Appendix E: Letter to SHPO

Minneapolis
City of Lakes

Community Planning & Economic Development
Planning Division
250 South 4th Street – Room 110
Minneapolis MN 55415

Office 612 673-2597
Fax 612 673-2728
TTY 612 673-2157

August 16, 2011

Michael Koop
Local Preservation Programs
State Historic Preservation Office
Minnesota Historical Society
345 Kellogg Blvd. West
St. Paul, MN 55102-1906

RE: Rappaport Residence Designation Study – Submittal for State Historic Preservation Office Comment

Mr. Koop:

The City of Minneapolis is pleased to submit the enclosed designation study for the Rappaport Residence, 636 Elwood Avenue North, Minneapolis. Enclosed you will find two paper copies and one compact disc containing an electronic copy of the designation study.

Constructed in 1912 by Andrew Lofstrom for Abraham Oleisky, the subject property appears eligible for designation as City of Minneapolis Landmark due to its association with Edward Rappaport and his family.

In accordance with state and local law, we respectfully request your comments within 60 days: by October 16, 2011. Staff is available to discuss the designation study or the design guidelines in the upcoming weeks, should you wish to have a meeting. Please contact me with any questions that you may have. We look forward to receiving your comments.

Sincerely,

John Smoley, Ph.D.
612-673-2830
john.smoley@ci.minneapolis.mn.us

cc: Jack Byers, Ph.D., AICP, Planning Supervisor, CPED-Planning
Barbara Sporlein, Director, CPED-Planning

Call 311 Minneapolis
City Information and Services

www.ci.minneapolis.mn.us
Affirmative Action Employer

Appendix F: Letter from SHPO

Minnesota Historical Society

September 9, 2011

Mr. Jack Byers
Planning Supervisor, CPED-Planning
City of Minneapolis
250 South 4th Street – Room 110
Minneapolis MN 55415

RE: Local designation of the Rappaport Residence, 636 Elwood Ave. N., MHS Referral No. 2011-3374

Dear Mr. Byers,

Thank you for the opportunity to comment on the above referenced designation. It has been reviewed pursuant to Minnesota Statutes §471.193, subd. 6., and Section 599.210 of the City of Minneapolis Code of Ordinances.

Constructed in 1912, the Rappaport Residence is a wood-frame, 2 ½-story stucco building that displays Craftsman and Colonial Revival design elements. It is associated with Edward Rappaport, a Romanian Jewish immigrant who, with his family, settled in Minneapolis and overcame adversity and discrimination to become an important businessman and entrepreneur. In the early twentieth century Rappaport established an automobile supply business that later became known as Northwestern Auto Parts Company. In 1924 Rappaport moved with his family into the house at 636 Elwood Avenue North. Two years later, in 1926, he built a new store in North Minneapolis that was expanded dozens of times, and by 1955 had become a massive shop/manufacturing facility known as NAPCO Industries, Inc. The Rappaport Residence best represents the historical significance of Edward Rappaport, who rose from humble beginnings to establish a leading automobile parts company that later became an important international business run by two of his sons. For these reasons, the Rappaport Residence is an excellent candidate for local designation.

If you have any questions regarding our assessment of this property, please contact this office.

Sincerely,

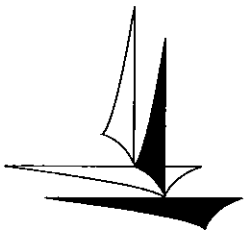
Britta L. Bloomberg

Britta L. Bloomberg
Deputy State Historic Preservation Officer

cc: John Smoley, CPED

Appendix G: Staff report to City Planning Commission

Community Planning & Economic Development
Planning Division
250 4th Street South, Room 300 PSC
Minneapolis, MN 55415



City of Minneapolis
Department of Community Planning & Economic Development - CPED

MEMORANDUM

TO: City Planning Commission

FROM: John Smoley, Ph.D., 612-673-2830

DATE: July 1, 2011

RE: Rappaport Residence (636 Elwood Avenue North) Designation Study – CPC Review and Comment

CC: Barbara Sporlein, Director, CPED – Planning
Jack Byers, Manager, CPED – Planning, Preservation & Design
Jason Wittenberg, Manager, CPED –Planning, Development Services

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Designation Study Review and Comment
Chapter 599, Heritage Preservation, of the Minneapolis Code of Ordinances outlines the review process for designation studies. The City is required to submit the designation study to the State Historic Preservation Office (SHPO) and the City Planning Commission (CPC) for review and comment. A copy of the draft designation study has been submitted to the Minnesota SHPO. Enclosed is a copy of the draft designation study for your review and comment.

