

From: [Lisa Hondros](#)
To: [Council Comment](#); [Armstrong, Diana L](#)
Cc: [Bender, Lisa](#); [Reich, Kevin A.](#); [Gordon, Cam A.](#); [Frey, Jacob](#); [Johnson, Barbara A. - City Council](#); [Yang, Blong](#); [Warsame, Abdi](#); [Goodman, Lisa R.](#); [Glidden, Elizabeth A.](#); [Cano, Alondra](#); [Quincy, John](#); [Johnson, Andrew](#); [Palmisano, Linea](#)
Subject: 200 Central Ave SE and 113 2nd St SE: Comments on Certificate of Appropriateness Appeals
Date: Wednesday, June 08, 2016 10:37:17 AM
Attachments: [Friends Ltr re Alatus and NEBL Appeals 06.08.16.pdf](#)

Please accept these comments submitted in connection with the June 9, 2016 Zoning and Planning Committee Public Hearing on two appeals from HPC decisions relating to 200 Central Ave SE and 113 2nd St SE.

Thank you for your consideration.

Lisa Hondros
Friends of the Riverfront

From: folwell@aol.com
To: [Goodman, Lisa R.](#)
Cc: [Council Comment](#)
Subject: 6/9/16- Zoning and Planning meeting
Date: Monday, June 13, 2016 8:21:06 AM

Council Member Goodman,

For information- I do not live in your ward and am involved in the opposition to Alatus. However, due to the many comments I heard you make in the Z&P Commission meeting on June 9, I felt I had to write you as a Minneapolis resident for over 40 years.

Your comments were clearly attempting to rationalize a decision to support this development. The comments in general referred to your likes/dislikes and simply did not address any questions raised by those opposed to the project. In addition there were misleading statements that need to be addressed. Examples of both:

- <!-- [endif] --> The Carlyle was cited as a positive development coming after great contention. Are you aware the building was erected prior to passage of the 2012 St. Anthony Falls Historic District Design Guidelines? Have you asked if some of the thinking for that document was in response to the existence of the Carlyle near the river? Have you checked whether it has opened businesses and created a vibrant street scene around its base after 9 years?

-You said you had not heard anything negative about the project from constituents. What is your point? Did your constituents flood you with letters when the Linden Hill battles over height were going on a few years ago? Do you hear much from East Bank residents when an issue surfaces in Kenwood? To use this a reason to support the Alatus development does not make sense.

-You stated this was apparently not a citywide issue. Is that a reason for ignoring regulation and setting precedent? I assume a major responsibility of your office is to enforce existing regulation and make your constituents aware of issues that could affect them. Have you informed your constituents about the precedents and land use variances being set with the Alatus development; are they aware it could affect them some day?

-You stated an opinion that the city should place density where density is acceptable. Who has defined acceptable? What do you mean by, "it would be better if we had more density on locations where there is not enormous impact"? Do you know enough about the East Bank, its residents and its issues to conclude exactly what density is reasonable or acceptable to its residents?

-You would 'like' a 50-story or even taller building. What does that mean? Do your likes and dislikes overcome whether you attend to enforcing guidelines, regulatory or even legal issues?

I request that in your position on the Zoning and Planning Commission, you keep the focus on the real issues at hand. Are you working within the limits of the regulatory framework currently established in the city, or are you, without regard to process, creating precedent outside the existing regulatory framework?

Please let me know.

Dale Herron-110 bank Steet SE, #1505, Minneapolis, MN 55414

From: [John Brainard](#)
To: [Council Comment](#)
Subject: Alatus Project
Date: Tuesday, June 07, 2016 10:17:04 PM

Hello Councilpersons,

Please vote to stop the Alatus Project at the hearing on June 9th. Alatus is totally out of proportion for the Marcy Holmes neighborhood and the historic district. Thank you.

John Brainard
Marcy Holmes Resident for 30 years

From: [Timothy Larson](#)
To: [Council Comment](#)
Subject: Alatus - 16-00766
Date: Wednesday, June 08, 2016 9:18:03 PM

We are residents at 45 University Ave. SE Unit 904# and we are opposed to the project as proposed. The structure as proposed is inconsistent with historic district.

Tim Larson
Ann Hengel

Sent from my iPad

From: [Nathan Dungan](#)
To: [Council Comment](#)
Subject: Alatus Project File 16-00766
Date: Thursday, June 09, 2016 8:01:00 AM
Importance: High

Zoning and Planning Commission Hearing – HPC Appeal of the Alatus Project.

June 9, 2016

Members of the committee, my name is Nathan Dungan and I live at 110 Bank Street SE in Minneapolis along with my wife and six year-old daughter. Thank you for the opportunity to share my brief comments with you this morning.

Today I would like to address the following question: Do the ends justify the means? One of the primary issues before you today is really about money. More specifically, how much money will be generated through increased property taxes by allowing this highly controversial project to proceed.

Standing in your way, however, is a litany of facts and evidence that I sincerely hope will give each of you cause for pause.

It would appear the easier and financially convenient decision for you today would be to dismiss these well-grounded facts and passionate testimony and allow this project to move forward.

However, the historically appropriate, forward thinking and dare I say more courageous course of action would be to pause and ask the question, “Is this the best we can do?”

Does it have to be all or nothing? Or is there a more meaningful path forward that conforms to the regulatory framework, honors the historic guidelines, and retains the significantly historic St. Anthony Commercial Club while also contributing to the city’s goals for growth?

You are the elected stewards of our city’s most precious assets and neighborhoods. We rely on you to thoughtfully consider all aspects of these decisions, which, I believe will lead you down the more courageous path by denying this appeal.

In closing, I urge you to deny this appeal.

Thank you!

Nathan Dungan

nathan@sharesavespend.com
<sharesavespend.com>

The choices we make with our money can change the world.

From: [SHAWKS](#)
To: [Council Comment](#)
Subject: Alatus Project - June 9 Zoning/Planning Meeting
Date: Wednesday, June 08, 2016 10:23:08 PM

Council Members,

I am writing in support of the Certificate of Appropriateness Appeal by the Neighbors for East Bank Livability and ask that you deny the Certificate of Appropriateness application to allow construction of the 42 story Alatus tower. I ask that you support and recognize the 2012 Historic District Guidelines for The St. Anthony Falls Historic District which has been both locally designated and listed on the National Register of Historic Places since 1971 and oppose the demolition of the St. Anthony Commercial Club and the construction of the 42 story tower proposed by Alatus.

The decision you make will have lasting impact on building preservation efforts in the city of Minneapolis and in particular in the St. Anthony Falls Historic District. You are not simply voting for this project, but making a statement regarding historic district guidelines and their impact on *all* future projects. You are creating precedent.

Susan Hawks
110 Bank St SE; Minneapolis

From: [Judith Steller](#)
To: [Council Comment](#)
Subject: Alatus Project File Number: 16-00766.
Date: Tuesday, June 07, 2016 10:42:11 PM

Council Members:

I write to support the HPC's decision to uphold its guidelines in responding to Alatus's request for approval of its 40 story tower within the Historic District. The Historic District along the river is a narrow strip; development within that strip needs to stick to the guidelines. There is property open for development near to but outside that strip. I urge you to reject the Alatus appeal of the HPC decision.

Robert Steller
110 Bank St. SE, Apt. 201
Minneapolis, MN 55414

From: [Vantine Ronald G.](#)
To: [Council Comment](#)
Subject: Alatus Project File Number: 16-00766
Date: Tuesday, June 07, 2016 2:44:47 PM

Council Members,

I reside in the East Bank neighborhood, one block from where Alatus proposes to build a 40+ story skyscraper.

I oppose the construction of such an excessively tall high rise tower on that location. It is totally disproportionate to the scale of our neighborhood and will harm the charm and character of the neighborhood more than it will benefit it.

I hope that the Council will explore other building heights with this developer (or others) to make it more appropriate for this neighborhood. I favor development on this site, but it needs to respect the character of the historic district and be closer to the requirements of the City's existing guidelines and ordinances.

If the Council grants all of the variances and exceptions that this project requires, that will mean that there are no longer any rules regarding development in the St Anthony Falls Historic District. This precedent will result in multiple more towers of 30-40 stories being build - which will further damage the character and charm of this unique part of our city. The precedent will mean that development in the future will be based on the biases of the city council at any particular time rather than being determined by existing guidelines and ordinances which all residents and developers may rely upon.

I urge that you deny Alatus' petition to override the decision of the Heritage Preservation Commission and that the Council not permit any tower of this excessive scale to be built on this site.

Respectfully,

Ron Vantine

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

From: [ruth parten](#)
To: [Council Comment](#)
Subject: Alatus Project File Number: 16-00766.
Date: Tuesday, June 07, 2016 4:54:31 PM

Dear Council Members,

We feel strongly that the Historic District Guidelines adopted in 2012 should be adhered to with regard to the site on Central Avenue. This developer is receiving preferential treatment from City staff and the precedents set by this project will spill over into the redevelopment of the General Mills site. The Marcy Holmes NA did not consider the unequal application of rules, regulations and guidelines adequately in their review process.

We favor additional density in our neighborhood, but it should be spread around broadly and not concentrated in a single super high density project that only upper income people can afford. The project will attract 300 millionaires to the neighborhood, who are unlikely to ride bikes and busses, and will have two cars per household.

Please work for more affordable development for middle income working and retired folks in our neighborhood. Thank you for your leadership.

Daniel and Ruth Parten
45 University Ave. SE, Apt 906
Minneapolis, MN 55414

From: [wendy haan](#)
To: [Council Comment](#); [Bender, Lisa](#); [Johnson, Andrew](#); [Goodman, Lisa R.](#); [Johnson, Barbara A. - City Council](#); [Reich, Kevin A.](#); [Warsame, Abdi](#)
Subject: Alatus Tower, 200 Central Ave SE:
Date: Wednesday, June 08, 2016 1:04:56 PM
Attachments: [Alatus Tower-MCPMB.docx](#)

Dear Council Members,

June 8, 2016

To Members of the Zoning & Planning Committee, Minneapolis City Council:

We represent Minnesota Citizens for the Protection of Migratory Birds and are writing to ask you to oppose the Alatus Tower project, 200 Central Ave. SE, unless and until bird-friendly construction guidelines, including bird-safe glass, are incorporated into the design.

HPC Findings

In its appeal, the project developers make two statements regarding the Heritage Preservation Commission's finding that "[i]mpact to natural environment also needs to be considered e.g. Mississippi River flyways for birds."

1. *An Environmental Assessment Worksheet prepared for a glass tower project at the nearby Superior Plating Site in 2015 indicated that there would be no harm to protected or unprotected species that possibly inhabit the area.*

A petition for an EAW for the Alatus Tower was specifically denied by the City Council on April 29, 2016. An EAW prepared for the Superior Plating project does not apply to this project. If Alatus wants to use an EAW to justify the glass tower, then an EAW needs to be prepared FOR THIS PROJECT.

2. *Alatus will consult with the Audubon Society regarding bird-friendly development and building management practices.*

Audubon Chapter of Minneapolis is already on record opposing this project unless bird-safe glass is used. And Audubon Minnesota also strongly encourages the use of bird-safe glass. Its in-depth publication, "Bird-Safe Building Guidelines" (mn.audubon.org/conservation/birdsafe-buildings), states "In general, the more untreated glass you have, the greater the risk to birds, especially on sites that are in predictable migratory and resident bird areas. ... [B]y incorporating bird-safe building design strategies as part of an integrated sustainable design program, we can help save countless resident and migratory birds."

We urge you to oppose the Alatus Tower unless bird-safe design is incorporated.

Thank you,
Wendy Haan
wonderful73@yahoo.com

Lisa Venable

lisa@lisavenable.com

Minnesota Citizens for the Protection of Migratory Birds

From: [Ann Laughlin](#)
To: [Council Comment](#); [Bender, Lisa](#); [Johnson, Andrew](#); [Goodman, Lisa R.](#); [Johnson, Barbara A. - City Council](#); [Reich, Kevin A.](#); [Warsame, Abdi](#)
Subject: Alatus Tower, 200 Central Ave. SE
Date: Wednesday, June 08, 2016 10:09:40 AM

Please enter the following statement in opposition to the Alatus Tower project in the record prior to the Zoning & Planning Committee meeting on June 9, 2016.

Thank you,

Ann Laughlin for Jerry Bahls, President, Audubon Chapter of Minneapolis

June 8, 2016

Members, Zoning and Planning Committee
Minneapolis City Council

Re: Alatus Tower, 200 Central Ave. SE

Dear Council Members:

The Audubon Chapter of Minneapolis has previously stated its opposition to the proposed Alatus Tower project at 200 Central Ave. SE unless the developer incorporates bird-safe glass into its design. We continue to strongly oppose this project unless this requirement is met.

The danger to migratory birds from glass buildings is well documented by nationally and locally recognized bird conservation organizations including the American Bird Conservancy, National Audubon Society, Minnesota Ornithologists Union and Audubon Minnesota. Large expanses of glass are recognized as a leading cause of bird fatalities because birds mistake the reflections on glass for open space, and then unknowingly collide with the glass. Hundreds of millions of birds die from collisions with glass each year in the United States alone. In Minnesota, over a 100 bird species have been documented colliding with glass windows at just a small number of buildings being monitored within the state. The fact that the mostly glass Alatus Tower will be situated directly within the Mississippi Flyway, one of the four great pathways in the North America for migratory birds, greatly exacerbates this threat.

Bird-safe glass is now being incorporated into buildings locally, nationally and internationally. Examples in the metro area include the new Bell Museum, the Minneapolis Central Library, and the Springbrook Nature Center. The Audubon Chapter of Minneapolis urges you to oppose the Alatus Tower development unless bird-safe glass is also incorporated into its design.

Sincerely,
Jerry Bahls, President
Audubon Chapter of Minneapolis
763-572-2333

June 8, 2016

To Members of the Zoning & Planning Committee, Minneapolis City Council:

We represent Minnesota Citizens for the Protection of Migratory Birds and are writing to ask you to oppose the Alatus Tower project, 200 Central Ave. SE, unless and until bird-friendly construction guidelines, including bird-safe glass, are incorporated into the design.

HPC Findings

In its appeal, the project developers make two statements regarding the Heritage Preservation Commission's finding that "[i]mpact to natural environment also needs to be considered e.g. Mississippi River flyways for birds."

1. An Environmental Assessment Worksheet prepared for a glass tower project at the nearby Superior Plating Site in 2015 indicated that there would be no harm to protected or unprotected species that possibly inhabit the area.

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We urge you to oppose the Alatus Tower unless bird-safe design is incorporated.

Thank you,

Wendy Haan

wenderful73@yahoo.com

Lisa Venable

lisa@lisavenable.com

Minnesota Citizens for the Protection of Migratory Birds

From: [Anton Schieffer](#)
To: [Bender, Lisa](#); [Johnson, Andrew](#); [Johnson, Barbara A. - City Council](#); [Reich, Kevin A.](#); [Warsame, Abdi](#); [Goodman, Lisa R.](#); [Frey, Jacob](#); [Council Comment](#)
Subject: Zoning and Planning - Approve the Alatus Tower Appeal
Date: Monday, June 06, 2016 10:30:57 AM

I'm writing today in support of the appeal by Alatus for their condo project brought before the Zoning and Planning Committee. The historic significance of an empty lot should not be leveraged to prevent construction of additional housing in Minneapolis.

Minneapolis is in the midst of a serious housing shortage. Houses and condos are on the market for literally less than 24 hours (!), and receive numerous bids, usually for tens of thousands of dollars over their asking price. Rents are skyrocketing as well, with the median cost of a 1BR apartment in Minneapolis now exceeding \$1,000. This problem exists due to the lack of housing supply to meet the demands of this city's residents.

Between 2010 and 2015, Minneapolis has seen an increase of 30,000 residents. But Minneapolis has not built enough new units to accommodate these new residents, and existing residents are being displaced as a result.

Projects like the proposed Alatus Towers, help to reduce this burden, especially near our downtown core. If this project is allowed, it will bring 207 new residential units to this city, and alleviate the upward pressure in the housing market that many across this city are facing. That means 207 less people fighting over the same existing housing stock. This will mean 207 fewer people who will have to move out due to rising rents. Housing is a right, and we must build enough housing to ensure that living in this city does not become an exclusive privilege.

Please grant the appeal and allow more housing to be built in our city. Thank you,

Anton Schieffer

2012 Garfield Ave S.

From: [Anton Schieffer](#)
To: [Bender, Lisa](#); [Johnson, Andrew](#); [Johnson, Barbara A. - City Council](#); [Reich, Kevin A.](#); [Warsame, Abdi](#); [Goodman, Lisa R.](#); [Frey, Jacob](#); [Council Comment](#)
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Please grant the appeal and allow more housing to be built in our city. Thank you,

Anton Schieffer

2012 Garfield Ave S.

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
Minneapolis, MN 55402**

By

**Amy M. Lucas M.S.
Landscape Research, LLC
1926 Penn Avenue South
Minneapolis, MN 55405**

December 2014

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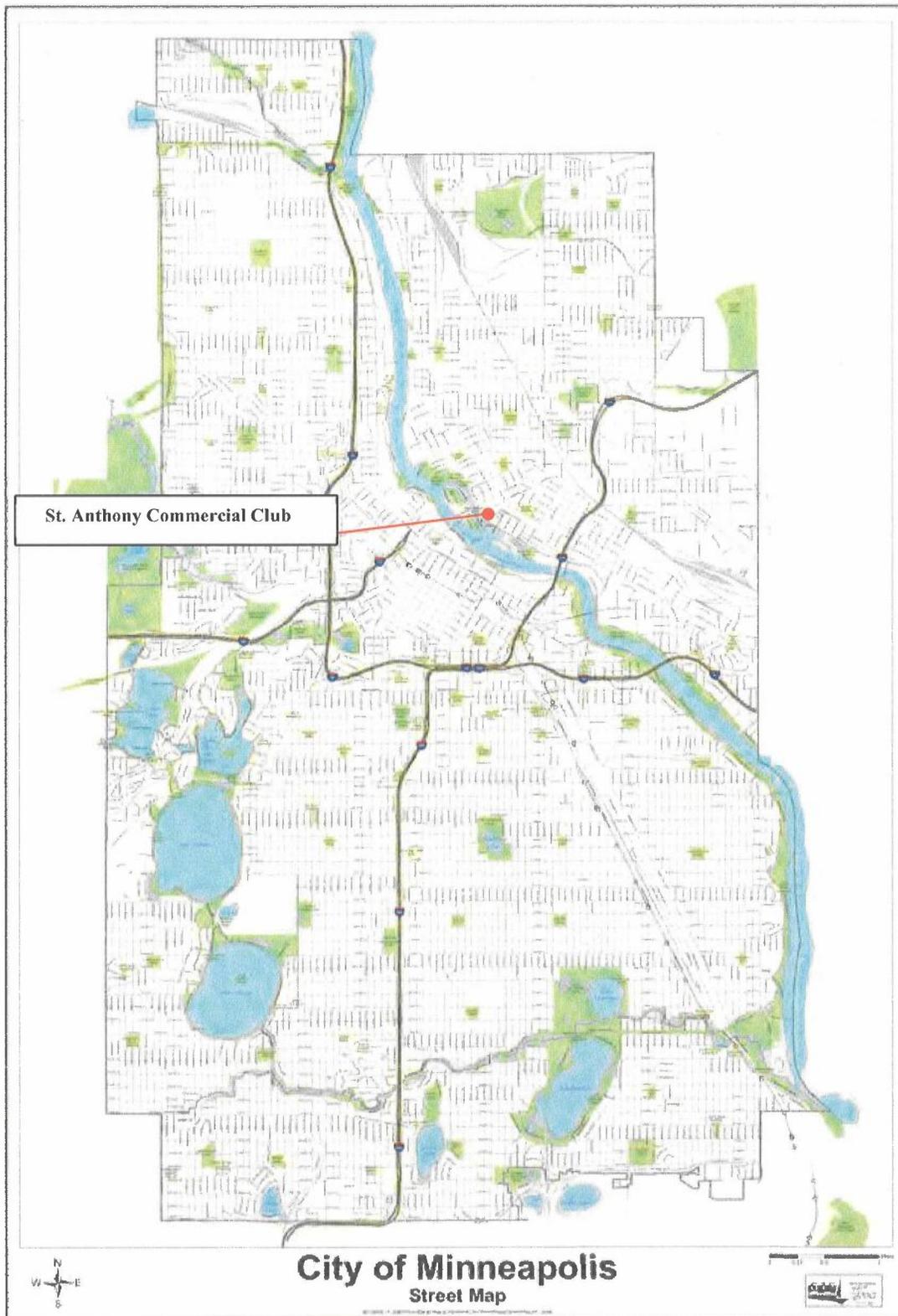


Fig. 1. Location Map

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.”

