Department of Community Planning & Economic Development
250 South 4th Street, Room 300
Minneapolis, MN 55415-1385

MEMORANDUM

TO: Heritage Preservation Commission

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

DATE: October 27, 2014

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

SITE DESCRIPTION, HISTORY, AND PRESENT USE

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 was most recently occupied by the Washburn-McReavy Funeral Chapel.

PROJECT DESCRIPTION

The existing buildings are proposed to be demolished to allow for the construction of a new 40-story tower with 240 to 290 dwelling units and 6,000 square feet of ground floor commercial space. The density range would be 301 to 364 dwelling units per acre. A total of 320 on-site parking spaces would be provided in 3 below-grade and 2 above-grade parking levels. Of those spaces, 95 would be tandem. The primary exterior material of the ground floor level would be a storefront system. For the above grade parking levels, the primary exterior material would be precast panel. The tower would primarily be clad in a curtain wall.

APPLICATIONS

A certificate of appropriateness application is needed for demolition of the Washburn-McReavy Funeral Chapel building and the St. Anthony Athletic Club building, and the new construction.

APPLICABLE POLICIES

The *St. Anthony Falls Historic District Design Guidelines*, adopted in 2012, apply to this development. Demolition is identified as an inappropriate treatment for any "contributing" resource in the district.

University Avenue Transition Area

This site is located in the Water Power District—University Avenue Transition Area. The University Avenue Transition Area is bounded by Second Street South, Central Avenue Northeast, University Avenue Southeast and Sixth Avenue Southeast.

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

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

Intent

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

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

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

A new building should be sited to respect the historic orientation and alignment patterns created by the infrastructure and existing historic buildings. A continuous street wall should be established along urban streets, generally with building fronts at the street edge. Some variations in facade alignment may occur, but an overall sense of continuity should be maintained.

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

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

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

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

10.9 A new facade should reflect the established range of building widths.
a. A block-long facade building massing is not appropriate.

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

New Infill Building Guidelines

General design guidelines for new buildings to consider include:

Building Placement and Orientation

9.1 Maintain the alignment of building fronts along the street.

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

9.2 Respect alignment patterns associated with historic infrastructure.

a. Locate a new building to retain historic rail corridors.

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

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

Architectural Character and Detail

9.4 Design a new building to reflect its time while respecting key features of its context.
a. In those character areas with a high concentration of historic structures, relating to the context is especially important. In other areas where new construction is more predominant, respecting broader traditional development patterns that shaped the area historically is important.
b. See the individual character areas for more guidance.

9.5 A contemporary interpretation of traditional designs is appropriate.
a. The design should be compatible with the relevant character area.
b. Contemporary interpretations of architectural details are appropriate.
c. Incorporate contemporary details to create interest while expressing a new, compatible design.

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

Building Mass, Scale and Height

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

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

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

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

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

9.14 A new commercial or mixed-use building should incorporate a base, middle and cap.
   a. Traditionally, buildings were composed of these three basic elements. Interpreting this tradition in new buildings will help reinforce the visual continuity of the area.

9.15 Establish a sense of human scale in the building design.
   a. Use vertical and horizontal articulation techniques to reduce the apparent mass of a larger building and to create visual interest.
   b. Express the position of each floor in the external skin of a building to establish a scale similar to historic buildings in the district.
   c. Use materials that convey scale in their proportion, detail and form.
   d. Generally, the facade in most contexts should appear as a relatively flat surface, with any projecting or recessed "articulations" appearing to be subordinate to the dominant form. Exceptions are in lower scale single-family settings.

e. Design architectural details and other features to be in scale with the building. Using windows, doors, storefronts (in commercial buildings) and porches (in lower scale residential buildings) that are similar in scale to those seen traditionally is appropriate.

Building and Roof Form

9.16 Use simple, rectangular roof forms in commercial, warehouse and industrial contexts.
   a. Flat roofs are appropriate on the majority of the buildings in the district.

9.17 Design a roof to be similar in form to those used traditionally in the character area.
   a. "Exotic" roof forms, such as A-frames and steep shed roofs, are inappropriate. However, exotic forms may be appropriate for "signature" civic facilities.
   b. Some variation in roof form is appropriate for a larger building mass, but avoid overly complex forms that would be out of character with the context.

Primary Entrances

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

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

Materials

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

9.21 Contemporary materials that are similar in character to traditional ones will be considered.
   a. Generally, one primary material should be used for a building with one or two accent materials. Accent materials should be used with restraint.
   b. A second material may be used on side or rear walls in a context in which such a tradition is demonstrated historically. It is inappropriate in the Water Power Area.
   c. A glass curtain wall will be considered as a principal material.
   d. Contemporary, alternative materials should appear similar in scale, durability and proportion to those used traditionally.

