



MEMORANDUM

TO: City Planning Commission, Committee of the Whole and Heritage Preservation Commission

FROM: [Janelle Widmeier](#), Senior City Planner, (612) 673-3156

DATE: July 31, 2014

SUBJECT: 200 Central Ave SE and 113 2nd St SE Redevelopment

The subject properties, 200 Central Ave SE and 113 2nd St SE, are located in the St. Anthony Falls Historic District. The period of significance for this district is from 1858 to 1940. The existing building located at 200 Central Ave was constructed in 1929. It was originally built for the St. Anthony Commercial Club. An addition was built in the 1960's, part of which is now located at 113 2nd St SE and houses the St. Anthony Athletic Club. The 200 Central property is currently occupied by the Washburn-McReavy Funeral Chapel. The site is also located in the C2 Neighborhood Corridor Commercial District, PO Pedestrian Oriented Overlay District, MR Mississippi River Critical Area Overlay District, and the UA University Area Overlay District. The *Minneapolis Plan for Sustainable Growth* designates the future land use as commercial. The site is located within the East Hennepin Activity Center, Central Avenue is a commercial corridor, and 2nd Avenue is a community corridor.

The proposal is for a new high-rise development. Parking for the development would be located in the adjacent St. Anthony parking ramp. Initial redevelopment concept proposals were brought as an information item to the July 8, 2014, meeting of the Heritage Preservation Commission. Since that meeting, the project team has modified the proposal, including the following:

- Instead of retaining part of the Washburn-McReavy building and relocating it elsewhere on the site, it would be removed completely.
- The building height has increased from 25-30 stories to 40 stories, which also increased the number of residential units from 250-300 to 325.
- The tower would be located on the west half of the site with Central Avenue as the primary frontage.
- Townhouses are proposed to line the lower levels of the parking ramp at 201 2nd Avenue Southeast.

The project team would like to continue the discussion on the disposition of the existing building and the height of the new building. They have submitted an updated site plan, renderings and shadow studies as well as a historical assessment of the property.

A certificate of appropriateness application is needed for the demolition of the existing buildings (the Washburn-McReavy building is contributing to the district, but the St. Anthony Athletic Club is not) and the new construction.

The [St. Anthony Falls Historic District Design Guidelines](#), adopted in 2012, apply to this development. This site is located in the Water Power District—University Avenue Transition Area (p. 129). As with the other initial concepts, guidelines to consider include:

- Adaptive reuse (p. 61)
- Building placement and orientation (p. 99)
- Architectural character and detail (p. 101)
- Building mass, scale and height (p. 103)
- Views (p. 51)
- Materials (p. 112)

At a minimum, the following land use applications will be required:

- Conditional use permit to increase the maximum allowed height of a building.
- Variance to increase the maximum floor area ratio.
- Site plan review.

The site falls within the boundaries of the [Master Plan for the Marcy-Holmes Neighborhood](#). However, an update to the plan called [Marcy Holmes Neighborhood Master Plan](#) is currently going through the adoption process. The new plan does not change the land use features affecting the subject site, but it does change the future land use from commercial to mixed use. The site falls in the Riverfront Character Area (p. 48). The goal of the plan for this area is to “Expand and improve riverfront parks, improve connectivity, balance local and regional access and use, create bike- and walk-friendly environments on 2nd Street SE, and embrace diversity of building uses and eras.” The plan does not contain specific guidance for height, but indicates that high density residential development is appropriate at this location. The proposed density is approximately 106 dwellings per acre, which is classified as high density (50-120 dwelling units per acre). The plan does provide some direction for existing buildings (p. 52).

PROJECT DESCRIPTION

WASHBURN-McREAVY FUNERAL CHAPEL & ST. ANTHONY ATHLETIC CLUB PROPOSED DEVELOPMENT

PRE-APPLICATION INFORMATIONAL REVIEW
MINNEAPOLIS HERITAGE PRESERVATION COMMISSION

August 5TH, 2014



ALATUS

HUMPHREYS & PARTNERS
ARCHITECTS, L.P.