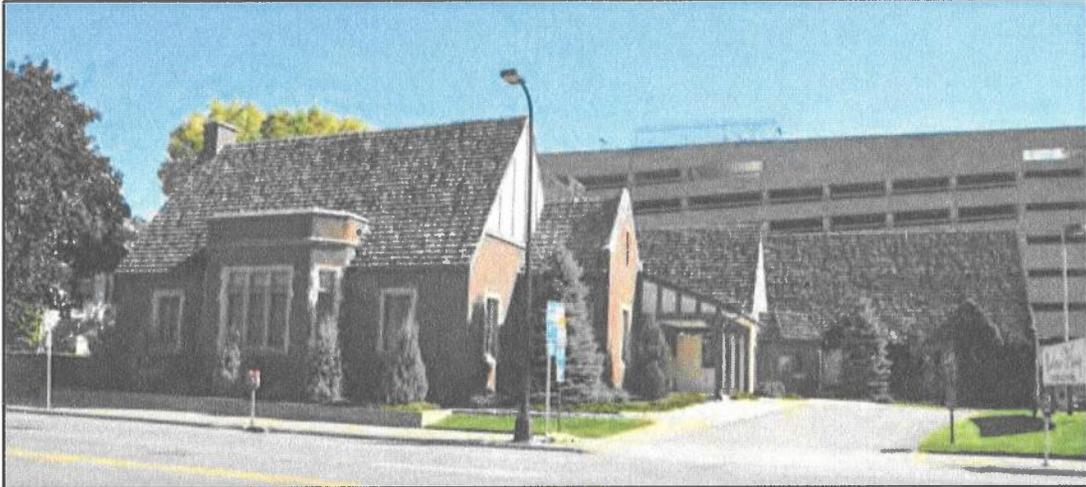


Fig. 5. St. Anthony Commercial Club, northwest elevation, Central Avenue S.E.

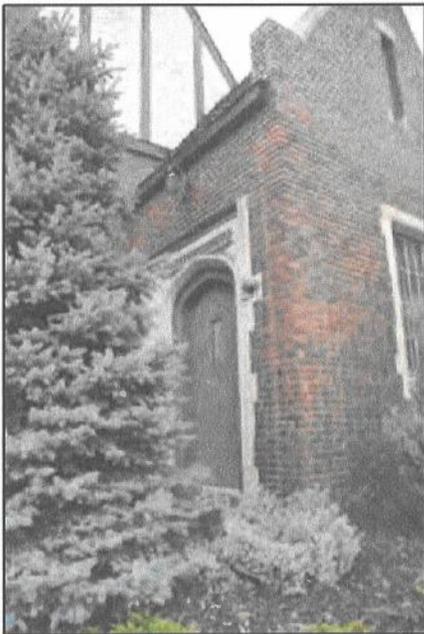


Fig. 6. and 7. Original main entrance at northwest elevation is concealed at interior.

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.

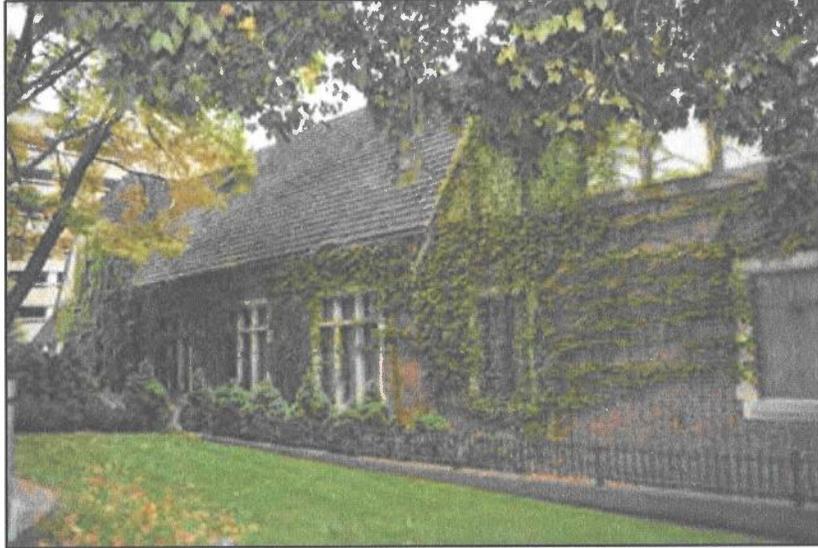


Fig. 8. St. Anthony Commercial Club, northeast elevation.



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 1955.¹ 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.² 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.

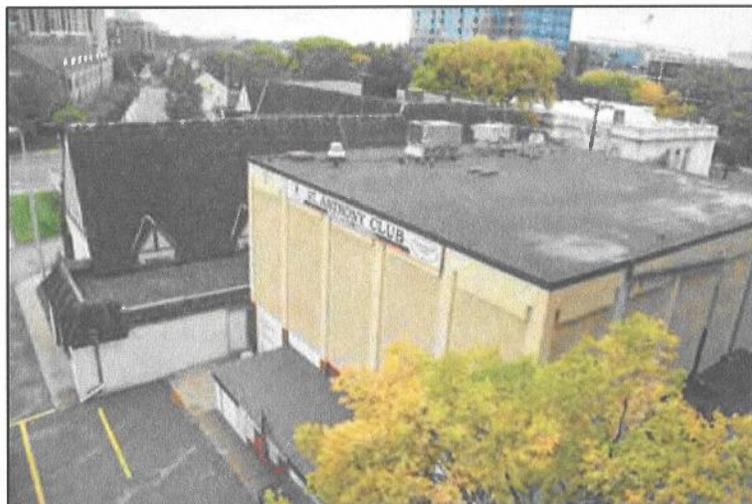


Fig. 12. St. Anthony Athletic Club addition, southwest elevation.

¹ Minneapolis Building Permit #A31919, July 18, 1955.

² 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).

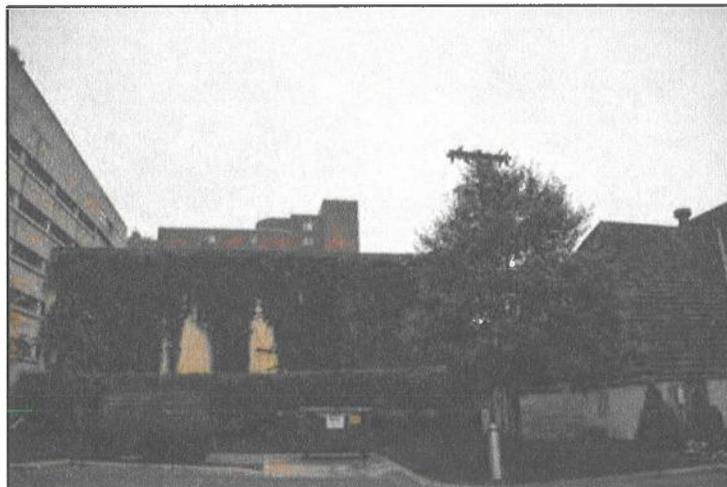


Fig. 16. northeast elevation, St. Anthony Athletic Club (at left) and St. Anthony Commercial Club (at right).

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.³ The two-story athletic club addition of 1966 further altered the appearance of the clubhouse at the southeast.⁴ Historic photographs and plans reveal the original roofing material was slate; it appears the slate was replaced with wood shingles in 1951.⁵ 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.⁶

³ Minneapolis Building Permit, #A31919, July 18, 1955.

⁴ Minneapolis Building Permit, #A36429, October 6, 1966.

⁵ Minneapolis Building Permit, #B321797, August 2, 1951.

⁶ 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.⁷ 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 1855.⁸ 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.⁹ 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 3,499.¹⁰ 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.¹¹

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."¹² 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.¹³

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

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

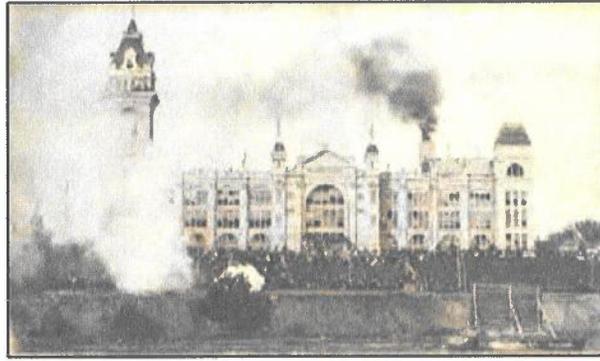
⁹ Kane, 28; Zellie and Peterson, 7.

¹⁰ Zellie and Peterson, 8.

¹¹ Descriptions and addresses in the report use the current address system.

¹² "The Site Approved," *St. Paul Globe*, January 20, 1886.

¹³ Zellie and Peterson, 9.



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

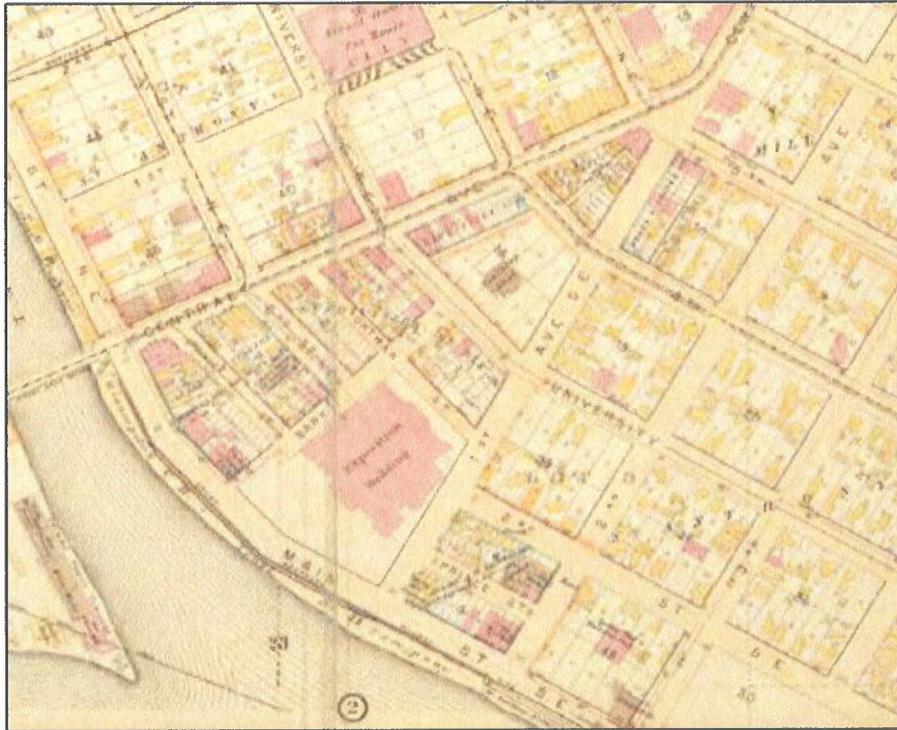


Fig. 19. The Industrial Exposition Building sits between First Avenue S.E. (present day Central Avenue) and Bank Street, 1892. (C. M. Foote, Atlas of Minneapolis)

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 1895.¹⁴ The Northern Pacific Railroad went into receivership. The immigrant population of Northeast Minneapolis was hit especially hard with

¹⁴ 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 1935.¹⁴ 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.¹⁵ 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.¹⁶ While many industrialists had left the area, a few of the early Yankee core persisted southeast of East Hennepin Avenue.¹⁷ Richard Chute (1820-1893), one of the original founders of the St. Anthony Falls Water Power Company (1856), died in 1893.¹⁸ 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).¹⁹ 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.²⁰

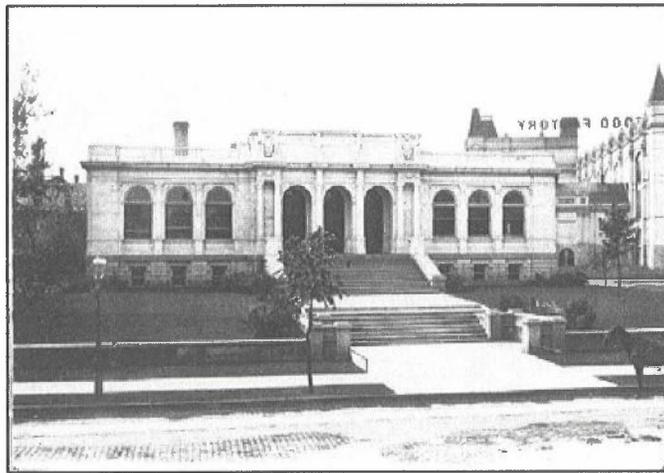


Fig. 20. Pillsbury Library with Savage Food Factory (former Industrial Exposition Building) in background, ca. 1910. (MHS)

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

¹⁵ Zellie and Petersen, 9.

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

¹⁷ Zellie and Petersen, 4

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

¹⁹ *Ibid.*

²⁰ The library closed in 1967.

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

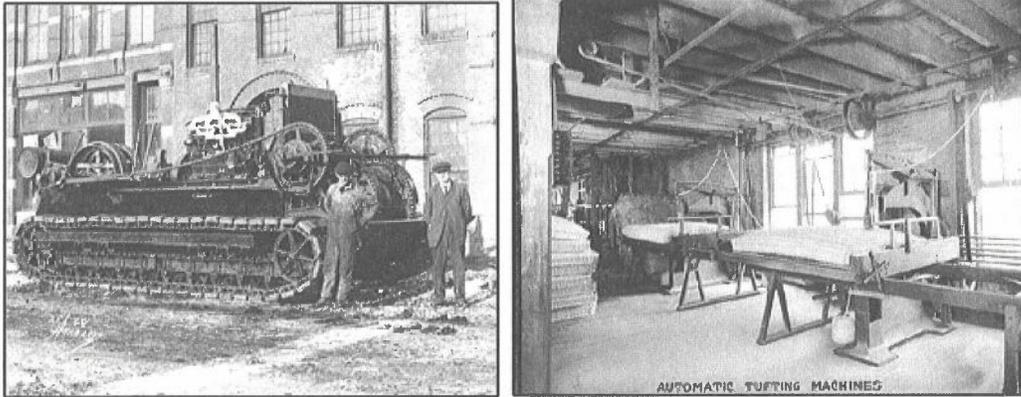


Fig. 21. In front of Union Iron Works, ca. 1919 (at left); Fig. 22. Interior of Salisbury & Satterlee Company, ca. 1916. (MHS)

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.²¹ 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).²²

By 1913, more than 100 commercial clubs had been established across Minnesota.²³ The Duluth Commercial Club recognized more than 1,000 members and the West Duluth Commercial Club had 200 members.²⁴ 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

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

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

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

²⁴ *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.²⁵ The organizations typically supported civic improvements, opposed taxes, developed local retail trade, attracted new industries, highlighted transportation problems, and advertised the city's merits.²⁶ 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."²⁷ 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.²⁸ 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.²⁹ 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.³⁰

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

²⁵ Sturgis, 44.

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

²⁷ *St. Paul Globe*, January 20, 1886.

²⁸ *Ibid.*

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

³⁰ "East Sidlers Active," *Minneapolis Journal*, February 15, 1905.

company, Henry L. Patthey, provided the updates to the newspaper for the “East Side Page.”³¹ In 1904 the Association met at rented quarters at 200 East Hennepin Avenue.³² 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.³³

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.³⁴ 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.³⁵ 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.”³⁶ 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.³⁷ 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.³⁸ The St.

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

³² Ibid.

³³ Ibid.

³⁴ “Moving Against Grade Crossings,” *Minneapolis Journal*, January 26, 1905.

³⁵ “New Commercial Club Organized,” *Minneapolis Journal*, July 14, 1905.

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

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

³⁸ “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.³⁹ Records indicate the third floor may have been adapted into a gymnasium for the members.⁴⁰ 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.”⁴¹



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)

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

⁴⁰ Carlson, 16.

⁴¹ “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.⁴² In 1916 the Club boasted it played a significant role in "ninety percent of the new industries in Minneapolis locating on the east side."⁴³

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 1916.⁴⁴ Dorr was not an active member of the Club, which claimed a dubious count of 600 members at the time of the donation.⁴⁵ The Club demolished the wood frame dwellings on Lot 6 in 1917.⁴⁶ 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.⁴⁷

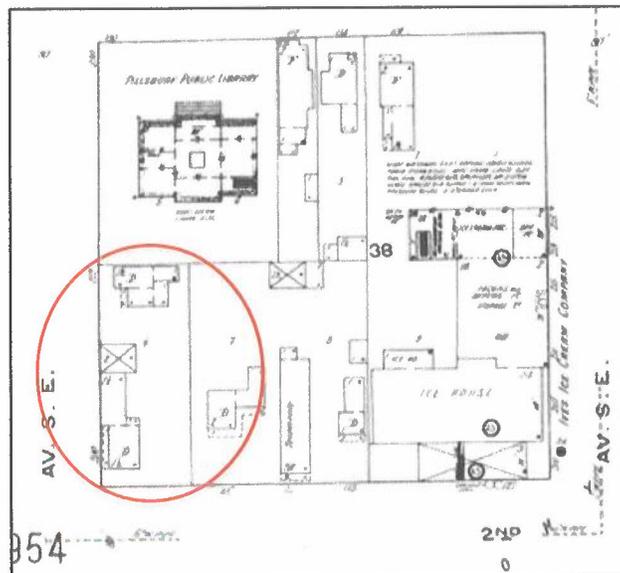


Fig. 25. Future site of St. Anthony Commercial Club, 1912. (Sanborn Insurance Map Co.)

⁴² "Speakers Discuss Good Government," *Minneapolis Tribune*, August 13, 1905.

⁴³ "St. Anthony Club Plan Many Improvements for its East Side District," *Minneapolis Journal*, October 22, 1916.

⁴⁴ "Pioneer Makes Gifts to Church and Club," *Minneapolis Tribune*, December 13, 1916.

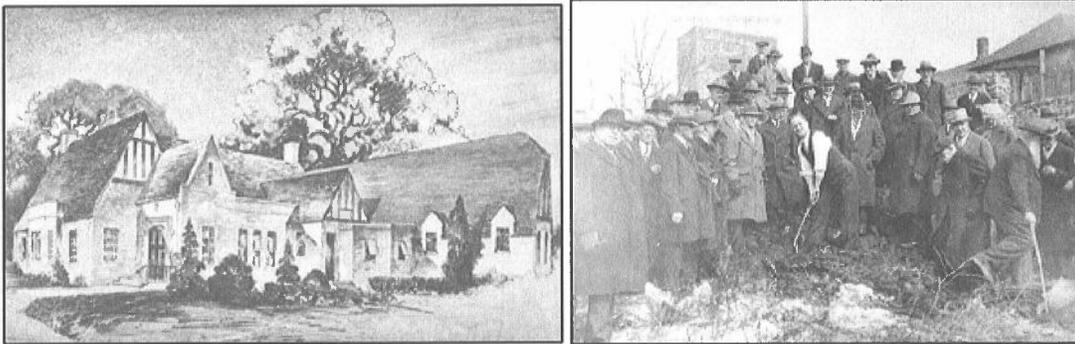
⁴⁵ Ibid. The St. Anthony Commercial Club membership was not well documented, but most records show the club membership never reached more than 400 members.

⁴⁶ Minneapolis Demolition Permit #11022, September 24, 1917.

⁴⁷ 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 85.⁴⁸ 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.⁴⁹



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.⁵⁰ 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.⁵¹ Another charter member, August Cedarstrand, was the local building contractor chosen to complete the new clubhouse at an estimated cost of \$75,000.⁵²

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

⁴⁹ 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.

⁵⁰ *St. Anthony Review*, March 1929.

⁵¹ *Ibid.*

⁵² "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.

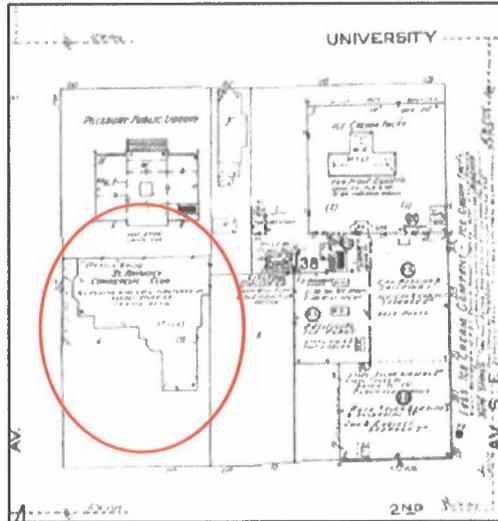


Fig. 28. St. Anthony Commercial Club, 1952. (Sanborn Insurance Map Co.)

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.⁵³ 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.⁵⁴ 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.⁵⁵



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

⁵³ *St. Anthony Review*, October 1929.

⁵⁴ Carlson, 17.

⁵⁵ "New Club Building Dedicated Monday Evening, Sept. 23rd," *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).⁵⁶ 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.”⁵⁷

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.⁵⁸

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.⁵⁹ The firm originally derived from the 1884 partnership of Franklin Long (1842-1912) and Frederick Kees (1852-1927) that lasted until 1898.⁶⁰ 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).⁶¹ The firm remained Long, Lamoreaux & Thorshov until the death of Lamoreaux in 1922 and Louis Long in 1925; the firm was officially

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

⁵⁷ Carlson, 17.

⁵⁸ Ibid.

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

⁶⁰ Ibid.

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

changed to Long & Thorshov in 1925.⁶² 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.⁶³ In 1960 the partners split and Thorshov partnered with Willard Thorsen (1924-1998) while Cerny formed Cerny & Associates.

