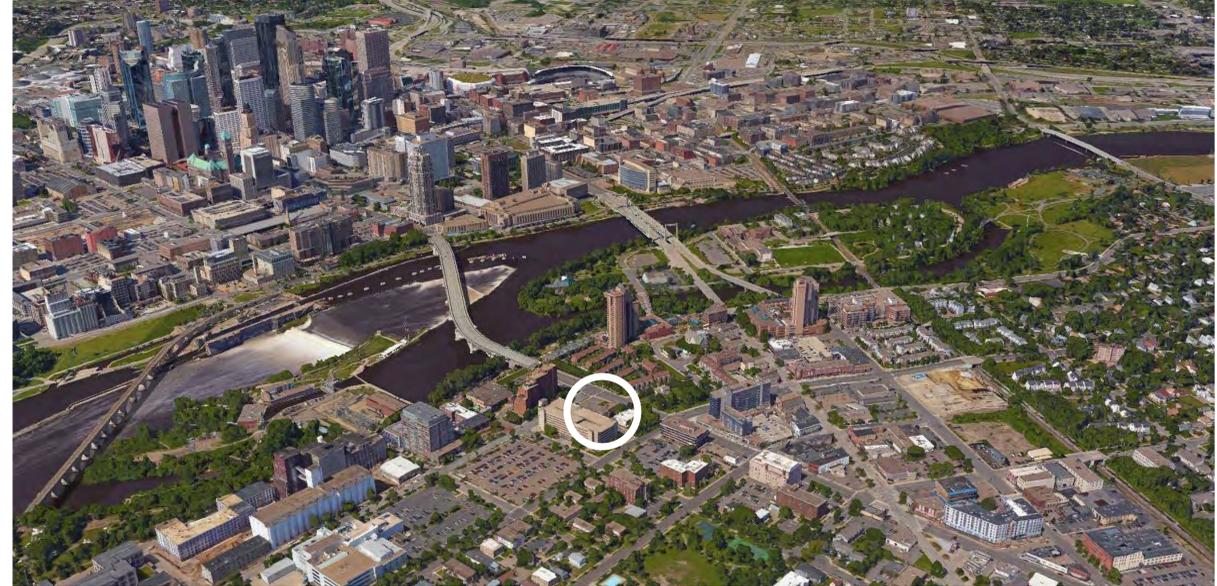
Signature \_\_\_\_\_

Typed or Printed Name \_\_\_\_\_

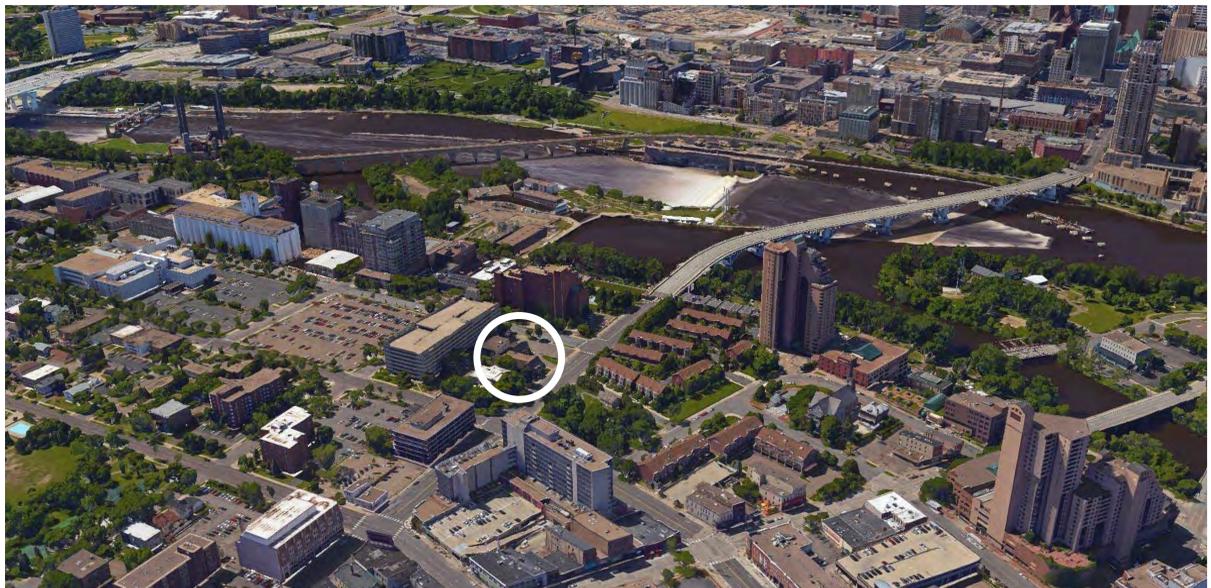
License # \_\_\_\_\_ Date \_\_\_\_\_



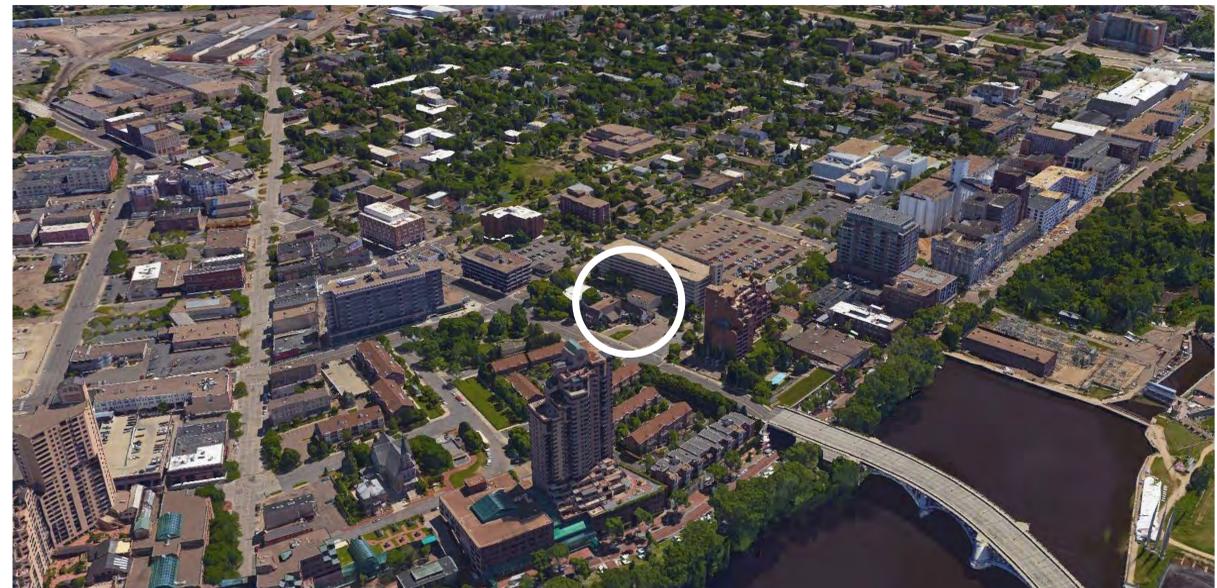
BIRDSSEYE VIEW FROM EAST



BIRDSSEYE VIEW FROM SOUTH



BIRDSSEYE VIEW FROM NORTH



BIRDSSEYE VIEW FROM WEST

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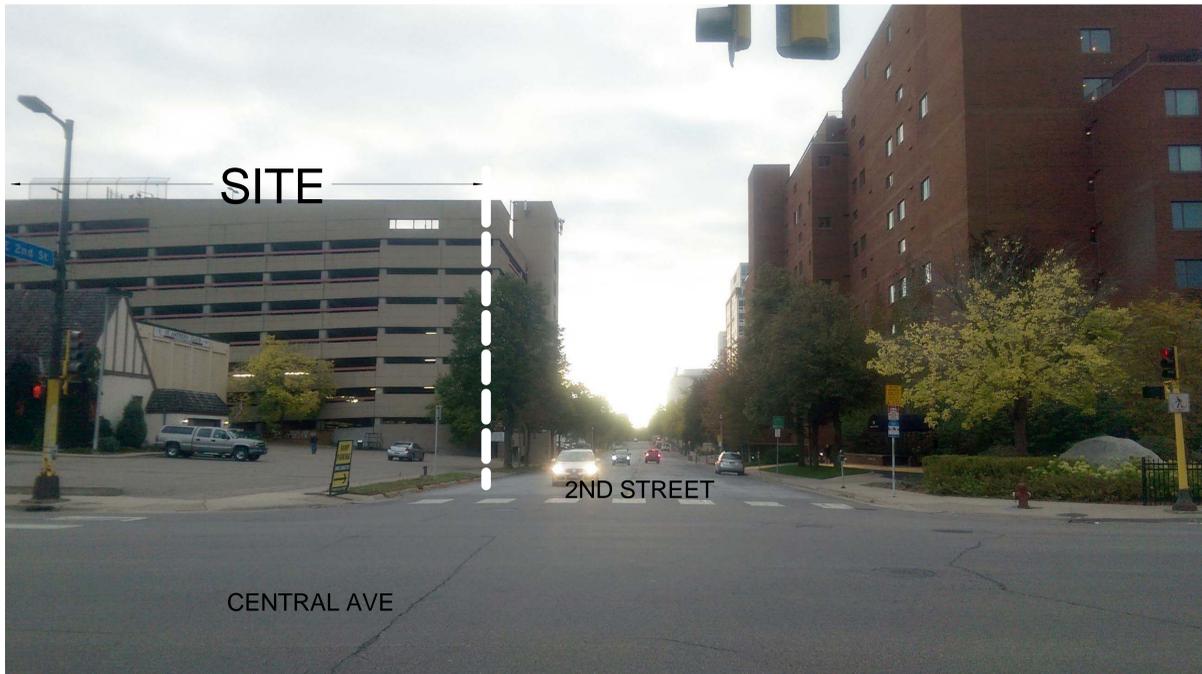
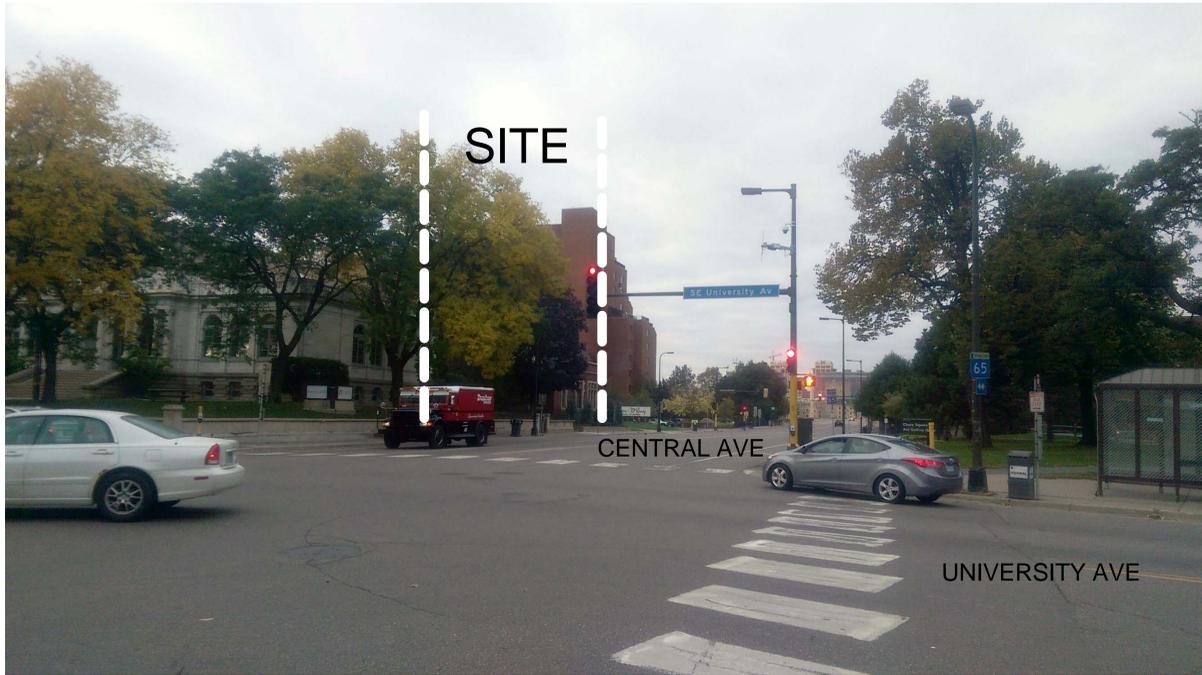
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KEY PLAN

200 CENTRAL AVE

EXISTING CONTEXT IMAGES

**A0.1**



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200 CENTRAL AVE

EXISTING CONTEXT IMAGES

**A0.2**



PEDESTRIAN VIEW ALONG CENTRAL AVE

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PEDESTRIAN VIEW FROM UNIVERSITY AVE

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200 CENTRAL AVE

BUILDING PERSPECTIVES

**A0.3**



BIRDSEYE VIEW LOOKING NORTHEAST



BIRDSEYE VIEW LOOKING NORTHWEST



BIRDSEYE VIEW LOOKING SOUTHEAST



BIRDSEYE VIEW LOOKING SWHVEST

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BUILDING PERSPECTIVES

**A0.4**

ALATUS



eIness swenson graham architects  
500 Washington Avenue South  
Minneapolis, Minnesota 55415  
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Signature \_\_\_\_\_

