City of Minneapolis
Request for Committee Action

To: Zoning & Planning
Date: 6/9/2016
Referral: N/A
From: Community Planning & Economic Development
Lead Staff: Janelle Widmeier, Senior City Planner
Presented by: Janelle Widmeier, Senior City Planner
File Type: Action
Subcategory: Heritage Preservation

Subject:
Certificate of Appropriateness Appeal: Neighbors for East Bank Livability, 200 Central Ave SE and 113 2nd St SE.

Description:
Considering an appeal by Neighbors for East Bank Livability of the Heritage Preservation Commission decision to approve a Certificate of Appropriateness application to allow for the demolition of the St. Anthony Commercial Club building at 200 Central Ave SE and 113 2nd St SE in the Saint Anthony Falls Historic District (BZH-29057).

Previous Actions:

On May 3, 2016, the Heritage Preservation Commission took the following action relevant to the appeal:

200 Central Avenue Southeast and 113 2nd Street Southeast, Ward 3
Staff report by Janelle Widmeier, BZH 29057 and BZH 29058
This item was continued from the April 05, 2016, HPC meeting.

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 2nd Street Southeast in the St. Anthony Falls Historic District:

A. Certificate of Appropriateness.

Action: The Heritage Preservation Commission **approved** 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. The developer will make the commercial club building widely available (through a website or other means) for a period of six months to allow the options of relocation for reuse to be explored.
3. 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.

4. 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.

Absent: Olson
Aye: Bengtson, Hartnett, Lackovic, Mack, Stade, Vork
Nay: Hunter Weir
Abstain: Faucher
Motion passed

Ward/Address:
Ward 3
200 Central Ave SE and 113 2nd St SE.

Background/Analysis:
On May 13, 2016, William Griffith with Larkin Hoffman, on behalf of Neighbors for East Bank Livability, filed an appeal of the Heritage Preservation Commission decision to approve a Certificate of Appropriateness application to allow for the demolition of the St. Anthony Commercial Club building at 200 Central Ave SE and 113 2nd St SE in the Saint Anthony Falls Historic District. The statement of appeal is attached to this report.

End of 120-day decision period: July 19, 2016

Financial Review:
No financial impact.

Attachments:
1. Statement for reason of appeal
2. Excerpt from the May 3, 2016, Heritage Preservation Commission meeting
3. Original CPED staff report including attachments
4. Public comments received since the Heritage Preservation Commission meeting