9.22 Use high quality, durable materials.
   a. Materials should be proven to be durable in the local Minneapolis climate.
   b. The material should maintain an intended finish over time, or acquire a patina, which is understood to be a likely outcome.
   c. Materials at the ground level should withstand ongoing contact with the public, sustaining impacts without compromising the appearance.

Windows

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

9.24 Arrange windows to reflect the traditional rhythm and general alignment of windows in the area.
   a. Use appropriate window rhythms and alignments, such as:
      - Vertically proportioned, single or sets of windows, "punched" into a more solid wall surface, and evenly spaced along upper floors
      - Window sills or headers that align
      - Rows of windows or storefront systems of similar dimensions, aligned horizontally along a wall surface
   b. Creative interpretations of traditional window arrangement will be considered.

Based on the very preliminary level of detail provided, Staff would request that the Commission evaluate and provide feedback on the following items at this time:

(1) Demolition of the existing structures.
(2) Size/height of the building;
(3) Setbacks of the base of the building and the tower;
(4) Proposed exterior building materials and colors.

The applicant has hired a historic consultant to evaluate the demolition.

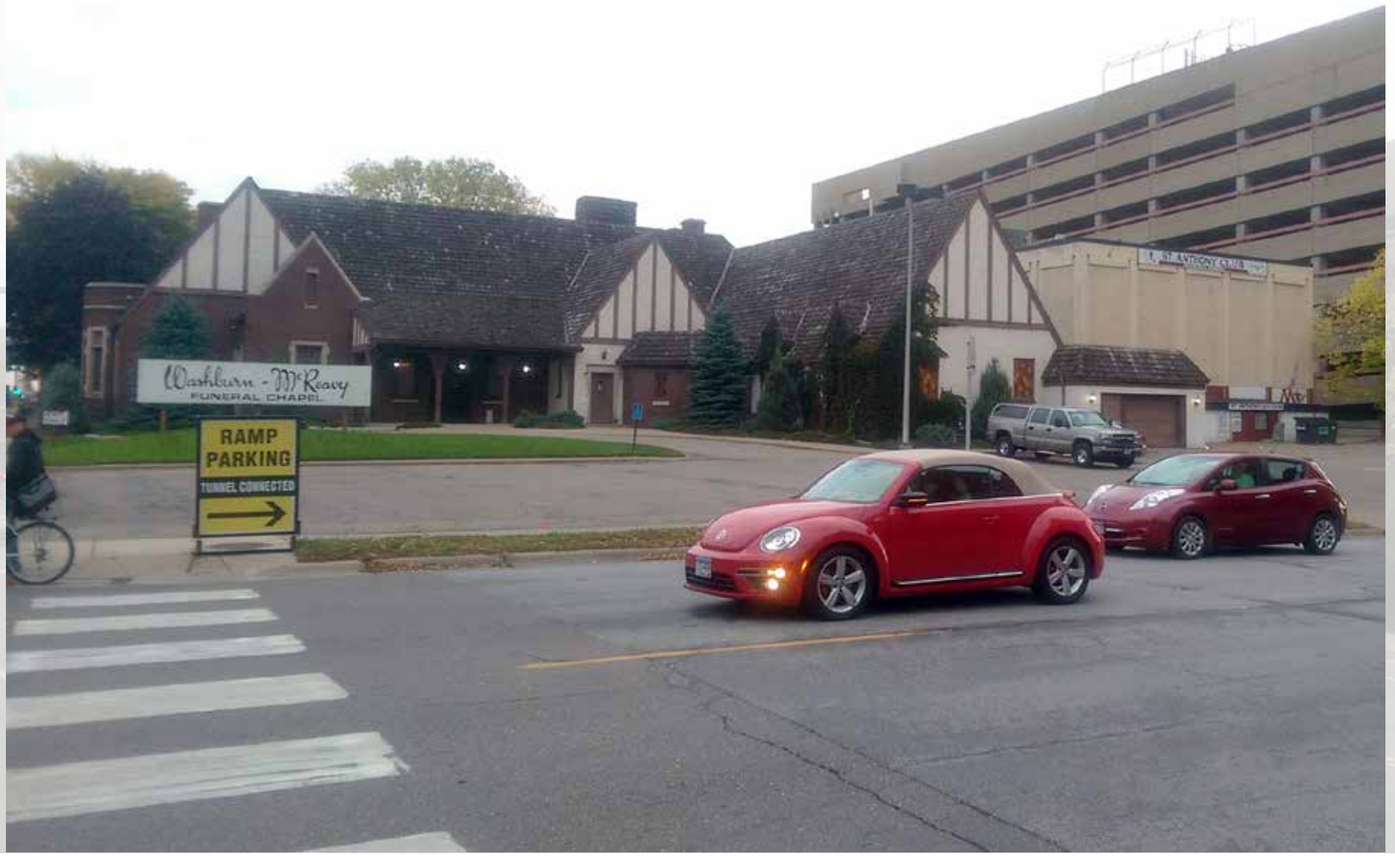
Attachments:

1. ESG submittal –basic written summary and associated plans

200 CENTRAL AVENUE

Heritage Preservation Commision

October 29, 2015

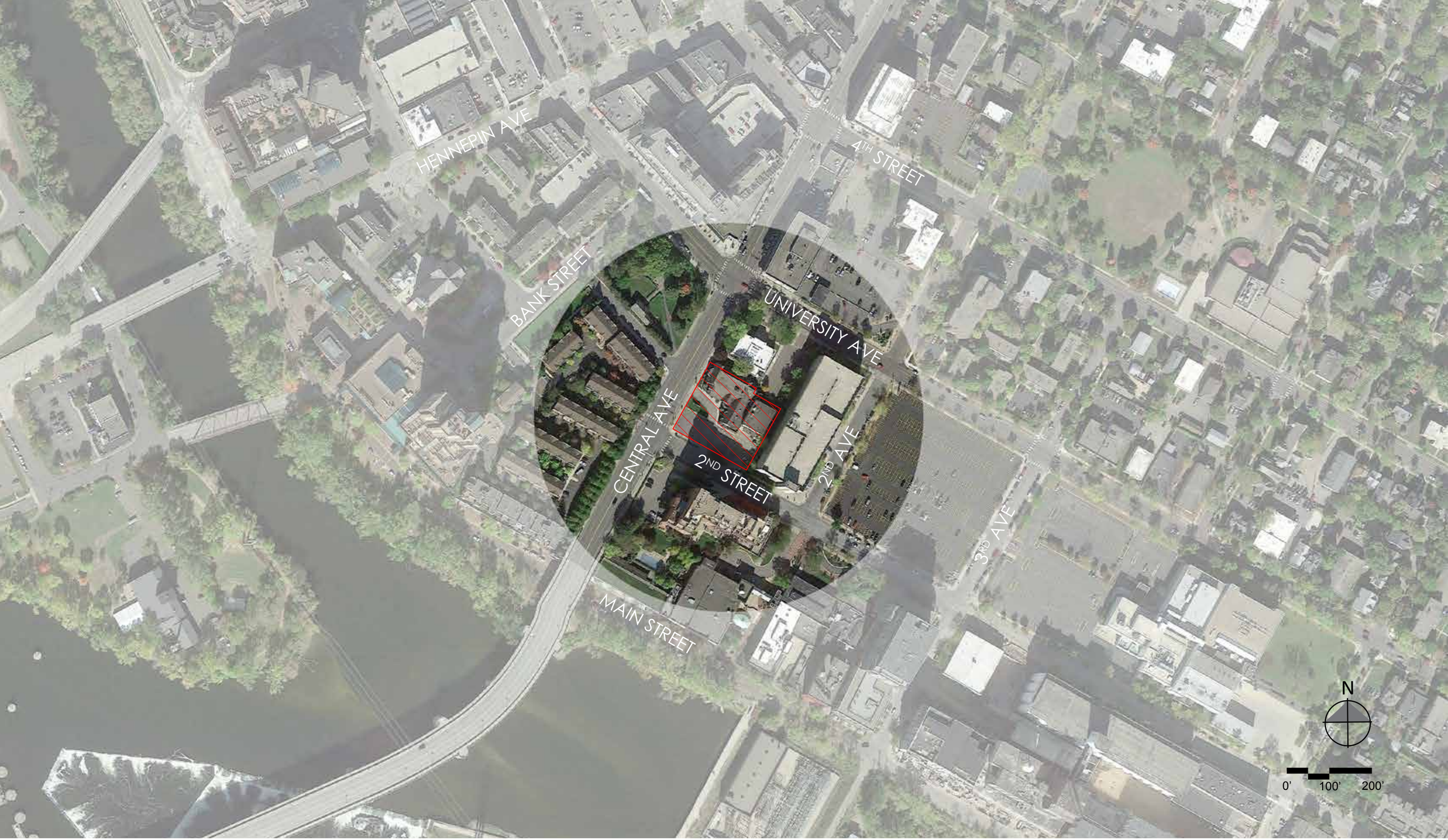


DEMOLITION STUDY:

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

PROJECT DESCRIPTION:

The proposed use for the parcel is a 40-story luxury residential tower. The tower will include three stories of underground parking, one level of retail use, two stories of above ground parking in a podium, one amenity level, and thirty-six stories of residential units. Additionally, the ground floor will contain approximately 6,000 square feet of retail space. It is anticipated that a high-end restaurant will be tenanting most of the space. Additional square footage will be used for other retail uses, possibly a cycling studio or other fitness studio. The amenity floor, as noted, will contain an outdoor pool for residents, a small spa, a high-end fitness center, and common space available for family and business purposes. The project will contain 620,000 gross square feet, with 439,000 residential square feet, 163,500 parking square feet, 6,000 retail square feet, and 11,000 amenity square feet. The parking levels will contain approximately 320 parking stalls. There will be approximately 240-290 residential units. The retail square footage will likely accommodate two separate tenants.