Typed or Printed Name \_\_\_\_\_

License # \_\_\_\_\_ Date \_\_\_\_\_



PEDESTRIAN VIEW AT CORNER OF CENTRAL AND 2ND



PEDESTRIAN VIEW ALONG CENTRAL AVE



PEDESTRIAN VIEW ALONG 2ND STREET



PEDESTRIAN VIEW ALONG CENTRAL AVE

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BUILDING PERSPECTIVES

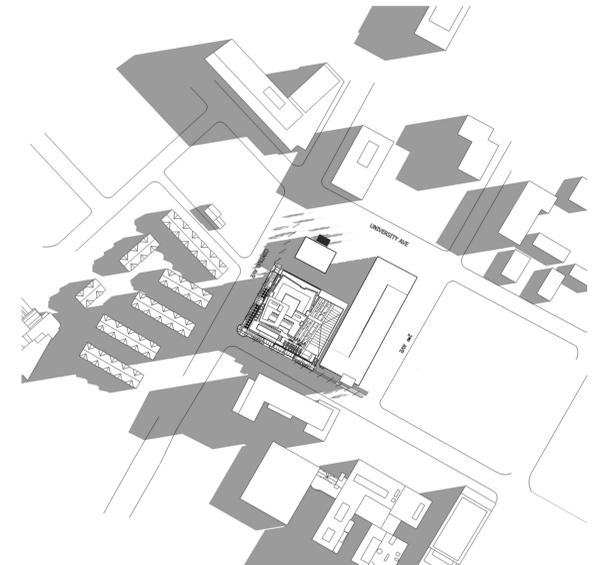
**A0.5**



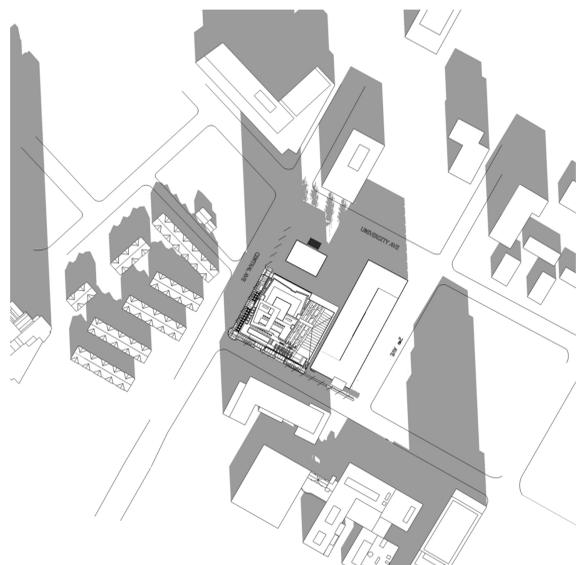
DECEMBER 21ST 9AM



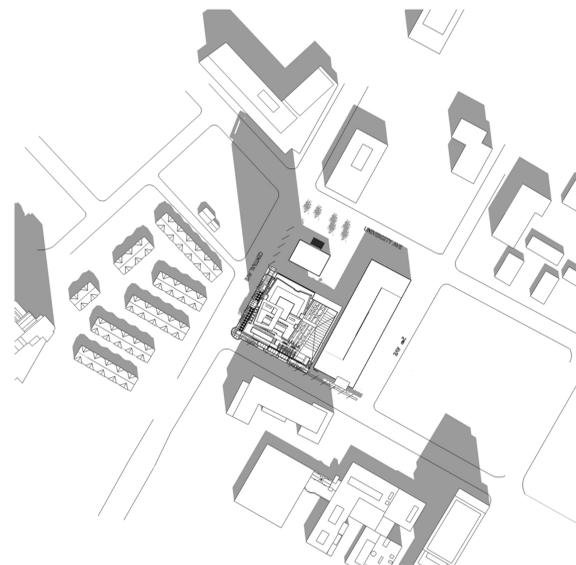
MARCH / SEPTEMBER 21ST 8AM



JUNE 21ST 7AM



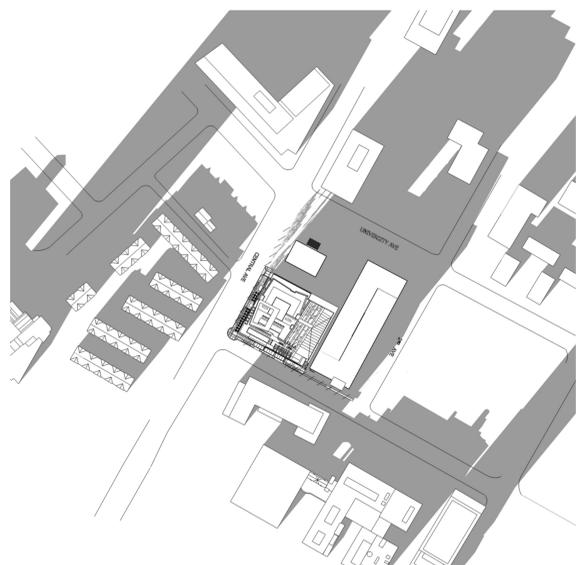
DECEMBER 21ST NOON



MARCH / SEPTEMBER 21ST NOON



JUNE 21ST NOON



DECEMBER 21ST 3PM



MARCH / SEPTEMBER 21ST 4PM



JUNE 21ST 5PM

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KEY PLAN

200 CENTRAL AVE

SHADOW STUDY

**A0.6**

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KEY PLAN

200 CENTRAL AVE

EXTERIOR MATERIALS

**A0.7**



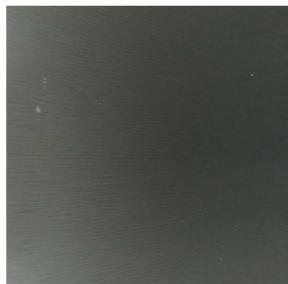
5F METAL PANEL #2



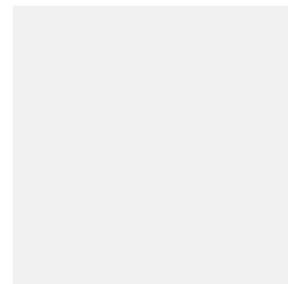
5E METAL PANEL #1



5C METAL PANEL - WOOD TEXTURED



5B METAL PANEL - BRUSHED GRAPHITE



5A METAL PANEL - WINTER WHITE



3B ARCHITECTURAL PRECAST PANEL POLISHED - DARK



3A ARCHITECTURAL PRECAST PANEL POLISHED - WHITE

2A MIXED STONE



SMOOTH



TEXTURED



2B STONE - HAMMERED



13B ARCHITECTURAL SCNCE

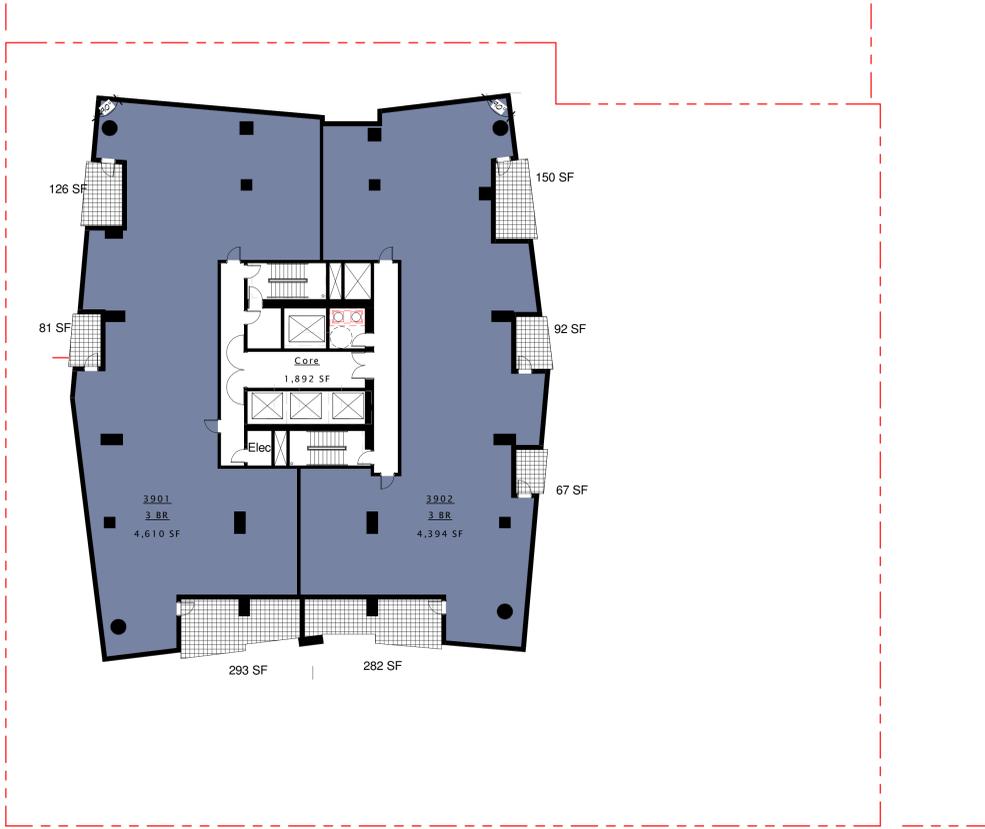


13A ARCHITECTURAL SCNCE



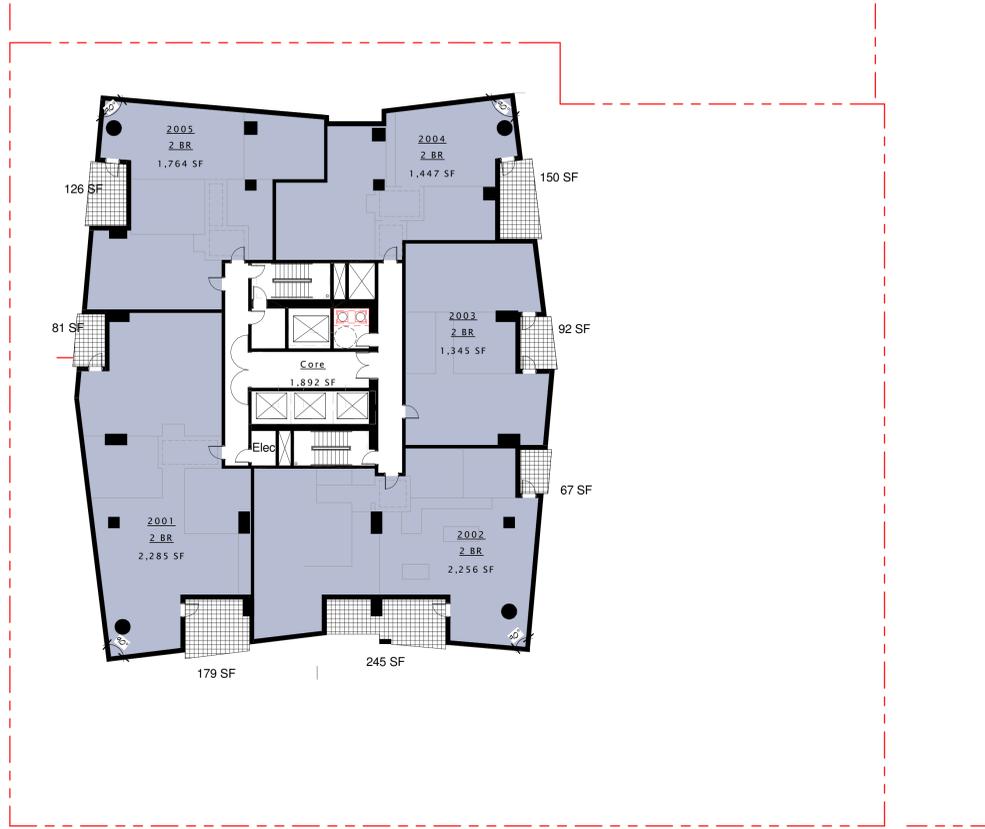
1A FACE BRICK



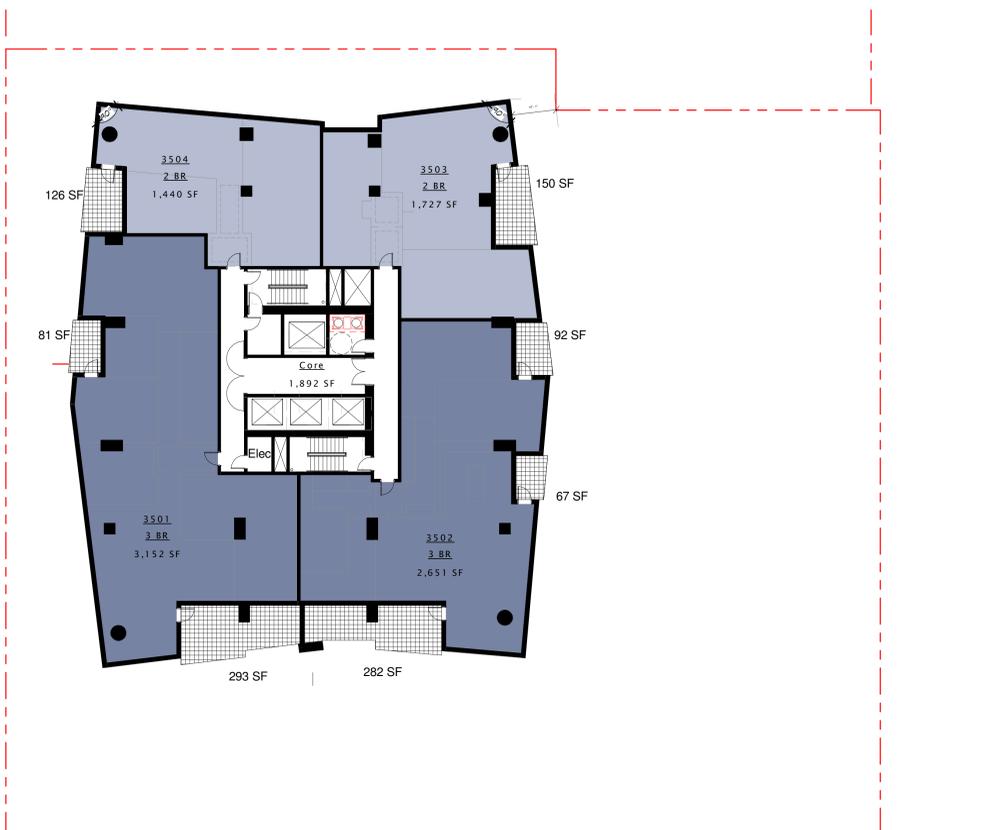


4 LEVEL 39-40  
A1.1 1/16" = 1'-0"

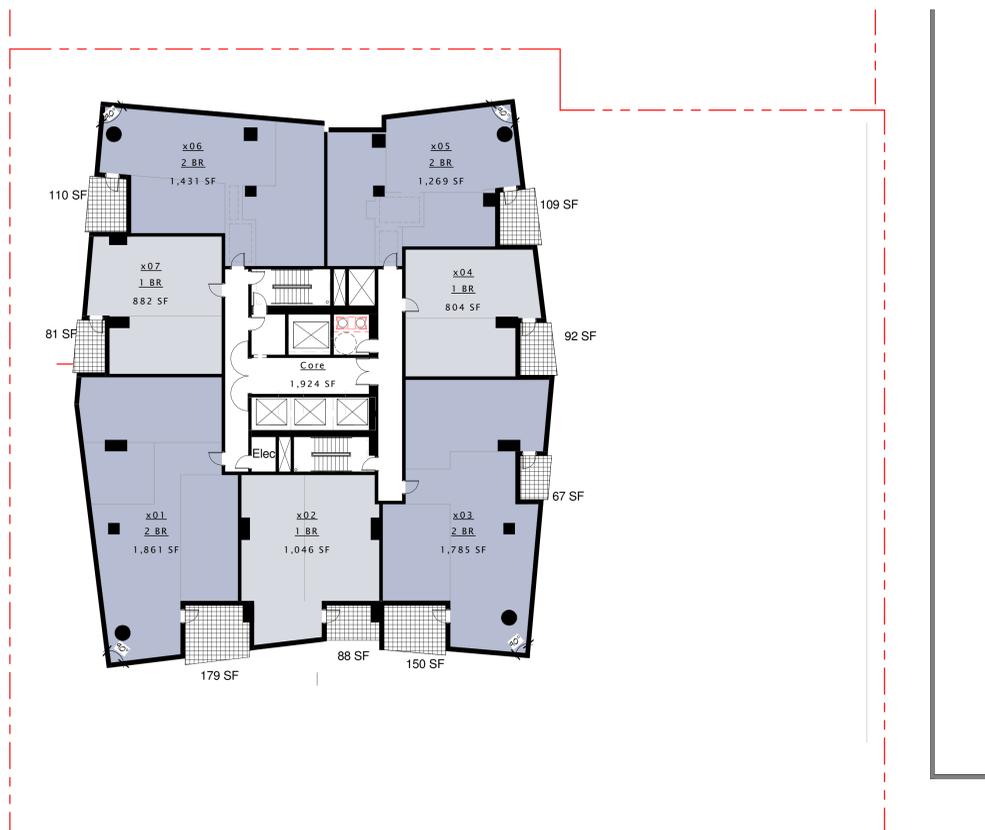
NOTE: SEE 6.1 FOR ROOF INFORMATION



2 LEVEL 20-34  
A1.1 1/16" = 1'-0"



3 LEVEL 35-38  
A1.1 1/16" = 1'-0"



1 LEVEL 6-19  
A1.1 1/16" = 1'-0"

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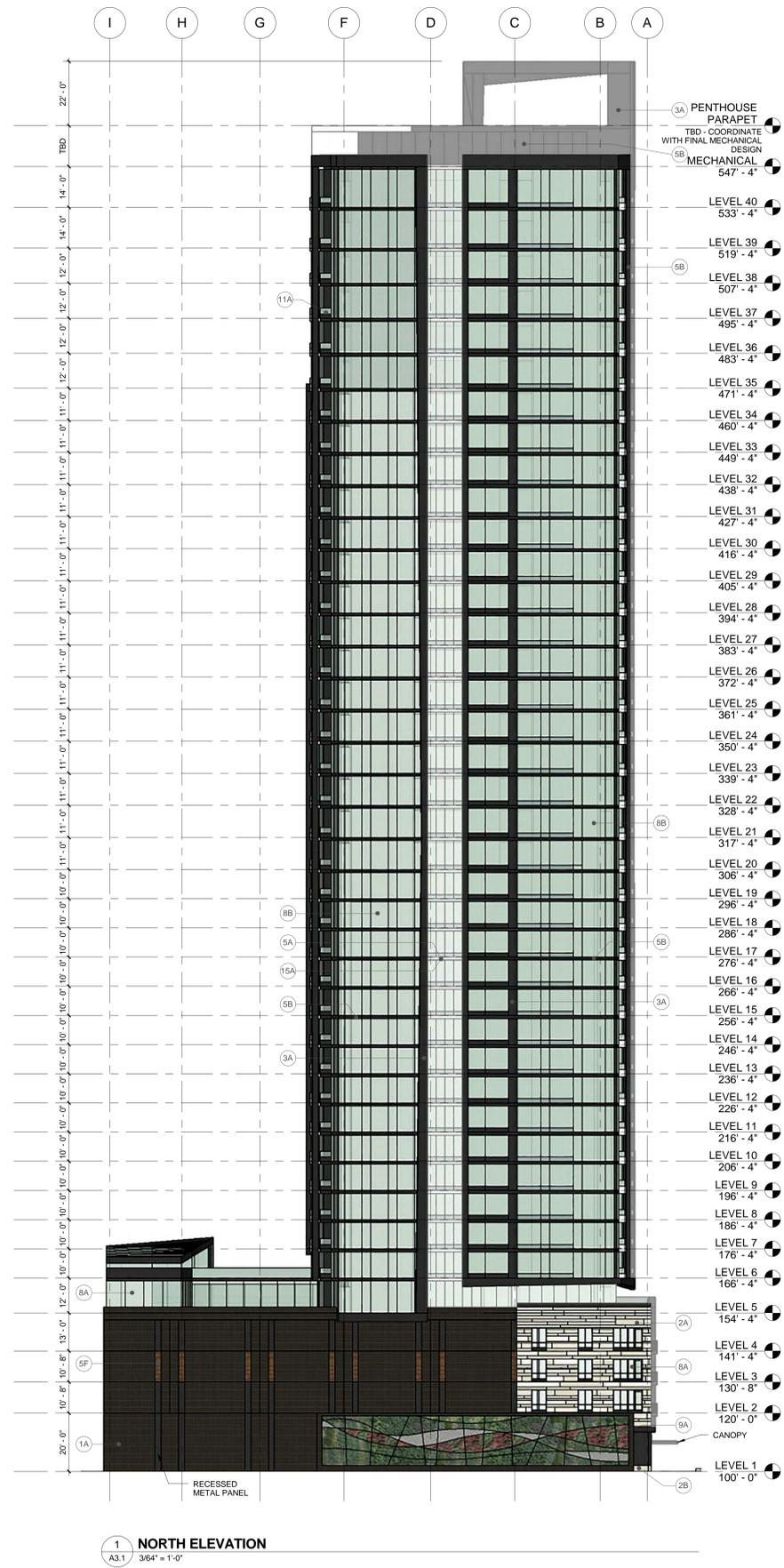
KEY PLAN

200 CENTRAL AVE

PLANS 6-20,21-32,33-40

A1.1

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EXTERIOR MATERIAL KEYNOTES	
1A	FACE BRICK
2A	MIXED STONE - SMOOTH, HAMMERD, AND TEXTURED
2B	STONE - HAMMERD
3A	ARCHITECTURAL PRECAST PANEL POLISHED DARK
3B	ARCHITECTURAL PRECAST PANEL POLISHED WHITE
5A	FLAT METAL PANEL - WHITE
5B	FLAT METAL PANEL - BRUSHED GRAPHITE
5C	WOOD TEXTURED METAL PANEL
5D	DECORATIVE METAL PANEL
5E	METAL PANEL #1
5F	METAL PANEL #2
8A	STOREFRONT SYSTEM
8B	WINDOW WALL
8C	CURTAIN WALL SYSTEM
8D	CURTAIN WALL SPANDREL PANEL
9A	GREENSCREEN
10A	OVERHEAD GARAGE DOOR
11A	GLASS RAILING SYSTEM
13A	DECORATIVE WALL-MOUNTED LIGHT FIXTURE
13B	DECORATIVE WALL-MOUNTED LIGHT FIXTURE
14A	METAL RAILING
15A	METAL SLAB EDGE COVER