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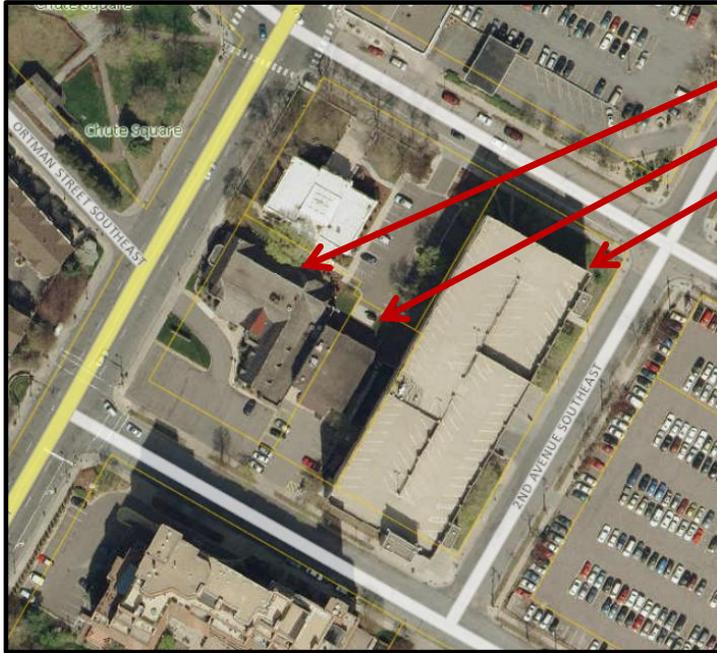
INTRODUCTION

The adjacent, separate ownership, parcels of the Washburn-McReavy Funeral Chapel and the St. Anthony Athletic Club (collectively, the “Development Site”) are bound by Central Avenue Southeast to the West, 2nd Street Southeast to the South, the 9-story 900+ stall Saint Anthony Parking Ramp to the East, and the former Pillsbury Library Building and adjacent parking lot to the North. The Development Site is currently occupied and actively operated as the Washburn McReavy Funeral Chapel and as the St Anthony Athletic Club. Approximately 50% of the Development Site is surface parking, containing space for about 45 cars. The total Development Site is approximately 35,000 square feet has a tax assessed value of \$1,012,500. The proposed development is an infill, dense urban high-rise development that will include approximately 300-325 residential units in a point tower above a podium structure, a best-in-class restaurant, a substantial amenity package, a public plaza and green space, and will utilize existing neighboring parking capacity. The proposed use will require a higher-density zoning variance from the current C2 zoning of the Development Site. We believe the project warrants a variance to current zoning in order to fully capitalize on the potential of this underutilized well located site. We intend to maximize the views of the St. Anthony District, the Mississippi River, and Downtown Minneapolis. Adding enough density to support and land construction costs while also creating a landmark tower for the neighborhood are also key reasons to building higher than current zoning allows. The development will be constructed in a single phase and will bring additional restaurant and residential activity and density to the neighborhood, support neighborhood restaurant, retail and grocery elements, and enhance connectivity between the Nicollet Island-East Bank Neighborhood, Marcy Holmes Neighborhood, the Mississippi River, and Downtown Minneapolis.

The Development Site is owned by William L. McReavy and St. Anthony Athletic Club respectively. Alatus (the “Developer”) has signed a Purchase Agreement with both ownership parties. The sale of the parcels is anticipated to close in late 4th Quarter of 2014 with construction commencing shortly thereafter. The Developer is also in final negotiations with the neighboring parking ramp to provide greater than 1:1 parking for all development uses.

INTRODUCTION (Continued)

DEVELOPMENT SITE MAP



Development Site

Washburn-McReavy Funeral Chapel

St. Anthony Athletic Club

St. Anthony Parking Ramp



PROJECT DEVELOPER

Started in 2005, Alatus LLC is a Minneapolis based real estate developer with expertise in residential high-rise development, office redevelopment, parking management, single family home redevelopment.



Bob Lux

Founded by Bob Lux, an award winning real estate developer, Alatus focuses its efforts on real estate development and re-development projects in the Minneapolis-St. Paul metro area. Projects completed include 39-story Carlyle Condominiums and the 27-story Grant Park luxury condominiums. The proposed project will be led by Alatus developer Jon Fletcher.