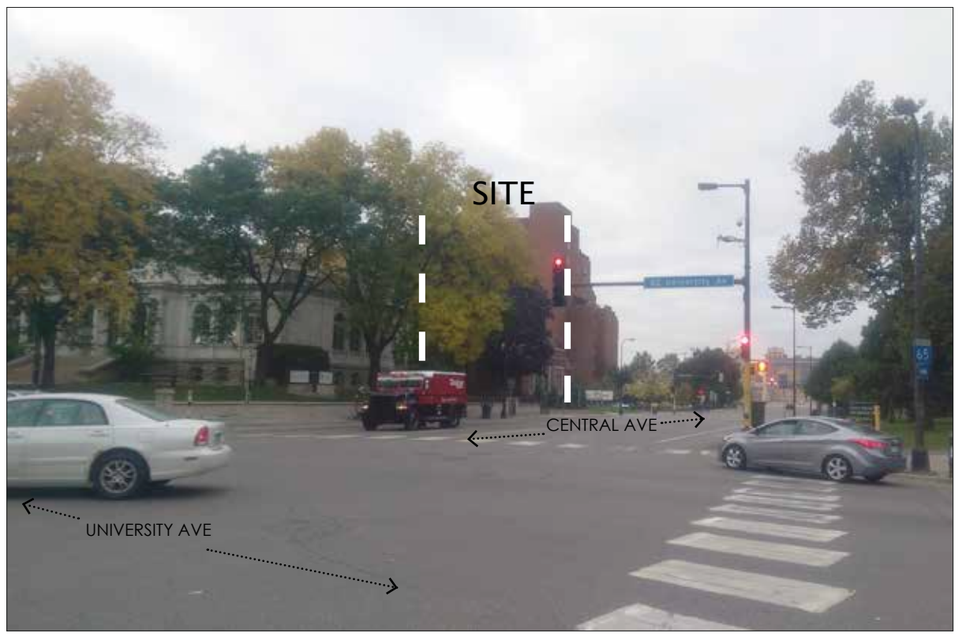

HENNEPIN AVE
4TH STREET
BANK STREET
UNIVERSITY AVE
CENTRAL AVE
2ND STREET
2ND AVE
3RD AVE
MAIN STREET
N
0’
100’
200’

Birdseye view from East

Birdseye view from South

Birdseye view from North

Birdseye view from West


SITE
CENTRAL AVE
UNIVERSITY AVE


SITE
CENTRAL AVE


SITE
2ND ST
CENTRAL AVE


SITE
2ND ST
CENTRAL AVE


SITE
RAMP PARKING
2ND ST


SITE
2ND ST

PEDESTRIAN VIEW ALONG CENTRAL AVE

PEDESTRIAN VIEW AT CORNER OF CENTRAL AND 2ND

PEDESTRIAN VIEW ALONG 2ND STREET

PEDESTRIAN VIEW ALONG CENTRAL AVE

PEDESTRIAN VIEW FROM UNIVERSITY AVE

VIEW OF AMENITY TERRACE

ALATUS PARTNERS esg architects

ELEVATION IN CONTEXT

UNIVERSITY AVENUESOUTHEAST

CENTRAL AVENUE SOUTHEAST

SECOND AVENUE SOUTHEAST

ST ANTHONY
PARKING
RAMP
9 LEVELS

12' - 0"

One Way Service
Drive

17' - 0"

3' - 0"

Service

Mech

Trash
Recycle

Elec

Ramp Up
to Level 2

4' - 0"