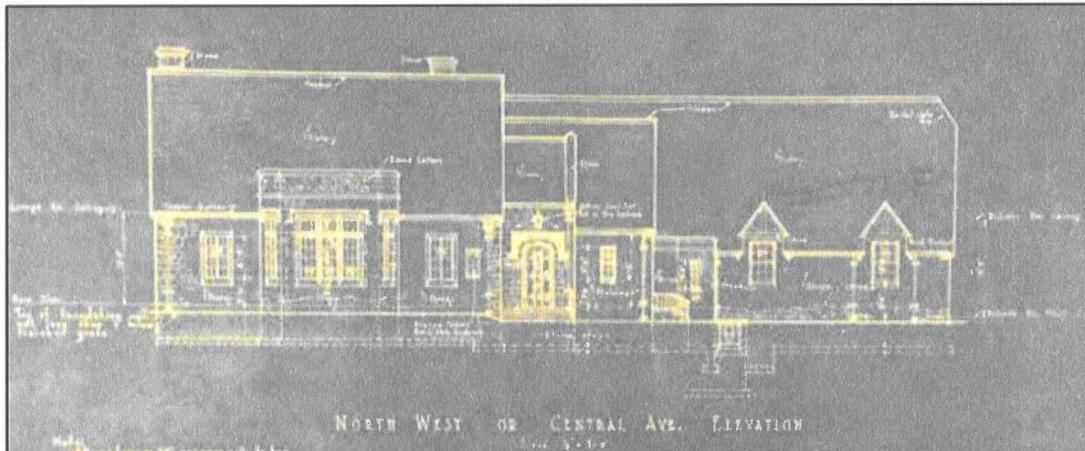


Fig. 30. St. Anthony Commercial Club plans by Long & Thorshov, northwest elevation (NAA)

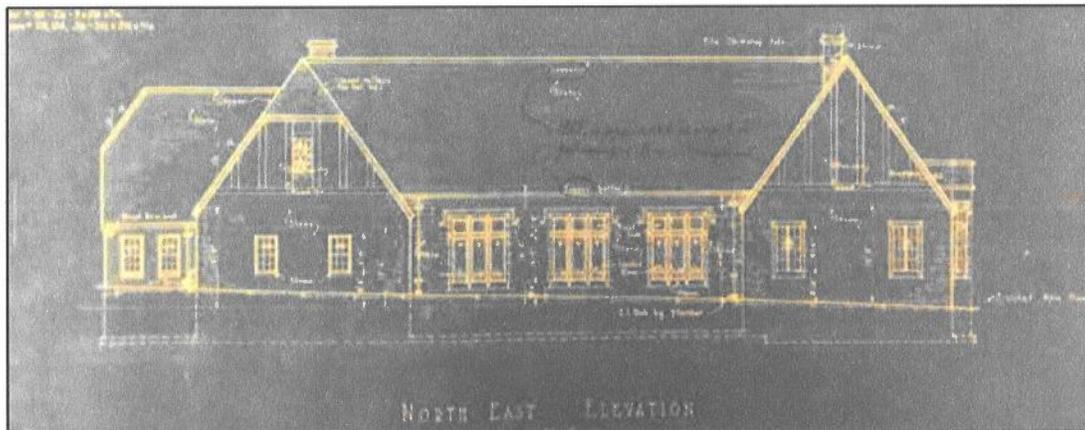


Fig. 31. St. Anthony Commercial Club plans by Long & Thorshov, northeast elevation (NAA)

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

⁶³ 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.”⁶⁴ In 1935, the Club offered the facilities to the public for organization meetings, dinners, luncheons and parties.⁶⁵ 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.⁶⁶

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.⁶⁷ 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).

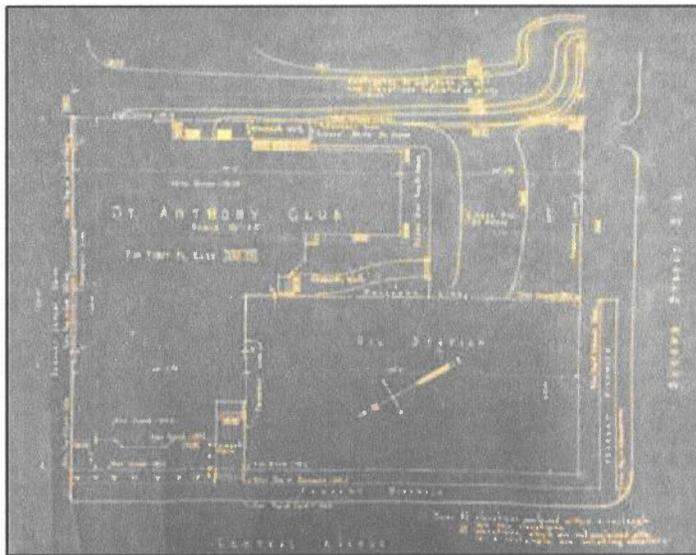


Fig. 32. Long & Thorshov site plan of St. Anthony Commercial Club with Oil Station at corner, 1929 (NAA)

⁶⁴ *St. Anthony Review*, February 1930; *St. Anthony Review*, June 1932.

⁶⁵ *St. Anthony Review*, October 1935.

⁶⁶ *St. Anthony Review*, January 1936; *St. Anthony Review*, November 1930.

⁶⁷ 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)

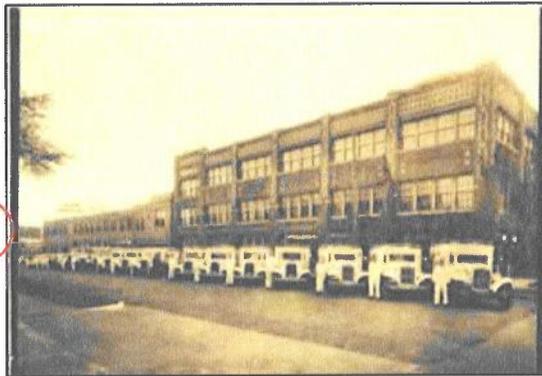
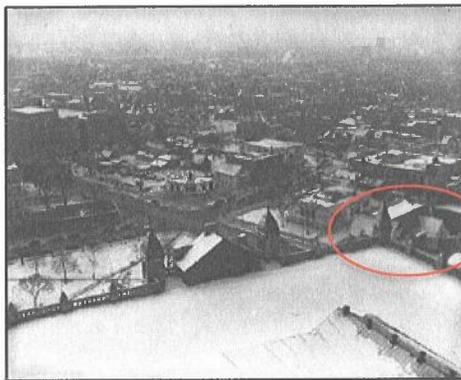
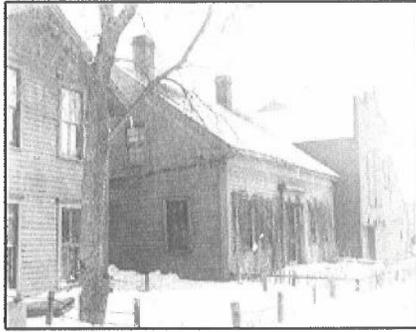


Fig. 34. St. Anthony Commercial Club block, 1940 (MHS); Fig. 35. Ives Ice Cream next to Pillsbury Library, ca. 1940s (Private Collection)

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.⁶⁸ 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.⁶⁹ 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.⁷⁰ 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 1886.⁷¹ 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.⁷² A common extension of furniture

⁶⁸ St. Anthony Athletic Club website: swmtestaccount.com/athletic.

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

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

⁷¹ *Ibid.*

⁷² 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.⁷³ 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

⁷³ 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.⁷⁴

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,

⁷⁴ 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.

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Friends of the Riverfront

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June 8, 2016

Council Member Lisa Bender
Chair, Zoning and Planning Committee
Minneapolis City Council
350 South 5th Street
Minneapolis, MN 55415

Re: 200 Central Ave SE & 113 Second St SE; Certificate of Appropriateness Appeal Submitted by Alatus LLC and Certificate of Appropriateness Appeal Submitted by Neighbors for East Bank Livability (BZH-29057 and BZH-29058)

Friends of the Riverfront is a nonprofit whose mission is to protect and preserve the cultural and natural resources of the Central Mississippi Riverfront Regional Park.

1. Friends of the Riverfront asks the City Council to **grant** the appeal of Neighbors for East Bank Livability and deny the Certificate of Appropriateness for the destruction of the St Anthony Commercial Club.

The applicant fails to meet the legal standard for demolition and threatens to create a dangerous precedent. The sole basis given to support demolition is that “the existing structures limit the economic value and potential of the site.” **If the City accepts the applicant’s reasoning supporting demolition, the City cedes control over historic districts to developers and provides precedent for tearing down any building in either the St Anthony Falls or Warehouse Historic Districts.**

2. Friends of the Riverfront asks the Council to **deny** the appeal of Alatus LLC and sustain HPC’s denial of the Certificate of Appropriateness for the proposed 40-story building.

For the reasons given by the HPC, the proposed 40-story building violates the 2012 guidelines meant to protect the Historic District and should be denied. **If the City ignores the height guidelines for this site, the City will eviscerate its own carefully considered protections of Minneapolis’s heritage.**

I. SHPO: Commercial Club is Contributing to the Historic District

The Minnesota State Historic Preservation Office (SHPO) makes recommendations on the inclusion of properties on the National Register of Historic Places. It is the expert on how to

determine the significance of historic properties in the National Register listed St Anthony Falls National Historic District.

After review of Commercial Club reports by two different historical consultants hired by the Applicant,¹ SHPO concluded that: "...it is highly likely that the St. Anthony Commercial Club is contributing to the St. Anthony Falls Historic District..."²

SHPO further explained that a different standard is applied to a property in a historic district than to an individual property. "With historic districts it is the collective that is primary; no one building need rely solely on its own historic integrity. Instead, to a substantial degree, properties within historic districts rely on the historic integrity of each other. With the St. Anthony Commercial Club, much of its historic material and design remain, even with the additions."

According to SHPO, the Commercial Club is significant in the context of the Historic District in that the Commercial Club was all was all about "commerce" and that "...commerce is one area of significance for the historic district..."

II. Applicant failed to satisfy the mandatory criteria for destruction of a historic resource.

As the Commercial Club is a contributing property, the Applicant must satisfy the additional criteria under Minneapolis Ordinance §599.350 (f) and (g) in order to demolish the building.

Applicant has failed that burden in that:

There is no evidence that destruction of the building is necessary to correct a dangerous or unsafe condition; and,

There is no evidence that the building could not continue in its current use. (What it might cost to move or to convert it to another use is irrelevant.)

The only argument given is "...that the applicant contends that the existing structures limit the economic value and potential of the site."

If the City accepts that reasoning then any building in the St Anthony Falls and Warehouse Historic Districts can be torn down.

The ordinance does not require bringing a dilapidated and often dangerous property to a serviceable level where the economic costs were absolutely prohibitive. It was never intended to allow the destruction of a perfectly serviceable building just because the property owner could achieve a much better return on its investment with a new building.

¹ Historical Assessment of the Saint Anthony Commercial Club Building, Hess, Roise and Company (June 2012); Determination of Eligibility Study, Landscape Research LLC (Dec. 2014)

² May 31, 2016 email communication from Denis Gardner, National Register Historian, SHPO

The City should take guidance on the interpretation of the words “reasonable alternatives” from the Armory case in which the Court ruled that even the public safety, convenience and economics of a new Hennepin County Jail did not justify the destruction of the Armory.

As the criteria under §599.350 (f) and (g) have clearly not been met, the City cannot issue a Certificate of Appropriateness to demolish the building.

III. Destruction of the Commercial Club and the inclusion of an intrusive 40-story tower threaten the St Anthony Falls Historic District.

As SHPO stated: “With historic districts it is the collective that is primary...”

With each demolition of a contributing building and the addition of each intrusive or incompatible building, the collective is harmed. At a certain point the collective is so damaged that the Historic District is lost.

In the case of the St Anthony Falls Historic District, it is feared that it is near a tipping point and each destruction or intrusive building is magnified in its significance.

The precarious state of the District and its elements has been recognized by both national and statewide organizations. It has been listed on the Preservation Alliance of Minnesota’s 10 most endangered list twice and the National Trust for Historic Preservation 11th most endangered.³

Many of the properties that have been razed were in terrible shape and could not be saved. Tearing down a building that is perfectly serviceable for an intrusive 40 story building is a needless assault on an Historic District that is nearing its demise.

IV. The 40-story building does not meet the guidelines and should be denied.

As the City was in danger of losing the St. Anthony Falls Historic District because of development pressures, new guidelines were written so that developers and the City would have guidance on how development could proceed without causing further damage to the Historic District.

The City commissioned a nation wide search for experts to write the guidelines and spent \$75,000 to develop new guidelines with substantial opportunity for public input. The draft guidelines were reviewed and modified by SHPO before the City Council approval in 2012.

For the reasons given by the HPC, the proposed building clearly does not meet the newly minted guidelines meant to protect the Historic District and should be denied.

³ Preservation Alliance of Minnesota 10 Most Endangered List: St. Anthony Falls Historic District, Minneapolis (2005) and St. Anthony Falls Historic District, archeological ruins, Minneapolis (2008); and The National Trust for Historic Preservation 11th most endangered, the Pillsbury A-Mill (2011).

In closing, the public cares deeply about the character and charm that the Historic District adds to the riverfront.

The destruction of the Commercial Club and the construction of an intrusive 40-story building threaten the St Anthony Falls Historic District, an important asset to the City.

We respectfully ask the City to turn down Alatus's appeal for a 40-story building and to grant Neighbors appeal to prevent the destruction of the Commercial Club.

Friends of the Riverfront

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June 8, 2016

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350 South 5th Street
Minneapolis, MN 55415

Re: 200 Central Ave SE & 113 Second St SE; Certificate of Appropriateness Appeal Submitted by Alatus LLC and Certificate of Appropriateness Appeal Submitted by Neighbors for East Bank Livability (BZH-29057 and BZH-29058)

Friends of the Riverfront is a nonprofit whose mission is to protect and preserve the cultural and natural resources of the Central Mississippi Riverfront Regional Park.

1. Friends of the Riverfront asks the City Council to **grant** the appeal of Neighbors for East Bank Livability and deny the Certificate of Appropriateness for the destruction of the St Anthony Commercial Club.

The applicant fails to meet the legal standard for demolition and threatens to create a dangerous precedent. The sole basis given to support demolition is that “the existing structures limit the economic value and potential of the site.” **If the City accepts the applicant’s reasoning supporting demolition, the City cedes control over historic districts to developers and provides precedent for tearing down any building in either the St Anthony Falls or Warehouse Historic Districts.**

2. Friends of the Riverfront asks the Council to **deny** the appeal of Alatus LLC and sustain HPC’s denial of the Certificate of Appropriateness for the proposed 40-story building.

For the reasons given by the HPC, the proposed 40-story building violates the 2012 guidelines meant to protect the Historic District and should be denied. **If the City ignores the height guidelines for this site, the City will eviscerate its own carefully considered protections of Minneapolis’s heritage.**

I. SHPO: Commercial Club is Contributing to the Historic District

The Minnesota State Historic Preservation Office (SHPO) makes recommendations on the inclusion of properties on the National Register of Historic Places. It is the expert on how to

determine the significance of historic properties in the National Register listed St Anthony Falls National Historic District.

After review of Commercial Club reports by two different historical consultants hired by the Applicant,¹ SHPO concluded that: "...it is highly likely that the St. Anthony Commercial Club is contributing to the St. Anthony Falls Historic District..."²

SHPO further explained that a different standard is applied to a property in a historic district than to an individual property. "With historic districts it is the collective that is primary; no one building need rely solely on its own historic integrity. Instead, to a substantial degree, properties within historic districts rely on the historic integrity of each other. With the St. Anthony Commercial Club, much of its historic material and design remain, even with the additions."

According to SHPO, the Commercial Club is significant in the context of the Historic District in that the Commercial Club was all was all about "commerce" and that "...commerce is one area of significance for the historic district..."

II. Applicant failed to satisfy the mandatory criteria for destruction of a historic resource.

As the Commercial Club is a contributing property, the Applicant must satisfy the additional criteria under Minneapolis Ordinance §599.350 (f) and (g) in order to demolish the building.

Applicant has failed that burden in that:

There is no evidence that destruction of the building is necessary to correct a dangerous or unsafe condition; and,

There is no evidence that the building could not continue in its current use. (What it might cost to move or to convert it to another use is irrelevant.)

The only argument given is "...that the applicant contends that the existing structures limit the economic value and potential of the site."

If the City accepts that reasoning then any building in the St Anthony Falls and Warehouse Historic Districts can be torn down.

The ordinance does not require bringing a dilapidated and often dangerous property to a serviceable level where the economic costs were absolutely prohibitive. It was never intended to allow the destruction of a perfectly serviceable building just because the property owner could achieve a much better return on its investment with a new building.

¹ Historical Assessment of the Saint Anthony Commercial Club Building, Hess, Roise and Company (June 2012); Determination of Eligibility Study, Landscape Research LLC (Dec. 2014)

² May 31, 2016 email communication from Denis Gardner, National Register Historian, SHPO

The City should take guidance on the interpretation of the words “reasonable alternatives” from the Armory case in which the Court ruled that even the public safety, convenience and economics of a new Hennepin County Jail did not justify the destruction of the Armory.

As the criteria under §599.350 (f) and (g) have clearly not been met, the City cannot issue a Certificate of Appropriateness to demolish the building.

III. Destruction of the Commercial Club and the inclusion of an intrusive 40-story tower threaten the St Anthony Falls Historic District.

As SHPO stated: “With historic districts it is the collective that is primary...”

With each demolition of a contributing building and the addition of each intrusive or incompatible building, the collective is harmed. At a certain point the collective is so damaged that the Historic District is lost.

In the case of the St Anthony Falls Historic District, it is feared that it is near a tipping point and each destruction or intrusive building is magnified in its significance.

The precarious state of the District and its elements has been recognized by both national and statewide organizations. It has been listed on the Preservation Alliance of Minnesota’s 10 most endangered list twice and the National Trust for Historic Preservation 11th most endangered.³

Many of the properties that have been razed were in terrible shape and could not be saved. Tearing down a building that is perfectly serviceable for an intrusive 40 story building is a needless assault on an Historic District that is nearing its demise.

IV. The 40-story building does not meet the guidelines and should be denied.

As the City was in danger of losing the St. Anthony Falls Historic District because of development pressures, new guidelines were written so that developers and the City would have guidance on how development could proceed without causing further damage to the Historic District.

The City commissioned a nation wide search for experts to write the guidelines and spent \$75,000 to develop new guidelines with substantial opportunity for public input. The draft guidelines were reviewed and modified by SHPO before the City Council approval in 2012.

For the reasons given by the HPC, the proposed building clearly does not meet the newly minted guidelines meant to protect the Historic District and should be denied.

³ Preservation Alliance of Minnesota 10 Most Endangered List: St. Anthony Falls Historic District, Minneapolis (2005) and St. Anthony Falls Historic District, archeological ruins, Minneapolis (2008); and The National Trust for Historic Preservation 11th most endangered, the Pillsbury A-Mill (2011).

In closing, the public cares deeply about the character and charm that the Historic District adds to the riverfront.

The destruction of the Commercial Club and the construction of an intrusive 40-story building threaten the St Anthony Falls Historic District, an important asset to the City.

We respectfully ask the City to turn down Alatus's appeal for a 40-story building and to grant Neighbors appeal to prevent the destruction of the Commercial Club.

From: [Widmeier, Janelle A.](#)
To: [Council Comment](#)
Subject: FW: Support for the "Alatus Tower" project
Date: Wednesday, June 08, 2016 9:08:43 AM
Attachments: [image001.png](#)
[image003.png](#)

For the record (6/9 Z&P meeting)

From: P Victor Grambsch [mailto:pvictor@eudaemonics.com]
Sent: Wednesday, June 08, 2016 8:47 AM
To: Widmeier, Janelle A.
Cc: Frey, Jacob
Subject: Support for the "Alatus Tower" project

Janelle:

I am writing to encourage the City Council to take the steps necessary for the "Alatus Tower" project to go forward.

The Staff Report recommending granting certificates of appropriateness (a) to demolish the existing "Washburn Macreavy Building" and (b) to build the 40+ story "Alatus Tower" is correct in all essential respects and should be basis for a positive decision for this important project.

I believe that the Alatus Tower site (and other sites on the East Bank) are ideally suited for sustainable, environmentally friendly, high density development. Such developments in this area advance the goals of the City for a sustainable, financially viable, and growing future.

Not developing these sites as fully as possible is a decision that will degrade the environment and impoverish City budgets for decades to come.

This project is critical to creating a diverse, iconic, cutting edge downtown neighborhood that maintains current and attracts new residents and businesses to our area for years to come.

To the extent that you have discretion this matter, I encourage to consider the factors discussed below in making your decision.

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

Major Reasons for my Recommendation

A) The project is in line with the *Minneapolis Comprehensive Plan for Sustainable Growth*

- Grow the Population: add **450+** new City residents on a site where even dead people no longer reside (even temporarily)
- Grow the Tax base: using 2015 taxes and estimated market values for comparable properties in the area, I estimate the taxes paid will increase from approximately \$42,000 / year to **over \$3,000,000 / year – every year for the next century and more.**
- This is important because Minneapolis is not now in a state of good repair. For several decades the City has not had the financial capacity to properly maintain its infrastructure. As a result, a very large – and growing -- deferred maintenance liability has accumulated.

High value developments like the Alatus Tower are needed to fund the "20 Year –

\$40,000,000 per year” maintenance and renewal program for parks, roads and other critical infrastructure that has recently been adopted by the Council.

We can no longer afford (if we ever really could afford) to allow sites that can support high value development to lie fallow or to be used for low value, low tax revenue developments.

B) The project is in line with the *Minneapolis Comprehensive Plan for Sustainable Growth*

- The Alatus Tower, because of its size and value, can support (both financially and technically) use of the best available technology for energy efficient heating, cooling and general building operation. While not quite meeting the “zero emission” standard, it comes very close to meeting this goal.