The Alatus real estate development team includes professionals with experience and expertise in project development, construction

management, project management and real estate finance. In addition to our real estate development division, Alatus is the parent organization for several other affiliated real estate entities, including MyHomeSource and Minneapolis Parking. MyHomeSource is a real estate development company that partners with cities, land banks, and other non-profits to source, finance, redevelop and sell rehabilitated single family homes

while subsequently stabilizing neighborhoods affected by high foreclosure rates. All redeveloped homes are sold to owner occupants, the majority of whom qualify as affordable or low-income housing occupants. To date, MyHomeSource has redeveloped over 400 homes in 55 cities throughout the Twin Cities Metro, suburbs, and surrounding areas. Alatus d/b/a Minneapolis Parking is a parking management company that has provided asset management, property management, and financial management services to over 5,500 privately owned parking stalls under management in Minneapolis alone. Minneapolis Parking also provides affiliated marketing services to over 6,000 additional privately owned parking stalls.



Jon Fletcher

Current projects under development include Mayo Clinic Square (Block E) and Latitude 45. The Mayo Clinic Square development includes repositioning the asset from a failed urban shopping center concept into a Class A office and entertainment facility including Mayo Clinic as a primary tenant and the new corporate headquarters and practice facilities of the Minnesota Timberwolves & Lynx. Latitude 45 is a mixed-use 13-story 319-unit market-rate apartment development containing a Ryan Burnet restaurant and a to-be-named street level retail partner.



Latitude 45

PROJECT OVERVIEW

Alatus is in the early stages of developing an architecturally significant mixed-use high-rise residential project on the Development Site. Neighborhood feedback has consistently encouraged us to create a “Gateway” property, an architecturally significant tower designed to set the stage as traffic flows into the Marcy Holmes and Nicollet Island-East Bank neighborhoods. Alatus has conducted four separate neighborhood informational sessions, collectively attended by over 150 people, to gather input on the proposed development. We have been encouraged to strongly consider the demolition of the Washburn-McReavy Funeral Chapel and the St. Anthony Athletic Club as it is currently positioned where the base of the proposed tower and adjacent public plaza and solarium would be located. While the existing property is considered a contributing building, very little interest has been shown in saving it for historical purposes. Instead there is a desire to properly document the buildings, retain any meaningful artifacts or specific components, and proceed with the development as generally shown, subject to further changes. As shown, the development contains 40 floors, approximately 325 units, and approximately 7,000 square feet of street level tenant space intended for a destination restaurant. Exact height, unit count and mix, and unit size are still being finalized subject to the completion of third-party market studies which are in progress now. In addition, we are proposing the inclusion of 10-12 walk-up townhome units surrounding the base of the adjacent parking garage to act as a screening element as well as help to activate the street. The townhomes would be similar to or better quality than the townhomes developed adjacent to the Grant Park condominiums.