Area
18,901
SF

Bikes /
Storage

Move
In

Shuttle
Elevs

Packages

Retail
6,223 SF

Concierge

Lobby
3,805 SF

Ramp
Down to
Level P1

Transformers
in Vault

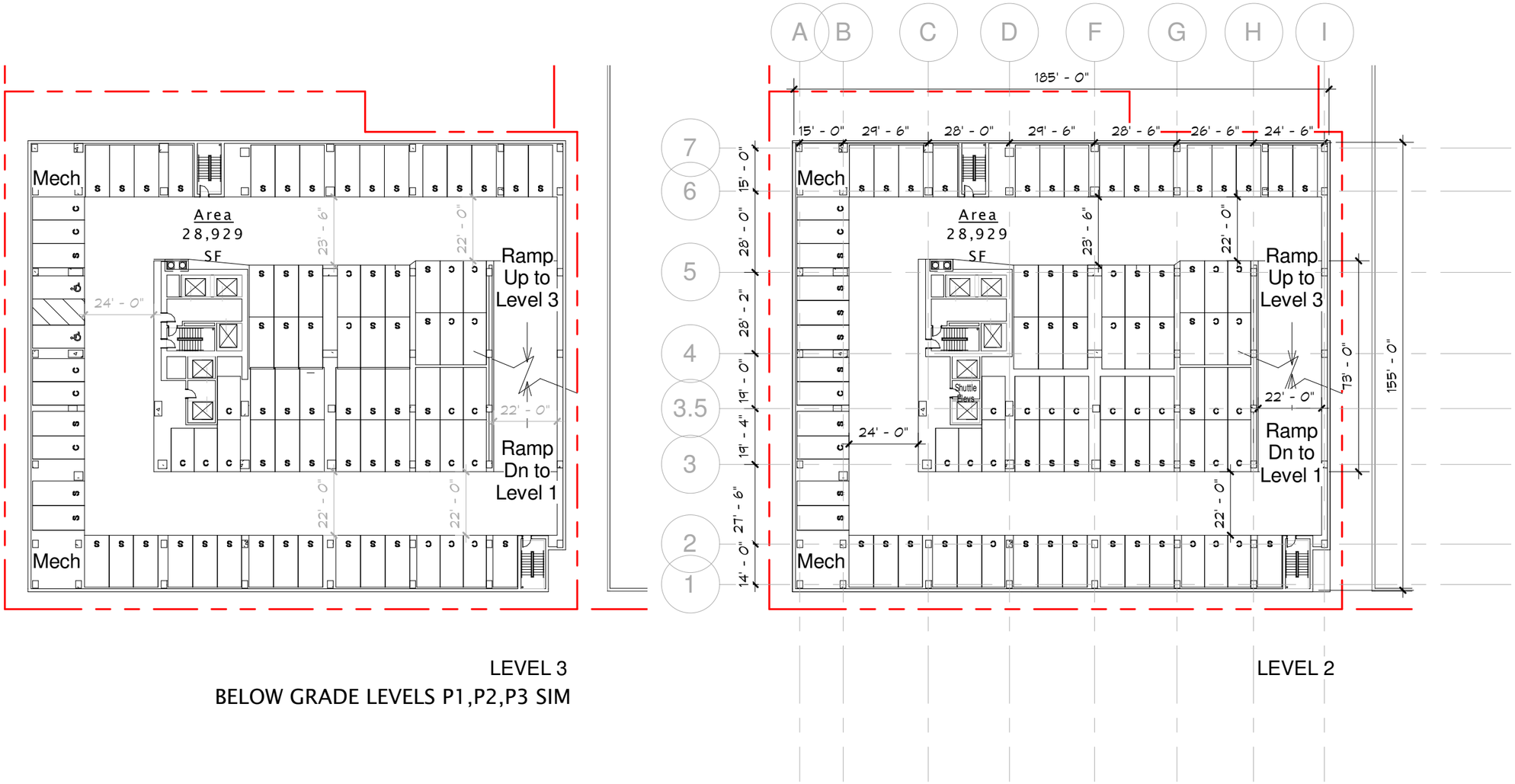
SECOND STREET SOUTHEAST

WINSLOW HOUSE CONDOMINIUMS