It is the size and scale of the Alatus Tower design that is essential here -- it is not financially feasible to deploy such advanced technology in smaller low value buildings like the 6 to 8 story boxes being built all over the City.

- The Alatus Tower is being designed and built to LEED standards and will be LEED certified – and Alatus has put up a performance bond with City as surety that this commitment will be met.
- A “sustainable” building is nice, but the real impact on sustainability is the low environmental impact lifestyle that will be available to the 450+ new residents.

The foundation of the sustainable lifestyle is to live in a location that supports the following transportation hierarchy:

1. Walk whenever you can, especially for routine trips like shopping, entertainment and going to/from work or school.

This requires:

- Sidewalks – really the kind of pedestrian friendly “Urban Design” discussed in the NIEBNA and MHNA Small Area Plans. For the most part, sidewalks in the area acceptable – the main problem is that there is a dearth of foot traffic for most of the day.

I note that the sidewalks around the Alatus Tower meet local design standards.

- Nearby places to walk to -- there are many, very many, such places:

Table 1A below shows the breadth and depth retail destinations near the Alatus Tower site – there is no shortage of places to spend ones time and money!!

Table 2B shows the employment base nearby – this is important since it can encourage walking to work, perhaps as part of an exercise regime. It is also important because “nearby population” is an important factor in making decisions about the location of new businesses, especially retail businesses. .

Also, the site is within walking distance of the University of Minnesota and all the major sports facilities, theaters, and music venues in Minneapolis – to say nothing of the Central Riverfront Parks which are the entrée to parks and trails throughout the Metropolitan Area.

- Walkers – as many as possible. Without residential population density – e.g.

potential customers and employees for the local establishments – really sustainable urban development of the kind envisioned in the *Minneapolis Comprehensive Plan for Sustainable Growth* is not possible.

Table 1A
Business-to-Consumer (B2C) Establishments
Within Various Distances from Corner of East Hennepin & Main St SE

Retail / Service Type	Distance (Miles)			
	0.50	0.75	1.00	2.00
Food Stores	6	21	59	168
Eating & Drinking	52	169	373	739
Other Retail	49	180	365	889
Financial, Insurance & Real Estate	121	342	775	1,435
Health Clinics and Services	16	47	120	477
Education and Libraries	9	33	59	313
Other Services	258	905	1,932	3,708
Government	6	77	200	252
Other & Miscellaneous	32	112	213	424
Grand Total	549	1,886	4,096	8,405

Source: InfoGroup & ESRI

Table 1B
All Establishments Count and Employees
Within Various Distance from Corner of East Hennepin & Main St SE

Factor	Distance (Miles)			
	0.50	0.75	1.00	2.00
Retail (B2C)	549	1,886	4,096	8,405
Commercial / Wholesale (B2B)	69	309	645	1,519
Employees	10,376	41,239	112,293	269,878
Residential Population	5,981	16,724	23,959	106,046

Source: InfoGroup & ESRI

2. Use public transit when walking is not feasible or convenient

- As shown in Table 2, the East Bank area is blessed with a density and variety of transit service that is matched by few, if any, neighborhoods outside of Downtown.

Table 2
Transit Service Density Crossing the East Bank
Count of Buses Crossing the Hennepin and Central Ave Bridges

	Weekday			Saturday			Sunday / Holiday		
	AM	PM	Total	AM	PM	Total	AM	PM	Total
Total	391	525	916	231	409	640	160	326	486

West / South Bound

Route	Weekday			Saturday			Sunday / Holiday		
	AM	PM	Total	AM	PM	Total	AM	PM	Total
2	24	41	65	14	34	48	13	31	44
4	21	33	54	14	24	38	14	27	41
6	21	34	55	14	26	40	12	25	37
10	41	53	94	30	47	77	18	36	54
11	28	37	65	23	37	60	12	23	35
17	18	25	43	12	24	36	12	21	33
25	11	3	14	3	4	7	0	0	0
59	10	0	10	0	0	0	0	0	0
61	16	20	36	6	7	13	0	0	0
141	6	0	6	0	0	0	0	0	0
824	3	0	3	0	0	0	0	0	0
825	10	0	10	0	0	0	0	0	0
Total	209	246	455	116	203	319	81	163	244

North / East Bound

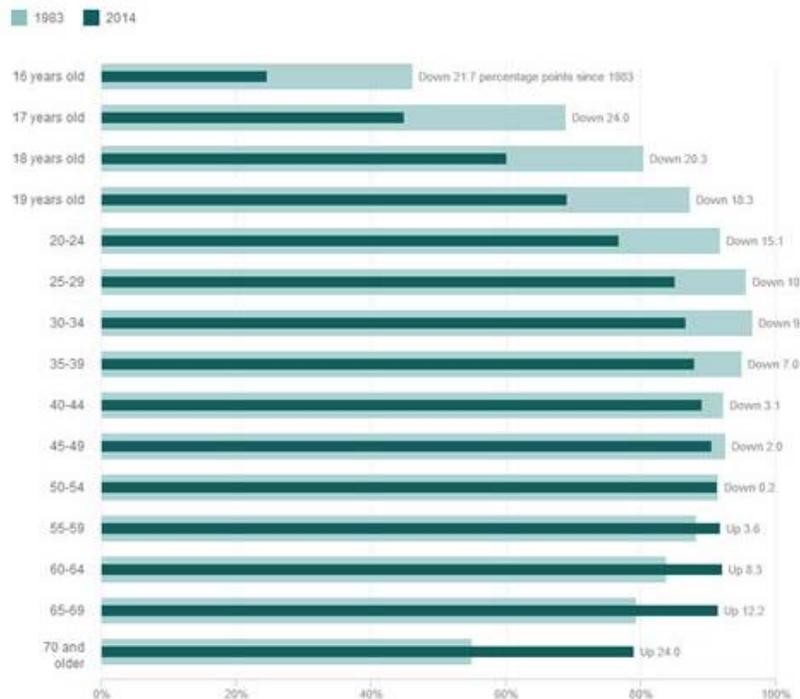
Route	Weekday			Saturday			Sunday / Holiday		
	AM	PM	Total	AM	PM	Total	AM	PM	Total
2	25	42	67	18	33	51	15	31	46
4	23	28	51	16	23	39	15	25	40
6	26	28	54	15	23	38	11	23	34
10	38	60	98	25	51	76	15	40	55
11	28	39	67	21	36	57	11	23	34
17	17	25	42	13	25	38	12	21	33
25	9	4	13	2	6	8	0	0	0
59	0	11	11	0	0	0	0	0	0
61	16	22	38	5	9	14	0	0	0
141	0	7	7	0	0	0	0	0	0
824	0	3	3	0	0	0	0	0	0
825	0	10	10	0	0	0	0	0	0
Total	182	279	461	115	206	321	79	163	242

Source: MTC

- The site is in the Downtown Fare Zone – so bus riding is both cheap and convenient for anything “Downtown”.
- This is an important issue since there is growing evidence that the coming generation (the fabled Millennials) are “demotorizing” their transportation modes (see figure below) and are more interested in public transit, biking, walking and even tele-commuting and less interested in driving to work from the suburbs – we need places for them to live.

Fewer Drivers Among Younger Generations

Proportion of licensed drivers in 1983 and 2014, by age



Source: University of Michigan Transportation Research Institute

- There is also compelling evidence that, when making decisions about where to live, the older generation (the even more fabled Baby Boomers) want services, restaurants and retail stores close by and available without resort to a car.
- Walking and public transit are the future of City living. It is somewhat amusing to hear St. Louis Park, Wayzata, Edina and other suburbs tout their new urban (really urban-lite) walkable developments -- something we have naturally, if we choose to fully exploit our advantages.

3. Use personal vehicles when you must

The real issue with cars is parking while they are not in use – the Alatus Tower makes adequate provision and will make no demands on local parking resources.

Living completely carless is possible in the East Bank area now, and will become more possible as the local retail district becomes more extensive and complete.

Bottom Line -- If Minneapolis is serious about sustainability, it needs to recognize that residential housing density is the foundation on which all else is built.

Projects like the Alatus Tower must be a big part of the future of Minneapolis -- or we will never meet the goals we have set for ourselves in the *Minneapolis Comprehensive Plan for Sustainable Growth*.

From: [Carl Casey J.](#)
To: [Council Committee Coordinators](#)
Subject: FW: 200 Central Avenue SE & 113 Second Street SE: Appeal of HPC Decision
Date: Friday, June 03, 2016 9:49:28 AM
Attachments: [Scanned Image From uniFLOW May 312016 Email to J. Steen from Denis Gardner re St. Anthony Falls Historic District.msg](#)
[Scanned Image From uniFLOW June 32016 Letter to City Council.msg](#)
[Scanned Image From uniFLOW June 2012 Historical Assessment of Saint Anthony Commercial Club Bldg..msg](#)
[Scanned Image From uniFLOW December 2014 Determination of Eligibility Study.msg](#)

FYI

From: Kulsrud, Geri M. [mailto:gkulsrud@larkinhoffman.com]
Sent: Friday, June 03, 2016 9:33 AM
To: Reich, Kevin A.; Gordon, Cam A.; Frey, Jacob; Johnson, Barbara A. - City Council; Yang, Blong; Warsame, Abdi; Goodman, Lisa R.; Glidden, Elizabeth A.; Cano, Alondra; Bender, Lisa; Quincy, John; Johnson, Andrew; Palmisano, Linea
Cc: Hodges, Betsy A.; City Clerk - Council Information Division; Segal, Susan L.; Griffith, William C.; Steen, Jacob W.
Subject: 200 Central Avenue SE & 113 Second Street SE: Appeal of HPC Decision

Good morning,

I am sending the attached material at the request of Bill Griffith.

Please incorporate this letter and the materials to which it refers in the official record of decision in this matter.

A hard copy will follow through the mail. Thank you and have a good day.

Geri Kulsrud
Legal Administrative Assistant
direct | 952-896-3285
fax | 952-896-3333
www.larkinhoffman.com



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

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From: [Ritchie, Heidi](#) on behalf of [Frey, Jacob](#)
To: [Widmeier, Janelle A.](#); [Council Comment](#)
Subject: FW: Alatus 40 Story Mixed Use Building
Date: Wednesday, June 08, 2016 12:44:49 PM

For the record

Heidi Ritchie

Aide to [Council Member Jacob Frey](#), Ward 3

City of Minneapolis – City Council

350 South Fifth Street – Room #307

Minneapolis, MN 55415

TEL: 612-673-2203

Heidi.Ritchie@MinneapolisMN.gov



From: Chandra Lalla [mailto:chandra_lalla@hotmail.com]
Sent: Wednesday, June 08, 2016 12:00 PM
To: Frey, Jacob
Subject: Alatus 40 Story Mixed Use Building

Council Member Frey,

I hope you'll support the Alatus 40 Story mixed use building which will be located at 200 Central Ave SE and 113 2nd St SE. You often talk about being the Council Member not only for the people who currently live in your Ward but future residents. I don't currently live in your Ward (perhaps someday I will) but I support building housing to welcome new residents to our city. I'm a renter who advocates for building more housing throughout the city. My preference is that these units not be in the luxury market but I realize we can't tell a developer what to charge. We need to build new housing now as we have real housing shortage issues even if that means more units in the luxury market. What if a condition of approval is that a certain number of units have to be affordable, I don't know if that's possible just a thought.

Thank you,
Chandra
Ward 10 Resident

From: [Widmeier, Janelle A.](#)
To: [Council Comment](#)
Subject: FW: June 9, 2016 ZPC Hearing re Alatus tower
Date: Wednesday, June 08, 2016 9:03:55 AM
Attachments: [Alatus-ltr to Barbara Johnson.docx](#)
[ATT00001.txt](#)

For the record

FYI: I was unable to open the attachment. The sender just responded to me that he is now out of town and unable to send it in another format.

Janelle Widmeier
Senior City Planner

City of Minneapolis – Community Planning and Economic Development
250 4th Street South – Room 300
Minneapolis, MN 55415

Office: 612-673-3156
janelle.widmeier@minneapolismn.gov
www.minneapolismn.gov/cped

-----Original Message-----

From: Vantine Ronald G. [<mailto:ronaldgvantine@gmail.com>]
Sent: Monday, June 06, 2016 10:29 PM
To: Widmeier, Janelle A.
Subject: June 9, 2016 ZPC Hearing re Alatus tower

Dear Ms. Widmeier,

I wish to register my opposition to the demolition of the former St Anthony Commercial Club and to the construction of the proposed 40 + story skyscraper by Alatus at 200 Central Ave SE.

Attached is a copy of my recent letter to Barbara Johnson outlining some of my major concerns about the Alatus high-rise tower.

Respectfully,

Ron Vantine

From: [Widmeier, Janelle A.](#)
To: [Council Comment](#)
Subject: FW: Please approve the Alatus Tower project
Date: Wednesday, June 08, 2016 3:41:54 PM

For the record

Janelle Widmeier
Senior City Planner

City of Minneapolis – Community Planning and Economic Development

250 4th Street South – Room 300
Minneapolis, MN 55415

Office: 612-673-3156
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www.minneapolismn.gov/cped

From: Oliver.B.Gerbl@wellsfargo.com [mailto:Oliver.B.Gerbl@wellsfargo.com]
Sent: Wednesday, June 08, 2016 10:31 AM
To: Widmeier, Janelle A.; Frey, Jacob
Subject: Please approve the Alatus Tower project

Dear Janelle and Jacob,

No matter what is being proposed, there will always be nay-sayers. Minneapolis is and will be a progressive city that embraces the future and change.

Please approve the “Alatus Tower” project on Central Avenue.

Respectfully
Oliver

Oliver Gerbl

Wells Fargo Corporate Trust
608 2nd Avenue South | Minneapolis, MN 55402
Tel: (612) 667-7725 | Fax: (866) 549-4891

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From: [Ritchie, Heidi](#) on behalf of [Frey, Jacob](#)
To: [Council Comment](#)
Subject: FW: Resident input: 200 Central condo project
Date: Tuesday, June 07, 2016 9:16:05 AM

[Heidi Ritchie](#)

Aide to [Council Member Jacob Frey](#), Ward 3

City of Minneapolis – City Council
350 South Fifth Street – Room #307
Minneapolis, MN 55415
TEL: 612-673-2203
Heidi.Ritchie@MinneapolisMN.gov



From: Dave Michela [<mailto:davemichela@gmail.com>]
Sent: Tuesday, June 07, 2016 8:14 AM
To: Frey, Jacob
Subject: Re: Resident input: 200 Central condo project

Dear Councilman Frey,

I am writing to reiterate my support for the 200 Central project. While I understand and respect the views of the preservationists who would follow the historic district guidelines to the letter, I disagree with their assertion that the existence of other high rises in the immediate vicinity is "irrelevant." (http://dev.preserveminneapolis.org/wp-content/uploads/2015/04/PM_statement_200_Central_Ave.pdf). They conveniently ignore the fact that there is not only a 9-story parking garage and a 12-story condo immediately adjacent, but also the 29-story La Rive and the 25-story Pinnacle. Why are these structures not relevant? One side of me looks at those 80's-era towers and says, what a way to ruin a neighborhood. The other side says that these buildings are reflective of a particular era in the growth of the city. They may not be the most attractive things in the world but they were and are historically important in that they paved the way for the revitalization of the riverfront as a livable neighborhood. I see the 200 Central project as another step in that evolution. Look at the developer's Grant Park project and what it has done in the Elliot Park neighborhood. Architecturally they found a way to build a large tower while showing respect to the area's heritage. It works aesthetically, and it is transforming that neighborhood in positive ways.

I also find it ironic that preservationists choose to cite this portion of the guidelines when objecting to 200 Central: "in general, a new building should fit within the range of structures seen historically in the specific character area."

Let's take a look at what used to be in this particular character area, shall we?



Oh yes, the Exposition Building. At one time the tallest building in Minneapolis. I guess it doesn't count when reflecting on the "range of structures seen historically in the specific character area." The fact is that both sides of the riverfront have historically housed all kinds of buildings for all kinds of purposes, including today - when towers share space with low-rises on either bank.

With regard to questions of safety and/or traffic, I can only say that if Shamrock's massive new "Legacy" development (374 units) can secure approval in an area equally historic and arguably more hemmed in, then the 200 Central project (217 units planned, I believe), should sail right through. No one in the Mill District is concerned about this vague notion of "safety" with the Legacy development, although I and others believe that some changes to traffic signals and signage will ultimately be required in the immediate area to support the increased traffic volume. In any case, I would certainly question the objectivity of anyone who could sign off on Legacy but not on 200 Central.

History is the story of change. I do appreciate all the consideration that you have given this topic and respectfully request that you do what you know to be right for the future of the city and the riverfront.

Sincerely,

Dave Michela
1120 S. 2nd Street #1106
Minneapolis 55415

On Tue, Apr 5, 2016 at 11:43 AM, Dave Michela <davemichela@gmail.com> wrote:
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

--

Dave Michela
davemichela@gmail.com

From: [Widmeier, Janelle A.](#)
To: [Council Comment](#)
Subject: FW: Support for Alatus Project at 200 Central Ave. SE
Date: Thursday, June 09, 2016 2:20:58 PM

For the record

Janelle Widmeier
Senior City Planner

City of Minneapolis – Community Planning and Economic Development

250 4th Street South – Room 300
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janelle.widmeier@minneapolismn.gov
www.minneapolismn.gov/cped

From: Peterson - Gunn [mailto:peterson.gunn@gmail.com]
Sent: Wednesday, June 08, 2016 10:08 PM
To: Widmeier, Janelle A.
Cc: Frey, Jacob
Subject: Support for Alatus Project at 200 Central Ave. SE

Hello Ms. Widmeier - We are residents at Winslow House, across the street from the condo project being developed by Bob Lux and Alatus at 200 Central Ave. SE and 113 2nd St. SE. We fully support the project as proposed and the appeal Alatus has filed. We hope city leaders 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. Really – denying the demolition of the St. Anthony Commercial Club?? We have been in that building and the membership's continual denial of access to women is an insult to the entire neighborhood and any women who have tried to access it. And, that is beside the fact that the building is antiquated and more than appropriate for demolition.

We want you to know there is unqualified support for this project and that those seeking denial for approvals of it are only part of the community with an opinion about the project.

We understand that you are the contact person for the city, and particularly the city council members who will have the final say on this project becoming a reality, which we support. So, in respect for that preferred process, we are not contacting each council member. We expect this preferred process will let each council member know of our support of this project. If that is not the case, please let us know and we will individually contact each council member. Thank you for your work on this project, and sharing with council members the support of people like us who actually live in the immediate (for us across the street) area!

Thank you!

Peggy & Tom

Tom Peterson and Peggy Gunn

Minneapolis MN USA

Email: peterson.gunn@gmail.com

Instagram: peterson.gunn

From: [Jeff Schultz](#)
To: [Bender, Lisa](#); [Johnson, Andrew](#); [Johnson, Barbara A. - City Council](#); [Reich, Kevin A.](#); [Warsame, Abdi](#); [Goodman, Lisa R.](#); [Council Comment](#)
Subject: Fwd: Support of the Alatus Tower
Date: Monday, June 06, 2016 4:59:24 PM

----- Forwarded message -----

From: **Jeff Schultz** <jschultz1695@gmail.com>
Date: Mon, Jun 6, 2016 at 4:56 PM
Subject: Support of the Alatus Tower
To: "Frey, Jacob" <jacob.frey@minneapolismn.gov>

I'm writing today in support of the appeal by Alatus for their condo project brought before the Zoning and Planning Committee. The historic significance of an empty lot should not be leveraged to prevent construction of additional housing in Minneapolis.

Minneapolis is in the midst of a serious housing shortage. Houses and condos are on the market for literally less than 24 hours (!), and receive numerous bids, usually for tens of thousands of dollars over their asking price. Rents are skyrocketing as well, with the median cost of a 1BR apartment in Minneapolis now exceeding \$1,000. This problem exists due to the lack of housing supply to meet the demands of this city's residents.

Between 2010 and 2015, Minneapolis has seen an increase of 30,000 residents. But Minneapolis has not built enough new units to accommodate these new residents, and existing residents are being displaced as a result.

Projects like the proposed Alatus Towers, help to reduce this burden, especially near our downtown core. If this project is allowed, it will bring 207 new residential units to this city, and alleviate the upward pressure in the housing market that many across this city are facing. That means 207 less people fighting over the same existing housing stock. This will mean 207 fewer people who will have to move out due to rising rents. Housing is a right, and we must build enough housing to ensure that living in this city does not become an exclusive privilege.

Please grant the appeal and allow more housing to be built in our city. Thank you,



**HISTORICAL ASSESSMENT OF THE
SAINT ANTHONY COMMERCIAL CLUB BUILDING
200 CENTRAL AVENUE SOUTHEAST, MINNEAPOLIS**

**PREPARED BY
CHARLENE ROISE AND PENNY PETERSEN
HESS, ROISE AND COMPANY
THE FOSTER HOUSE
100 NORTH FIRST STREET
MINNEAPOLIS, MINNESOTA 55401**

JUNE 2012

The building at 200 Central Avenue Southeast was erected in 1929 as the clubhouse of the Saint Anthony Commercial Club (SACC). Information on the organization's history is in a timeline appended to this report. In subsequent years, the building experienced several alterations, including some modifications when it was converted into a funeral parlor in the 1970s. While most of the changes are relatively minor and are in character with the original design, that is not the case with a substantial athletic facility added to the southeast in 1966–1967. While this addition is large, its design is subdued and the simple, cubic mass is set back from the Second Street facade of the original structure, reducing its visibility. The original building now serves as Washburn-McReavy's Southeast Funeral Chapel, while the athletic facility is operated as the Saint Anthony Athletic Club (113 Second Street Southeast).