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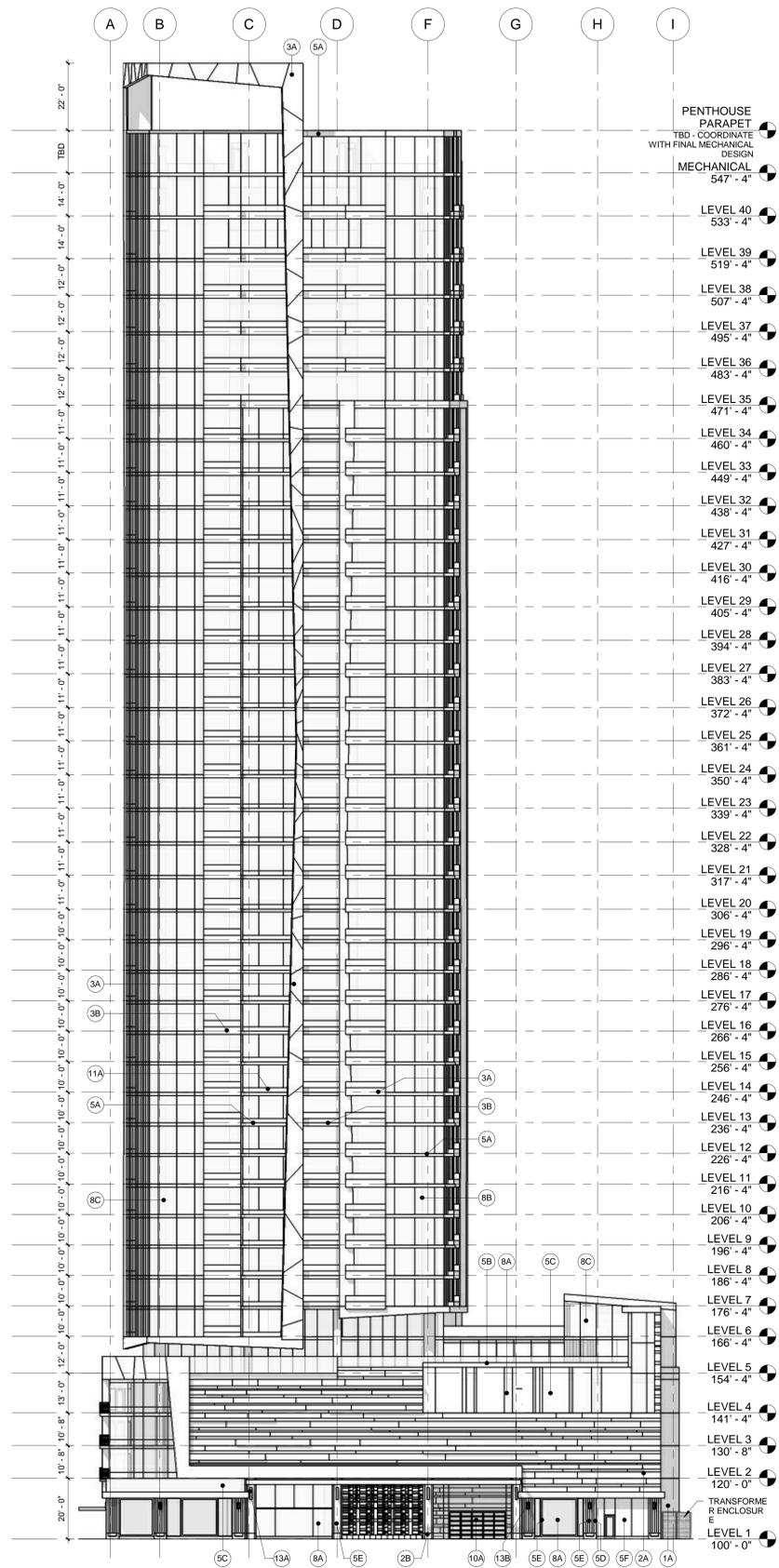
200 CENTRAL AVE

EXTERIOR ELEVATIONS

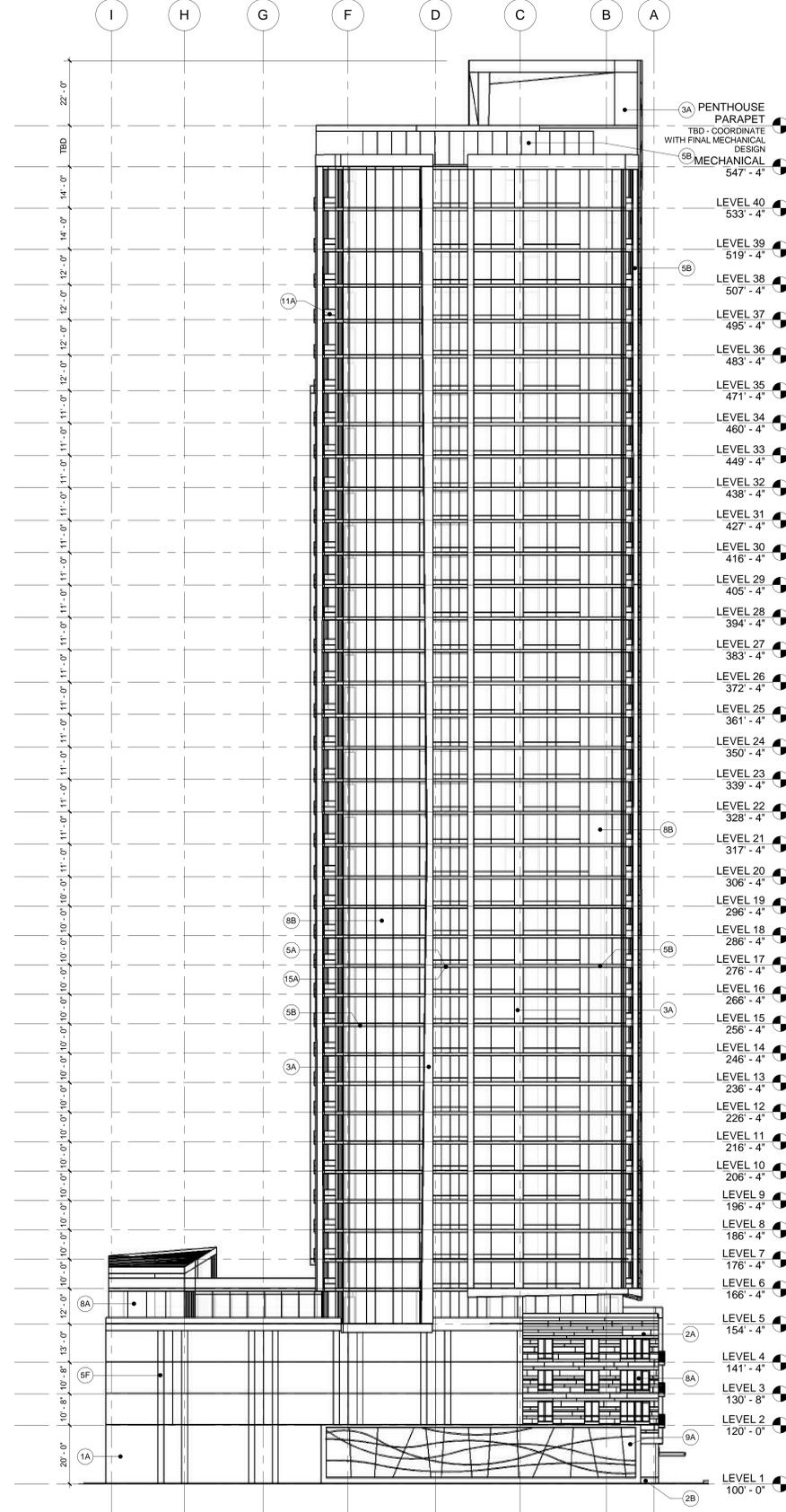
**A3.1**

EXTERIOR MATERIAL KEYNOTES	
1A	FACE BRICK
2A	MIXED STONE - SMOOTH, HAMMERD, AND TEXTURED
2B	STONE - HAMMERD
3A	ARCHITECTURAL PRECAST PANEL POLISHED DARK
3B	ARCHITECTURAL PRECAST PANEL POLISHED WHITE
5A	FLAT METAL PANEL - WHITE
5B	FLAT METAL PANEL - BRUSHED GRAPHITE
5C	WOOD TEXTURED METAL PANEL
5D	DECORATIVE METAL PANEL
5E	METAL PANEL #1
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13B	DECORATIVE WALL-MOUNTED LIGHT FIXTURE
14A	METAL RAILING
15A	METAL SLAB EDGE COVER

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2 SOUTH ELEVATION - B&W  
A3.2 3/64" = 1'-0"



1 NORTH ELEVATION - B&W  
A3.2 3/64" = 1'-0"

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EXTERIOR ELEVATIONS  
A3.2



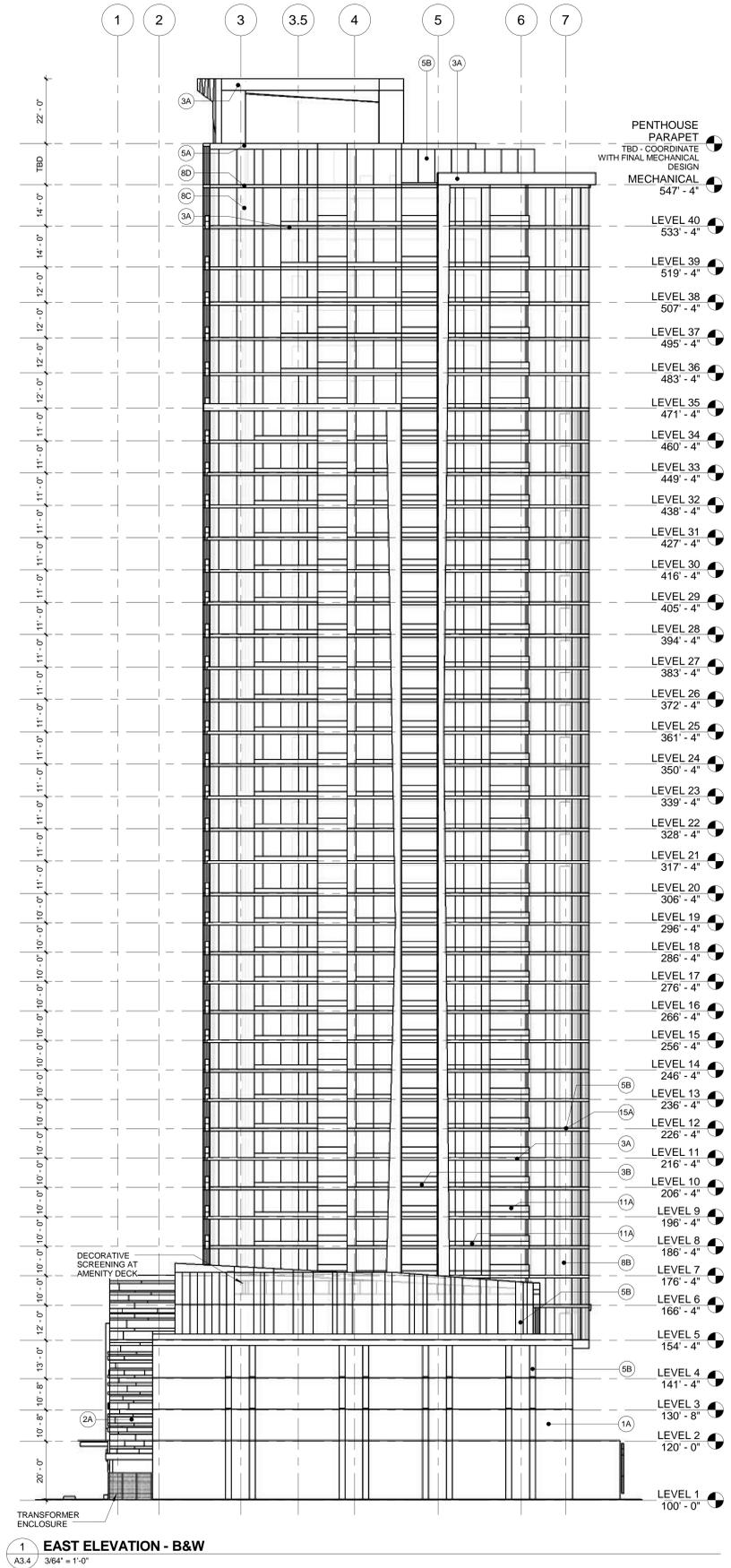
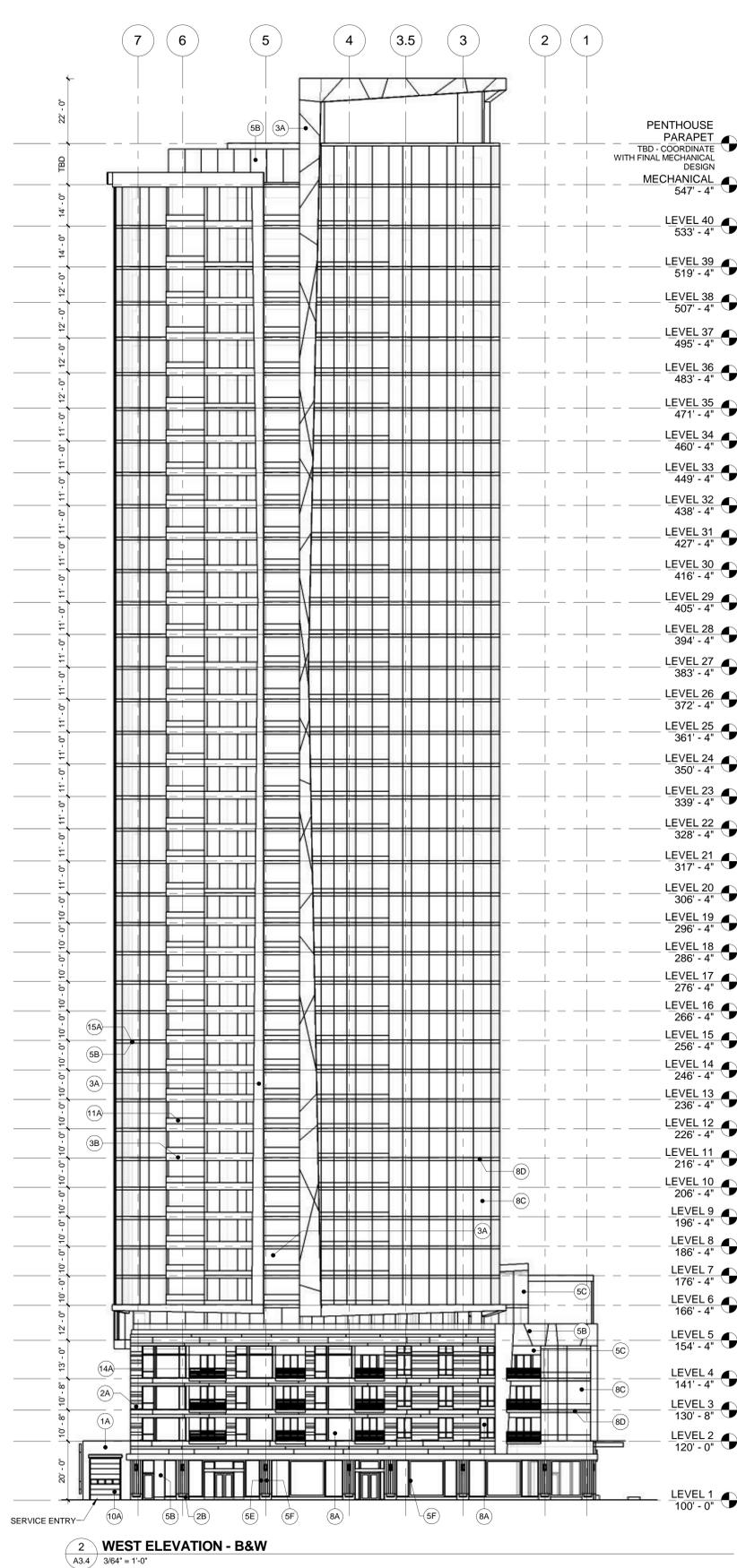


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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly licensed architect under the laws of the State of Minnesota.