12 STORIES

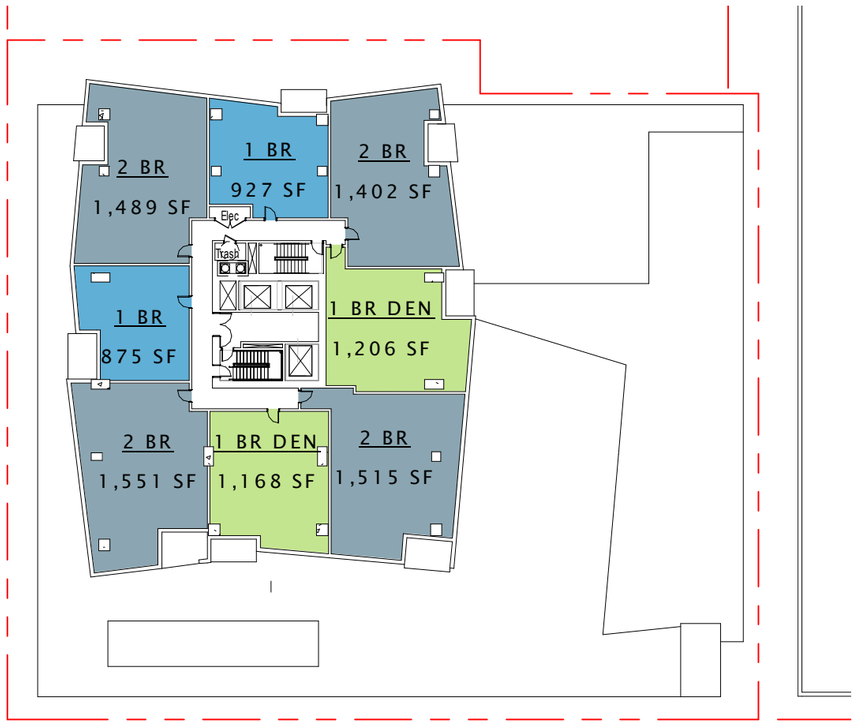
N

0' 10' 25' 50'

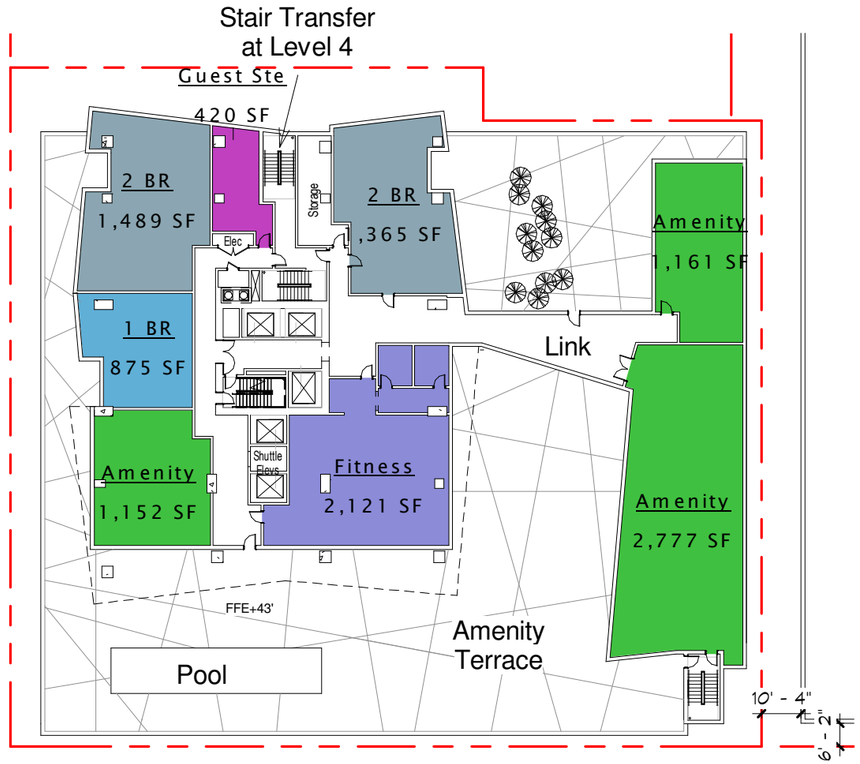
STREET LEVEL PLAN



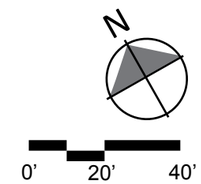
PARKING LEVEL PLANS LEVEL 2 AND 3 (P1,P2,P3 SIM)



