



Larkin Hoffman

8300 Norman Center Drive
Suite 1000
Minneapolis, Minnesota 55437-1060

GENERAL: 952-835-3800
FAX: 952-896-3333
WEB: www.larkinhoffman.com

May 13, 2016

City Council Members
Attn: Janelle Widmeier
City of Minneapolis
350 S. 5th Street, Room 300
Minneapolis, MN 55415

Re: 200 Central Avenue SE & 113 Second Street SE (BZH 29057): Appeal of HPC Decision
Our File #39,149-00

Dear City Council Members:

This firm represents Neighbors for East Bank Livability ("NEBL"), a coalition of Nicollet Island-East Bank and Marcy-Holmes residents affected by the proposed multiple-family dwelling development (the "Project") located at 200 Central Avenue in the City of Minneapolis (the "City") by developer Alatus, LLC (the "Applicant"). On behalf of NEBL, we respectfully appeal the May 3, 2016 decision of the Heritage Preservation Commission (HPC) to approve of a Certificate of Appropriateness (BZH-29057) to demolish the St. Anthony Commercial Club (the "Commercial Club") most recently operated as the Washburn-McReavy Funeral Chapel.

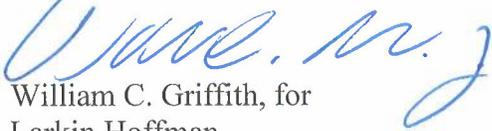
The Commercial Club is eligible as an individual landmark and should be further evaluated as a contributing structure in the St. Anthony Falls Historic District (the "District"). Pursuant to the Minneapolis City Code Section 599.350, the Applicant's proposal does not meet the findings required to demolish the Commercial Club. At a minimum, the demolition will result in irreversible damage to the integrity and character of the District, and the Applicant has not shown that there are no reasonable alternatives to the destruction of the historic portions of the Commercial Club that still maintain their integrity.

NEBL acknowledges that portions of the Commercial Club were added well after the period of significance for the District. However, there appears to be consensus that the original 1929 portion of the structure maintains historic integrity and may be contributing to the District. At a minimum, NEBL believes the historic 1929 portion of the Commercial Club can be preserved and integrated into the Project. The Applicant has not demonstrated that such an alternative is not reasonable; rather, the Applicant has only maintained that the entire structure, both historic and non-historic portions, cannot feasibly be moved or renovated.

City Council Members
Attn: Janelle Widmeier
May 13, 2016
Page 2

On behalf of NEBL, we respectfully request that the City Council reverse the HPC's approval of the Applicant's request to demolish the Commercial Club and direct a designation study for the Commercial Club.

Sincerely,



William C. Griffith, for
Larkin Hoffman

Direct Dial: 952-896-3285
Direct Fax: 952-842-1729
Email: wgriffith@larkinhoffman.com

Enclosures