Signature \_\_\_\_\_  
Typed or Printed Name \_\_\_\_\_  
License # Date \_\_\_\_\_

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EXTERIOR MATERIAL KEYNOTES	
1A	FACE BRICK
2A	MIXED STONE - SMOOTH, HAMMERD, AND TEXTURED
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15A	METAL SLAB EDGE COVER

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EXTERIOR ELEVATIONS

**A3.4**



TYPICAL PUNCHED WINDOW AT PODIUM



TYPICAL BALCONY AT PODIUM



SERVICE ENTRY - NORTHWEST CORNER

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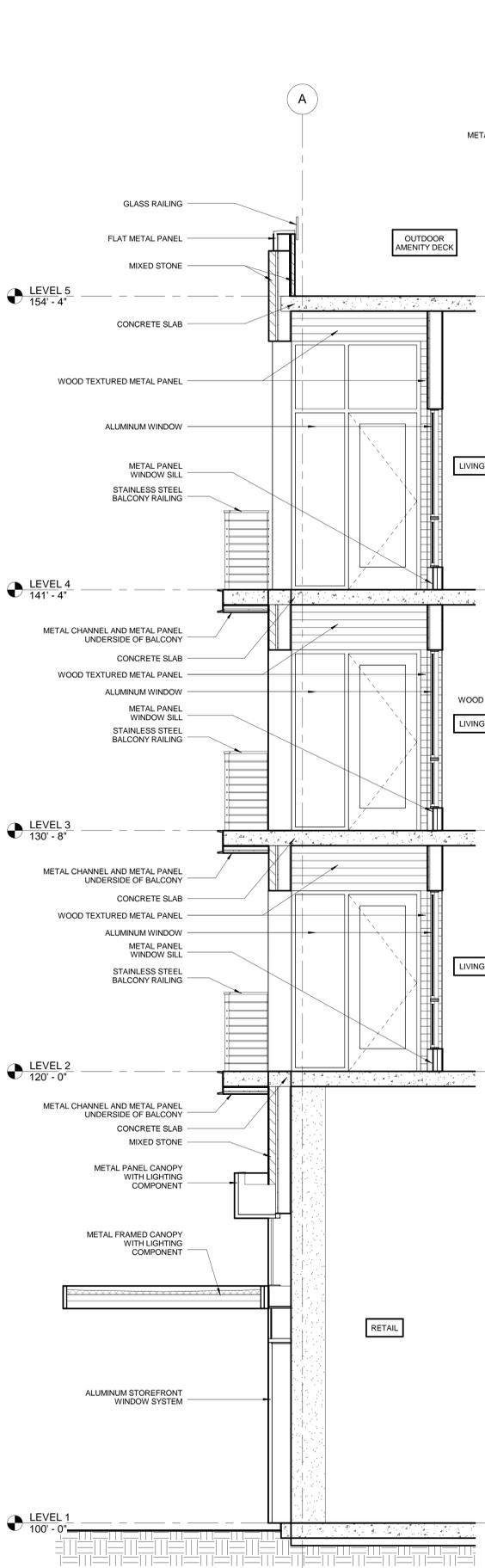
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200 CENTRAL AVE

WALL SECTIONS  
**A5.1**



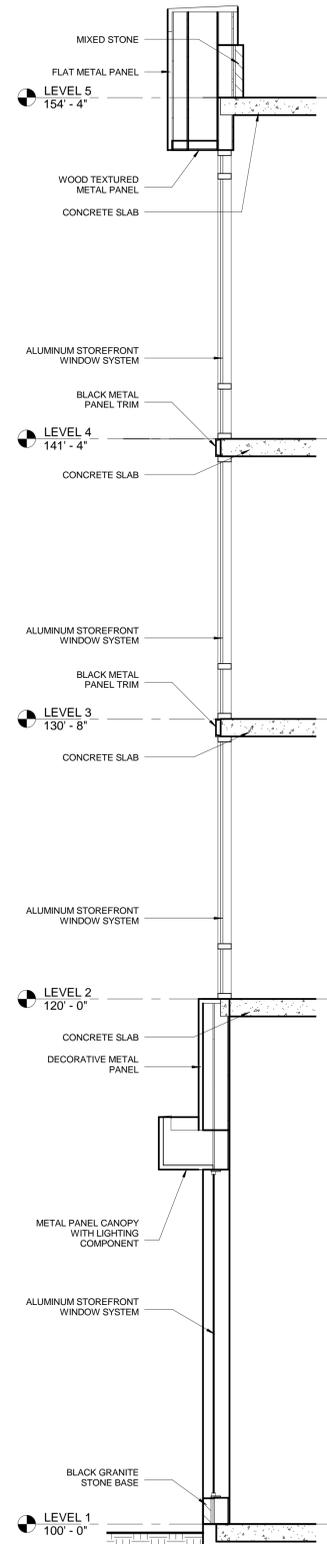
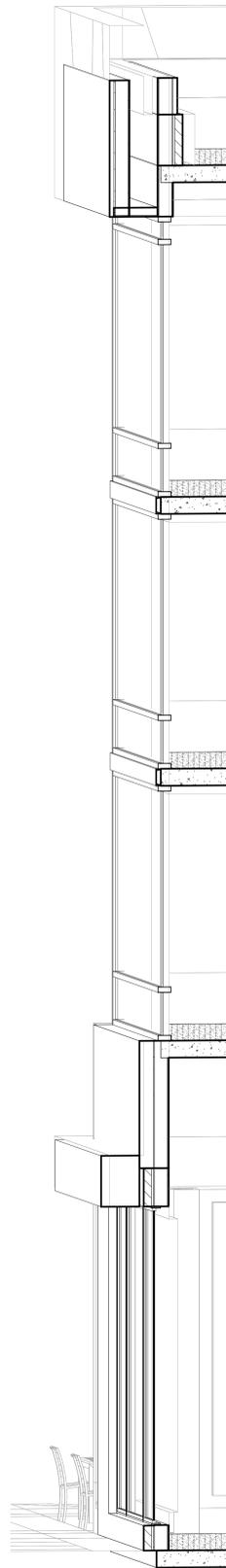
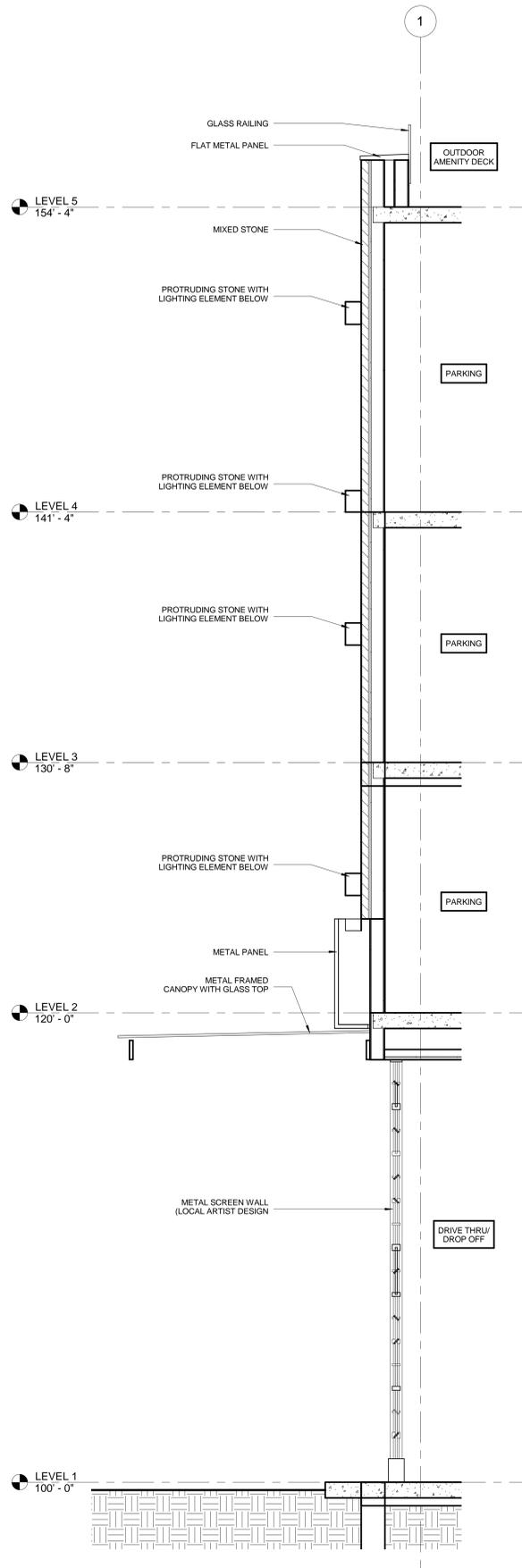
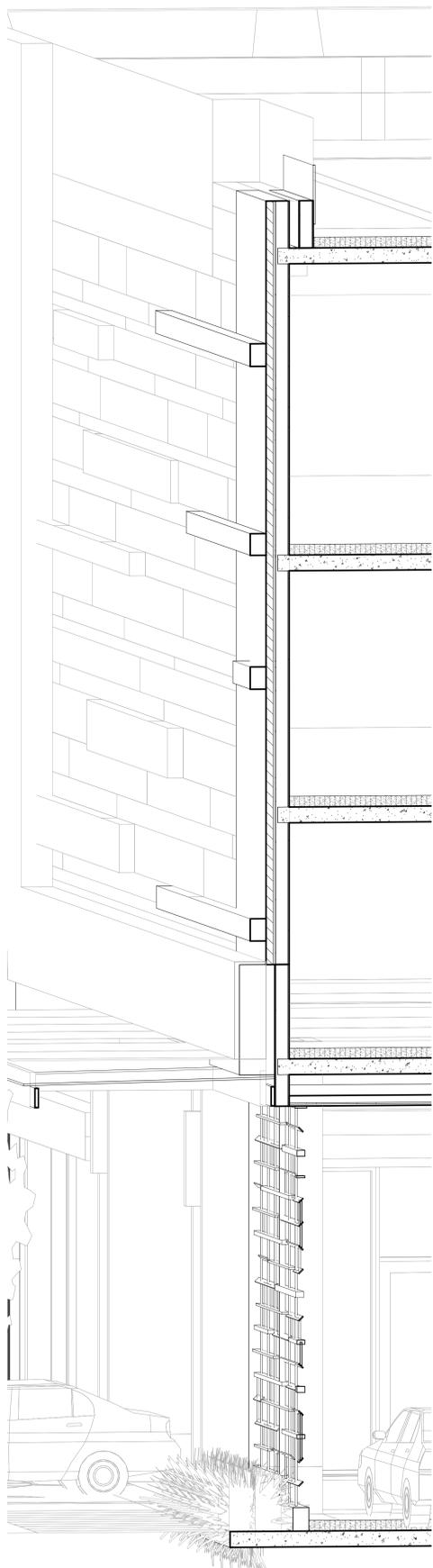
2/23/2016 11:06:41 AM

4 Perspective Section at Podium - 1  
A5.1

3 Section at Podium - Punch Openings  
A5.1 3/8" = 1'-0"

2 Perspective Section at Podium - 2  
A5.1

1 Section at Podium - Balconies  
A5.1 3/8" = 1'-0"



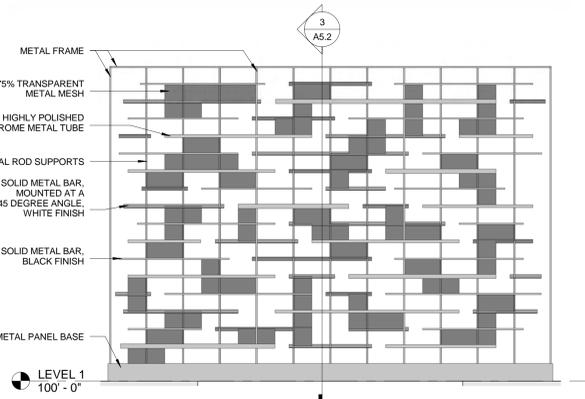
PERSPECTIVE AT TRANSFORMER SCREEN WALL



PERSPECTIVE AT LIVING DECORATIVE WALL



PERSPECTIVE AT ENTRY SCREEN WALL



5 ELEVATION OF SCREEN WALL AT ENTRY  
A5.2 1/4" = 1'-0"

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200 CENTRAL AVE

WALL SECTIONS  
**A5.2**

4 Perspective Section at Podium - 3  
A5.2

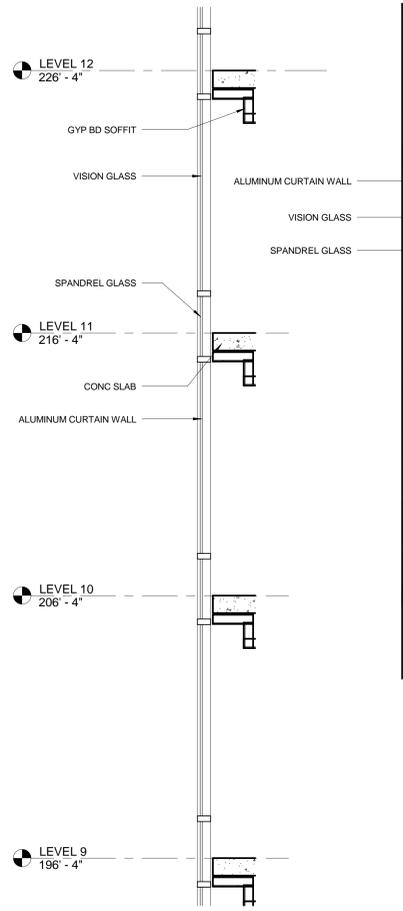
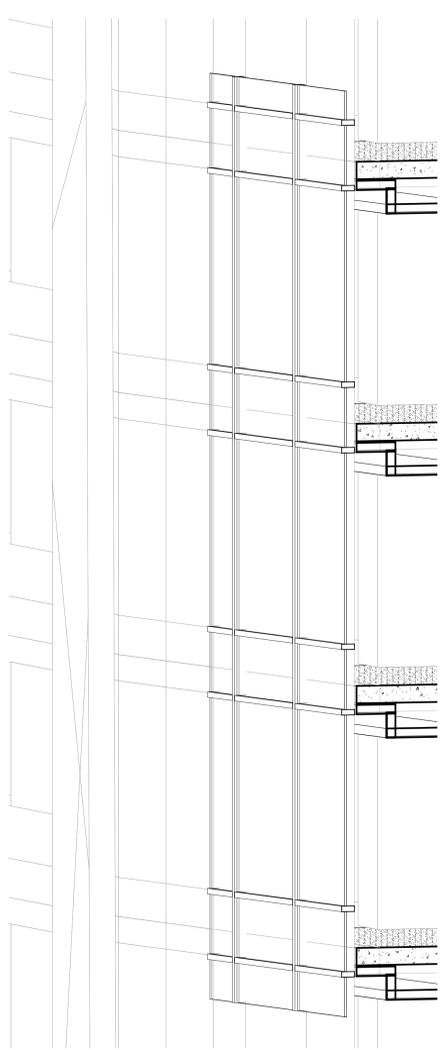
3 Section at Podium - Front Entry  
A5.2 3/8" = 1'-0"

2 Perspective Section at Podium - 4  
A5.2

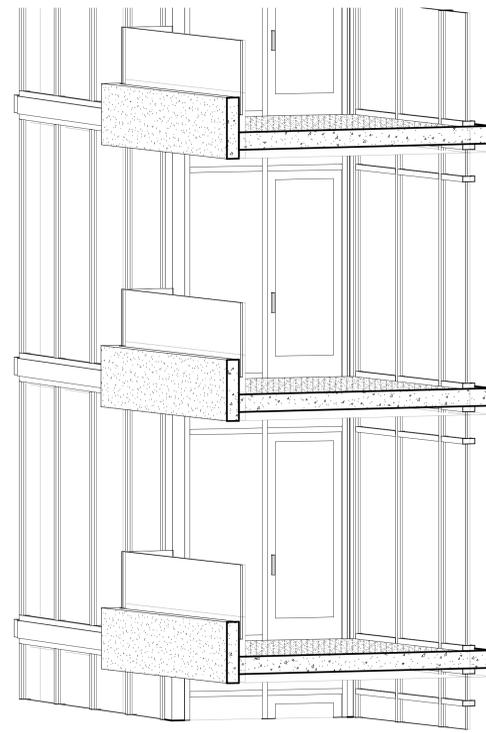
1 Section at Podium - SW Corner  
A5.2 3/8" = 1'-0"

5 ELEVATION OF SCREEN WALL AT ENTRY  
A5.2 1/4" = 1'-0"

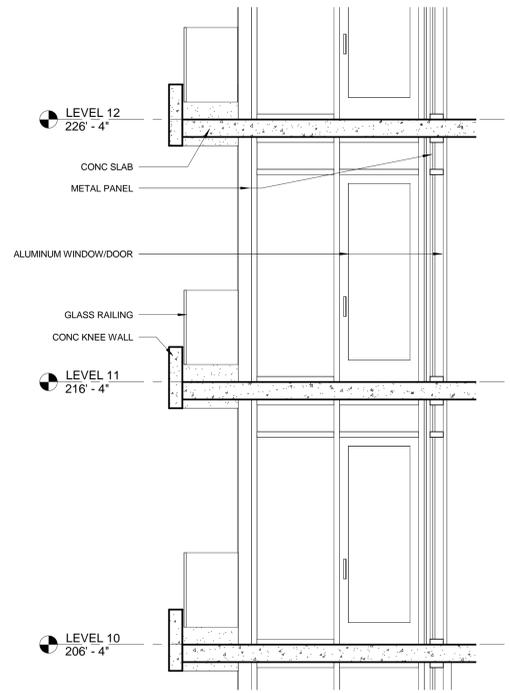
**NOT FOR CONSTRUCTION**



PERSPECTIVE AT CURTAIN WALL



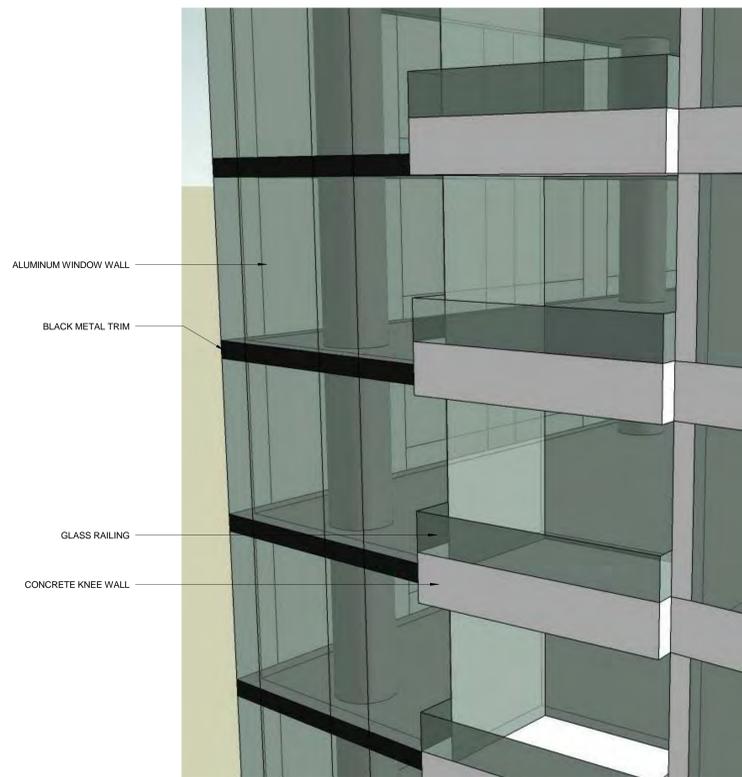
3 Perspective Section at Typical Balcony  
A5.3