Section 599.260 of the Heritage Preservation Regulations requires the planning director to submit all proposed designations to the City Planning Commission for review and comment on the proposal within thirty (30) days. In its review, the City Planning Commission shall consider but not be limited to the following factors:

(1) The relationship of the proposed designation to the city's comprehensive plan.
(2) The effect of the proposed designation on the surrounding area.
(3) The consistency of the proposed designation with applicable development plans or development objectives adopted by the city council.

This item will be on the August 4, 2011 Committee of the Whole agenda for discussion and comment.

The following memorandum analyzes the proposed designation using the three factors outlined in the section 599.260 of the ordinance.

The relationship of the proposed designation to the city's comprehensive plan: The designation of the Rappaport Residence meets relevant policies of the Minneapolis Plan for Sustainable Growth.

- Policy 3.7 states, "Maintain the quality, safety and unique character of the city's housing stock." The Rappaport Residence serves as an enduring example of Minneapolis' high-quality, safe, and unique housing: an example that has thrived for nearly a century.

- Policy 8.1 states "Preserve, maintain, and designate districts, landmarks, and historic resources which serve as reminders of the city's architecture, history, and culture." By designating 636 Elwood Avenue North as a landmark, the City will require the preservation of a building significant to the City for its association with a prominent immigrant family. The building also highlights north Minneapolis' legacy of welcoming citizens often discriminated against in other segments of the city, state, and nation.

The effect of the proposed designation on the surrounding area: The proposed designation of the subject property will set an example of the value of single family residences in an area experiencing teardowns and more intense development. It will also serve as a reminder of the neighborhood's history. The building is one of the most longstanding features of this block, being by far the oldest building and one of only three remaining residences.

The consistency of the proposed designation with applicable development plans or development objectives adopted by the City Council: The comprehensive plan identifies no small area plans that cover the area of the proposed landmark.

Appendix H: Staff report to Heritage Preservation Commission

CITY OF MINNEAPOLIS
CPED PLANNING DIVISION
HERITAGE PRESERVATION COMMISSION STAFF REPORT
BZH-26363

FILE NAME: 636 Elwood Avenue North – Rappaport Residence
APPLICANT: Mark A. Bell, 612-345-6646
DATE APPLICATION COMPLETE: March 24, 2010
PUBLICATION OF STAFF REPORT: October 18, 2011
DATE OF HEARING: October 25, 2011
APPEAL PERIOD EXPIRATION: November 4, 2011
STAFF INVESTIGATION AND REPORT: John Smoley, Ph.D., 612-673-2830
CLASSIFICATION: Landmark Designation Study

A. SITE DESCRIPTION AND BACKGROUND

Historic District	N/A
Neighborhood	Near North

Current name	Bell Residence
Historic Name	Rappaport Residence
Current Address	636 Elwood Avenue North
Historic Address	636 Elwood Avenue North
Original Construction Date	1912
Original Contractor	Andrew A. Lofstrom
Original Architect	none
Historic Use	Residence
Current Use	Residence
Proposed Use	Residence
Other Historical Designations	N/A

636 Elwood Avenue North, 2010, photo submitted by Applicant

The Rappaport Residence is a two-story house designed in a vernacular style with Colonial Revival and Craftsman influences. Andrew A. Lofstrom constructed the house for Abraham S. Oleisky in 1912 for an estimated cost of $3,000.[1] A side-gabled roof clad in composition shingles is punctured by a brick chimney on the north (rear) side and a shed dormer on the south (front) side. A two story enclosed porch with a shed roof extends off the west side of the residence. A flat-roofed, enclosed entryway serves as the main entrance into the building. Stucco clads the exterior walls with notable exceptions being the shed dormer on the roof and a rear, two-story addition, both of which are clad in narrow horizontal siding. Fenestration consists of a variety of wood framed and leaded glass windows, the majority being 4/1 double hung, all covered by aluminum storm windows. A two-car garage at the rear of the lot is the only other building onsite.

[1] City of Minneapolis Building Permit #B99434, 636 Elwood Avenue North.

On March 24, 2010, the property owner, Mark A. Bell, submitted a complete application to nominate the property for designation as a landmark, after over a decade of owning and restoring the property with his wife, Gloria.