The predecessor to the SACC, the East Side Business Men's Association, was formed in 1896 to promote commercial activity on the east bank of the Mississippi. This initiative was a sign of both strength and weakness. While it showed the entrepreneurial spirit of business owners in the area, it was also a defensive move to maintain commercial viability in the growing shadow of downtown Minneapolis just across the river. The community of Saint Anthony had gotten its start in the late 1830s. It was well established by the time that the west bank was opened to settlement in the 1850s and Minneapolis was founded. Saint Anthony remained proudly independent from Minneapolis until it was absorbed by its younger rival in 1872. The fact that Minneapolis's development had greatly outpaced the earlier east bank settlement was an omen for the decades to come. While Saint Anthony retained a sense of identity after the merger, its business and civic life was dwarfed by activity on the west bank.

In founding a business association, the East Siders were part of a trend during this era that produced similar groups throughout the country. The North Yakima Commercial Club in the state of Washington, for example, supported the passage of the Newlands Reclamation Act in 1902, correctly assuming that irrigation projects would stimulate commerce in the region.¹ Around the same time, the Chicago Merchant's Club commissioned Daniel Burnham to prepare a master plan for that city, which proved to be extremely influential in Chicago and beyond.² Some groups were less ambitious. One such case, cited in a 1925 study, was in Madison, South Dakota, where "the social institutions of the city were either weak or dormant" and the "commercial club was composed largely of retired farmers content with the increase in values of farm lands, which the war had given them. An attempt by the mayor of the town to solve community problems coming to his office by organization of a Chamber of Commerce, failed, largely, as the people said, because the retired farmers wanted to keep the commercial club rooms as a place to play pinochle and billiards rather than as a place to booster the town."³

The SACC, while not as powerful as the Chicago group, was nonetheless noteworthy in its neighborhood and in the greater community as well. Its 1928 clubhouse, at a prominent location by a major river crossing, is a physical manifestation of the organization's significance. It seems

¹ W. Thomas White, "Main Street on the Irrigation Frontier: Sub-Urban Community Building in the Yakima Valley, 1900-1910," *Pacific Northwest Quarterly*, July 1986, 98.

² Michael P. McCarthy, "Chicago Businessmen and the Burnham Plan," *Journal of the Illinois State Historical Society*, Autumn 1970, 228.

³ Clarence E. Nickle, "Community Control," *Social Forces*, December 1925, 346, 349-350.

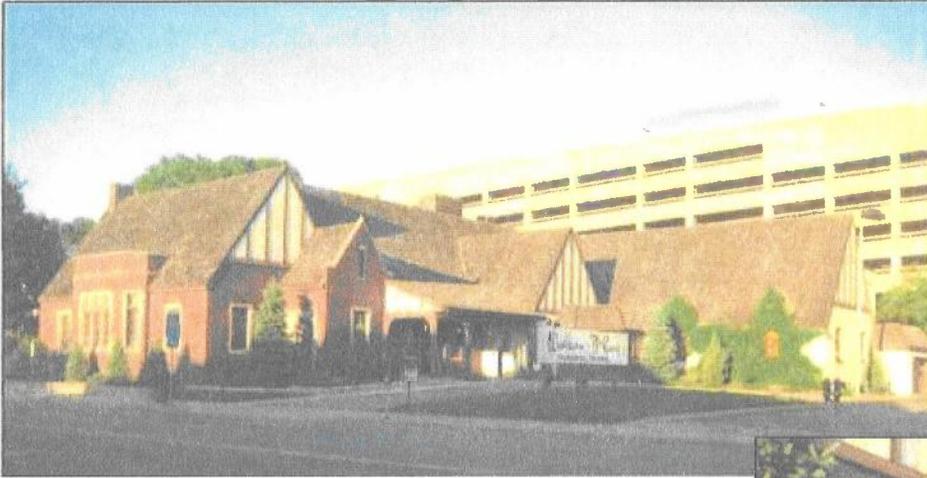
likely that the property qualifies as a local landmark under one or more of the following areas of significance established by the Minneapolis Heritage Preservation Commission:

- The property is associated with significant events or with periods that exemplify broad patterns of cultural, political, economic or social history.
- The property is associated with the lives of significant persons or groups.
- The property embodies the distinctive characteristics of an architectural or engineering type or style, or method of construction.
- The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.

Further research and evaluation would be needed to conclusively establish the area or areas of significance.

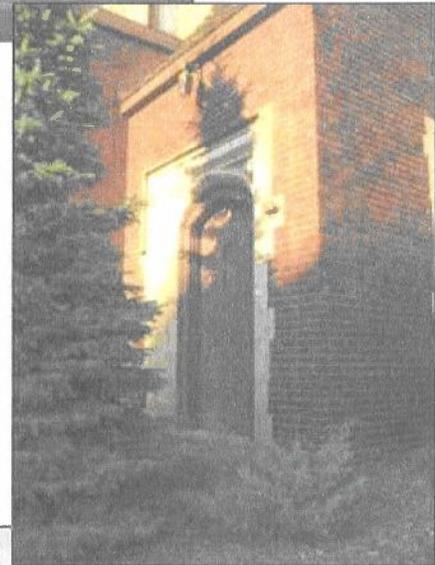
It would take a more in-depth contextual assessment to determine whether the property is eligible for the National Register under Criterion A for its historical significance. It could also be evaluated under Criterion C for its architectural significance, but this option seems less likely, especially given the 1960s addition.

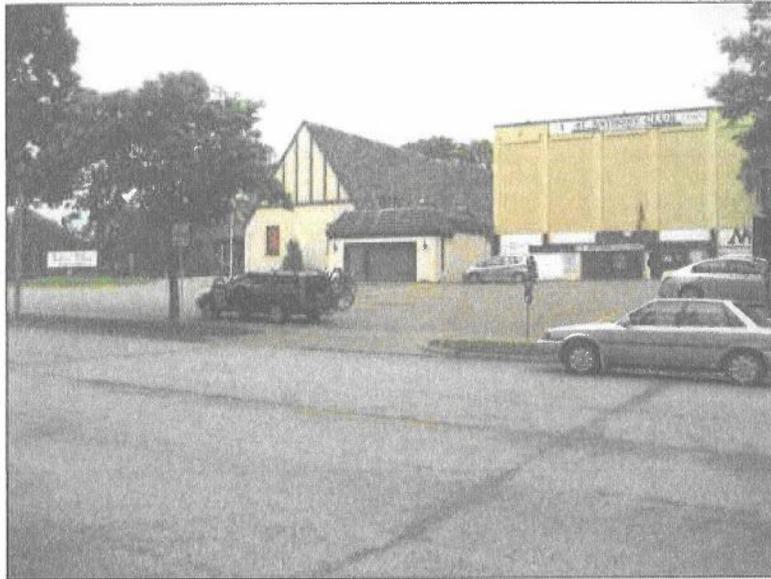
Current Conditions



The clubhouse was originally oriented to Central Avenue, which is in the foreground of the photograph above. The Central Avenue entry is not used today and is obscured by landscaping (right).

The Second Street facade is shown below. The garage to the right was perhaps added when the building was converted into a funeral chapel. The athletic facility addition is visible at the right edge of the photograph.





The athletic facility is set back from the facade of the clubhouse, and its design is understated.



Timeline of Events Related to the History of 200 Central Avenue Southeast

- 1847 Maine native Caleb Dorr, age 23, arrives in Saint Anthony (later to become part of Minneapolis) along with Ard Godfrey and others to build the first dam and mill on the east side of Saint Anthony Falls. A subsequent newspaper articles notes, “Mr. Dorr was the first to bring down a ‘drive’ [of logs] to Minneapolis.” Many years later, he will watch the last log drive into the city.⁴
- 1848 On March 4, in a ceremony conducted by a justice of the peace, Caleb Dorr marries Celestia Ricker of Maine in Bradley, Maine.⁵
- 1849 On November 5, Caleb Dorr purchases Lots 7 and 8 of Block 38, Town of Saint Anthony (on Second Street Southeast between First [present-day Central] and Second Avenues) from Franklin and Anna Steele, Ard and Harriet Godfrey, and Arnold Taylor for \$100. He builds his first house on this site, where the clubhouse of the Saint Anthony Commercial Club of East Minneapolis is erected many decades later.⁶
- 1851 On July 3, Caleb Dorr buys Lot 6 in Block 38 from Philo Farnham for \$1,000.⁷
- 1855 Caleb Dorr serves as one of six aldermen on the first city council of Saint Anthony.⁸
- 1866 Caleb Dorr, who is working for the Mississippi and Rum River Boom Company, becomes the boom master, a position he holds for many years.⁹
- 1870 Judging by the federal census, Caleb and Celestia are doing well financially. The family owns \$15,000 of real estate and \$2,000 worth of personal property. The couple has no children, but their household includes Nellie Howard, 17, Lemuel Phelps, 61, and two domestic servants, Andrew and Barbara Shock.¹⁰
- 1871 By this year, Caleb and Celestia are living on Fifth Street near Thirteenth Avenue Southeast and have presumably sold their original homestead on Second Street Southeast.¹¹

⁴ “City News—Late Mrs. Dorr Was an Early Settler,” *Minneapolis Tribune*, March 28, 1909; “Caleb D. Dorr Eats Cake on 94th Birthday; Feels Best in Half Century,” *Minneapolis Tribune*, July 10, 1918.

⁵ “Maine Marriage Records, 1705-1922,” Ancestry.com (accessed May 10, 2012). Another source gives the date as 1849 (George E. Warner and Charles M. Foote, comps., *History of Hennepin County and the City of Minneapolis* (1881; reprint, Marceline, Mo.: Walsworth, 1977), 540).

⁶ “City News—Late Mrs. Dorr Was an Early Settler”; Hennepin County Deeds Book 1, page 76 (recorded November 6, 1849). There is another warranty deed for Lot 7 from Sarah Dorr to Caleb Dorr dated May 5, 1853 (Deed Book 2, page 583, recorded July 15, 1854).

⁷ Hennepin County Deeds Book 2, page 854 (recorded July 15, 1854).

⁸ “Minneapolis’ Oldest Settler Dies; Caleb Dorr, 94, Came Here in 1847,” *Minneapolis Tribune*, November 3, 1918.

⁹ Warner and Foote, *History of Hennepin County*, 540.

¹⁰ United States Census for 1870, Hennepin County, Saint Anthony, Fourth Ward, page 16.

¹¹ *Tribune’s Directory for Minneapolis and St. Anthony, 1871-1872* (Minneapolis: Tribune Printing Company, 1871), 116.

Caleb Dorr serves on the executive committee of the Old Settlers Association of Hennepin County. The association, formed in 1868, allows anyone who was a resident of the county prior to January 1, 1853, to join. Dorr seems to be interested in local history early on.¹²

- 1873 The Dorr's are now living at 1313 University Avenue Southeast, where they will remain for many years.¹³
- 1896 In May, "the business men of Central Avenue [present-day East Hennepin] and adjoining thoroughfares on the east side of the river have effected an organization to be known as the East Side Business Men's Association," which claims nearly 100 members. The president, R. L. Munns, explains that "the trend of trade was to the western part of the city," so the East Siders were "impelled by a desire to divide the honors of business with the main portion of the city and secure an adequate share of the appropriations for public buildings." Some of the founders, such as William P. Washburn and C. W. Meneilly, will be active in the successor organization, the Saint Anthony Commercial Club.¹⁴
- 1904 Many neighborhood commercial clubs start up in Minneapolis around this time. In May, the recently organized North Side Commercial Club holds its first regular meeting. That same month the South Side Commercial Club is formed. Plans to establish this club were apparently started in March.¹⁵
- 1905 On July 13, the Saint Anthony Commercial Club of East Minneapolis (hereafter SACC) is organized. A newspaper observes, "East Minneapolis has reached a time when it can support a commercial club. There has been much talk about such a club and in response to a summons from H. L. Patthey, secretary of the East Minneapolis Business Men's Association, twenty-one prominent men of the East Side met at the Nicollet Hotel last evening to organize the long-heralded club and set the new corporation fairly on its feet." The name was proposed by acting chairman William P. Washburn. The club will occupy the third floor of the Chute Building at the corner of University and present-day East Hennepin (now the Surdyk's parking lot).¹⁶

In late July, the SACC holds a meeting "attended by about twenty of the best workers in the organization, and over thirty applications for membership were turned in." The aim of the nascent organization is to promote East Minneapolis businesses.¹⁷

In August, at the fourth meeting of the SACC, it is announced that the three-week-old club now has 150 members on its rolls. The meeting is held in rooms of the Minneapolis Business College. A few days later, another report mentions some of the work the club

¹² "The Old Settlers," *Minneapolis Tribune*, February 26, 1871; "Old Settlers' Association," *Minneapolis Tribune*, June 30, 1868.

¹³ *Tribune's Directory for Minneapolis, 1873-1874* (Minneapolis: Holland Bros. and Thorp, 1873), 143.

¹⁴ "Banded Together," *Minneapolis Tribune*, May 2, 1896.

¹⁵ "North Side Men Are Wide Awake," *Minneapolis Tribune*, May 13, 1904; "South Siders Complete Club," *Minneapolis Tribune*, May 15, 1904; "Thoughts on Things," *Minneapolis Tribune*, March 18, 1904.

¹⁶ "New Commercial Club Organized," *Minneapolis Journal*, July 14, 1905.

¹⁷ "East Side Business Men More than Enthusiastic," *Minneapolis Tribune*, July 28, 1905.

plans to start once membership reaches 300, such as campaigning for a police station, new post offices, a hospital, and more factories. “‘Minneapolis needs a new post office,’ said Mr. Salisbury. ‘When the dams between here and St. Paul are completed this city will be the head of navigation and the present post office building will be just about large enough for a custom house.’” He added: “There is no reason why the East Side should not have a new post office also, and it can be secured through the efforts of this club if you will all work together and have the matter presented in congress by your representative there in a convincing way.” Soon, the club has 175 members.¹⁸

By September, the club has 225 members.¹⁹

By early October, the club has 360 members and counting. A newspaper optimistically dubs it “The East Side 400.” A big meeting is planned for October 17.²⁰

A number of citizens in Northeast Minneapolis contact the SACC about efforts to improve Sandy Lake to make it rival Lake Harriet and Minnehaha Falls. (A remnant of Sandy Lake remains in Columbia Park today). “The park board has spent vast sums in improving Lake of the Isles, Lake Calhoun, Lake Harriet, and Minnehaha Falls, all of which lie in the southern and southwest part of the city. It is said that as a matter of fairness Sandy Lake, which is the only sheet of water on the East Side within the city limits, should receive some attention.”²¹

The SACC plans to elect a board of directors in mid-October.²²

By November, the SACC has hired architect E. J. Hodgson to plan new clubrooms on the second floor of the Chute Building. “Not only is it the intention that the club shall have all the facilities and conveniences which are connected with the largest and most prosperous commercial clubs in the country, but the rooms are to be handsomely decorated.”²³

1906 A newspaper runs a long feature article on the SACC’s clubrooms, which include a modern kitchen, dining rooms, billiard room, and card rooms. The billiard room has “three high grade billiard and pool tables, made in golden oak.” The balls are of “soft Zanibar ivory, of three years’ seasoning, which makes them light and elastic, which qualities are necessary to make them perfect for the game of billiards.” The walls of the main room “are covered with a rich red Fabrikona tapestry up to the plate shelf. From this to the decorated cove moulding a deep orange tint is used, merging into borders of terra cotta. The ceiling panels, between heavy beams, are done in creams color, with floral

¹⁸ “East Side Club Given a Boost,” *Minneapolis Tribune*, August 2, 1905; “Activity,” *Minneapolis Tribune*, August 4, 1905; “Members,” *Minneapolis Tribune*, August 11, 1905.

¹⁹ “After the Three Hundred,” *Minneapolis Tribune*, September 22, 1905.

²⁰ “The Big Four Hundred,” *Minneapolis Tribune*, October 6, 1905.

²¹ “East Side Wants Park,” *Minneapolis Tribune*, October 13, 1905.

²² “St. Anthony Club Will Choose Directors,” *Minneapolis Tribune*, October 13, 1905.

²³ “Plan for Elaborate Rooms,” *Minneapolis Tribune*, November 10, 1905.

decorations and a terra cotta border.” Mission style decorations and furniture are found throughout. According to this article, decorator L. A. McIvor planned the interior.²⁴

Another article reports that 420 men are members of the club. It lists some of the projects that the club will take up in the near future such as uniform lighting of “both” bridges (probably the Hennepin Avenue and Tenth Avenue Bridges), fixing dangerous crossings, encouraging new factories to locate in East Minneapolis, planting shade trees, improving the riverbanks along Main Street and East Island Avenue, and establishing an east-side freight clearing house for east-side shippers.²⁵

The SACC announces that it favors higher pay for university professors “so as to attract the best educators, as well as to retain those who may belong to that class.” The club also pledged to work for the paving of University Avenue as “at the present time there is no well paved thoroughfare connecting the two cities.”²⁶

- 1910 Members of the SACC, among others, are part of the Committee on Civic Improvement that produces the *Plan of Minneapolis*.²⁷
- 1912 Plans for the proposed Third Avenue Bridge are completed. A newspaper reports, “It will run from the foot of Third Avenue South to the lower end of Nicollet Island and then to First [Central] Avenue Southeast. Curving the bridge was made necessary because of the uncertainty of the foundation of the river bottom just below.” The river bottom was unstable because the Eastman Tunnel had collapsed in this vicinity in 1869. The bridge was being promoted by the Minneapolis Civic Commission.²⁸
- 1913 In September, Caleb Dorr buys back much of his old homestead on Second Street Southeast. He apparently realizes that it will have a prime location at the east approach of the new bridge, with direct access to downtown Minneapolis.²⁹
- 1916 On November 4, Caleb Dorr donates part of his homestead property to the SACC. According to a contemporary newspaper report, Dorr “recently bought [the property] back and it is believed that he did so in order to present it to the club.” This property, now occupied by two houses, is estimated to be worth \$15,000. In appreciation of the gift, the SACC makes Dorr a life member emeritus. At this point, the SACC claims 600 members.³⁰

²⁴ William A. Lochren, “Nothing Left Undone in New Club Rooms,” *Minneapolis Journal*, February 18, 1906.

²⁵ “The St. Anthony Commercial Club,” *Minneapolis Journal*, February 18, 1906.

²⁶ “Works for Professors,” and “Favor a Good Highway,” *Minneapolis Journal*, September 14, 1906.

²⁷ Vincent Oredson, “Planning at City: Minneapolis, 1907-17,” *Minnesota History* 33 (Winter 1953): 332.

²⁸ “Bridge Plan Is Completed,” *Minneapolis Tribune*, April 7, 1912; “Improvements Urged by the Commission in Its Report,” *Minneapolis Tribune*, December 21, 1910.

²⁹ Hennepin County Deeds Book 756, pages 75-76 (recorded October 28, 1913).

³⁰ “Minneapolis’ Oldest Settler Dies”; “Pioneer Makes Gifts to Church and Club,” *Minneapolis Tribune*, December 13, 1916; Hennepin County Deeds Book 822, page 57 (recorded December 11, 1916). In addition to the SACC, Dorr made generous gifts to many organizations including \$15,000 to Holy Trinity Episcopal Church where his late wife had been a member and \$2,000 to the YMCA.

In December, the new Third Avenue Bridge is 75 percent complete.³¹

1917 In September, the SACC takes out a wrecking permit to raze a frame dwelling and addition on Lot 6 of Block 38.³²

1918 In June, the Third–Central Avenue Bridge is completed and the city throws a big party to celebrate.³³

In November, Caleb Dorr dies. He leaves an estate worth over \$257,000. His will specifies that \$50,000 be given to the SACC to erect a new clubhouse.³⁴

1919 The SACC announces it will erect a new building on the property donated by Dorr. World War I has apparently caused a dramatic drop in SACC membership, which stands at 85. Many are just returning from military duty.³⁵

1922 An editorial in the *Tribune* observes that “few cities of the land, if any, are richer than Minneapolis in trade and improvement associations.”³⁶

1924 The SACC begins publishing the *Saint Anthony Review*, its official organ. This publication will continue until 1941.³⁷

1928 There is again momentum to build a clubhouse. In the meantime, the SACC moves into temporary quarters in the Eagle’s Building at 117 Fourth Street Southeast.³⁸

1929 In addition to individual members, the SACC’s roster lists many companies such as Pillsbury Mills, Crown Iron Works, Land O’ Lakes, and Northwestern Bell Telephone Company.³⁹

On Monday, March 11, ground is broken for the new SACC Building at the corner of Central Avenue and Second Street. Mayor George E. Leach gives a speech at the celebration, which draws 200 people according to one account. Ten days later, contractor August Cedarstrand, who is a club member, takes out a building permit for a 115-foot by-113-foot brick and tile clubhouse. Long and Thorshov are the architects. The initial cost is given as \$45,000, but other permits for plastering, electrical, and plumbing work add another \$12,855. One account predicts that the building will be finished by July 1.⁴⁰

³¹ “Third Avenue Bridge Three Quarters Done; to Work All Winter,” *Minneapolis Tribune*, December 10, 1916.

