



MEMORANDUM

TO: Heritage Preservation Commission

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

DATE: July 8, 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 proposal is for a new high-rise development with 250 to 300 dwelling units and a restaurant. The applicant intends to incorporate the contributing part of the building, but may propose to relocate it elsewhere on the site. Parking for the development would be located in the adjacent St. Anthony parking ramp. The applicant has provided three concept site plans and additional massing studies and design concepts. In addition to general feedback, they are seeking feedback from the Heritage Preservation Commission as described on page 5 of their submittal. This input will be used by the applicant as they continue to design the proposed development.

A certificate of appropriateness application is needed for any alterations to the Washburn-McReavy Funeral Chapel building, including relocation on the same site, demolition of the St. Anthony Athletic Club building, and new construction, including a plaza.

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). Other guidelines to consider for these initial concepts 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)
- Open space/plaza (p. 48)