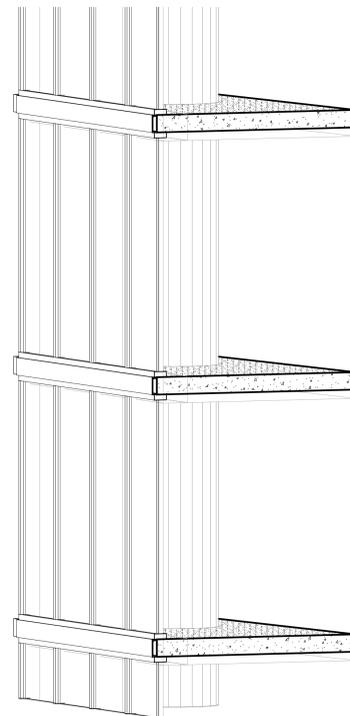
4 Section at Typical Balcony  
A5.3 3/8" = 1'-0"

1 Perspective Section at Curtain Wall  
A5.3

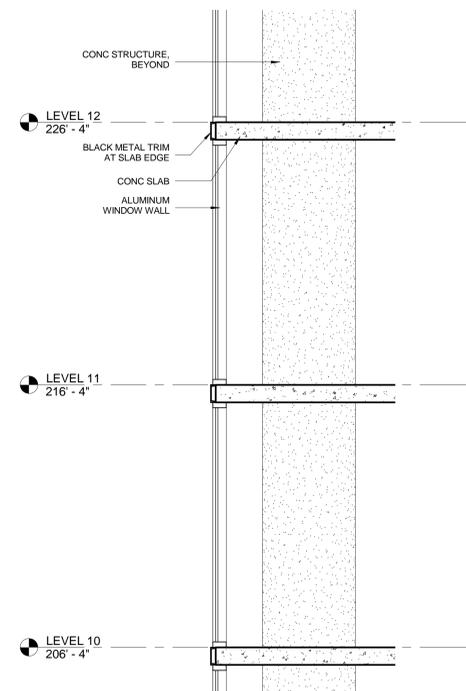
2 Section at Curtain Wall  
A5.3 3/8" = 1'-0"



PERSPECTIVE AT WINDOW WALL & BALCONY



5 Perspective Section at Window Wall  
A5.3



6 Section at Window Wall  
A5.3 3/8" = 1'-0"

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200 CENTRAL AVE

WALL SECTIONS  
**A5.3**

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PERSPECTIVE OF ROOF TERRACE

MECHANICAL ZONE

PENTHOUSE OUTDOOR ROOF DECK

FLAT METAL PANEL - WHITE

ALUMINUM CURTAIN WALL

ARCHITECTURAL PRECAST PANEL POLISHED DARK

PENTHOUSE OUTDOOR ROOF DECK

FLAT METAL PANEL - BLACK



PERSPECTIVE OF ROOF TOP MECHANICAL

MECHANICAL ZONE

MECHANICAL SCREEN WALL  
FLAT METAL PANEL

NOTE:  
MECHANICAL SCREEN WALLS  
TO BE EQUAL OR GREATER THAN  
HEIGHT OF MECHANICAL UNITS

FLAT METAL PANEL BLACK

ARCHITECTURAL PRECAST  
PANEL POLISHED DARK

ALUMINUM CURTAIN WALL

FLAT METAL PANEL BLACK

PENTHOUSE OUTDOOR  
ROOF DECK

HPC APPLICATION  
2/23/2016

ORIGINAL ISSUE: 11/04/15

REVISIONS

No.	Description	Date

214519

PROJECT NUMBER

ESG

DRAWN BY

KEY PLAN

200 CENTRAL AVE

EXTERIOR DETAILS

**A6.1**



**MARCY-  
HOLMES**

**HISTORIC NEIGHBORHOOD**

MHNA  
500 8th Avenue SE  
Minneapolis, MN 55414  
office@marcy-holmes.org  
www.marcy-holmes.org  
612-623-7633

January 21, 2016

**Council Member Jacob Frey**  
Minneapolis City Hall  
350 South 5th Street | Room 307  
Minneapolis, MN 55415-1383

**Chair Laura Faucher**  
Heritage Preservation Commission  
Department of Community Planning & Economic Development (CPED)  
250 South 4<sup>th</sup> Street, Room 300  
Minneapolis, MN 55415-1385

**Re: Alatus Development Proposal for the Washburn-McReavy Funeral Chapel site,  
200 Central Ave SE & 113 2<sup>nd</sup> St. SE**

Dear Council Member Frey and Chair Faucher,

At its January 19, 2016 general membership meeting, the Marcy-Holmes Neighborhood Association (MHNA) heard a presentation by Alatus on the latest iteration of their design proposal for the Washburn-McReavy Funeral Chapel site at 200 2<sup>nd</sup> Street SE. Afterwards, at the monthly meeting of the MHNA Board of Directors, the board voted to approve the following resolution: "Resolved, that since Alatus has sufficiently responded to the conditions of concern put forth by the board, the MHNA supports the 40-story, contemporary design proposed for the Washburn-McReavy Funeral Chapel site. It is further resolved that the board continues to support the St Anthony Falls Historic Guidelines for future developments in the district."

Sincerely,

Jan Morse  
MHNA President

cc: Chris Osmundson and Bob Lux, Alatus, LLC, 800 Nicollet Mall, Suite 2850, Minneapolis, MN 55402

**Widmeier, Janelle A.**

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**From:** Brenda Van Sandt <brenda.vansandt@icloud.com>  
**Sent:** Friday, March 25, 2016 4:58 PM  
**To:** Widmeier, Janelle A.  
**Cc:** Frey, Jacob  
**Subject:** Alatus Proposal

I am writing to express my concerns regarding the Alatus proposal for the development of the McCreavy Funeral Home location at 2nd and Central. I am not opposed to development of this site so long as it meets the following criteria:

1. Fits existing land use requirements
2. Adheres to current zoning requirements
3. Is consistent with the historical nature of the neighborhood including scale of surrounding buildings

I appreciate your support of these concerns and will be counting on you to ensure compliance with same.

Thank you.

Brenda Van Sandt

Sent from my iPad

**Widmeier, Janelle A.**

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**From:** Steven Gant <stevenjgant@icloud.com>  
**Sent:** Friday, March 25, 2016 3:34 PM  
**To:** Widmeier, Janelle A.  
**Cc:** Frey, Jacob  
**Subject:** Alatus Proposal

I am writing to express my concerns regarding the Alatus proposal for the development of the McCreavy Funeral Home location at 2nd and Central. I am not opposed to development of this site so long as it meets the following criteria:

1. Fits existing land use requirements
2. Adheres to current zoning requirements
3. Is consistent with the historical nature of the neighborhood including scale of surrounding buildings

I appreciate your support of these concerns and will be counting on you to ensure compliance with same.

Thank you.

Sincerely,

Steven J. Gant  
18650 N Thompson Peak Pkwy  
Apt 1012  
Scottsdale, AZ. 85255  
520-730-4625  
[stevenjgant@icloud.com](mailto:stevenjgant@icloud.com)

**Widmeier, Janelle A.**

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**From:** Steven Lukas <slukas221@comcast.net>  
**Sent:** Friday, March 25, 2016 11:50 AM  
**To:** Widmeier, Janelle A.  
**Subject:** 200 Central

Thanks you for the notice and solicitation for comments re' 200 Central in your letter of march 21, 2016.

Please know that I am opposed to the planned structure as proposed.

While I am excited, as are many, for more condos in the area, and improving that particular corner, I am opposed to the idea of still another tower in our rather quaint neighborhood, especially one at 42 stores and considerably higher than anything else in the area. These neighborhoods are supposed to promote a walk-ability and store front access. Towers are anything but. Look to the Carlyle and that monstrosity plunked down into the neighborhood by Loring Park.

I realize that we have already let the horse out of the barn with La Rive and another high rise in the neighborhood. But, I believe some decent planning was done along the North side of the river front by minimizing the height of new construction recently completed. And, look to the complimentary nature of all the construction being done in the North Loop.

If a tower must be allowed on the basis of increasing density, I plead that it be no higher than La Rive. At the current 42 stories proposed it will loom over the entire area, blocking sunlight and deterring street level activity, not to mention prompting an increase in traffic which is already a problem in the area. Needless to say, my preference would be along the lines of what was compromised at the Nyes site, a much better fit

Sorry that I can't attend in person. Thanks for considering my opposition. Thanks for what you do!.

Steve

--

Steven M. Lukas Ed.D., CPA  
170 Bank Street S.E.  
Minneapolis MN. 55414  
[slukas221@comcast.net](mailto:slukas221@comcast.net)  
612-886-3095

text\_0

Alatus Proposed Development

- \* Building guidelines in Historic District - not even close to adhering to height restrictions for this development.
- \* Traffic congestion - difficult enough currently, especially in am & pm rush hours.
- \* Future plans for site 1 block SE of this proposal - Marcy Holmes Neighborhood Group recommending to keep height within current guidelines for Historic District to interested developers.
- \* Promises for funds for parks in Marcy Holmes area sounds like an attempt to gain approval of residents in this area.

Mary & Dean Rizer  
Lourdes Square  
136 Bank Street

**Widmeier, Janelle A.**

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**From:** Hermanson, Linda <lhermanson@bhs.umn.edu>  
**Sent:** Wednesday, March 30, 2016 11:28 AM  
**To:** Widmeier, Janelle A.  
**Cc:** Frey, Jacob  
**Subject:** Alatus Proposal

To Heritage Preservation Commission, Ms Widmeier and Mr Frey,

I am a resident of Marquette Townhomes Association. I have been following the proposal for the Alatus Highrise. I have believed from the time I became aware of the project a few years ago, and continue to believe, that the development needs to fit the existing zoning and land use guidelines. And also respect neighborhood scale.

Sincerely,

Linda Hermanson  
205 Bank Street SE  
Minneapolis, MN 55414

**Widmeier, Janelle A.**

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**From:** Diane Millis <diane.millis@gmail.com>  
**Sent:** Tuesday, March 29, 2016 2:36 PM  
**To:** Widmeier, Janelle A.  
**Cc:** Frey, Jacob  
**Subject:** Opposition to Alatus proposal for Washburn-McReavy site

Dear Ms. Widmeier,

On behalf of my husband Mark and myself, I write today to convey our ongoing commitment to limiting building size within the St Anthony Falls Historic District.

We are not opposed to development of the Washburn-McReavy site. However, we are opposed to the current Alatus Proposal as it does not meet the conditions of the Marcy Small Area Plan or the 2012 St. Anthony Falls Historic Area Guidelines.

We request that whatever development is eventually built on the Washburn-McReavy site fit the existing zoning and land use guidelines as well as respect the current neighborhood scale.

Thank you,

Diane M. Millis, PhD  
110 Bank St SE  
Unit 1002  
Minneapolis, MN 55414

**Widmeier, Janelle A.**

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**From:** constance pries <pries@bitstream.net>  
**Sent:** Tuesday, March 29, 2016 1:29 PM  
**To:** Widmeier, Janelle A.; Frey, Jacob  
**Subject:** Alatus proposal

Dear Ms Widmeier,

Please consider the traffic patterns should the Alatus proposal proceed as a 207 unit highrise. It should be reviewed with the current zoning and land use guidelines and be on a scale to blend with the surrounding neighborhood, not dwarf it by a factor of three.

Best regards,

Constance N Pries MD, MPH

**Widmeier, Janelle A.**

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**From:** Vantine Ronald G. <ronaldgvantine@gmail.com>  
**Sent:** Thursday, March 31, 2016 10:29 AM  
**To:** Widmeier, Janelle A.  
**Subject:** Fwd: Alatus- 200 Central Ave SE

Janelle- I had an incorrect email address on my message to you so pls accept this as my comments on the Alatus project. Ron Vantine

Begin forwarded message:

**From:** "Vantine Ronald G." <ronaldgvantine@gmail.com>  
**Subject:** Alatus- 200 Central Ave SE  
**Date:** March 31, 2016 at 10:26:01 AM CDT  
**To:** [janelle.widmeier@minneapolismn.gov](mailto:janelle.widmeier@minneapolismn.gov)  
**Cc:** Jacob Frey <[jacob.frey@minneapolismn.gov](mailto:jacob.frey@minneapolismn.gov)>

Dear Janelle,

I wish to register my strong opposition to the Alatus project at 200 Central Ave SE.

The scale of this building is wholly disproportionate to that of this historic neighborhood and will be harmful to the character of this historic neighborhood. The increased traffic congestion that it will generate and the resulting harmful effect upon air quality in the East Bank area are among the many reasons why this project should not be approved by the HPC or the city of Minneapolis.

Respectfully,

Ron Vantine

Ron Vantine  
[ronaldgvantine@gmail.com](mailto:ronaldgvantine@gmail.com)  
45 University Ave,SE, #606  
Minneapolis, MN 55414  
Res: 612-926-7990  
Mobile: 612-202-7389

**Widmeier, Janelle A.**

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**From:** matt vonk <mattvonk@yahoo.es>  
**Sent:** Tuesday, March 29, 2016 6:02 PM  
**To:** Widmeier, Janelle A.  
**Cc:** Frey, Jacob  
**Subject:** I'm a LaRive Resident and I support the Alatus Project

Janelle,

I've lived in LaRive (110 Bank St. SE) for 7 years.

I support the Alatus Proposal.

I think the city as a whole needs the tax base, and I think that increasing the density improves the vibrancy of a neighborhood and makes mass transit much more practical.

I'd like to see higher density along transit corridors all across the city, but this area especially (Central Ave. + University + Hennepin) really makes sense. Unlike the Nye's project it won't disrupt the main street feel of Hennepin Ave. and will cover up the parking ramp.

If you have any question please let me know.

Matt

763-913-2808.

**Widmeier, Janelle A.**

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**From:** Cynthia Mueller <cbmueller54@gmail.com>  
**Sent:** Friday, April 01, 2016 9:15 AM  
**To:** Widmeier, Janelle A.  
**Subject:** Alatus Proposal

Dear Ms. Widmeier,

I am writing in regards to the proposed Alatus project on the Washburn - McReavy Funeral Home site in Minneapolis. As the project currently stands, I believe it is disproportionately out of scale with the existing buildings in the historic St. Anthony neighborhood.

A forty story building in the St. Anthony Falls historic neighborhood is inappropriate. The proposal does not meet the conditions of the Marcy Small Area Plan or the 2012 St. Anthony Falls Historic Area Guidelines. Please demand changes in the plan to comply with existing guidelines.

Many thanks.

Respectfully yours,  
Cynthia Mueller

**Widmeier, Janelle A.**

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**From:** Steven Mueller <stvnmueller@me.com>  
**Sent:** Friday, April 01, 2016 11:00 AM  
**To:** Widmeier, Janelle A.  
**Cc:** Frey, Jacob  
**Subject:** Altus Proposal

Dear Ms. Widmeier,

I am writing to object to the current plans for the Alatus project at the Washburn-McReavy Funeral Home site.

In my opinion the size and scale of the project are unacceptable. The building would have a negative impact on the unique historic and aesthetic character of the St. Anthony Falls neighborhood, and in fact, do not meet the requirements of the current Minneapolis Comprehensive Plan.

Please deny this proposal as currently put forth, and demand conforming to the existing guidelines.

If buildings such as this are built, the character of this neighborhood will be forever changed in a detrimental way.

Sincerely,

Steve Mueller  
45 University Ave. SE. #505  
Minneapolis, MN 55414

**Widmeier, Janelle A.**

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**From:** Rodney Kosloski <rhk@rhonu.com>  
**Sent:** Friday, April 01, 2016 12:02 PM  
**To:** Widmeier, Janelle A.; Frey, Jacob  
**Subject:** Alatus/Washburn-McReavy development

I am concerned about the proposal to build a 40-story high-rise on the site of the Washburn-McReavy Funeral Home.

Evidently the design does not conform to either the Marcy Small Area Plan or the St. Anthony Falls Historic Area Guidelines.

As a resident of the neighborhood I fear the effects this structure will have on traffic, pollution levels, and the overall livability of this historic area.

I understand that change is happening and development will occur but this particular proposal is far too large.

Thank you.  
Rodney Kosloski

**Widmeier, Janelle A.**

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**From:** Linh Royal <linhdalton@hotmail.com>  
**Sent:** Friday, April 01, 2016 3:24 PM  
**To:** Widmeier, Janelle A.  
**Cc:** Frey, Jacob  
**Subject:** Alatus Proposal Opposition

My husband and I are East Bank residents and strongly oppose the proposed Alatus project on the Washburn-Mcreavy Funeral home site. The massive scale of the project will increase existing traffic congestion and negatively impact the livability and character of the neighborhood. This project does not meet existing zoning or land use guidelines. Please reject the proposal.