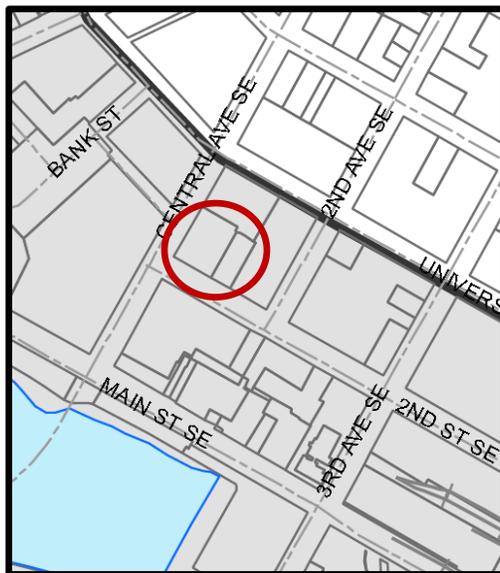
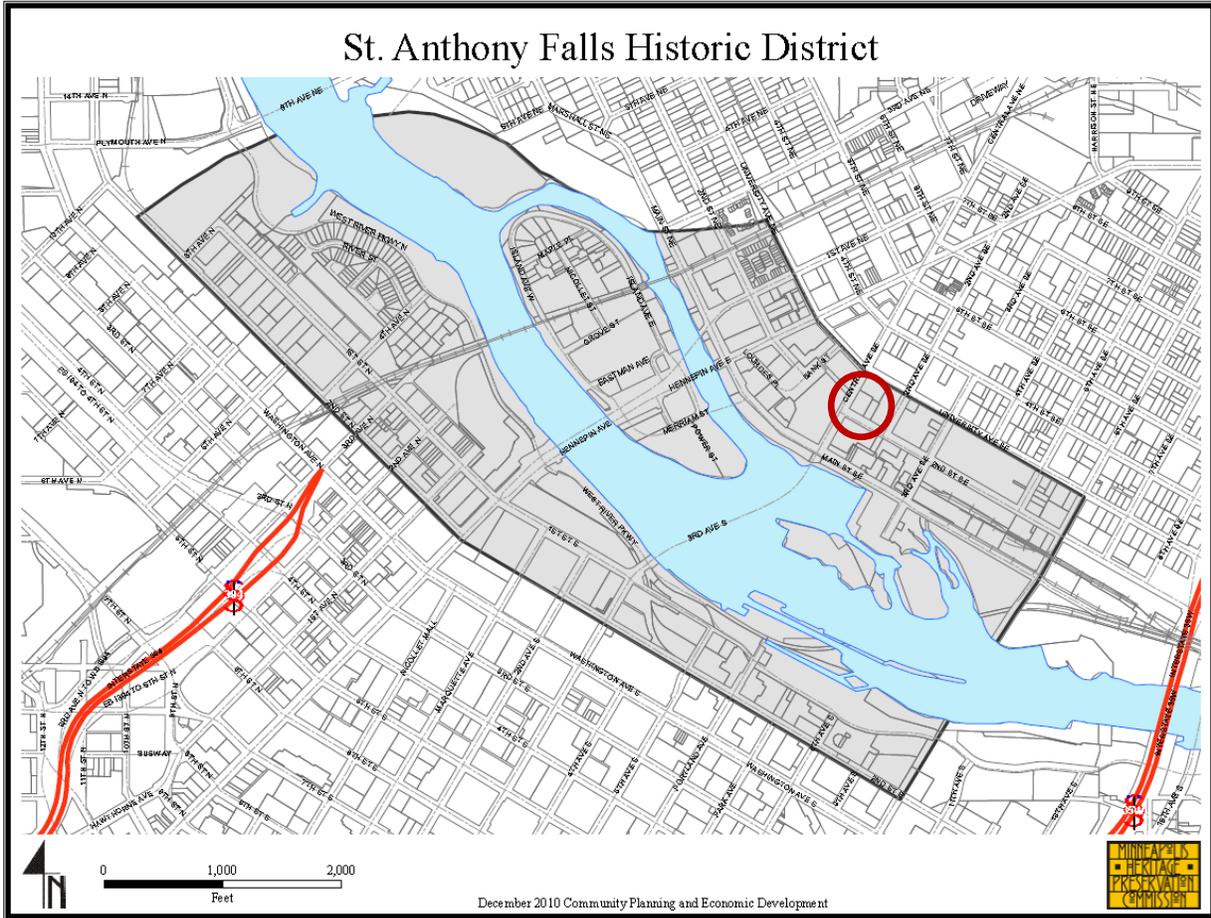
Market studies, traffic Studies, geotechnical studies, environmental studies, and historical documentation efforts are currently underway. Alatus is schedule to present before the neighborhood boards of Marcy Holmes and Nicollet Island-East Bank on August 19th and August 21st respectively.

REVIEW ITEM REQUESTS

In addition to general feedback on the project, we would appreciate feedback on the two specific items:

1. Documentation and disposition of the Washburn-McReavy Funeral Chapel and St. Anthony Athletic Club.
2. Height of the proposed development