³² Minneapolis Wrecking Permit 11023 (September 24, 1917).

³³ “Third Avenue Bridge Is Opened to Traffic,” *Minneapolis Tribune*, June 15, 1918.

³⁴ “Minneapolis’ Oldest Settler Dies”; “City News in Concise Form—Inheritance Tax Paid,” *Minneapolis Tribune*, November 1, 1919.

³⁵ “St. Anthony Club to Erect New Building,” *Minneapolis Tribune*, October 23, 1919.

³⁶ “Community Upbuilding” (editorial), *Minneapolis Tribune*, January 25, 1922.

³⁷ Extant copies of this publication begin in 1929 and go to 1941; they are available at the Minnesota Historical Society.

³⁸ “Promotion of East Side Is Purpose of 30-Year-Old Group,” *Minneapolis Journal*, January 15, 1936.

³⁹ “Roster of St. Anthony Commercial Club,” *St. Anthony Review*, February 1929.

⁴⁰ “Ground Broken for Home St. Anthony Commercial Club,” *East Minneapolis Argus*, March 15, 1929; Minneapolis Building Permit A19300 (March 21, 1929).

In September, the SACC moves into its new clubhouse. One account states the one-story, L-shaped building is worth \$75,000. The English Tudor style building is clad in Minnesota blue limestone and brick and includes a lounge, a main dining room that seats more than 100 people, and three smaller dining rooms, as well as a billiard room and an “amusement room.” The bequest from Caleb Dorr paid for the building.⁴¹

On September 23, the building is dedicated with 150 members in attendance. Joseph E. Ware of the First National Bank of Saint Anthony acts as the toastmaster. Speeches are given by James Elwell, the club’s first president, and Lotus D. Coffman, president of the University of Minnesota, among others.⁴²

1930 In October, the SACC celebrates its silver jubilee and the *St. Anthony Review* carries a description of the clubhouse. “The building was designed in the domestic type of English Tudor architecture, which is expressed by the use of reddish brown brick with dark headers, stone trim, steel casement windows and steep roof pitches. The billiard room wing is modified by the use of half-timber work and stucco exterior walls with low roof lines and gable type of dormer windows.” The Central Avenue entrance lobby is “about 24 feet square with an office alcove from which the secretary has jurisdiction over the main activities of the club.” The 32-foot by-48-foot dining room and two smaller dining rooms open off the lobby and can accommodate 175 to 225 people. The lounge is 26 feet by 47 feet and includes a stone fireplace and large bay window. “The rear of the building and wing contains the kitchen, service hall, check room, toilets, card room and billiard room. The basement contains [the] boiler room, locker room, toilets and storage rooms.” Most floors are finished with “a dark terrazzo divided into patterns with brass strips, except that the [of] the card room and billiard room contain a resilient composition tile floor which tends to give an acoustical treatment to the room.” The article notes that “the walls finishes in the main rooms of the building are of textured plaster tinted in varying neutral tones, with draperies and lighting fixtures to harmonize with the general design.”⁴³

1933 The March issue of the *St. Anthony Review* reports that the Allied Commercial Clubs of Minneapolis, which was recently formed to advance “the welfare of independent merchants of the city, is now holding regular meetings at the St. Anthony club quarters, the first and third Tuesdays of each month.” Another article in the same issue notes that in light of the Depression, a decision was made to reduce annual dues from \$36 to \$24.⁴⁴

In August, the *St. Anthony Review* seems to be looking backwards, noting the passing of charter club members James Elwell, its first president, and Arthur H. Ives, president of the Ives Ice Cream Company located at 128 University Avenue Southeast (razed). Ives

⁴¹ “St. Anthony Club to Move to New Home on Central Avenue Today,” *East Minneapolis Argus*, September 6, 1929.

⁴² “New Club Building Dedicated Monday Evening, Sept. 23rd,” *East Minneapolis Argus*, December 27, 1929.

⁴³ “New Home of St. Anthony Commercial Club on Central Avenue,” *St. Anthony Review*, October 1930.

⁴⁴ “Allied Commercial Clubs Hold Regular Meetings, St. Anthony,” and “Meeting the Depression,” *St. Anthony Review*, March 1933.

started his company in 1878, “commencing in a very small way at 219 Central Avenue, at which time they had to struggle to produce 10 gallons of ice cream a day, his present place will turn out 1,500,000 to 2,000,000 gallons a year.” The article concludes: “The Ives Ice Cream Company is a story of pioneering. The kind of pioneering that makes small communities into cities.”⁴⁵

1934 The March issue of the *St. Anthony Review* is devoted to explaining the value of the club to the community as a whole, as well to as its members. “The lumbermen of the Twin Cities,” for example, “have found in the St. Anthony Commercial Club a splendid rendezvous for their numerous meetings and get togethers. Scarcely a day goes by that some group from the lumber fraternity are not eating or meeting at the club. The Twin Cities Hoo Hoo Club, the fraternal and social organization of the lumbermen,” has used the SACC facilities for their evening events and “the annual indoor fishing party of this club in April.” In another article, Fred Chute recounts the history of the club, drawing a connection to the earlier East Minneapolis Business Men’s Association and its interest in establishing an organization that would also promote the public good. “At the outset it was recognized that the club would have a dual function. Primarily organized for the purpose of encouraging, promoting and protecting the commercial and industrial welfare of the city, and especially East Minneapolis, its first plan was the appointment of a public affairs committee.” In addition, “the social side was considered essential; therefore rooms were secured on the second and third floors at 305-311 Central” (now East Hennepin). Public activities were handled by the public affairs committee, while the social aspects were under the house committee. Chute gave a few examples of the improvements promoted by the public affairs committee including creation of Saint Andrews Hospital, extension of the Como-Harriet streetcar line from Minneapolis to Saint Paul, and betterment “of the many roads leading into Minneapolis and which were in almost impassable condition.” He claimed that “the eight arterial highways coming into East Minneapolis were really the first ones improved due to the activity of the St. Anthony Commercial Club presenting the case to Hennepin County Commissioners, and this in spite of the fact that several of these roads were in Ramsey and Anoka Counties.” Also, “the opening of East Hennepin Avenue to Division Street, and the improvement of this highway to the city limits could not have been accomplished without the Commercial Club.” Another long article explains that clubs such as the SACC provide friendship; the “blows and bludgeonings of cruel fate are softened and melted by the warmth within the St. Anthony club.”⁴⁶

1936 The January issue of the *St. Anthony Review* lists other accomplishments of the SACC. The “new Stillwater-Minneapolis highway was projected by the St. Anthony Commercial Club, being proposed to the Stillwater Association of Commerce and later adopted by them.” The writer claims that “erection of the Third Avenue Bridge was the direct result of the efforts of the club.” Additionally, the SACC worked to eliminate grade crossings in Northeast Minneapolis and supported “granting the Great Northern and Pillsbury Flour

⁴⁵ “James T. Elwell, One Time Senator from This District, Dies,” and “Arthur H. Ives Answers Summons; Was Successful Man,” *St. Anthony Review*, August 1933.

⁴⁶ “Lumbermen O.K. Club,” “Chute Writes Club History,” and “What Constitutes Man’s Indispensable Need Beyond His Home, Business, Church?,” *St. Anthony Review*, March 1934.

Mills trackage expansion necessary for the [continued] development of the Pillsbury A Mill.”⁴⁷

1943 In August, a newspaper article notes that the SACC has more than 300 members. It also states it is the “oldest organization of its kind in the northwest and the only one possessing its own permanent home, the St. Anthony Commercial Club.” Again, the SACC’s accomplishments are listed, such as the creation of the Northwest Terminal district, extension of Central Avenue into Anoka County, construction of the Stillwater-Minneapolis highway, and elimination of grade crossings in Northeast Minneapolis. It also recounts that sometime after club headquarters were established on the second floor of the Chute Building, “additional space on the third floor of the building was obtained and this was converted into a gymnasium.”⁴⁸

1955 In July, a permit for a one-story, \$5,000 addition to the building is taken out. Again, August Cedarstrand is the contractor.⁴⁹

In November, the SACC celebrates its fiftieth birthday with a banquet. One newspaper notes it “will be held in the organization’s own clubhouse, in itself a tribute to the vitality of the group. The St. Anthony Commercial Club is not only the oldest organization of its kind in the Upper Midwest, but also the only one with its own clubhouse.”⁵⁰

1966 In April, the SACC board votes to go forward with plans to recruit 150 new members and build a \$150,000 athletic facility as an addition to the clubhouse. The new facility will include handball and paddleball courts, an exercise room, and steam and sauna rooms. Bob McNamara, a former University of Minnesota All-American football player, is called “the chief exponent of the project.” “McNamara said 150 Twin Cities athletes and former athletes, including Verne Gagne, Bobby Cox, Mick Tingelhoff, Clayton Tonnemaker, Billy Bye and Jerry Reichow, would become club members if the new addition were built.” McNamara said part of the push for their own athletic facilities is due to the difficulty of getting regular use of the university’s facilities. By this time, membership in the SACC has declined from 600 members to about 150. “The club started as an association of merchants and professional and businessmen, but over the years developed into an organization for executives, vice-presidents, sales managers and comptrollers of East Side concerns.”⁵¹

In October, a permit for a 53-foot by 65.7-foot, \$75,000 addition to the clubhouse is taken out. Milton Bergstedt appears to be the architect and again August Cedarstrand is the contractor.⁵²

⁴⁷ “Club History Shows Civic Improvement,” *St. Anthony Review*, January 1936.

⁴⁸ “St. Anthony Commercial Club Builds Fine Civic Record,” *Minneapolis Times*, August 9, 1943.

⁴⁹ Minneapolis Building Permit A31919 (July 18, 1955).

⁵⁰ “St. Anthony Club to Note 50th Year,” *Minneapolis Star*, November 17, 1955.

⁵¹ “Commercial Club May Add Sports Facilities,” *Minneapolis Tribune*, April 12, 1966; “St. Anthony Club to Build Addition, Seek Members,” *Minneapolis Tribune*, April 21, 1966.

⁵² Minneapolis Building Permit A36429 (October 6, 1966).

1973 The new athletic facility is not enough to save the SACC. Early in the year, the clubhouse is closed and much of the furniture is sold. The original part of the building is sold to a funeral chapel operator. The athletic facilities will continue to operate and an expansion is planned. Meanwhile, "Club members have been looking over old furniture and paraphernalia that will be offered to the public at an auction if not sold." Perhaps this is when a plaque commemorating Caleb Dorr is removed from the building. (It is now mounted on a fence on Central Avenue near Eighth Avenue Southeast.) With the closing of the SACC, four women cooks lose their jobs.⁵³

In July, alterations are undertaken and a 7-foot by-26-foot exitway is added to the clubhouse.⁵⁴

1984 In April, the Saint Anthony Athletic Club holds a reunion for all its members from the last twenty years. One newspaper claims that "the St. Anthony Athletic Club was one of the first of the athletic clubs in Minneapolis."⁵⁵

⁵³ "St. Anthony Commercial Club Passes with Time," *Minneapolis Argus*, February 21, 1973; "Four Northeast Women," *Minneapolis Argus*, March 21, 1973.

⁵⁴ Minneapolis Building Permit A40266 (July 30, 1973).

⁵⁵ "Skyway News Goes to a Party," *Skyway News*, April 10, 1984.

Historic Images



Left: Sketch of proposed clubhouse, 1928
Minnesota Historical Society Collections

Right: Groundbreaking for clubhouse, March 11, 1929
Minnesota Historical Society Collections



BREAKING GROUND FOR CLUB BUILDING
March 11, 1929
Courtesy of Saint Anthony National Park



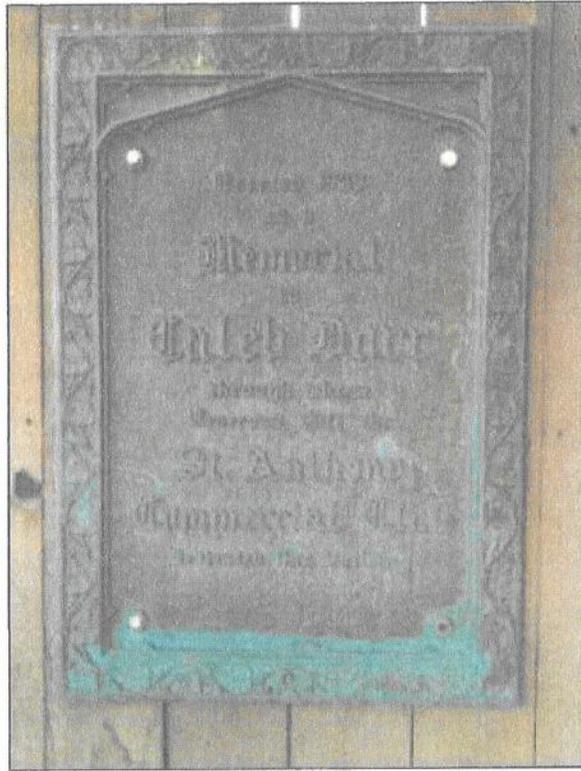
Left: The Saint Anthony Commercial Club,
December 1929
Photographer: Norton and Peel—
Minnesota Historical Society Collections



Above: SACC basketball team, ca. 1900
Minnesota Historical Society Collections

Below: Fish dinner, May 10, 1937
Photographer: Minneapolis Star Tribune—Minnesota Historical Society Collections





Photograph of a plaque that was formerly on the building;
it is now mounted on a fence on Central Avenue near
Eighth Avenue Southeast.
Photographer: Penny Petersen



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June 3, 2016

City Council Members
City of Minneapolis
350 S. 5th St., Room 307
Minneapolis, MN 55415

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

Dear 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"). The intent of this letter is to supplement NEBL's earlier correspondence regarding an appeal of the Heritage Preservation Commission's (HPC) May 3, 2016 decision regarding the Project and respond to Applicant's appeal.

Before the City Council are the appeals of two applications: 1) a Certificate of Appropriateness ("C of A") to demolish the historic St. Anthony Commercial Club (the "Commercial Club"); and 2) a C of A to construct a 42-story tower in the St. Anthony Falls Historic District (the "District"). On behalf of NEBL, we respectfully request the City Council deny both applications.

1. Certificate of Appropriateness to Demolish the Commercial Club

NEBL has appealed the HPC's decision to approve the demolition of the historic Commercial Club. NEBL has appealed on the basis that the Applicant has failed to demonstrate the required findings necessary to demolish a contributing structure in the District. This letter is appended by two reports, both commissioned by the Applicant that conclude the Commercial Club is likely eligible as a historic landmark on its own, in addition to having been constructed by a prominent organization during the period of significance for the district. Denis Gardner, National Register Historian for the Minnesota State Historic Preservation Office (SHPO), has also confirmed that although the reports do not directly address National Register eligibility or the National Register contributing status of the St. Anthony Commercial Club, the information "very strongly implies that the building is contributing to the St. Anthony Falls Historic District."

The HPC's approval of the C of A to demolish the historic Commercial Club is inconsistent with the St. Anthony Falls Historic District Guidelines (the "District Guidelines") and should be reversed, concurrent with direction to staff to order a designation study for the Commercial Club. Pursuant to City Code Section 599.350, the Applicant cannot meet the findings required for the C of A as follows:

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

The alteration would be detrimental to the District because it proposes removal of a structure of historic significance. Staff acknowledges that the Commercial Club is contributing to the District as a result of its being constructed during the period of significance. The District's period of significance is 1848-1941 and the criteria of significance are as follows:

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

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

While NEBL acknowledges that while the Athletic Club and 1955 addition to the building are not necessarily contributing, the Commercial Club itself is contributing to the District and representative of the Saint Anthony Commercial Club's (SACC) prominence in the community. The St. Anthony Commercial Club was established in 1905 and the Commercial Club building for the organization's activities was constructed in 1929, plainly within the period of significance.

Moreover, "commerce" is one area of significance for the historic district, and the SACC was specifically established to promote commerce in the "East Side" area of Minneapolis (that is, within the community of St. Anthony). The Applicant's June 2012 study explains that the club was "primarily organized for the purpose of encouraging, promoting and protecting the commercial and industrial welfare of the city, and especially East Minneapolis." *Historical Assessment of the Saint Anthony Commercial Club Building, Hess, Roise and Company 11 (June 2012)* (the "*Hess-Roise Report*"). The study also offers early examples of the activities of the club, "such as uniform lighting of 'both' bridges (probably the Hennepin Avenue and the Tenth Avenue Bridges), fixing dangerous crossings, encouraging new factories to locate in East Minneapolis, planting shade trees, improving the riverbanks along Main Street and East Island Avenue, and establishing an east-side freight clearing house for east-side shippers." *Hess-Roise Report 8*. The Applicant's other study also notes the commercial nature of the club, citing a 1941 article that explained that the principal purpose of the club was to "encourage, promote and protect the commercial and industrial welfare of Minneapolis in general and the East Side district in particular." *Determination of Eligibility Study, Landscape Research LLC 21 (Dec. 2014)* (the "*Landscape Research Report*").

From these reports, it is clear that the Commercial Club is further representative of the District as being a regional center for economic, commercial, and social activities. The SACC was a prominent organization in the community and contributed to the social and commercial vibrancy of the District. The Commercial Club was constructed by the SACC at its prominent location by a major river crossing as a "physical manifestation of the organization's significance." *Hess-Roise Report 2*. The demolition of the Commercial Club would be incompatible with the intent of the designation of the District as a national landmark.

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

In addition to reviewing the impact on the integrity of the structure itself, it is necessary to look at the continued integrity of the District as a result of approving the C of A. Here, granting the C of A

would result in further irreparable degradation to the District's integrity. The preservation ordinance defines "integrity" as authenticity evidenced by the following seven factors:

Location: The Commercial Club building is in its original location at a prominent river crossing. Its location is immediately adjacent to the historic Pillsbury Library and across the street from historic Chute Square and the Ard Godfrey House.

Design: The Applicant's consultant, Landscape Research acknowledges the following: "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." *Landscape Research Report 36.*

Setting: Notwithstanding the changes to the area that have resulted in some damage to the historic fabric of the vicinity, the Commercial Club is one of a few remaining historically significant structures. In the immediate area, the historic Pillsbury Library and Ard Godfrey House remain, as well as the historic Chute Square.

Materials: Much of the original materials retain their integrity. The stucco and brick exterior is original. In particular, the Northwest Elevation along Central Avenue retains much of its original materials and design. The original brick building with a stone Tudor arch surround and wood door still exist, although currently obscured by trees.

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

Feeling: The building evokes an aesthetic sense of a past period of time, particularly the original entrance façade fronting on Central Avenue. The Tudor Revival style is recognizable and identifiable.

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 original Commercial Club building has been modified somewhat from its original construction, the building's integrity remains mostly intact. The integrity of its setting, while changed, still includes much of its historic aspect, including the immediately adjacent Pillsbury Library, the historic Chute Square, and the Ard Godfrey House. Notwithstanding the fact that the building is not noted as being significant to the District in previous studies, the Applicant has commissioned two reports that concluded it is likely eligible as a historic landmark on its own, without analyzing its contributing nature to the District. Although the Applicant's consultant states that the alterations to the Commercial Club building may affect the building's ability to be dedicated as an individual building on the National Register of Historic Places, it does not limit the building from being a contributing structure to the District. While this may undermine an individual listing in the National Register for the building, it does not compromise the building as a contributing component to the District. With historic districts it is the collective that is primary; no one building need rely solely on its own historic integrity. Instead, to a substantial degree, properties within historic districts rely on the historic integrity of each other. With the Commercial

Club, much of its historic material and design remain, even with the additions. *See attached email from Denis Gardner, National Register Historian, SHPO (May 31, 2016).*

While the proposed demolition of the Athletic Club building and the 1955 addition to the Commercial Club would not necessarily impair the integrity of the historic district, the loss of the Commercial Club building itself, especially the Central Avenue-facing façade would do substantial and irreparable damage to the District, further deteriorating its character and integrity.

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

The District Guidelines were adopted in 2012 and were intended to govern development and within the District. For contributing structures, including the original 1929 portion of the Commercial Club, the District Guidelines list the following approaches: preservation, restoration, reconstruction, and rehabilitation. The District Guidelines declare that the following approaches are not appropriate for historically significant properties: remodeling, deconstruction, and demolition.

NEBL acknowledges that the Athletic Club and the 1955 addition to the Commercial Club are not contributing. However, the Commercial Club is contributing and maintains its integrity. As proposed, the Applicant makes no effort to preserve, restore, reconstruct, or rehabilitate the existing Commercial Club, all of which would be acceptable. Instead, the Applicant proposes to pursue the approach deemed “inappropriate” by the District Guidelines, which is to demolish it. The Applicant has obtained estimates to move the building or renovate it as a class A office or a restaurant. These alternatives by no means constitute a comprehensive evaluation of the alternatives. Several new developments in the City have been able to integrate existing historic buildings into their new development plans, including the Hotel Ivy, located in downtown Minneapolis, which integrated the historic Ivy Tower into the new development; and the recently approved Nye’s Schafer Richardson Development, which is located in the District and reuses portions of the existing contributing buildings on the site. The Applicant’s demolition of the Commercial Club is not consistent with the guidelines adopted by the City.

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

The most applicable of the Secretary of the Interior’s Standards for the Treatment of Historic Properties are as follows:

- A property will be used as it was historically, or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
- The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and

features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.

- Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The demolition of the Commercial Club building is inconsistent with the applicable recommendations in the Secretary of Interior's standards. The Property represents the vibrant nature of the District during its period of significance as an economic, commercial and social hub. The location of the Commercial Club building on a main thoroughfare at a prominent river crossing is representative of the SACC's prominence in the community. Despite some changes over the years, the Property still portrays most of its original distinctive features. Demolition of the Commercial Club will be detrimental to the District and contrary to the Secretary of Interior's recommendations.

- e. 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 (the "Comprehensive Plan") are most applicable to the application:

8.1 Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.

The demolition of the Commercial Club is inconsistent with the goal of preserving and maintaining landmarks and historic resources which serve as reminders of the City's architecture, history, and culture. The Commercial Club is a prominent reminder of the range of development that was spurred by the St. Anthony falls as an engine for economic and social growth. Approving the application would do irreparable harm to the City's history and the District, a national landmark.

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

The Applicant has not demonstrated any effort to retain the building by incorporating it into the new development, as the City has seen with the Hotel Ivy, which integrated a 1930's historic landmark into a 25-story hotel and residence; or the Nye's Schafer-Richardson project located only two blocks west, also in the District, and also integrating the historic resources into the new development.

8.8 Preserve neighborhood character by preserving the quality of the built environment.

The application will be detrimental to the neighborhood character by demolishing the historic portions of the Commercial Club. In particular, the original brick façade, which fronts Central Avenue and retains much of its original integrity.

10.4.1 Maintain and strengthen the architectural character of the city's various residential neighborhoods.

The demolition of the Commercial Club will be detrimental to the architectural character of the neighborhood and result in further deterioration of the historical character of the vicinity and the District itself.

The Marcy-Holmes Neighborhood Master Plan (the “Marcy-Holmes Plan”) was adopted by the City Council in 2014. In general, the plan supports adaptive reuse, rehabilitation, and renovation of existing buildings. 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.”

In addition the Marcy-Holmes Plan establishes the framework for Heritage Preservation goals to “Reuse and rehabilitate existing buildings. Invest in the long-term quality and viability of the riverfront landscape.” Marcy-Holmes Plan 6. The plan also identifies specific heritage preservation goals including: “Support adaptive reuse, rehabilitation, and renovation of existing buildings if possible.” Marcy-Holmes Plan 29. Demolition of the Commercial Club directly conflicts with the policy of reusing and rehabilitating existing buildings and in no way furthers the preservation policies of the Marcy-Holmes Plan.

It is clear from reviewing the policies that the demolition of the Commercial Club is not consistent with the spirit and intent of the City’s comprehensive plan and the applicable preservation policies in Marcy-Holmes Plan.

Additional Findings Before Destruction May Be Approved

The following findings must be met in order for the City to approve of the C of A to demolish any landmark, property in a historic district or nominated property under interim protection:

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

The Applicant concedes that the destruction of the Commercial Club is not necessary to correct an unsafe or dangerous condition on the Property, so we will not address that finding. With respect to the second finding, the Applicant has not demonstrated that there are no reasonable alternatives to the destruction of the Commercial Club, particularly in light of the significance of the Property; the integrity of the Property; and the economic value or usefulness of the existing structure.

(1) *Significance of the Property*

The Property is located in the University Avenue Transition Area, part of the Water Power Character Area of the District. The University Avenue Transition Area represents a transition from the industrial river development to an “eclectic mix of single- and two-family dwellings, apartments, factories, laboratories and other industrial uses.” District Guidelines 129. The Commercial Club was constructed by the Saint Anthony Commercial Club (SACC) at its prominent location by a major river crossing as a “physical manifestation of the organization’s significance.” *Hess-Roisse Report 2*. Despite its alterations, a portion of the Commercial Club building maintains its integrity and represents the significance of the District as not only an employment center, but a social and commercial center during the District’s period of significance. The Applicant has commissioned two reports, attached to this letter, that both conclude the Property are eligible under the City’s HPC guidelines to be designated as a standalone landmark due to its significance as a representative example of the Tudor Revival style by the firm Long & Thorshov, and for its association with the SACC and its contribution to the social and economic advancement of the City. Thus, while the Athletic Club and the 1955 addition are not significant to the District, the original 1929 Commercial Club building maintains its integrity as a significant representation of the vibrant community that grew around the St. Anthony Falls.

(2) *Integrity of the Property*

NEBL acknowledges that portions of the Commercial Club have lost their integrity due to building additions that occurred after the 1848-1941 period of significance, namely the Athletic Club and the 1955 garage addition. However, the original 1929 building maintains its historic integrity and the demolition of the historic building will do irreparable harm to the District and would not be compatible with the period and criteria of significance. City staff has acknowledged that “although the Commercial Club building has been modified somewhat from its original construction, the buildings integrity remains mostly intact.” HPC Staff Report 6. In particular, the original brick entrance and the façade along Central Avenue still maintains much of its original character and integrity. The fact that the integrity of the surrounding vicinity has been degraded over the years is hardly a sufficient justification for doing further damage to the District. Moreover, the Commercial Club is one of three remaining historically contributing structures in the immediate vicinity, in addition to the Ard Godfrey House and the Pillsbury Library.

(3) *The economic value or usefulness of the existing structure, including its current use, costs of renovation and feasible alternative uses.*

It is NEBL’s position that the Applicant has not seriously considered the economic value or usefulness of the historic portion of the Commercial Club. The Applicant provided two estimates to show the estimated costs of either a complete remodel of the Commercial Club or moving the existing structure off-site. Neither of the bids appears to provide serious consideration to reuse of

the historic portions of the structure. Several new developments in the City have been able to integrate existing historic buildings into their new development plans, including the Hotel Ivy, located in downtown Minneapolis, which integrated the historic 1930's Ivy Tower into the new hotel and residential tower; and the recently approved Schafer Richardson Development, which reuses portions of the existing contributing buildings on the site.

For the above stated reasons, the Applicant has not met the burden of meeting the findings for demolition of the Commercial Club and the City Council should reverse the HPC's determination.

Alatus Appeal: Six Month Listing Requirement

The Applicant has also appealed the condition of approval attached by the HPC that the Applicant must make the Commercial Club building available for six months prior to demolition. The Applicant is requesting a three-month period only to list the building for free, subject to the requirement that it is moved off the site. The Applicant contends that no one will want the Property because it was on the market for more than two years from 2012 to 2014. NEBL strongly disagrees.

If the City Council does not reverse the HPC's approval of the C of A to demolish the Commercial Club, NEBL would strongly oppose reduction of the 6-month listing period. Given the Applicant's lack of efforts to retain any historic integrity or consistency with the District, the 6-month listing period is an absolute necessity.

2. Certificate of Appropriateness to Construct 42-Story Tower

The Applicant has also appealed the HPC's denial of the C of A to construct the proposed 42-story tower and to delete or amend 9 of the 12 conditions proposed by staff. The conditions were recommended by staff in an effort to bring the Project towards compliance with the City's comprehensive plan and District Guidelines. The Applicant's request to eliminate or amend the majority of these conditions further demonstrates that the Applicant has not made a good faith effort to comply with the City's regulatory framework. In fact, staff's recommendation relies largely on the mitigating conditions as is referenced throughout the staff report. NEBL opposes approving the C of A to construct the 42-story tower as the applicant has not met the legally required findings pursuant to City Code Section 599.350, as follows:

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

Approval of the C of A would result in the construction of a 42-story building that is grossly inconsistent with the period and criteria of significance for the District. The District's period of significance is 1848-1941 and the criteria of significance are as follows:

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

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

The Property 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.

NEBL acknowledges that there are several buildings in the District that are not consistent with the period of significance and criteria of significance in the District, including some residential towers. It is important, however, to note that these structures were built prior to the adoption of the 2012 District Guidelines, which were developed and adopted at an estimated cost of \$75,000 to the City in an effort to stop further damage the integrity of the District, a national landmark.

The proposed Project would destroy the Commercial Club, one of the few remaining contributing structures in the vicinity of the Property, and replace it with a building that is not consistent with either the period or criteria of significance for the District. The Project is a narrow steel and glass structure that would not be remotely reminiscent or reflective of the District and would be the single tallest building in the entire District. Moreover, the Project would be the 11th tallest building in the City, where the 10 tallest buildings are located downtown. The District is intended to be distinct from downtown Minneapolis, but approving the Project would constitute a bleeding of downtown into the East Bank/Marcy-Holmes neighborhood.

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

The Project is grossly out of scale for the area and will have a substantially detrimental impact on the integrity of the District, a national landmark. The preservation ordinance defines integrity as authenticity evidenced by the following seven factors:

Location: The Property is located at a prominent location in the District, at a major river crossing from downtown into northeast Minneapolis. This is a visually important location and the structure would be a significant departure from adjacent properties. The Project would not only require the destruction of the historical Commercial Club, a contributing structure in the District, but it would also loom over the Pillsbury Library, the Ard Godfrey House, and historic Chute Square.

Design: The design is inconsistent with the height and scale of structures in the District. The largely glass tower is representative of contemporary skyscrapers located downtown and inconsistent with the historic character of the District. As discussed below, the design is inconsistent with the District Guidelines and would represent a bleeding of downtown Minneapolis into northeast Minneapolis.

Setting: Notwithstanding the changes to the area that have resulted in some deterioration of the historic fabric, the Commercial Club is one of a few remaining historically significant structures in the immediate area. Construction of the 42-story tower would result in further deterioration of the integrity of the District and risk damage to the historic Pillsbury Library and Ard Godfrey House that remain, as well as the historic Chute Square. The tower would be the tallest structure on the East Bank/Marcy-Holmes neighborhood by approximately 170 feet, dramatically altering the setting and damaging the integrity of the District.

Materials: The proposed materials are largely glass and steel with some stone on the podium area. These materials, in addition to the design, are not representative of the period or criteria of significance for the District and would set a damaging precedent for the further destruction of the District.

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

Feeling: The feeling of the District would be dramatically impacted by the demolition of the existing historic and contributing Commercial Club and the construction of the 42-story tower. The tower will be located in a prominent location, and visible for several miles, including several key views in the District. The tower invokes a modern glass and steel downtown feel, as opposed to feelings consistent with the St. Anthony Falls, the birthplace of the City. The human scale and feeling of the District will be detrimentally altered and the integrity of the District will be eroded as a result of the tower's construction.

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 District.

Based on the above factors, the Project will result in immediate damage to the integrity of the District, as well as ongoing damage by setting a precedent of allowing skyscrapers in the District that would only be appropriate in the downtown core. Given the availability of undeveloped land on the East Bank and Marcy-Holmes, approving the C of A will set a precedent of allowing development that will be detrimental to the District.

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

The District Guidelines were adopted in 2012 in an attempt to avoid further damage to the integrity of the District. 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. The subject site is located in the Water Power Character Area of the District. 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 Project is not consistent with the applicable design guidelines adopted by the City.

The most glaring inconsistencies between the Project and the District Guidelines are with regard to the height, character, and massing of the Project. The intent of the Water Power Character Area is stated as follows:

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.

District Guidelines 129 (emphasis added). As proposed, the Project will be substantially taller than the grain elevators, let alone any contemporary or modern structure in the Water Power Character

Area. It is clear that the Project makes no effort to comply with the height or scale guidance of the District Guidelines.

The Project is inconsistent with several policies established in the District Guidelines, including the following policy guidance:

P. 106 Building Height: Intent - A new building should be compatible in height, mass and scale with its context, including the specific block, the character area, and the historic district as a whole. This should be a primary consideration for the design of a new building. Each new building also should convey a human scale, reflect similar building massing and façade articulation features of the context, and be compatible with the district skyline.

The height, mass, and scale of the Project are incompatible with the block, the character area, and the larger District. At approximately 483 feet, the Project would be the tallest structure in the District, exceeding the height of the Carlyle, which is located on the downtown side of the river. The nearest “tall” building is the Winslow House, which is 30 stories shorter than the Project. With respect to other structures on the block, the Project will be approximately 400 feet taller than the adjacent parking garage and approximately 430 feet taller than the historic Pillsbury Library.

9.8(a) The height of a new building should be within the range established in the context, especially at the street frontage.

The Project fails to be within the height established by the context, and the 42-story tower will dominate the viewsheds and overshadow the historic Pillsbury Library and the Ard Godfrey House immediately north and northwest of the Project respectively. Even at the street level, the building podium will rise more than 5 stories above the streetscape, dwarfing the nearby historic structures.

9.10 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.

The Project is located only 16 feet from the adjacent Pillsbury Library and the imposing 5-story podium and 42-story tower will loom over the historic structure. The Project will also cast significant shadows for much of the year on the one-story historic Ard Godfrey House in Chute Square and over the historic Chute Square Park itself. At certain times of the year, when the sun is lowest, the Project will cast shadows on nearly every building within 2 blocks north of the Property.

10.8 In the University Avenue Transition Area, the maximum building height should not exceed eight stories. Mid-rise, low-rise and very low-rise buildings are most appropriate.

At 42 stories, the Project exceeds the stated “maximum” eight stories by an additional 34 stories and makes no effort to comply with the height guidelines. The Project is disruptive to the historic development pattern in the District and would be inappropriate given the proximity and placement of contributing historic structures.

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

The most applicable of the Secretary of the Interior's Standards for the Treatment of Historic Properties are as follows:

- 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.

Approval of the Project runs directly contrary to these standards. The Project will destroy historic materials and the character of the Property. The massing, size, scale, and architectural features of the Property will be grossly inconsistent with the character of the surrounding area and the District as a whole. Approval of the Project would impair the integrity of the District.

- e. *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 proposed 42-story tower is not consistent with the spirit and intent of the preservation ordinance, specifically the District Guidelines, and inconsistent with several of the policies established in the Comprehensive Plan. Moreover, given the Applicant's appeal of the majority of the mitigating conditions recommended by staff, it is apparent that the Applicant has no intent of complying with the relevant City policies.

(1) Inconsistency With the Minneapolis Comprehensive Plan

It is important to note that despite a recent change to the Land Use Chapter of the Comprehensive Plan that would allow increased density on the Property, the Land Use Chapter is only one of eleven (11) chapters in the Comprehensive Plan. There are several Comprehensive Plan policies, including those in Chapter 1, that are inconsistent with the Project as proposed. The most relevant inconsistencies are located in the following chapters: Land Use (Chapter 1); Heritage Preservation (Chapter 8); and Urban Design of the Comprehensive Plan (Chapter 10).

(a) The Project is Inconsistent with Chapter 1: Land Use

The Property is located in the East Hennepin Activity Center, as designated under Chapter 1 of the Comprehensive Plan. The Property itself is guided for Commercial future land use and is located at the intersection of Central Avenue SE and 2nd Street SE. The General Commercial future land use is described as follows: "Includes a broad range of commercial uses. *This designation is reserved for areas that are less suited for mixed use development that includes residential.*" Comprehensive Plan 1-8 (emphasis added). While the Project does have 6,700 square feet of proposed retail, that accounts for approximately 1 percent of the total building area. A commercial to residential ratio of

1:100 can hardly be said to constitute a “commercial” development consistent with the future land use guidance of the Comprehensive Plan, let alone a “mixed-use” development. Moreover, the Project is inconsistent with several enumerated policies under Chapter 1 of the Comprehensive Plan, including the following:

1.1.5 Ensure that land use regulations continue to promote development that is compatible with nearby properties, neighborhood character, and natural features; minimizes pedestrian and vehicular conflict; promotes street life and activity; reinforces public spaces; and visually enhances development.

The Project is also grossly out of scale for the surrounding neighborhood. The 42-story tower is incompatible with not only the nearby properties, but the massing far exceeds any regulations or policies that exist within the City outside of the downtown core.

1.2: Ensure appropriate transitions between uses with different size, scale, and intensity.

There is no transition, aside from a massive reduction in size that could soften the massing of the proposed Project. The surrounding uses include the one-story historic Ard Godfrey House, three-story condos, the two-story Pillsbury Library, and the nine-story parking ramp immediately to the east. At twelve stories, the tallest building in the immediate vicinity (the Winslow House), located across Second Street, is dwarfed by the Project, which is proposed to be thirty (30) stories taller. The project is so grossly out of scale with the surroundings that there is no way to transition the Project into the neighborhood.

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.

The scale and massing of the Project is wholly inappropriate within the context of the surrounding area. The Project would be the tallest structure on the east side of the river from downtown by more than 170 feet in height. The extreme height and massing of the Project is not consistent with the context of the area.

(2) The Project is Inconsistent with Chapter 8: Heritage Preservation

Because the Project is located in the District, which is recognized by both the City of Minneapolis and the National Register, it is also subject to several Comprehensive Plan policies under Chapter 8: Heritage Preservation. Chapter 8 outlines specific policies pertaining to the protection and preservation of historically significant properties and districts, including the St. Anthony Falls Historic District. The District Guidelines establish guidance for treatment of existing and new structures in the District in order to preserve the District’s character. As proposed, the Project is clearly inconsistent with the District Guidelines, as well as several policies established in Chapter 8, including the following:

8.1 Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture.

Construction of the Project is inconsistent with preserving and maintaining the historic District. The Project would risk damage to not only the character of the District but to the actual contributing historical structures themselves. The Project would require demolition of the Commercial Club, a contributing structure to the District, and the foundation of the Project is proposed only 16 feet from the Pillsbury Library. The Project will tower more than 480 feet above the historic library, creating the risk of damage during construction and result in overshadowing and dwarfing of the historic building. In addition, the massive height of the tower will dwarf the Pillsbury Library and loom over the historic Ard Godfrey House and Chute Square to the northwest.

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

The Project would set a dramatic new precedent for height in this historic District and is not compatible with the historic fabric of the neighborhood or the District. The Project is a contemporary tower that makes no effort to reflect the historic building heights and massing.

8.8 Preserve neighborhood character by preserving the quality of the built environment.

The Project will pose substantial risks to the nearby historic structures during construction and construction of the Project would be detrimental to the preservation and maintenance of the built environment. The dramatically inappropriate height and massing of the Project would be detrimental to the neighborhood and District character.

8.9 Integrate preservation planning in the larger planning process.

As is described above, the Project is out of scale and character with the District Guidelines. Ignoring the District Guidelines throughout the planning process would be detrimental to the preservation of the District and individual contributing resources within the District. It is important to note that any of the existing taller structures located on the East Bank in the District were constructed more than 25 years prior to the adoption of the District Guidelines. Any new development in the District should be consistent with the guidance set forth in the District Guidelines.

(a) The Project is Inconsistent with Chapter 10: Urban Design

Chapter 10 of the Comprehensive Plan establishes policies to guide the urban form. These include policies to guide the future design of neighborhoods, transportation and pedestrian infrastructure, and building design. As proposed, it is inconsistent with several of the policies established in Chapter 10, including the following:

10.1.1 Concentrate the tallest buildings in the Downtown core.

The Project would be the tallest structure in the Nicollet Island-East Bank and Marcy-Holmes neighborhoods, the tallest residential tower in the City, and the 11th tallest structure of any type in

the entire City of Minneapolis. The only buildings that are taller are located in the City's downtown core. A development of this height, scale and massing should be located in the downtown core and is markedly out of place for the Property and the neighborhood.

10.1.2 Building placement should preserve and enhance public view corridors that focus attention on natural or built features, such as landmark buildings, significant open spaces or water bodies.

The proposed building placement would not preserve or enhance view corridors, rather it would obstruct several existing view corridors, increase shadowing on adjacent properties, and loom over historic landmark buildings, including the Pillsbury Library and the Ard Godfrey House.

10.1.3 Building placement should allow light and air into the site and surrounding properties.

The surrounding properties would be adversely affected, including those to the north and west. This includes two historic structures, the Pillsbury Library and Ard Godfrey House, both of which will be substantially affected by shadowing throughout the year. The residential condominiums to the west, as well as the residential condominiums to the north, will also be severely affected by limited access to sunlight.

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

The Project is out of character for the neighborhood and incompatible with the surrounding development. The scale and height of the Project are unequivocally inconsistent with surrounding development and the Project will tower more than 30 stories over even the highest building in the immediate vicinity, the Winslow House.

10.4.1 Maintain and strengthen the architectural character of the city's various residential neighborhoods.

The character of the Marcy-Holmes and Nicollet Island-East Bank neighborhoods is a mixture of residential, commercial, and industrial uses, heavily influenced by the development patterns around St. Anthony Falls. The building heights are largely consistent and the historic building heights are intended to guide development. The Project would disrupt the character of the neighborhood, require demolition of one of the few remaining contributing structures in the immediate vicinity, and overshadow the adjacent historic properties.

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.

It cannot be said that the Project is compatible with development on the east side of the river. The height and massing of the structure are inconsistent with the surrounding development and the Project will rise more than 170 feet over any other structures on in the vicinity.

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

It is important to note that even though the proposed density is not inconsistent with recent revisions to the Comprehensive Plan, the form and scale of the Project is not appropriate given the context of the neighborhood, District, and the block. The form of the Project is unlike anything currently constructed in the neighborhood and the tower would be the tallest structure in the East Bank/Marcy-Holmes neighborhoods by more than 170 feet.

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.

The Project would be the eleventh tallest structure in the entire City and is not of an appropriate scale for a growth area located outside of downtown Minneapolis. The Project is located on the edge of the East Hennepin growth area. In Growth Areas outside of downtown, medium-scale multi-family residential development is more appropriate. Residential skyscrapers are more appropriate in the Downtown Minneapolis Growth Center.