Linh and Matt Royal

**Widmeier, Janelle A.**

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**From:** Dale And Linda Herron <folwell@aol.com>  
**Sent:** Saturday, April 02, 2016 11:42 AM  
**To:** Widmeier, Janelle A.  
**Cc:** Frey, Jacob  
**Subject:** April 5 HPC Agenda- Alatus Development

To the Minneapolis Heritage Preservation Commission,

We are 19-year residents of the East Bank neighborhood. After reading the recent City Staff analysis of the Alatus development we have to say we could not disagree more with its conclusions.

Most of us who live on the East Bank share the City's desire to increase population density and make better use of transit corridors.

However, we are strongly opposed to increasing density in a manner that destroys the unique nature of this neighborhood, particularly its historical character and the fact it is clearly differentiated from a downtown-core feeling.

Among other issues, the height of the proposed development demolishes existing standards related to zoning such as height and floor area ratios, as well as the St. Anthony Falls Historic District Design Guidelines of 2012. It sets precedents that make the designation 'historical district' lose any credibility.

All neighborhoods can be said to contain a disparate collection of buildings based on the past 100 years of change. That does not imply that any neighborhood should simply lose sight of their history or what makes them unique. It certainly does not mean that a building wildly out of neighborhood scale and character must be acceptable to its residents, or to all other city residents.

There are many ways to achieve higher density/make use of transportation corridors while respecting agreed-upon historical designation. For example, great strides have been made in the past 10 years in the North Loop. This was done in a manner consistent with land use laws/guides and it maintained the unique character of the neighborhood. Why can we not do the same here?

We are supportive of the effort to increase density on the East Bank, but we have to insist that the 2012 Historical Guidelines and all land use rules be followed and not be obliterated with this development.

Sincerely,

Dale and Linda Herron  
110 Bank Street Se  
#1505  
Minneapolis, MN 55414  
612-623-3321

## Widmeier, Janelle A.

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**From:** Jeff Wright <[jeff@greenwrightpartners.com](mailto:jeff@greenwrightpartners.com)>  
**Sent:** Saturday, April 02, 2016 10:38 AM  
**To:** Widmeier, Janelle A.  
**Subject:** Object to Alatus Project

Janelle,

My wife and I live in Lourdes Square, kitty corner from the proposed Alatus Project. We both object to the scope of this project on many levels. At 42 stories, it is simply out of scale with the historic nature of this neighborhood. It is wildly out of compliance with the zoning and historic guidelines for the district as well.

Additionally, we have serious concerns about the adverse effects on quality of life in this neighborhood, including traffic congestion, air quality, and blocked sunlight.

We are not against reasonable development and look to what happened recently at the Nye's site as an example of achieving balance between new development and neighborhood concerns.

We urge the City Council to reconsider the wisdom of this out of scale development and foster a plan appropriate for this historic district.

Jeff Wright  
Joan Wright

--

**JEFF WRIGHT** | PRINCIPAL  
BUSINESS DEVELOPMENT

**GREENWRIGHT** PARTNERS, LLC  
[jeff@greenwrightpartners.com](mailto:jeff@greenwrightpartners.com) | 612-868-0045  
178 Bank Street SE, MINNEAPOLIS, MN 55414

## **Widmeier, Janelle A.**

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**From:** Cornelia Griffin <CORNELIA@CORNELIAGRIFFIN.COM>  
**Sent:** Friday, April 01, 2016 7:58 PM  
**To:** Widmeier, Janelle A.; jacob.fry@minneapolismn.gov  
**Subject:** Alatus Proposal for the lot at 2nd Street, S.E. and Central

Dear Ms. Widmeier, Mr. Frey,

I live at 45 University Avenue, S. E., the Cobalt. I bought my unit 9 years ago after leaving my beloved San Francisco, where I practiced architecture for 32 years.

As an architect I dealt with City Planning constantly. One can not add to a property anywhere in the city without consulting with a City Planning. Codes are very clear and very strict, but even with such tight control San Francisco has been overwhelmed. I left because it had become so crowded that it took an hour to get across town, a maximum distance of seven miles. Parking once you had arrived was another battle, often proving impossible. The charming, livable, city is gone.

What drew me to Nord East is it's proximity to the downtown and yet the fact that it still feels like a neighborhood where people know one another and all ones daily needs can be met near by. Buildings are in scale with one another, except for "La Rive" and "The Falls", architectural disasters thrown up in the 80's when city planning was allowing wholesale devastation across the United States and the Nord East was in decline.

When the proposal by Alatus was first put forth, I called the developer and asked why it was so tall. The answer was "It's the only way we can make the site financially viable." If, indeed I was told the truth, negotiating the height is out of the question. It simply isn't financially viable for them.

If the site is not financially feasible for a shorter building, then look elsewhere. There are large numbers of street level parking lots all over the downtown of Minneapolis, left over from the great redevelopment teardowns of the past. Use one of those lots in an area where a 40 story building would be right at home and energize the down town.

If, however, my original cynical thought was correct, "it's a bargaining chip by the developer to get the neighborhood to accept the project with ten or fifteen stories less, but still way over the height of other buildings in the neighborhood", then we as a neighborhood are getting hoodwinked. They've gotten a building much higher than previously allowed and we're stuck with one more building looking grievously out of place in this wonderful old, low rise, neighborhood.

The 10 story Colbalt was negotiated in good faith and gained, I believe, one, possibly two floors. That's a far cry from the 40 stories proposed by Alatus and is a shocking 17 stories higher than "La Rive".

Please let San Francisco's degradation, as well as the "La Rive" and "The Falls" projects act as cautionary tales when negotiating with developers.

Many thanks for your time.

Sincerely yours,

Cornelia Griffin  
45 University Avenue, S. E., NO 703  
Minneapolis, MN  
55414

**Widmeier, Janelle A.**

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**From:** Joanne Netland <djnetland@aol.com>  
**Sent:** Friday, April 01, 2016 7:58 PM  
**To:** Widmeier, Janelle A.  
**Subject:** Alatus Proposal Meeting April 5

Dear Janelle:

This is in regards to the Department of community Planning and Economic Development recommendations for the Alatus proposal I just read on the HPC web site. The report ignores what is essential for our historic area -- the St. Anthony Falls Historic District's 2012 guidelines calling for low-rise buildings. A 40-story tower would harm the integrity and character of a neighborhood we are desperately trying to preserve and retain a sense of character. The developer should have to adhere to the six-story limit granted to the developer of the building to replace Nyes.

I do not understand why our historic district continues to build skyscrapers while the North Loop has none. Both areas have historic district guidelines, yet the city ignores the St. Anthony guidelines.

Thank you, and please consider the importance of historic character for our neighborhood.

Joanne Netland  
Member, Neighbors for East Bank Livability

**Widmeier, Janelle A.**

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**From:** Peggy Nelson <nelso477@gmail.com>  
**Sent:** Friday, April 01, 2016 7:57 PM  
**To:** Widmeier, Janelle A.  
**Subject:** Alatus project

City Planning officials:

I write as a resident of NE Minneapolis in opposition to the current Alatus project for the Washburn-MacReavy lot. I share the City's desire to increase population density and make better use of transit. However, the proposed project will destroy the unique nature of this neighborhood, particularly its historical character.

The height of the proposed development demolishes existing standards related to zoning such as height and floor area ratios, as well as the St. Anthony Falls Historic District Design Guidelines of 2012. It sets precedents that make the designation 'historical district' lose any credibility.

There are many ways to achieve higher density as well as make use of transportation corridors. We look forward to working with the city on other alternatives.

Please oppose this current project and help us develop that lot in a more responsible way.

Thank you for your attention  
Peggy Nelson

45 University Avenue S.E. #1001  
Minneapolis, MN 55414  
April 3, 2016

Ms. Janelle Widmeier, Senior City Planner  
City of Minneapolis  
250 South 4<sup>th</sup> Street, Room 400  
Minneapolis, MN 55415

Re: Alatus Project, 200 Central Avenue, Minneapolis, MN

Dear Ms. Widmeier,

I write about the proposed 42 story Alatus project in the Nicollet Island East Bank neighborhood and respectfully cry "foul."

Ten years ago when my company developed Cobalt, we attended 18 separate public meetings with 5 different neighborhood organizations that only allowed us to put up a 10 story building. We were told that was the tallest we could go because of city and neighborhood laws and planning guidelines, a judgment we willingly accepted. And the Cobalt project was not even located in a historic district where presumably the requirements were more stringent.

In the years since my wife and I have resided at Cobalt at the southwest corner of the building overlooking the mortuary site less than a half block away. We understood the wisdom of the 5 neighborhood groups back then which kept our project to 10 stories and we fully support sensible building height limits today.

Aren't city and neighborhood planning laws and guidelines essentially the same today? Isn't the leadership of most of the neighborhood groups about the same? Shouldn't long-standing laws and guidelines be consistently enforced? If so, what happened to sensible building height restrictions in our neighborhood?

Very truly yours,

*James A. Stolpestad*

James A. Stolpestad

651-755-2820

[JStolpestad@ExeterMN.com](mailto:JStolpestad@ExeterMN.com)

**Widmeier, Janelle A.**

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**From:** pkkaufman@juno.com  
**Sent:** Sunday, April 03, 2016 5:37 PM  
**To:** Widmeier, Janelle A.  
**Cc:** Frey, Jacob  
**Subject:** Re: Alatus proposal

Dear Ms. Widmeier:

Please please please consider the outrageously inappropriate scale of the Alatus project. I sincerely wish the commission would honor the current zoning and land-use heritage preservation guidelines and not approve this 40-story design.

In addition to the negative esthetic effects of the height of this design on this beautiful and historic area, the traffic problems this venture will cause are unimaginable, further diminishing the enjoyment and attraction of the area for current residents and visitors alike.

Thank you for your attention.

Respectfully,

Pam Kaufman  
110 Bank St. SE #705  
Minneapolis, MN 55414-3903

**Widmeier, Janelle A.**

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**From:** Robert Kriel <rkriel@mac.com>  
**Sent:** Sunday, April 03, 2016 5:21 PM  
**To:** Widmeier, Janelle A.  
**Cc:** Frey, Jacob  
**Subject:** Alatus Proposal @ Washburn-McReavy Site

I live in LaRive Condominium and am writing to express my concern about the proposal of Alatus to build a 40-story building at the site of the Washburn-McReavy Funeral Home site. My understanding is that Alatus is planning to build a 40 story high building, with parking for about 420 vehicles.

Although I support high-density housing and live in such housing, but believe that the building proposed by Alatus does not meet area guidelines and zoning rules as published by "Preserve Minneapolis" totally out of character with the St. Anthony Falls Historic District. What are guidelines for if they are not followed?

Thank you for your attention and efforts in our behalf.

Sincerely,

Robert L. Kriel, MD  
110 Bank Street SE,  
Minneapolis, MN, 55414

**Widmeier, Janelle A.**

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**From:** lkrach@aol.com  
**Sent:** Sunday, April 03, 2016 4:56 PM  
**To:** Widmeier, Janelle A.  
**Cc:** Frey, Jacob  
**Subject:** Alatus Proposal

I am a resident of the East Bank neighborhood and am writing to comment on the proposal of Alatus to build a 40-story building at the site of the Washburn-McReavy Funeral Home site at the intersection of 2<sup>nd</sup> St. SE and Central Ave.

I support high-density housing and live in such housing, but believe that a 40-story building is totally out of character with the neighborhood. The proposal should be consistent with the existing zoning and land use guidelines.

Thank you for the opportunity to comment.

Linda Krach  
110 Bank St. SE, #2101  
Minneapolis, MN 55414

H. B. "Bud" Hayden, Jr.  
Winslow House, Unit 801  
100 S. E. Second Street  
Minneapolis, MN 55414

Phone: 612-379-8543      Email: bchayden100@msn.com

April 4, 2016

Janelle Widmeier  
[janelle.widmeier@minneapolismn.gov](mailto:janelle.widmeier@minneapolismn.gov)

Subject:      Alatus Project as Proposed

Dear Janelle,

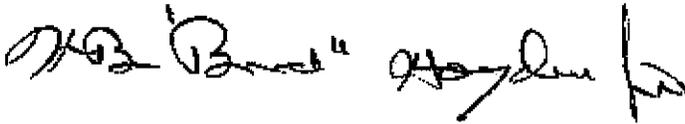
My wife Carol and I have lived in the Marcy Holmes neighborhood at Winslow House for over twenty-five years. The historic nature of the area was one of the attractions that brought us here. We are surprised and confused why you and your staff are recommending a structure that not only exceeds the Marcy Holmes Small Area Plan or the 2012 St. Anthony Falls Historic Area Guidelines, but also by such a significant amount.

Even though the Nye Project lot was not subject to the Marcy Holmes limits, the developer chose to work with the neighborhood and significantly reduced the scale of that project. Just a few years ago the developer of the Cobalt complex, Jim Stopestad chose to work with the neighborhood and constructed a ten-story structure, even though LaRive and the Pinnacle condominiums were much higher.

I would appreciate your communicating your rationale for apparently ignoring the Marcy Small Plan area and St. Anthony historic guidelines for new buildings (why have them if you do not recognize them?) and secondly what is your position on the fairness issue I see—that is reducing the size of the Nye Project from thirty (30) to six (6) stories versus proposing forty [or forty-two (40-42)] stories for the Alatus project? When and how did you work with the neighborhood to explain why you are not honoring existing guidelines and precedents in building size?

I look forward to your response.

Yours very truly,

A handwritten signature in black ink, appearing to read "H. B. 'Bud' Hayden, Jr." with a stylized flourish at the end.

H. B. "Bud" Hayden, Jr.

HBH/jp

## Widmeier, Janelle A.

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**From:** Jim Stolpestad <JStolpestad@ExeterMN.com>  
**Sent:** Monday, April 04, 2016 8:40 AM  
**To:** P Victor Grambsch  
**Cc:** Widmeier, Janelle A.  
**Subject:** RE: Alatus project

Victor,

It's gracious of you to agree to disagree. In my letter to Ms. Widmeier, I was trying to give you a compliment since you were largely responsible for the good result that was achieved with Cobalt. I have no problem with tall buildings – in the right places – and agree with you that the proposed Alatus tower is better architecture than La Rive and Pinnacle/Falls. Winslow House, though, was designed by Benjamin Thompson who did the Ordway in Saint Paul, and he was a fine architect.

By the way, it is absurd for the staff report to say that the old Commercial Club building could not be saved and repurposed. That's what the 40% state and federal historic rehabilitation tax credits are all about. I'm sure if the HPC applicant had been of a different persuasion, Amy Lucas, like a good lawyer, would have argued for the other point of view. If I had known that the building could be bought for what Lux paid for it, I would have tried to acquire it long ago for an historic rehab. That's mostly what our company has been doing for the last five years or so.

I'm not the only one who doesn't want our neighborhood overrun with overly tall towers. The 300 people who signed the EAW petition evidently felt the same way. I look forward to a lively conversation at some future date.

Jim Stolpestad

**From:** P Victor Grambsch [mailto:pvector@eudaemonics.com]  
**Sent:** Sunday, April 03, 2016 10:44 PM  
**To:** Jim Stolpestad <JStolpestad@ExeterMN.com>  
**Cc:** Janelle.Widmeier@minneapolisismn.gov  
**Subject:** RE: Alatus project

Jim,

Thanks for the heads-up.

We have to agree to disagree. The height guidelines are just that – guidelines, not hard and fast rules. The Alatus design meets the requirements for going beyond the apparent height limit in the guidelines. Variances are not "violations" of the zoning code – they are integral parts of the zoning code and provide necessary flexibility in governing how the City develops. The findings and recommendations of CPED Staff with regard to the Alatus Tower are entirely appropriate.

Just out of curiosity, what is the problem with tall buildings – especially tall slender buildings as opposed to tall thick building like La Rive?

The Alatus Tower is about 33% taller than La Rive and Pinnacle/Falls – it is not as though that it is dramatically "out of scale" with the current architecture in neighborhood. La Rive is approximately 1000% taller than the 2 to 3 story buildings typical of the "period of interest". To me, the question of tall building in the neighborhood – even the historic district – was really settled long ago.

Alatus is also far better modern urban architecture than La Rive, Winslow House and Pinnacle/Falls all of which turn their back to the neighborhood and offer zero in the way of public amenities – nada. Their designs, even at the lower levels, make no acknowledgment whatever the building designs of the past – as the Alatus design does both in materials, scale and commercial use.

I would note that many of the same things now being said about Alatus were said about Cobalt a decade ago -- and by some of the same people. Cobalt was too big, too modern, too cold, would overshadow the Pillsbury Library (in those days the Dolly Fitterman Gallery) and other historic building in the area, would cause unacceptable traffic increases and terrible congestion and dangers to pedestrians, would change the character of the neighborhood from the 1920's – that veritable high point of western civilization, etc., etc. etc. Some of the commentary directed at me -- I was President of NIEBNA, Chair of the Eastgate Task Group, and a vocal and visible supporter of Exeter and Cobalt -- was quite personal and vituperative. I find your stance a little puzzling – and a little disheartening.

Cobalt has not destroyed the neighborhood as some said it would – and neither will the Alatus Tower. None of the almost apocalyptic disasters forecasted to happen if Cobalt were built have come to pass – and none of the similar forecasts regarding Alatus will either.

It is really strange to me that a city that has a big reputation for being extremely liberal and forward-thinking in social matters can be so conservative – even reactionary – with regard to modern urban planning and new ideas in architecture. It would be truly unfortunate if the Alatus project does not go forward due to a failure of imagination on the part of the City.

I note that elsewhere in the neighborhood, the NIEBNA Small Area Plan explicitly places no height limit on buildings – I know of one 35-story building in design and I am hearing rumblings of a second tall tower – and Lennar development at the Superior Plating site will have a 22-story building. NIEBNA is a “downtown neighborhood” and will look more and more “downtown” as the years go by. High density development in small areas is the foundation on which a sustainable and growing City will be built – I am sorry that you find the idea disconcerting.