Historic District - Development Site

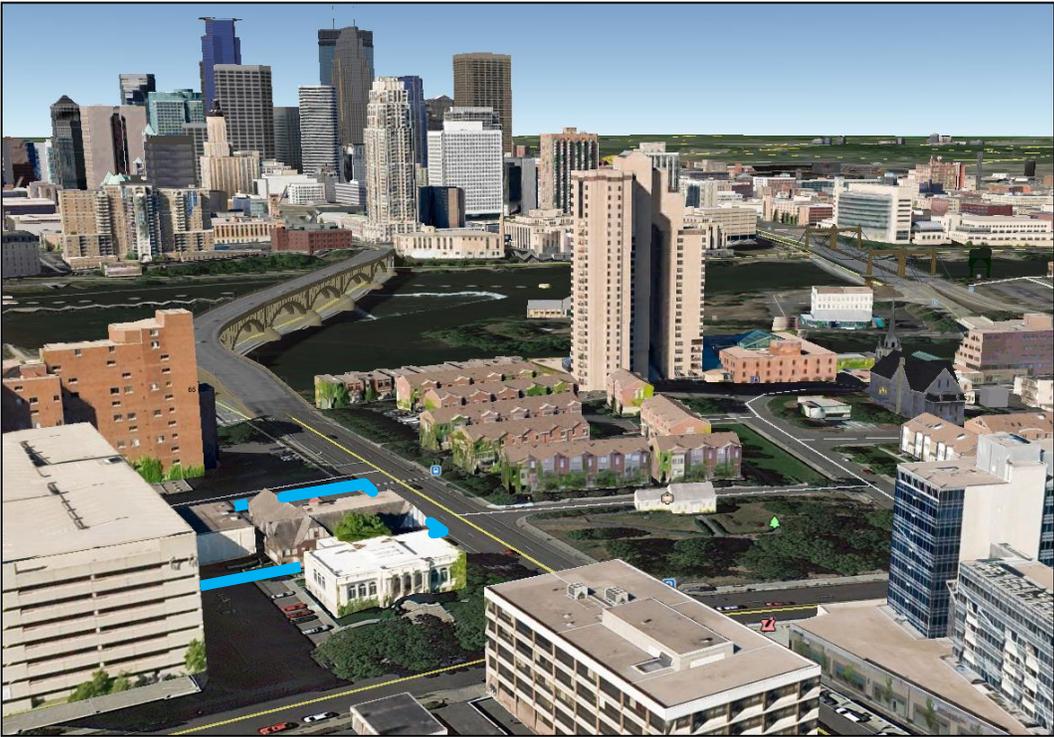


PHOTOGRAPHS / MAPS (Continued)

VIEW TO THE SOUTH



VIEW TO THE WEST

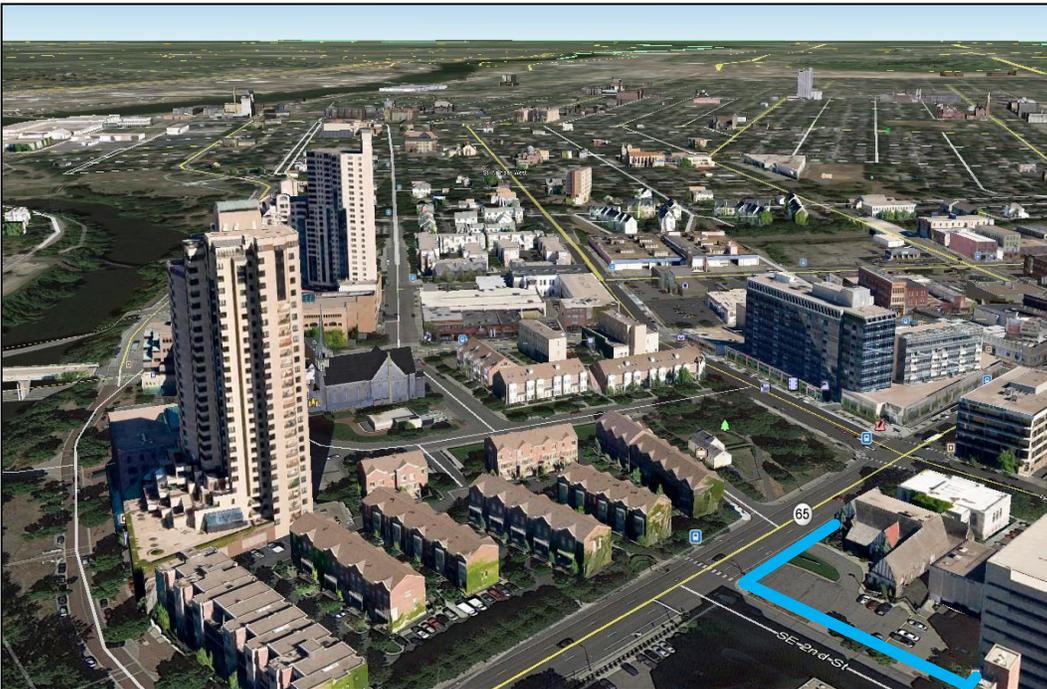


PHOTOGRAPHS / MAPS (Continued)

VIEW TO THE EAST



VIEW TO THE NORTH



PHOTOGRAPHS / MAPS (Continued)