TYPICAL LEVEL 5-15

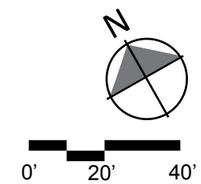


LEVEL 4



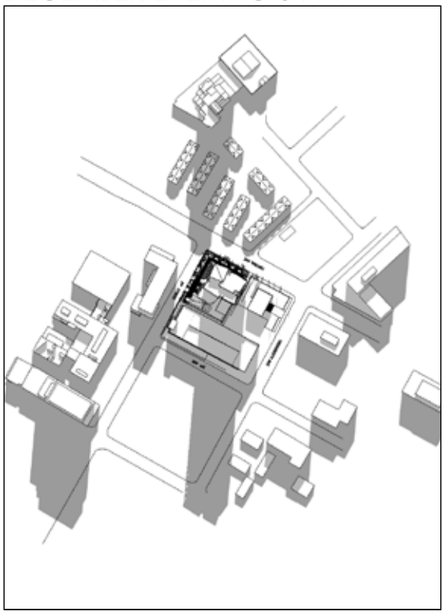
LEVEL 4 AND LEVEL 5-15 PLANS

TYPICAL LEVEL 25-35

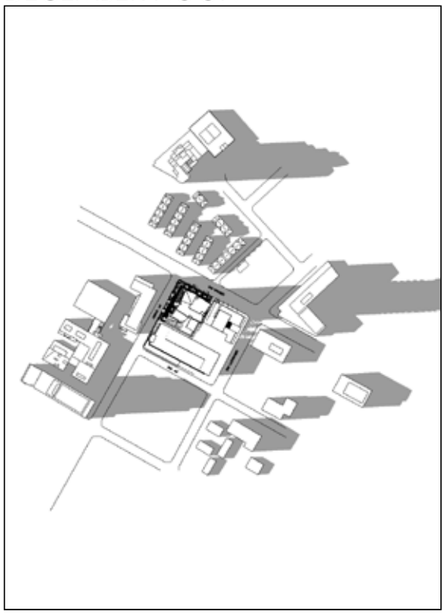


LEVEL 25-35 PLAN

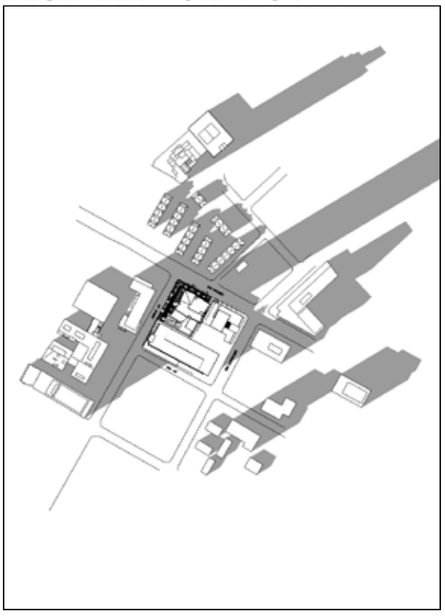
DECEMBER EVENING 3 PM



DECEMBER NOON



DECEMBER MORNING 9 AM



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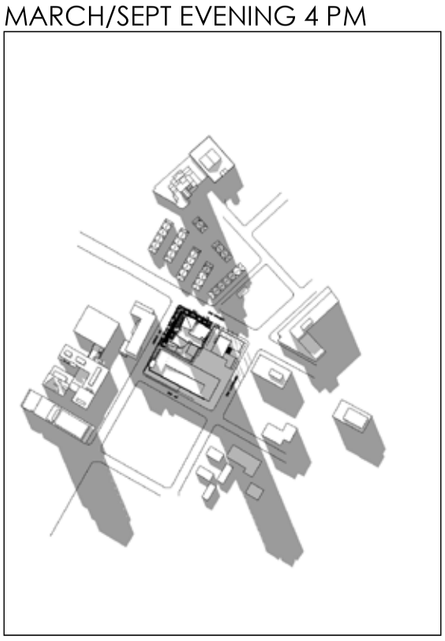
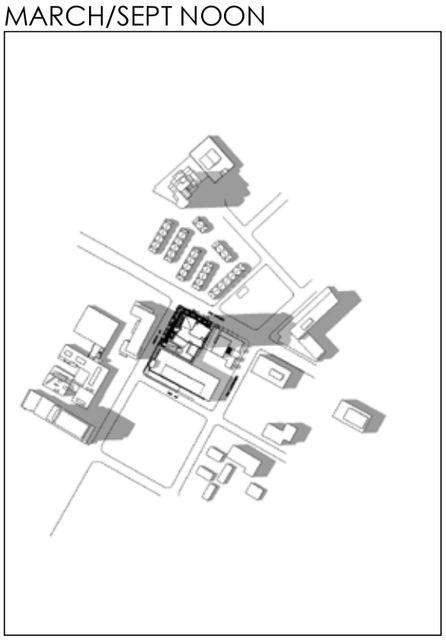