At their April 20, 2010 meeting the Heritage Preservation Commission approved the nomination of the subject property and directed the Planning Director to prepare a designation study of the property. That study is attached.

On September 9, 2011, the State Historic Preservation Officer found the subject property to be eligible for local designation.

On August 4, 2011, CPED brought the completed designation study to the Committee of the Whole of the Planning Commission. The Committee recommended the property be designated.

B. EVALUATION

The property has been evaluated several times previously. In a 2000 review for the Near Northside Redevelopment Project conducted pursuant to Section 106 of the National Historic preservation Act of 1966, the evaluators, the 106 Group, did not find the subject property to be eligible for listing in the National Register of Historic Places.[2] In a 2002 reconnaissance survey of North Minneapolis the evaluators, Mead and Hunt, did not recommend further study of the property to determine whether it was eligible for local and/or national designation as a historic property.[3] Both evaluations are based primarily on considerations related to architecture.

C. CONSIDERATION FOR DESIGNATION

Based on the 2010 nomination, CPED-Planning-Preservation and Design conducted a designation study attached within.

Chapter 599 of the Minneapolis Code of Ordinances, Heritage Preservation Regulations, authorizes the HPC to hold a public hearing to consider proposed designations and to make findings and recommendations to the Zoning and Planning Committee of the City Council with respect to proposed designations as follows:

599.270. Designation hearing. Following completion of the designation study the commission shall hold a public hearing to consider the proposed designation, as provided in section 599.170. Any person having a legal or equitable interest in a nominated property shall be allowed reasonable opportunity to give testimony or present evidence concerning the proposed designation.

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[2] The 106 Group, Ltd., *Cultural Resources Survey for the Stage One Portion of the Near Northside Redevelopment Project, Minneapolis, Hennepin County, Minnesota*, 2000, 30, 46, A-30, Section 106 Files, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN.

[3] Mead & Hunt, *North Minneapolis Historic Resources Inventory: Bryn Mawr and Near North Neighborhoods (South Area)*, 2002, Reconnaissance Survey Files, Planning Division, Community Planning and Economic Development Department, Minneapolis, MN.

599.280. Commission recommendation. Following the public hearing, the commission shall make findings with respect to the proposed designation and shall submit the same together with its recommendation to the Zoning and Planning committee of the City Council. In making its findings and recommendation, the commission shall consider the designation criteria contained in section 599.210, the information contained in the designation study, the State Historic Preservation Officer's comments, the City Planning Commission's comments, the Planning Director's report and all testimony and evidence received at the public hearing relating to the designation.

D. DESIGNATION CRITERIA

Section 599.210 of the Heritage Preservation Regulations establishes criteria to 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. To be eligible for designation, a property must meet at least one of the following designation criteria:

(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 or neighborhood 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.

E. FINDINGS

1. Consistency with designation criteria:

The Rappaport Residence appears eligible for designation as an individual landmark per the ordinance's criteria 2. It does not appear significant under criteria 1, 3, 4, 5, 6, and 7.

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

The property in question does not appear to be the site of historically significant events. The home did not merit mention in the Minneapolis Tribune during its first ten years. Media accounts of the Rappaport family and NAPCO do not indicate that the home was the site of historically significant events.

Criteria #2: The property is associated with the lives of significant persons or groups.

636 Elwood Avenue North was the home of Edward Rappaport and his family from 1924-1946. The Rappaport's commitment to family, business, and their Jewish heritage exemplify the perseverance of Minneapolis' Jewish immigrant entrepreneurs in the first half of the twentieth century, as discussed in Part 2 of the designation study.[1]

Criteria #3: The property contains or is associated with distinctive elements of city or neighborhood identity.

The residence at 636 Elwood Avenue North is loosely associated with distinctive elements of city or neighborhood identity. The home was built for Jewish residents and eventually became owned by African-American residents, following North Minneapolis' general twentieth century demographic shift. But the residents' backgrounds and housing choices do not follow these established historical narratives as discussed in Part 2 of the designation study, thus these characteristics do not meet the City of Minneapolis' thresholds for historical significance.

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

The Rappaport Residence is a two-story house designed in a vernacular style with Colonial Revival, Prairie, and Craftsman influences. The City has designated numerous buildings that reflect these styles: four Craftsman, seven Colonial Revival, and ten Prairie. Nineteen of these twenty-one buildings were designed as single family residences, like the subject property. While interesting features remain inside the residence at 636 Elwood Avenue, it is not always clear which features date back to the building's origins. 636 Elwood Avenue North is an interesting amalgamation of several architectural styles en vogue in Minneapolis in the early twentieth century, but this characteristic alone is not significant within the context of Minneapolis' residential development.