NEIGHBORHOOD ARCHITECTURE



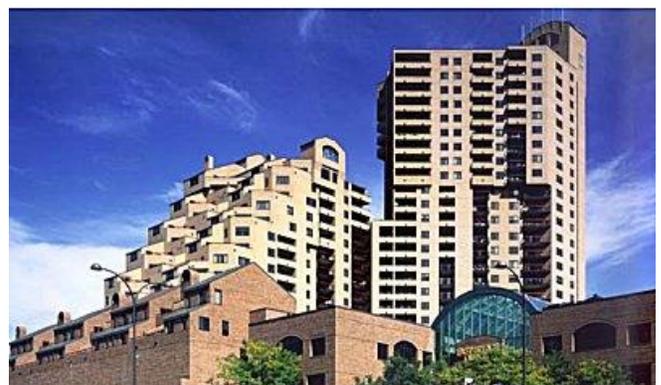
WINSLOW HOUSE



COBALT CONDOMINIUMS



PHOENIX ON THE RIVER



RIVERPLACE



UNION BANK AND TRUST BUILDING

SITE PLAN AND DESIGN

PREVIOUS SITE PLANS



SITE PLAN AND DESIGN (Continued)

PROPOSED SITE PLAN



SITE PLAN AND DESIGN (Continued)

Street level from South



High Birds Eye 1



SITE PLAN AND DESIGN (Continued)

High Bird Eye 2



Street Level from South – Close-up



SITE PLAN AND DESIGN (Continued)

South Elevation



North Elevation

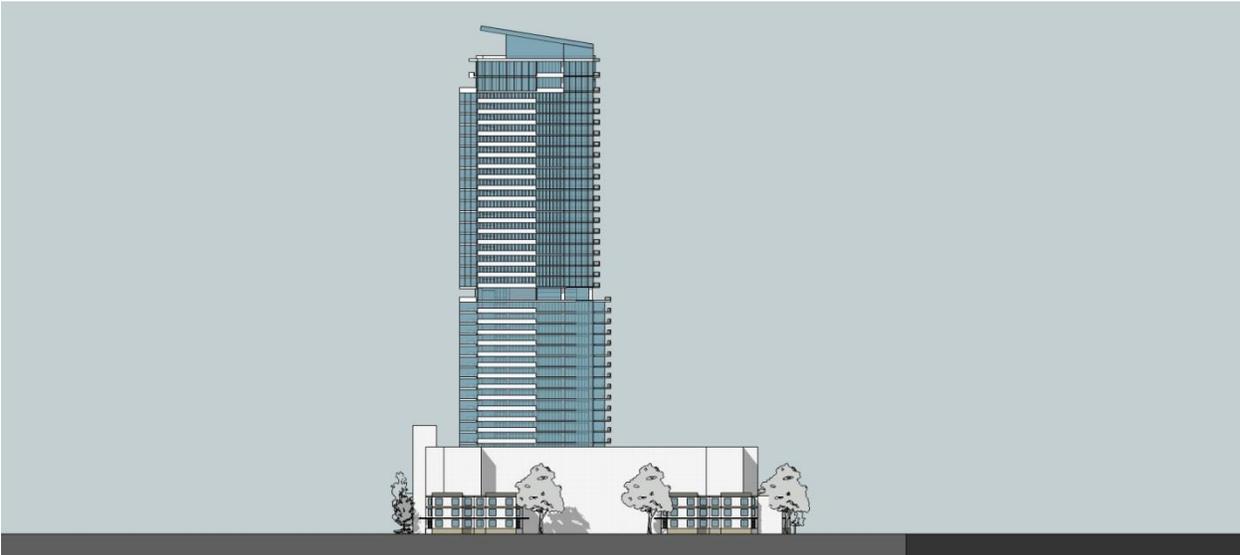


SITE PLAN AND DESIGN (Continued)

West Elevation



East Elevation



SITE PLAN AND DESIGN (Continued)

Low Birds Eye – from Central Ave



Outdoor Dining



SITE PLAN AND DESIGN (Continued)

Street crosswalk from South



View of Courtyard from Balcony



SITE PLAN AND DESIGN (Continued)

Low Birds Eye - Courtyard



Club Deck 1



SITE PLAN AND DESIGN (Continued)

Club Deck 2



Central Avenue Colonnade



SITE PLAN AND DESIGN (Continued)

Restaurant Drop Off



Service Entrance



SITE PLAN AND DESIGN (Continued)

Downtown Perspective



(Not to scale)