Let's get together and talk sometime.

Victor

---

P. Victor Grambsch  
132 Bank St SE  
Minneapolis, MN 55414  
USA

Voice: 612-702-7211  
[pvictor@eudaemonics.com](mailto:pvictor@eudaemonics.com)

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**From:** Jim Stolpestad [<mailto:JStolpestad@ExeterMN.com>]  
**Sent:** Sunday, April 03, 2016 8:31 PM  
**To:** Grambsch Victor  
**Subject:** Fwd: Alatus project

FYI

James A Stolpestad

651-294-2441 office  
[JStolpestad@ExeterMN.com](mailto:JStolpestad@ExeterMN.com)

Sent from my iPhone

Begin forwarded message:

**From:** Jim Stolpestad <[JStolpestad@ExeterMN.com](mailto:JStolpestad@ExeterMN.com)>

**Date:** April 3, 2016 at 3:01:25 PM CDT

**To:** "[Janelle.Widmeier@minneapolismn.gov](mailto:Janelle.Widmeier@minneapolismn.gov)" <[Janelle.Widmeier@minneapolismn.gov](mailto:Janelle.Widmeier@minneapolismn.gov)>

**Subject:** Alatus project

Please review and circulate the attached to the HPC members at the meeting on Tuesday, April 5, 2016. Thank you.

## Widmeier, Janelle A.

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**From:** Joel Nelson <nelso004@umn.edu>  
**Sent:** Sunday, April 03, 2016 1:05 PM  
**To:** Widmeier, Janelle A.  
**Subject:** Alatus Development Central & 2nd St SE

Midge and I are out of town and unable to attend the meeting to discuss the proposed development of the 40 story tower in the Marcy-Holmes neighborhood.

The proposed Alatus 40 story residential tower is, in our view, thoroughly unacceptable in the Marcy-Holmes neighborhood. We are in complete sympathy with higher density neighborhoods in central city areas – but this goal can be fulfilled in other, more acceptable ways.

1. Like La Rive (which is considerably less high) the proposed building dwarfs most of the numerous existing single and small multiple family homes throughout much of the Marcy- Holmes neighborhood. It is also out of step with all of the recent development on the banks of the river.
2. Curiously the Historical Preservation's document misrepresents the characteristics of the neighborhood by stating that it consists of "a disparate collection of historic buildings interspersed with more recent high-rise residential buildings, townhomes, a large parking lot, and other commercial and residential development." Why does it omit any *explicit reference* to the vast majority of the buildings in the neighborhood which are not high rise buildings?
3. The proposed development is comparable in size to the Carlyle and will consequently be one of the very tallest residential towers in the Twin Cities. The Carlyle, however, is in a very different neighborhood – close to various Federal buildings (the Post Office, the Federal Reserve and the old Federal Building) and that neighborhood has *none* of the smaller dwellings prominent in Marcy-Holmes.
4. The document also notes that the "Higher density development is appropriate at this location because it is along a transit and transportation corridor". Appropriate – why? The presence of this 40 story structure will further exacerbate the already considerable 24 hour traffic along that corridor and serve as a precedent for further 40+ tower residential developments in the neighborhood.
5. Finally, on a more personal note we do not appreciate the absence of sunlight in our residence during the morning hours which the proposed structure will cast – and which unfortunately will complement the shade cast by La Rive in the later afternoon.
6. At its best the mixed use areas proximate to downtown, in our view, should have more a more humane quality and not necessarily follow in the footsteps of comparable development in metropolitan New York or Chicago. Why not have Minneapolis lead the way to a scale more in keeping with a relaxed, humane atmosphere – even in areas close to downtown?

Joel Nelson

Midge Lange

144 Bank St. SE

Minneapolis, MN 55414

**Widmeier, Janelle A.**

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**From:** Judith Steller <stell007@umn.edu>  
**Sent:** Sunday, April 03, 2016 12:59 PM  
**To:** Widmeier, Janelle A.  
**Subject:** Alatus Proposal

To: Janelle Widmeier, Senior City Planner, CPED

From: Robert and Judith Steller,

Dear Ms. Widmeier:

As 55-year residents of Southeast Minneapolis, we write to express our opposition to the 40-story Alatus project proposed for the corner of Central Ave. and 2<sup>nd</sup> St. S.E.

This project would denigrate the sense of neighborhood which exists now and which new projects should enhance and support. We regularly walk the streets near and next to the site of the proposed high-rise, and have come to recognize that the “disparate collection” of buildings makes up a neighborhood.

The neighborhood has changed dramatically—and for the better—since we walked the same streets with our children 45 years ago. These changes have maintained a human scale. When you walk down 2<sup>nd</sup> St. and Main St., up E. Hennepin, down University, and over into the edges of Marcy-Holmes near Central and University, the buildings are no more than at most 15 stories high (Winslow House and the Phoenix). You can look to the top without bending your neck. The exceptions, of course, are the two 1980s high-rises (La Rive and Falls/Pinnacle), neither of which would gain our support today even though for the last two years we have lived in La Rive. The point is that this is a neighborhood—maybe not “beautiful” but coherent and liveable.

New development, which will certainly add welcome density, should maintain that coherence and liveability. The Alatus proposal is so out of scale with its neighbors that it seems to say “in your face, neighborhood.” It over-rides zoning and HPC guidelines—why? What are the compelling reasons to make these exceptions? The staff report explains its recommendation but does not provide a convincing rationale.

We urge the Planning Commission and HPC to reject the Alatus proposal in its current form.

Robert and Judith Steller

110 Bank St. S.E. #201

Minneapolis, MN 55414

## Widmeier, Janelle A.

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**From:** Nathan <nadungan@comcast.net>  
**Sent:** Sunday, April 03, 2016 10:59 AM  
**To:** Widmeier, Janelle A.  
**Cc:** Susan Hawks; Frey, Jacob  
**Subject:** April 5 HPC Agenda - Alatus Development

To the Minneapolis Heritage Preservation Commission,

My wife and I have lived in the East Bank neighborhood since 2003. After our daughter was born in 2010, we made a very intentional commitment to continue living in the neighborhood because of its unique charm, character and historic designation. Additionally, our daughter attends Marcy Open – our neighborhood school.

Upon review of the recent City Planning Staff analysis of the Alatus development we have to say we could not disagree more with its conclusions.

We first voiced our opposition to this project in July 2014. Here is an excerpt from an email that I sent to neighborhood leaders and Council member Jacob Frey on July 29, 2014.

I was reading today in the Star Tribune that Alatus Development is proposing a 40 story glass structure for the site that is currently the McReavy Funeral Home. As a resident of the neighborhood, the recent “open house” invitation from Alatus read as follows:

*"This is an invitation from the development team at Alatus, which is working on plans to re-develop the Washburn McReavy Funeral Chapel site on Central Ave SE, into a 25-35 story residential high-rise containing 250-300 units".*

Suffice it to say this doesn't give me much confidence in this developer if two weeks ago they were stating the above (25 – 35 stories) and then today the project scope has increased by some 60 percent (from 25 to 40 stories) in the most historic neighborhood in Minneapolis – the birthplace of Minneapolis.

As you may have gathered, I'm not in favor of this project. Not just because of the size, but also because of the exterior materials selection per the rendering by the Alatus architects. I am in favor of development in the neighborhood and feel a residential building may be a good fit, but not if our neighborhood turns into another Uptown. As the most historic neighborhood in the city and the birthplace of Minneapolis, we should be doing everything we can to advocate for smart development, not development for developments sake.

We are strongly opposed to increasing density in a manner that destroys the unique nature of this neighborhood, particularly its historical character and the fact it is clearly differentiated from a downtown-core feeling. Among other issues, the height of the proposed development demolishes existing standards related to zoning such as height and floor area ratios. Additionally, the St. Anthony Falls Historic District Design Guidelines of 2012 are completely and totally disregarded. This project sets precedents that make the designation 'historical district' lose all credibility.

We are supportive of the effort to increase density on the East Bank, but it is critically important that we follow the 2012 Historical Guidelines and all land use rules for this or any future development. We ask that in your role on the commission you will do everything within your power to encourage appropriate development and design of this historically designated neighborhood.

Sincerely,

Nathan Dungan and Susan Hawks  
110 Bank Street SE #2401



April 1, 2016

To the Minneapolis Heritage Preservation Commission,

I was born and raised in Minneapolis, and educated at the University of Minnesota. I moved East in the 70s to work in the Adirondacks, to do my doctoral work in New York City and to raise my family in the city of Saratoga Springs New York while working in the fields of education, historic preservation and land conservation,

I have now returned to Minnesota to be closer to family. – my folks, siblings, my daughter and grandchildren are now all in the Twin Cities.

I have been very excited about the revitalization that is taking place in Minneapolis and St. Paul. In the seventies, we worked hard to champion alternative transit in the face of a reluctant legislature. It has been heartening to see that, though battles continue to be waged, light rail and bike trails have become a reality in these enlivened urban environments.

When we were considering where to live, we did a fair amount of research. We read the Minneapolis “ Intersections 2025 “ plan. Inspired by this strategic vision, we chose to live in Minneapolis.

We then further took time to read the St. Anthony Main Historic District Design Guidelines, updated in 2012, before choosing to invest and live in the Nicollet Island area.

Given the recent adoption of the guidelines, we felt confident that we were moving into a district that would be actively working to preserve the scale, ambience and historic feel of the area. We believed, and still believe that the density goals of the City can be sufficiently accommodated by the careful development of undeveloped areas, and the redevelopment of degraded sites in compliance with the historic district guidelines.

We were alarmed then when the Schaefer Richardson Nye's development project proposed a 30 story residential tower. We were subsequently relieved when the developer, the community and the City negotiated to come up with a viable, appropriate plan for the site.

Now, before the Nye's project has even put its shovel in the ground, the Alatus proposal for a 40 plus story residential development on Central Avenue, two blocks away in the same St. Anthony Main Historic District, is being championed for speedy approval.

This proposal is even more in conflict with the City guidelines – in fact it seems audacious that, in the wake of the Nye's project, they would put forth a plan that seems to blatantly ignore the issues and precedent of their neighboring development project.

I must admit that I am sorry that the Washburn-McGreavy site could not be adaptively reused for a viable purpose. When we came, we were attracted to that building and assumed that it would remain a viable community institution of some kind, given its charm and its proximity to the adjacent valued historic sites.

At this point in the game, I do support the redevelopment of the site. However I strongly oppose the proposed 40 plus story plan that is being considered.

Given the fact that both the North Loop Neighborhood and the Nicollet Island East Bank Neighborhood have risen up and mobilized to get the City to honor the height guidelines in these historic areas, I believe it to be unfair and unwise for the Heritage Preservation Commission and the City Council to not hold the Alatus project to the same guidelines and standards.

I urge you to reject the present proposal and to require any future development on that site to conform to the guidelines as adopted.

Respectfully,

Barbara L Glaser Ed.D.  
100 Bank St SE  
Minneapolis, Minnesota 55434

cc: Councilman Jacob Fry

## Widmeier, Janelle A.

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**From:** Reatha King <reatha.king@comcast.net>  
**Sent:** Monday, April 04, 2016 9:40 AM  
**To:** Widmeier, Janelle A.  
**Cc:** Frey, Jacob  
**Subject:** Alatus Proposal / Neighbors for East Bank Livability  
**Importance:** High

April 5, 2016

**TO:** Heritage Preservation Commission

**FROM:** Reatha Clark King  
Resident  
La Rive Condominium  
110 Bank Street SE  
Minneapolis, MN 55414

Dear Members of the Commission:

I am writing to request that you require that the development proposal for the Washburn-McReavy Funeral Home site fit the existing zoning and land use guidelines, and also respect neighborhood scale. I thank you for making this a requirement for the development of this site.

Reatha King  
Resident

**Widmeier, Janelle A.**

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**From:** Robert Kriel <rkriel@mac.com>  
**Sent:** Sunday, April 03, 2016 5:24 PM  
**To:** Widmeier, Janelle A.  
**Cc:** Frey, Jacob  
**Subject:** Alatus Proposal @ Washburn-McReavy Site

I live in LaRive Condominium and am writing to express my concern about the proposal of Alatus to build a 40-story building at the site of the Washburn-McReavy Funeral Home site. My understanding is that Alatus is planning to build a 40 story high building, with parking for about 420 vehicles.

Although I support high-density housing and live in such housing, but believe that the building proposed by Alatus does not meet area guidelines and zoning rules as published by "Preserve Minneapolis" totally out of character with the St. Anthony Falls Historic District. What are guidelines for if they are not followed?

Thank you for your attention and efforts in our behalf.

Sincerely,

Robert L. Kriel, MD  
110 Bank Street SE,  
Minneapolis, MN, 55414

**Widmeier, Janelle A.**

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**From:** ruth parten <partenrd@aol.com>  
**Sent:** Saturday, April 02, 2016 1:35 AM  
**To:** Widmeier, Janelle A.  
**Subject:** Alatus proposal

Dear Ms. Widmeier,

We have been a property owners in the Marcy Holmes neighborhood for most of the past thirty years. However, now that we live on the west side of Central Ave my neighbors and I are not being heard by the MHNA regarding the Alatus proposal on the east side of Central Avenue.

The MH neighborhood is not impacted much by the Alatus proposal as they have 3 or 4 blocks of parking lots, park land, and school property between their residential areas and the Alarus site. East Bank residential areas are directly across the street from this site and many East Bank residents have serious concerns regarding the proposal.

The East Bank is not Downtown, and we do not aspire to become an extension of that community. The vibrancy and vitality of the East Bank neighborhood will be degraded by developments like that proposed by Alatus. We need to respect the historic district guidelines recently established for this area in order to maintain our character and energy on the street.

The Alatus proposal far exceeds guidelines for this area, and must be rejected, and the MHNA should look at this site again with the same vision that they have outlined for the redevelopment of the General Mills site.

Daniel and Ruth Parten  
45 Universty Ave, Apt 906  
Minneapolis. MN. 55414

**Widmeier, Janelle A.**

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**From:** Frey, Jacob  
**Sent:** Tuesday, April 05, 2016 9:59 AM  
**To:** Widmeier, Janelle A.  
**Subject:** FW: 200 Central

For record

Jacob Frey  
City Council Member, Ward 3

City of Minneapolis – City Council  
350 S. Fifth St. – Room 307  
Minneapolis, MN 55415

Office: 612-673-2203  
Jacob's Facebook  
Jacob's Twitter

-----Original Message-----

**From:** Julie Becker [<mailto:jab.becker@yahoo.com>]  
**Sent:** Monday, April 04, 2016 7:07 PM  
**To:** Frey, Jacob  
**Subject:** 200 Central

Jacob,  
Just wanted you to know I support the development project at 200 Central. Thank you Julie

Sent from my iPhone

## Widmeier, Janelle A.

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**From:** Nelson Capes <nrcapes@gmail.com>  
**Sent:** Tuesday, April 05, 2016 9:32 AM  
**To:** Widmeier, Janelle A.; Frey, Jacob  
**Subject:** Alatus proposal

We are expressing again our opposition to the Alatus proposal for the development of a (now) 42 story building at 2nd St SE and Central Avenue. We support the petition for an Environmental Awareness Worksheet because we believe strongly that the development does not meet the conditions of the Marcy Small Area Plan or the 2012 St. Anthony Falls Historic Area Guidelines.

Nelson Capes  
Chris KRAFT  
100 2nd St. SE #703

Sent from my iPad

**Widmeier, Janelle A.**

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**From:** Frey, Jacob  
**Sent:** Tuesday, April 05, 2016 11:53 AM  
**To:** Dave Michela  
**Cc:** Widmeier, Janelle A.  
**Subject:** RE: Resident input: 200 Central condo project

Thanks so much for the input, Dave. It is greatly appreciated. Feel free to give me a call directly if you would like to further discuss.

**Jacob Frey**  
*City Council Member, Ward 3*

**City of Minneapolis – City Council**  
350 S. Fifth St. – Room 307  
Minneapolis, MN 55415

Office: 612-673-2203  
[Jacob's Facebook](#)  
[Jacob's Twitter](#)

**From:** Dave Michela [<mailto:davemichela@gmail.com>]  
**Sent:** Tuesday, April 05, 2016 11:44 AM  
**To:** Frey, Jacob  
**Subject:** Resident input: 200 Central condo project

Dear Councilman Frey,

I am a Minneapolis resident (Stonebridge Lofts in the Mill District) writing to express my support for Alatus' "200 Central" project going before the Heritage Preservation Commission this afternoon. Unfortunately I am not able to attend the public hearing in person.

Your support for growth of residential density in downtown and the surrounding neighborhoods is well documented. We're presumably in agreement that more is better when it comes to urban housing options. Given the onerous state and local requirements for developers, we need to find ways to encourage more of them to take on the significant risk associated with developing condo properties rather than the soon-to-be-glut of rental apartments.

I trust the community can count on your support for the 200 Central project. In Alatus, we have a successful developer with a proven track record of creating high-quality residences which have become icons of our skyline and even served as the keystone for neighborhood redevelopment.

Ordinarily I would have misgivings about a plan to put a 40-story building in neighborhood where historical proportions are much smaller. That said, we can look to massive, existing developments only blocks away: The Falls, La Rive and Phoenix come to mind -- perhaps not as tall but certainly similar in overall bulk or scale. We have seen the efforts the architects have made to respond to neighborhood feedback, helping to ensure that the building will present appealingly from the street level. The Alatus team seems to care more about how their work intersects with the community, at least relative to the only other condo developer in town -- who simply plops down faceless, shapeless masses with little to no regard for aesthetics or integration with the surrounding architecture. (I know, I live in one.)