MARCH/SEPT NOON



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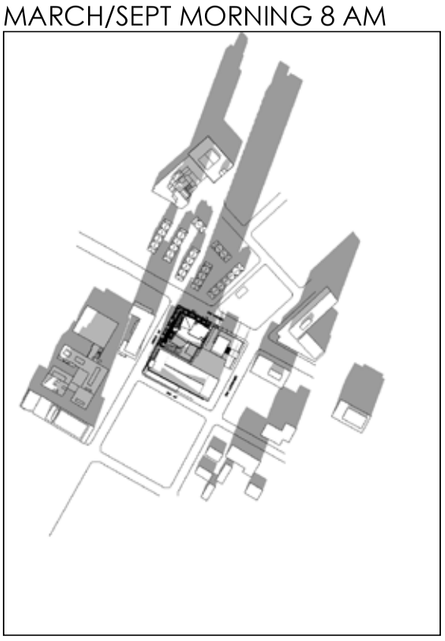
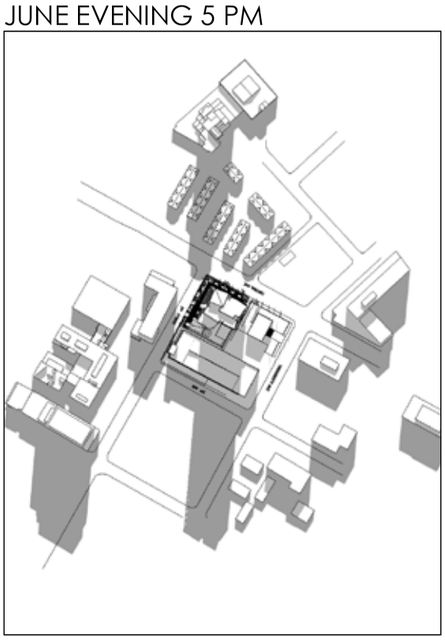
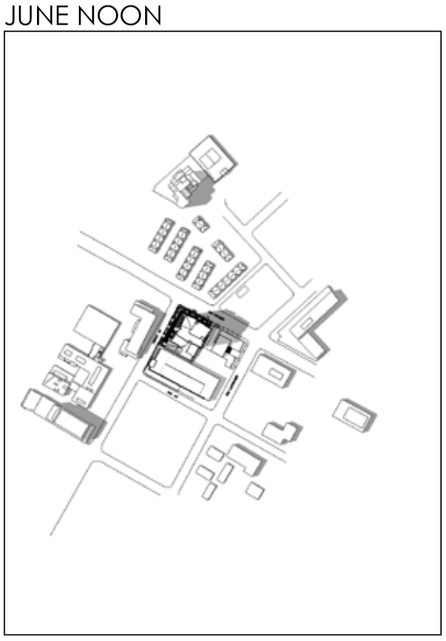


JUNE EVENING 5 PM



JUNE NOON



JUNE MORNING 7 AM

	Use	Total GSF	Parking GSF	Commercial	Amenity Lobby	Residence GSF	RSF	Parking
Level P3	Parking	28,929	28,929					64
Level P2	Parking	28,929	28,929					64
Level P1	Parking	28,929	28,929					64
Level 1	Lobby/Retail	28,929	18,901	6,223	3,805			
Level 2	Parking	28,929	28,929					64
Level 3	Parking	28,929	28,929					64
Level 4	Amenity	15,959			7,211	8,748	3,729	
Level 5	Residence	11,914				11,914	10,133	
Level 6	Residence	11,914				11,914	10,133	
Level 7	Residence	11,914				11,914	10,133	
Level 8	Residence	11,914				11,914	10,133	
Level 9	Residence	11,914				11,914	10,133	
Level 10	Residence	11,914				11,914	10,133	
Level 11	Residence	11,914				11,914	10,133	
Level 12	Residence	11,914				11,914	10,133	
Level 13	Residence	11,914				11,914	10,133	
Level 14	Residence	11,914				11,914	10,133	
Level 15	Residence	11,914				11,914	10,133	
Level 16	Residence	11,914				11,914	10,133	
Level 17	Residence	11,914				11,914	10,133	
Level 18	Residence	11,914				11,914	10,133	
Level 19	Residence	11,914				11,914	10,133	
Level 20	Residence	11,914				11,914	10,133	
Level 21	Residence	11,914				11,914	10,133	
Level 22	Residence	11,914				11,914	10,133	
Level 23	Residence	11,914				11,914	10,133	
Level 24	Residence	11,914				11,914	10,133	
Level 25	Residence	11,736				11,736	9,936	
Level 26	Residence	11,736				11,736	9,936	
Level 27	Residence	11,736				11,736	9,936	
Level 28	Residence	11,736				11,736	9,936	
Level 29	Residence	11,736				11,736	9,936	
Level 30	Residence	11,736				11,736	9,936	
Level 31	Residence	11,736				11,736	9,936	
Level 32	Residence	11,736				11,736	9,936	
Level 33	Residence	11,736				11,736	9,936	
Level 34	Residence	11,736				11,736	9,936	
Level 35	Residence	11,736				11,736	9,936	
Level 36	Residence	11,736				11,736	9,936	
Level 37	Residence	11,350				11,350	9,560	
Level 38	Residence	11,350				11,350	9,560	
Level 39	Residence	11,350				11,350	9,560	
Level 40	Residence	11,350				11,350	9,560	
Level 41	Mech	6,000				6,000		
Total		620,045	163,546	6,223	11,016	439,260	363,861	320