SHADOW STUDY



MARCH 21 - 9:00 AM



MARCH 21 - 12:00 PM



MARCH 21 - 3:00 PM



JUNE 21 - 9:00 AM



JUNE 21 - 12:00 PM



JUNE 21 - 3:00 PM



SEPT 21 - 9:00 AM



SEPT 21 - 12:00 PM



SEPT 21 - 3:00 PM



DEC 21 - 9:00 AM



DEC 21 - 12:00 PM



DEC 21 - 3:00 PM

Contact

Additional comments, questions, or concerns may be directed to:

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**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 I1023 (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

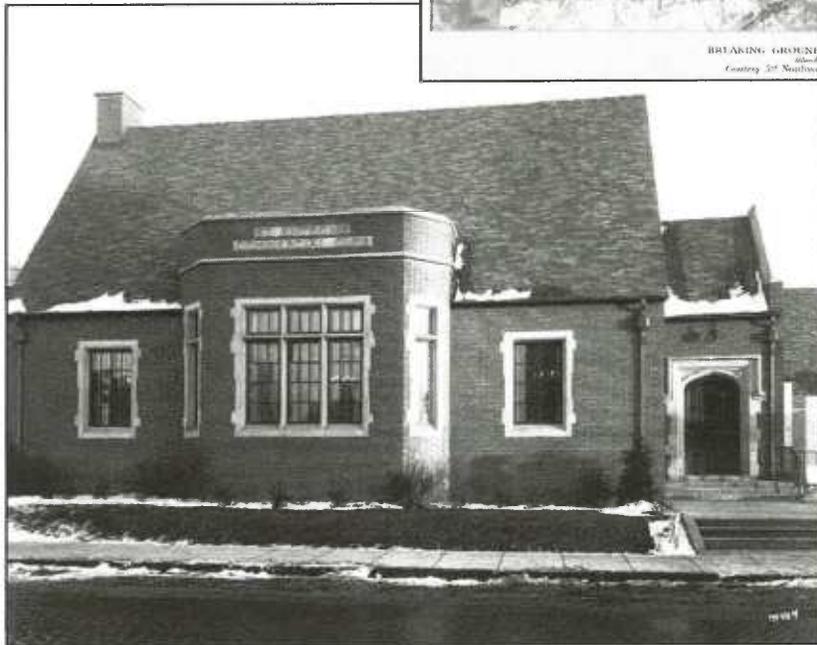


Left: Sketch of proposed clubhouse, 1928
Minnesota Historical Society Collections

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



BREAKING GROUND FOR CLUB BUILDING
MARCH 11, 1929
Courtesy St. Anthony's National Bank.



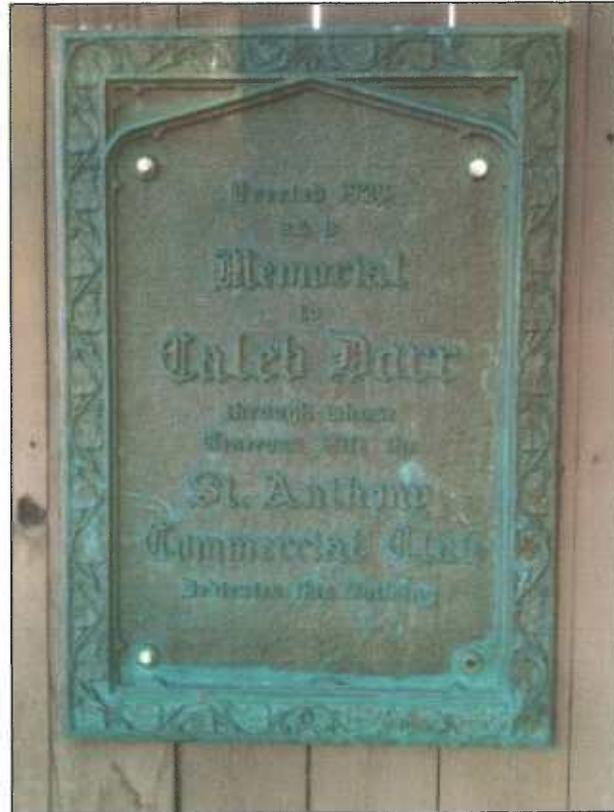
Left: The Saint Anthony Commercial Club,
December 1929
Photographer: Norton and Peel—Minnesota Historical Society Collections



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