10.5.3 Large-scale, high-rise, multi-family residential development is more appropriate in the Downtown Minneapolis Growth Center.

See Policy 10.5.2 above.

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.

The Project would stick out from existing development, and would be visually disruptive to viewsheds of the riverfront and the District. The Project would constitute a “bleeding” of downtown into the Marcy-Holmes neighborhood that would be detrimental to not only the character of the immediate vicinity but create a visually scattered skyline.

(3) Inconsistency with the District Guidelines

As described above, the Project is located within the District and is subject to the District Guidelines. The intent of the District Guidelines is to “protect the integrity and character of the district and to ensure that new development occurs in a manner that is sensitive to the historic character of this unique place.” District Guidelines 1.

The District Guidelines prescribe an 8-story height limit for the Property. But, as the Applicant states, the District Guidelines allow an increase in height over the eight (8)-story range established for the Water Power Character area where the proposed development meets certain standards. However, the Project is entirely inconsistent with the standards and the proposed increase would be an increase of 5.25 times over the 8-story maximum. The City Council must ignore these findings if the Council were to approve the Project.

9.9.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.**

The Project cannot meet this required finding. The height, mass, and scale of the Project are incompatible with the block, the character area, and the larger District. At approximately 483 feet, the Project would be the tallest structure in the District, even exceeding the height of the Carlyle, which is located on the downtown side of the river. The nearest “tall” building is the Winslow House, which is 30 stories shorter than the Project. With respect to other structures on the block, the Project will be approximately 400 feet taller than the adjacent parking garage and approximately 430 feet taller than the historic Pillsbury Library.

- **Taller portions are set back significantly from the street.**

The Project cannot meet this required finding. The Project drawings indicate that the taller portion of the Project is located closer to Central Avenue than the alternative and in no way is it set back “significantly” from the street. The tower is on a 5-story podium that is set back 8 feet from the property line along Central Avenue and 6 feet from the Property line on Second Street SE. The tower itself is set back only 14.5 feet from the Property line on Central Avenue and approximately 37.5 feet from the Property line on Second Street SE. Under no interpretation could a 14.5-foot setback be considered “significant” for the 483-foot tall tower, particularly in light of the alternatives. In order to approve the Project beyond the 8-story maximum established in the guidelines, the City Council would have to ignore this finding.

- **Access to light and air of surrounding properties is respected.**

The Project cannot meet this required finding. The surrounding properties would be adversely impacted by a reduction in access to sunlight, including the properties to the north and west. This includes two historic structures, the Pillsbury Library and Ard Godfrey House, both of which will be substantially affected by shadowing throughout the year. The residential condominiums to the west, as well as the residential condominiums to the north, will also be severely affected by limited access to sunlight.

- **Key views are maintained.**

The Project would be disruptive to the key views as established in the District Guidelines. The height, scale, design, and materials will be a black eye for the district as viewed from any of the key views described in the guidelines. *See attached Key Views.* A “key view” is one that is from the public way and looks to a built or natural feature that is widely recognized by the public to be of importance. “The intent is not that no view can ever change, but the key elements of a view from public way should be retained.” District Guidelines 51. The Tower will not only be the tallest structure on the East Bank, but it will be a modern glass and steel structure that is grossly inconsistent with the historically used materials in the District. The Project will be visually obtrusive and from all angles, including the viewsheds from the West Bank and the Stone Arch

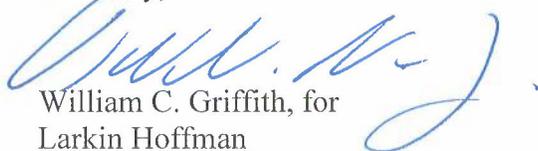
Bridge, and the modern structure and excessive height will diminish the integrity of key views and the District itself.

3. Conclusion

The Applicant has not met the findings to obtain either the C of A to demolish the Commercial Club or the C of A to construct the Project in the District. It is apparent from the Applicant's original application and appeal that there is no intent to comply with District Guidelines or the applicable City policies governing development on the Property. Based on the above analysis, the demolition of the Commercial Club will be detrimental to the District and result in irreversible damage to the District's integrity. At a minimum, the Applicant should be required to integrate the existing historic aspects of the Commercial Club into the Project. Moreover, the scale, design, and height of the Project is inconsistent with many of the applicable City policies and will set a damaging precedent that will result in development that is out of scale and out of character with the neighborhood and the District. In order to approve these applications, the City Council must ignore its regulatory framework and the extensive policies that have been established to govern development in the District. For these reasons, we respectfully ask that the City Council deny both of the Applicant's applications.

Please incorporate this letter and the materials to which it refers in the official record of decision in this matter.

Sincerely,



William C. Griffith, for
Larkin Hoffman

Direct Dial: 952-896-3285

Direct Fax: 952-842-1729

Email: wgriffith@larkinhoffman.com

cc: Mayor Betsy Hodges
Casey Joe Carl, City Clerk
Susan L. Segal, City Attorney

Steen, Jacob W.

Subject: FW: St. Anthony Falls Historic District

From: Denis Gardner [<mailto:denis.gardner@mnhs.org>]

Sent: Tuesday, May 31, 2016 3:52 PM

To: Steen, Jacob W.

Subject: Re: St. Anthony Falls Historic District

Hello, Mr. Steen-

The Minnesota Historic Preservation Office has reviewed the two documentations submitted to us that speak to the St. Anthony Commercial Club at 200 Second Street SE in Minneapolis. Neither study specifically addresses whether or not the St. Anthony Commercial Club is eligible for listing in the National Register or whether or not it is contributing to the National Register-listed St. Anthony Falls Historic District, within which the building resides. Both studies appear to have been commissioned to determine whether or not the St. Anthony Commercial Club is eligible for listing as a local Minneapolis historic site. Both documentations imply that the property is eligible for local designation. The finding in the June 2012 study notes it is "likely that the property qualifies as a local landmark." The December 2014 study concludes "The St. Anthony Commercial Club at 200 Second Street SE appears to be eligible for local designation."

Although neither of these reports speaks directly to the property's National Register status, it is highly likely that the St. Anthony Commercial Club is contributing to the St. Anthony Falls Historic District. The period of significance for the St. Anthony Falls Historic District is 1858-1941. The St. Anthony Commercial Club was established in 1905 and a new building for its activities was constructed in 1929, plainly within the period of significance. Moreover, "commerce" is one area of significance for the historic district, and the St. Anthony Commercial Club was specifically established to promote commerce in the "East Side" area of Minneapolis (that is, within the community of St. Anthony). The June 2012 study explains that the club was "primarily organized for the purpose of encouraging, promoting and protecting the commercial and industrial welfare of the city, and especially East Minneapolis." The study also offers early examples of the activities of the club, "such as uniform lighting of 'both' bridges (probably the Hennepin Avenue and the Tenth Avenue Bridges), fixing dangerous crossings, encouraging new factories to locate in East Minneapolis, planting shade trees, improving the riverbanks along Main Street and East Island Avenue, and establishing an east-side freight clearing house for east-side shippers." The December 2014 study also notes the commercial nature of the club, citing a 1941 article that explained that the principal purpose of the club was to "encourage, promote and protect the commercial and industrial welfare of Minneapolis in general and the East Side district in particular."

The historic integrity of the St. Anthony Commercial Club is affected by the garage addition (1955) and the St. Anthony Athletic Club addition, both at the southeast end of the building. While this may undermine an individual listing in the National Register for the building, it does not compromise the building as a contributing component to the St. Anthony Falls Historic District. With historic districts it is the collective that is primary; no one building need rely solely on its own historic integrity. Instead, to a substantial degree, properties within historic districts rely on the historic integrity of each other. With the St. Anthony Commercial Club, much of its historic material and design remain, even with the additions.

Again, although the documentations submitted to our office do not directly address National Register eligibility or the National Register contributing status of the St. Anthony Commercial Club, the currently available information very strongly implies that the building is contributing to the St. Anthony Falls Historic District.

If you have questions, please let me know.

Best,

Denis Gardner
MN State Historic Preservation Office
651-259-3451

From: [Dolan Lee](#)
To: [Council Comment](#)
Subject: Please Approve the Alatus Tower appeal!
Date: Monday, June 06, 2016 2:39:32 PM

I'm writing today in support of the appeal by Alatus for their condo project brought before the Zoning and Planning Committee. The historic significance of an empty lot should not be leveraged to prevent construction of additional housing in Minneapolis.

Minneapolis is in the midst of a serious housing shortage. Houses and condos are on the market for literally less than 24 hours and receive numerous bids, usually for tens of thousands of dollars over their asking price. Rents are skyrocketing as well, with the median cost of a 1BR apartment in Minneapolis now exceeding \$1,000. This problem exists due to the lack of housing supply to meet the demands of this city's residents.

Between 2010 and 2015, Minneapolis has seen an increase of 30,000 residents. But Minneapolis has not built enough new units to accommodate these new residents, and existing residents are being displaced as a result.

Projects like the proposed Alatus Towers, help to reduce this burden, especially near our downtown core. If this project is allowed, it will bring 207 new residential units to this city, and alleviate the upward pressure in the housing market that many across this city are facing. That means 207 less people fighting over the same existing housing stock. This will mean 207 fewer people who will have to move out due to rising rents. Housing is a right, and we must build enough housing to ensure that living in this city does not become an exclusive privilege.

Please grant the appeal and allow more housing to be built in our city.

Thank you,

Dolan Lee

M.D. Candidate

University of Minnesota Medical School

From: [Steven Lukas](#)
To: [Widmeier, Janelle A.](#)
Cc: [Dale And Linda Herron](#); [Rosie Tures](#)
Subject: Re" Alatus Property Proposal
Date: Tuesday, May 31, 2016 5:12:28 PM

Thanks for the notice of May 27 regarding an appeal regarding 200 Central. I am opposed to the construction as currently designed at 40 stories. The height far exceeds the other properties in the neighborhood-certainly anything Historic as well as other high rises built several decades ago. The building would also far exceed the Nye's site and the USBank as well as Superior Plating approvals. The plan as submitted, also crowds the sidewalks much more than when presented at our neighborhood reviews. I am not opposed to construction on that site and believe the current structures should be torn down without the restriction that a buyer be found to relocate that building. I understand the drive towards density, but as proposed at 40 stories, that concentration will only aggravate an already difficult traffic situation. If approval must be considered, I strongly feel that the height should be limited to what has already been constructed (LaRive). In considering approval at the proposed height, please be considerate of the General Mills site to the east that will be developed; if those are also at 40 stories, or more, based upon such a precedent, we will have an imposing wall that will separate the neighborhoods from the river that was not approved with the apartments down below. Thanks for your consideration. Best wishes, Steve

--

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

From: [Kyle Watkins](#)
To: [Frey, Jacob](#); [Widmeier, Janelle A.](#)
Subject: RE: Appeals (BZH 29057 & BZH 29058) regarding the Alatus Tower project
Date: Thursday, June 02, 2016 3:16:59 PM

Hi Jacob,

Thanks for your email. As you know better than me, opposition to these projects seems to be to be much better organized than those who are in favor. Most of us in favor probably figure the developer can do their own campaign to drum up support!

Other cities across the country have transformed areas close to the urban core that have that Wow! factor. I think we already have a fantastic neighborhood, but with additional projects like this, I think our neighborhood can be that Wow! factor area for the Twin Cities. I just wanted you and others to know that there are people who favor that kind of transformation. Thanks again!

Kyle Watkins, CFP®

Financial Advisor
Executive Officer

FOCUS FINANCIAL

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From: Frey, Jacob [mailto:Jacob.Frey@minneapolismn.gov]
Sent: Thursday, June 02, 2016 9:27 AM
To: Kyle Watkins; Widmeier, Janelle A.
Subject: RE: Appeals (BZH 29057 & BZH 29058) regarding the Alatus Tower project

Thanks so much for the input, Kyle. 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: Kyle Watkins [<mailto:JKWatkins@focusfinancial.com>]

Sent: Wednesday, June 01, 2016 9:51 PM

To: Widmeier, Janelle A.

Cc: Frey, Jacob

Subject: Appeals (BZH 29057 & BZH 29058) regarding the Alatus Tower project

Dear Janelle,

My wife and I live in the Cobalt Condominiums, and I look right out my front window at the site where the Alatus Tower project may be built. I am really hoping that the appeal goes through and the project is allowed to move forward. It will be a worthy contribution to the neighborhood and to Minneapolis for, among other reasons:

- a) It adds new condominiums to the housing mix. I personally know people who would love to live in our neighborhood but find that the inventory of available condos is very small;
- b) It will bring 450+ new residents to the neighborhood and to Minneapolis; this will add significantly to the walking-distance customer base for local merchants, restaurants and other commercial establishments;
- c) More eyes on the street will be added to an area that is very vacant and can feel unsafe on a late night walk from St Anthony Main to the area where our condo is located;
- d) It adds significantly to the tax base by converting a site that now pays approximately \$42,000 / year in taxes to one that pays at least \$3,000,000 / year – which will increase as the years pass;
- e) The design blends the best of old and new – the 4-story podium base is similar in size, materials and mixed uses of the typical buildings of the past while the tower is a reflection of the critical 21st Century imperatives for growth and sustainability.

This project is critical to creating a diverse, iconic, cutting edge downtown neighborhood that maintains current and attracts new residents and businesses to our area for years to come.

The Staff Report recommending approval of all necessary Certificates of Appropriateness was correct in all major points; it is an unfortunate error that the Heritage Preservation Commission did

not follow the advice of Staff.

I urge the City Council to take the actions necessary for this important project to go forward.

Kyle Watkins
45 University Ave SE Unit 708
Minneapolis, MN 55414

PH: 612-720-6846

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From: folwell@aol.com
To: [Council Comment](#)
Subject: Regular Meeting Zoning and Planning- 6-9-16, 9:30 AM, room 317- Alatus Issue
Date: Tuesday, June 07, 2016 5:20:55 PM

Regarding items 2 and 3 on Thursday's agenda(16-00765 and 16-00766): We previously wrote of our opposition to demolishing the Commercial Club and allowing a 40+ story building to be constructed there. That letter is a part of the submission to the City Council made prior to the May 5, 2016, HPC meeting.

Consistent with that, we are asking that:

- a. The Commercial Club not be demolished
- b. The 40+ story building not be allowed

Allowing either implies that arbitrary precedents with regard to accepted historical guidelines and land use regulation are being enacted unilaterally by the City Council for the East Bank area.

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

From: [John Edwards](#)
To: [Bender, Lisa](#); [Johnson, Andrew](#); [Johnson, Barbara A. - City Council](#); [Reich, Kevin A.](#); [Warsame, Abdi](#); [Goodman, Lisa R.](#); [Frey, Jacob](#); [Council Comment](#)
Subject: Support for Alatus (16-00765)
Date: Wednesday, June 08, 2016 5:41:42 PM

I'm writing to ask the Zoning & Planning Committee to grant the Alatus appeal, and allow this well-designed building to go forward. I don't believe a taller building detracts from the historic character of surrounding buildings. Most importantly, our city could use the additional housing.

-John Edwards, Ward 10 resident

From: [Anton Schieffer](#)
To: [Bender, Lisa](#); [Johnson, Andrew](#); [Johnson, Barbara A. - City Council](#); [Reich, Kevin A.](#); [Warsame, Abdi](#); [Goodman, Lisa R.](#); [Frey, Jacob](#); [Council Comment](#)
Subject: Today's Zoning and Planning Meeting
Date: Thursday, June 09, 2016 8:44:02 AM

Hi, I'm writing today about a few things on today's Z+P agenda. First, I'm asking you to reject the appeal for 721 N 1st St. The North Loop area is a perfectly suitable place for development, and I think the construction of a new residential building is just fine there. Our downtown core doesn't need to preserve any parking lots.

Second, I'd like to ask to reject the appeal regarding 3621 Bryant Ave S. This appeal, for a one-foot variance on either side of the building, seems completely appropriate and will lead to a more aesthetically pleasing building. It's unfortunate that neighbors are filing these appeals in an attempt to stop nearby development, especially when we need more multi-bedroom units in this city.

I've written earlier this week on my desire to see the appeal for the Alatus Tower approved, and would like to re-iterate that here. I think that is a much-needed project, especially considering the housing supply crunch that this city is currently facing.

Thank you,

Anton Schieffer

From: [Luke McDonough](#)
To: [Bender, Lisa](#); [Johnson, Andrew](#); [Johnson, Barbara A. - City Council](#); [Reich, Kevin A.](#); [Warsame, Abdi](#); [Goodman, Lisa R.](#); [Frey, Jacob](#); [Council Comment](#)
Subject: Zoning and Planning – Approve the Alatus Tower appeal
Date: Monday, June 06, 2016 4:16:02 PM

On June 9, an appeal will be heard by the Minneapolis Zoning and Planning Committee, which would allow the construction of a 207-unit condo building in the Marcy Holmes neighborhood. Last month, the Minneapolis Heritage Preservation Commission (HPC) voted against Minneapolis city staff recommendations and denied the request to build the project, hence the appeal.

Minneapolis needs more housing, and we need people to voice their support of this project! Copy and paste the following, or write your own and send it to:

lisa.bender@minneapolismn.gov

andrew.johnson@minneapolismn.gov

barbara.johnson@minneapolismn.gov

kevin.reich@minneapolismn.gov

abdi.warsame@minneapolismn.gov

lisa.goodman@minneapolismn.gov

jacob.frey@minneapolismn.gov

councilcomment@minneapolismn.gov

Subject: Zoning and Planning – Approve the Alatus Tower appeal

I'm writing today in support of the appeal by Alatus for their condo project brought before the Zoning and Planning Committee. The historic significance of an empty lot should not be leveraged to prevent construction of additional housing in Minneapolis.

Minneapolis is in the midst of a serious housing shortage. Houses and condos are on the market for literally less than 24 hours (!), and receive numerous bids, usually for tens of thousands of dollars over their asking price. Rents are skyrocketing as well, with the median cost of a 1BR apartment in Minneapolis now exceeding \$1,000. This problem exists due to the lack of housing supply to meet the demands of this city's residents.

Between 2010 and 2015, Minneapolis has seen an increase of 30,000 residents. But Minneapolis has not built enough new units to accommodate these new residents, and existing residents are being displaced as a result.

Projects like the proposed Alatus Towers, help to reduce this burden, especially near our downtown core. If this project is allowed, it will bring 207 new residential units to this city, and alleviate the upward pressure in the housing market that many across this city are facing. That means 207 less people fighting over the same existing housing stock. This will mean 207 fewer people who will have to move out due to rising rents. Housing is a right, and we must build enough housing to ensure that living in this city does not become an exclusive privilege.

Please grant the appeal and allow more housing to be built in our city. Thank you,

Luke McDonough

Sent from my iPhone

From: [Nate Pentz](#)
To: [Bender, Lisa](#); [Johnson, Andrew](#); [Johnson, Barbara A. - City Council](#); [Reich, Kevin A.](#); [Warsame, Abdi](#); [Goodman, Lisa R.](#); [Frey, Jacob](#); [Council Comment](#)
Subject: Zoning and Planning – Approve the Alatus Tower appeal
Date: Monday, June 06, 2016 12:07:57 PM

Dear Members of the Zoning and Planning committee-

I am writing the email to support the Alatus Tower appeal. As a realtor in the Minneapolis area we are experiencing a huge demand for homes in our city. The big challenge is that we are facing an unprecedented low supply of homes available for people to purchase. With the wonderful amenities our city offers more and more people will be moving here. I had a prospective client from Portland tell me that he is looking at relocating his bike shop business here! We desperately need more projects like Alatus Tower to bring more housing options for the amount of buyers who want to own and live in our city.

Thanks-

Nate Pentz
612.308.1122
Realtor
Keller Williams Classic Realty NW

From: [Dan Uner](#)
To: [Frey, Jacob](#); [Bender, Lisa](#); [Johnson, Andrew](#); [Johnson, Barbara A. - City Council](#); [Reich, Kevin A.](#); [Warsame, Abdi](#); [Goodman, Lisa R.](#)
Cc: [Council Comment](#)
Subject: Zoning and Planning – Approve the Alatus Tower appeal
Date: Monday, June 06, 2016 4:03:51 PM

I'm writing today in support of the appeal by Alatus for their condo project brought before the Zoning and Planning Committee. The historic significance of an empty lot should not be leveraged to prevent construction of additional housing in Minneapolis.

Minneapolis is in the midst of a serious housing shortage. Houses and condos are on the market for literally less than 24 hours (!), and receive numerous bids, usually for tens of thousands of dollars over their asking price. Rents are skyrocketing as well, with the median cost of a 1BR apartment in Minneapolis now exceeding \$1,000. This problem exists due to the lack of housing supply to meet the demands of this city's residents.

Between 2010 and 2015, Minneapolis has seen an increase of 30,000 residents. But Minneapolis has not built enough new units to accommodate these new residents, and existing residents are being displaced as a result.

Projects like the proposed Alatus Tower, help to reduce this burden, especially near our downtown core. If this project is allowed, it will bring 207 new residential units to this city, and alleviate the upward pressure in the housing market that many across this city are facing. That means 207 less people fighting over the same existing housing stock. This will mean 207 fewer people who will have to move out due to rising rents. Housing is a right, and we must build enough housing to ensure that living in this city does not become an exclusive privilege.

I appreciate all of the work you do in continuing to make Minneapolis a great place to live, work, and visit. Please grant the appeal and allow more housing to be built in our wonderful city. Thank you,

Daniel Uner