We can also look to recent commercial developments, such as the new Wells Fargo behemoth which is ideally suited for a suburban freeway interchange outside of Toledo, as an example of a developer (and the city?) not caring about the aesthetic impact of their architecture on the surrounding community.

It's my understanding that the Marcy Holmes neighborhood has signed off on the proposed design. The city has a track record of accepting this developer's work and the track record of success is unblemished. The immediate surrounding already has a number of large high-rises in place intended to create ever more opportunities for residents to enjoy the beauty of the river and the local neighborhood. There is nothing historic on the site warranting preservation. I and many others who have attended informational sessions with the Alatus team are already hoping to review floor plans and potentially put earnest money down on future homes for ourselves and our families, and I hope the preservation commission will take into account the opinions of the neighborhood association as well as future residents when rendering a decision. And I hope you agree with me that this project should go forward.

Thank you for your support.

Sincerely,

Dave Michela  
1120 S. 2nd Street #1106  
Minneapolis 55415

**Widmeier, Janelle A.**

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**From:** Marty Allen <ms.marty.allen@gmail.com>  
**Sent:** Tuesday, April 05, 2016 12:49 PM  
**To:** Widmeier, Janelle A.  
**Subject:** The Proposed Alatus Project

Dear Ms. Widmeier,

WOW! I knew we were going to have a new building across the street but I never ever dreamed that someone would think of putting a 40 plus story building there.

I live in Winslow House, 100 2<sup>nd</sup> St. SE, and a building at 200 Central Avenue SE would not affect my lovely view of the Mississippi River and downtown Minneapolis. It would affect the neighborhood. Immensely. It would look totally out of place, It would large over any other building and be totally out of character with the neighborhood.

I like density. I live in relative density because I like it so much. But totally not if it involves skyscrapers in an otherwise neighborhood setting with relatively low buildings and a very nice park. What would that behemoth do to the sun and shadows in our lovely little park that is so enjoyed by a very diverse group of community members?

PLEASE pause, stop. I want to continue to show-off to visitors my city and the way our neighborhood honors its deep history. Consider historic guidelines and do an Environmental Awareness worksheet. I don't want our charming city neighborhood to look like downtown Manhattan.

Marty Allen  
100 2<sup>nd</sup> St. SE  
Winslow House, Unit 503  
Mpls, MN 55414  
612-802-3993

## Widmeier, Janelle A.

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**From:** Frey, Jacob  
**Sent:** Tuesday, April 05, 2016 11:51 AM  
**To:** Widmeier, Janelle A.  
**Subject:** FW: Support for 200 Central Project

**Jacob Frey**  
*City Council Member, Ward 3*

**City of Minneapolis – City Council**  
350 S. Fifth St. – Room 307  
Minneapolis, MN 55415

Office: 612-673-2203

[Jacob's Facebook](#)

[Jacob's Twitter](#)

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**From:** Chris Jeffrey [<mailto:Chris.Jeffrey@bakertilly.com>]  
**Sent:** Tuesday, April 05, 2016 11:36 AM  
**To:** Frey, Jacob  
**Cc:** 'Meghann Jeffrey'  
**Subject:** Support for 200 Central Project

Mr. Frey –

I wanted to drop you a quick email to voice my and my wife's support for the 200 Central Condominium project. We are current residents of the City of Minneapolis with heritages that trace back to 1950's Nicollet Island and the North East Minneapolis neighborhoods. In fact, my grandparents, uncle and mother immigrated to Minneapolis in 1956 from France and settled in North East.

Both my wife and I have watched North East Minneapolis continue to change and evolve over time. It's turned into a great neighborhood, which is much different than the one that my family experienced when they first moved here.

We are prospective owners at 200 Central and are very excited about what the project could bring to the neighborhood as it continues its evolution. Based upon our review of the renderings, we think the building will continue to beautify the neighborhood and will continue to help the area on its upward trajectory. Further, we don't see the height of the building as an issue, in fact we see it as appropriate given the area.

We're excited about the building, and are excited to move back into the neighborhood to enjoy the historic feel, mixed with modern amenities.

Chris

Chris Jeffrey, Partner  
Baker Tilly Virchow Krause, LLP

**Minneapolis**  
225 S 6th St, Ste 2300

Minneapolis, MN 55402  
tel 612 876 4679, fax 612 238 9136

**Chicago**  
205 N Michigan Ave  
Chicago, IL 60601  
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mobile 763 656 8537  
[chris.jeffrey@bakertilly.com](mailto:chris.jeffrey@bakertilly.com); Connect with us: [bakertilly.com](http://bakertilly.com)

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## Widmeier, Janelle A.

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**From:** Jean Kummerow <jean@jeankummerow.com>  
**Sent:** Tuesday, April 05, 2016 9:33 AM  
**To:** Widmeier, Janelle A.  
**Cc:** Frey, Jacob  
**Subject:** vote no on current Alatus proposal

I have lived in the East Bank neighborhood for nearly three years after decades in Saint Paul. I love the urban-riverfront "marriage" and am concerned that adding a 40 story high-rise will disrupt that marriage. I look over the 3rd Avenue bridge and see the traffic congestion on it; it would only be exacerbated by the proposed building. I watch the sun move across the sky and am concerned about a huge shadow that would come from the proposed building. I see the mix of current buildings and envision how out of place the Alatus project would be. I walk the neighborhood, knowing that there are already buildings approved that will add density (and a tax base! - yippee) and wonder why we need such a high rise. I am concerned about what it means to have a historic district and small area neighborhood plans when I see those so disregarded. Thus there are a number of reasons I believe such a project would be a bad fit for the neighborhood and hope that you prevent it from gaining approvals.

Sincerely,

Jean Kummerow

Jean M. Kummerow, Ph.D., LP  
110 Bank St. SE #1205  
Minneapolis MN 55414-3904  
Telephone: 612-378-8878 (preferred)  
Mobile: 651-303-7016  
website: [www.jeankummerow.com](http://www.jeankummerow.com)

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## **Widmeier, Janelle A.**

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**From:** Paul Zachos <paz@acase.org>  
**Sent:** Tuesday, April 05, 2016 9:17 AM  
**To:** Widmeier, Janelle A.  
**Subject:** The Alatus Proposal for the Historic St. Anthony Falls Historic District

Dear Janelle Widmeier and members of the Historic Preservation Commission,

I am currently a resident of the St Anthony Falls Historic District area.

I am writing to express my opposition to the proposed 40 story Alatus developmet project on the former Washburn McGreavy site.

The proposal does not conform to the guidelines of the St. Anthony Falls Historic District, in fact it seems to blatantly flaunt those recommendations.

I am concerned about the size and scale of this proposal for several reasons.

There is an enormous amount of development happening in the area:

1. The Lennar Corp. project - 21 stories, 278 units.
2. Mortenson Development - 28 stories
3. Schaefer Richardson Nyes project - 6 stories, 72 apartments
4. The General Mills property - both the undeveloped land and the R & D Center are slated to come into play for development.

It seems that this part of the City is doing more than its share to contribute to the density goals put forth by Minneapolis.

The impact of all this collective rapid development should be carefully assessed --- traffic; bridge capacity; parking; water and sewer infrastructure; air quality implications; etc.

Additionally, the size and scale of the Alatus proposal is not consistent with the City's Historic Plan for the St Anthony Falls area.

To allow this development to proceed at the current scale seems a violation of the public trust. As someone who cares about civic participation, I know how hard it is to engage people in public process. This is an opportunity for the City to build public trust by respecting the Historic Plan.

Furthermore, given the fact that, in the face of community opposition, the project on the Nye's site was significantly modified from a 29 story building to a six story building, it seems both unfair and inappropriate to then approve a non-conforming 40 story skyscraper two blocks away.

I am strongly opposed to the Alatus proposal as presently submitted.

Paul Zachos  
110 Bank Street SE  
Minneapolis MN

**Widmeier, Janelle A.**

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**From:** Cynthia Chapman <cfchapman@yahoo.com>  
**Sent:** Monday, April 04, 2016 11:29 PM  
**To:** Widmeier, Janelle A.  
**Cc:** Frey, Jacob  
**Subject:** Concern about the Alatus High Rise Proposal on the East Bank

Dear Janelle and Jacob,

My husband and I are condo owners in Cobalt Condominiums at 45 University Ave SE. My neighbors and I are not pleased with the proposal by Alatus to build a 40 story building in our immediate neighborhood.

We would like to request an Environmental Awareness Worksheet by the City prior to allowing permissions proposed by the Developer. Our wish is that the building size be limited according to guidelines of the St. Anthony Falls Historic District.

We appreciate your careful consideration and support regarding this development.

Sincerely,  
Steve and Cindy Chapman  
Cobalt Condominiums Unit 611

**Widmeier, Janelle A.**

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**From:** Ken & Vic <vicken85@gmail.com>  
**Sent:** Monday, April 04, 2016 7:31 PM  
**To:** Widmeier, Janelle A.  
**Cc:** Frey, Jacob  
**Subject:** Heritage Preservation. Atalus Proposal 2nd St SE & central ave

The development needs to fit the existing zoning and land use guidelines, and also respect the neighborhood scale.

Vicki Johnson

Sent from my iPad

## Widmeier, Janelle A.

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**From:** James.Pennoni@wellsfargo.com  
**Sent:** Tuesday, April 05, 2016 3:34 PM  
**To:** Widmeier, Janelle A.  
**Subject:** Alatus Proposal - late note

Janelle –

I am opposed to the Alatus plan for the ~40 story building East of Central Avenue on Second Street South East. This company originally pitched my neighborhood with a 20is story building which would still be too high for this side of Central Avenue.

Best regards,

James

**James Pennoni**

Director - Corporate Foreign Exchange

Wells Fargo Bank N A | 100 S. 5th St., Suite 2150 | Minneapolis, MN 55402  
Desk 612-667-9636 | Fax 612-667-0513

[james.pennoni@wellsfargo.com](mailto:james.pennoni@wellsfargo.com)

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<https://www.wellsfargo.com/com/disclaimer/wffe>

**Widmeier, Janelle A.**

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**From:** Frey, Jacob  
**Sent:** Wednesday, April 06, 2016 9:51 AM  
**To:** dengibous@gmail.com  
**Cc:** Cathleen Anne Ryan; Jessa Lux; cbosmundson@alatusllc.com; Widmeier, Janelle A.  
**Subject:** RE: 200 Central

Thanks for the input, Doris. It is greatly appreciated.

Jacob Frey  
City Council Member, Ward 3

City of Minneapolis – City Council  
350 S. Fifth St. – Room 307  
Minneapolis, MN 55415

Office: 612-673-2203  
Jacob's Facebook  
Jacob's Twitter

-----Original Message-----

**From:** [dengibous@gmail.com](mailto:dengibous@gmail.com) [<mailto:dengibous@gmail.com>]  
**Sent:** Monday, April 04, 2016 6:49 PM  
**To:** Frey, Jacob  
**Cc:** Cathleen Anne Ryan; Jessa Lux; [cbosmundson@alatusllc.com](mailto:cbosmundson@alatusllc.com)  
**Subject:** 200 Central

Hi Jacob. We are downtown Minneapolis residents who are very interested in the possibility of becoming homeowners at 200 Central. We are emailing you our support of the project in advance of tomorrow's meeting with HPC.

Many thanks for all your hard work and best of continued success.

Doris Engibous and Cathy Ryan

Doris Engibous  
[dengibous@gmail.com](mailto:dengibous@gmail.com)  
510.915.4495

**Widmeier, Janelle A.**

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**From:** Christine Kaehler <auntchristine01@gmail.com>  
**Sent:** Tuesday, April 12, 2016 9:15 AM  
**To:** Widmeier, Janelle A.  
**Subject:** Altus building at 200 Central Ave NE

I would like the to oppose this development because it is too big and doesn't conform to current regulations.

Christine Kaehler  
100 2nd st. Se, Winslow House  
Minneapolis, MN 55414



13 April 2016

**To: Janelle Widmeier, Senior City Planner**  
Minneapolis Community Planning and Economic Development (CPED)

**Laura Faucher, Chair**  
Minneapolis Heritage Preservation Commission

**Jacob Frey, Council Member**  
Minneapolis City Council

**RE: Alatus Development at 200 Central Avenue Southeast and 113 2<sup>nd</sup> Street Southeast, Ward 3**  
**BZH 29057 and BZH 29058**

On behalf of the Preserve Minneapolis Board of Directors, I submit the following statement regarding the proposed Alatus Development in the St. Anthony Falls Historic District.

Preserve Minneapolis is dedicated to celebrating, preserving, and revitalizing the architecture and cultural resources of Minneapolis. While we much prefer celebrating preservation successes, at times we are called to advocate for this city's architectural and cultural resources.

Recently, the CPED staff review of the proposed 40-story development by Alatus found that the new high-rise would be compatible with the St. Anthony Falls Historic District Guidelines. The guidelines, developed in 2012, exist not to freeze individual sites in time, but with an eye toward the broader well-being of the area. They are rightly flexible and allow for the evolution of the built environment *within certain parameters*, which this proposed building vastly exceeds. The staff report focused largely on how the proposed building's materials and massing met the district's guidelines; however, the height of the building is largely dismissed and not adequately addressed. It seems that the report ignores the main issue at hand, that the extreme height of the proposed design does *not* meet the guidelines—it is neither within the general parameter that new construction should "fit within the range of structures seen historically in the specific character area," nor is it within any reasonable interpretation of "additional height ... compatible with the context."

The proposed site is within a portion of the district that historically had an eclectic mix of buildings ranging in height from one-and-a-half to three stories. In keeping with this precedent, the district guidelines state that "mid-rise, low-rise, and very-low rise building heights are most appropriate," and building heights "should not exceed eight stories." Furthermore, the guidelines reiterate that new buildings should respect the characteristics of the area. This includes ensuring that the historic grain

elevators retain visual prominence in massing and scale for the district. At 40 stories, Alatus's proposed building is clearly outside these parameters.

The staff review document seems to dismiss the visual impact to the district's skyline and surrounding neighborhoods. It is undeniable that a 40-story building would dramatically change the skyline of the district, once dominated by mid-rise industrial buildings and mills. The new Phoenix on the River is only 15 stories, and from the Central Ave bridge, it reads as the tallest building in that area, taller than the Pillsbury-A Mill and other new construction. Even La Rive, a couple of blocks on the other side of Central and clearly taller than what we'd now consider acceptable, is 29 stories. Some may argue that precedent has been set for this part of the district, in which other non-historic high-rise buildings are directly adjacent, including a 9-story parking garage and a 12-story condo complex. While it is true that there are other taller buildings nearby the proposed development, it is an irrelevant argument. As stated in the district guidelines, "in general, a new building should fit within the range of structures *seen historically* in the specific character area".

Finally, the staff report dismisses impacts to the surrounding historic, contributing structures, such as the Pillsbury Library, noting that "[a] high-density development designed to be compatible with the historic context is appropriate in this location and would not further impair the integrity of setting." We disagree with this statement. The Alatus development does impair the integrity of setting not only for those contributing structures but also to the overall district as it is not in keeping within the historic character of the neighborhood. While the St. Anthony Falls Historic District is evolving and has experienced loss of some historic integrity, allowing new development, such as the Alatus proposal, which disregards district guidelines for height, further erodes the district's sense of place. Ultimately if development such as this is approved by the HPC or City, it will likely lead to further new multi-story development in the St. Anthony Falls Historic District— which could ultimately lead to the loss of this National Register Listed Historic District.

Preserve Minneapolis understands and appreciates the stated desire for more density within the city. But there are other ways to achieve this. This design proposes not just density but *especially high* density, of a size and design that is not close to fitting the existing guidelines for an area that is beloved specifically for its historic character. Furthermore, it is not in keeping with surrounding neighborhood groups' vision for the area, which should be respected. The original project for the Nye's site had the same issues, and it has been re-designed to be more appropriately scaled. We would hope the same will be done for the Alatus project.

***We strongly urge the Minneapolis HPC to reject this proposal and developers to respect the historic guidelines and the context of their sites, rather than disregarding them.***



Katherine Haun Schuring, President  
Preserve Minneapolis

**Widmeier, Janelle A.**

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**From:** Frey, Jacob  
**Sent:** Friday, April 15, 2016 12:26 PM  
**To:** Peterson Gunn  
**Cc:** Widmeier, Janelle A.  
**Subject:** RE: Alatus Condo Project at 200 Central Ave. SE - No EAW Please

Thank, Peggy and Tom. Your input is hugely appreciated.

**Jacob Frey**  
*City Council Member, Ward 3*

**City of Minneapolis – City Council**  
350 S. Fifth St. – Room 307  
Minneapolis, MN 55415

Office: 612-673-2203

[Jacob's Facebook](#)

[Jacob's Twitter](#)

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**From:** Peterson Gunn [<mailto:peterson.gunn@gmail.com>]  
**Sent:** Friday, April 15, 2016 12:02 PM  
**To:** Frey, Jacob  
**Subject:** Alatus Condo Project at 200 Central Ave. SE - No EAW Please

Hello Council Member Frey - We are residents at Winslow House, across the street from the condo project being developed by Bob Lux and Alatus. We fully support the project as proposed and oppose requiring an Environmental Assessment Worksheet (EWA). We hope city leaders like you will allow this project to go forward without additional delay or cost - we think it is a positive addition to quality residential housing for our neighborhood. And, it looks cool!

We understand that your opinion on the EAW will be influential with your council colleagues. We want you to know there is unqualified support for this project and that those seeking an EWA are only part of the community with an opinion about the project.

Thank you for your consideration!

Peggy Gunn and Tom Peterson

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Tom Peterson and Peggy Gunn  
Minneapolis MN USA  
Email: [peterson.gunn@gmail.com](mailto:peterson.gunn@gmail.com)  
Instagram: [peterson.gunn](#)