Criteria #5: The property exemplifies a landscape design or development pattern distinguished by innovation, rarity, uniqueness or quality of design or detail.

The trees, grass, and vegetation onsite are not arranged in a meaningful pattern and are no more distinguished than vegetation on the average residential lot in Minneapolis (see designation study Figures 2-8).

Criteria #6: The property exemplifies works of master builders, engineers, designers, artists, craftsmen or architects.

While Andrew A. Lofstrom constructed an admirable house at 636 Elwood Avenue North, no evidence suggests that he was a master builder. While the 1912 Minneapolis city directory lists Lofstrom's profession as a carpenter, he did not garner a space in the "Contractors-Carpenters" section of the commercial listings, where over one-hundred other contractors and carpenters did.[2]

Criteria #7: The property has yielded, or may be likely to yield, information important in prehistory or history.

The subject property has not yielded information important in prehistory or history. Records available at the Minnesota State Historic Preservation Office indicate that no archaeological sites have been identified on the subject property nor have any archaeological surveys been conducted on or near the property in question.

The subject property is not likely to yield information important in prehistory. The subject property is not located within 1000 feet of Basset Creek.[3] Sites in close proximity (generally five hundred feet or less) to bodies of water have a higher than average potential to include archaeological evidence of precontact human habitation, since bodies of water generally serve as sources of water, food, and transportation. Being further than one thousand feet from this creek, the property at 636 Elwood Avenue North is far less likely to possess such evidence.

The subject property is not likely to yield information important in history. Building permit records do not indicate the presence of buildings onsite prior to the construction of the present building in 1912.[4] City records indicate the lot was connected to the municipal sewer system in 1912.[5] This indicates an extremely low likelihood of the lot containing privy vaults bearing archaeological evidence. Other archaeological sources of information such as sheet refuse (general surface trash scatters that accumulate over time), trash pits, and builder's trenches may still be present on the lot. Generally, this sort of evidence is found in the backyards of residences. The northernmost portion of the rear yard of this property has been impacted by a parking area and garage whose placement appears original.[6] Unlike the Rappaport's previous residence at 620 Girard Avenue North, no evidence exists to suggest that the back yard of the home was used for dismantling automobiles for parts.[7] For these reasons, the subject property is not likely to yield information important in history.

F. PUBLIC COMMENTS

Staff has received no comment letters as of the date of this staff report's publication.

G. STAFF RECOMMENDATION

CPED recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the landmark designation of the Rappaport Residence, and forward the study and recommendation to the Zoning and Planning Committee of the City Council with a recommendation to **approve** the designation of the property at 636 Elwood Avenue North.

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[1] "Edward Rappaport," *Minneapolis Star*, 10 September 1955, 3; Joseph Stipanovich, *City of Lakes: An Illustrated History of Minneapolis* (Woodland Hills, California: Windsor Publications, 1982) 343.

[2] Minneapolis City Directory, 1912.

[3] U.S. Surveyor General's Office, Minnesota Public Land Survey Plat Map, Township 29 N, Range 24 W, 4th Meridian, 1876 [http://www.mngeo.state.mn.us/glo/Index.htm] accessed 11 February 2011.

[4] City of Minneapolis Building Permit Index Card, 636 Elwood Avenue North.

[5] City of Minneapolis Public Works and Engineering Sewer and Water Connections Inspection.

[6] Sanborn Fire Insurance Map, Minneapolis, Minnesota, 1912-1951, Vol. 2, 158.

[7] *The Life and Legacy of Edward Rappaport*, directed by Shira Joy Rappaport, St. Paul: IFP Minnesota Center for Media Arts, n.d.

Appendix I: Public comment following publication of the Designation staff report

Appendix J: HPC Actions from Designation hearing

Minneapolis Heritage Preservation Commission Actions

Regular Meeting

4:30 p.m., Tuesday, October 25, 2011

Room 317, City Hall

350 South Fifth Street

Minneapolis, MN 55415-1385

Commission Membership: Mr. Chad Larsen, Ms. Denita Lemmon, Mr. Kevin Kelley, Ms. Meghan Elliott, Mr. Alex Haecker, Ms. Christina Harrison, Ms. Susan Hunter Weir, Ms. Ginny Lackovic, Ms. Tammy Lindberg, and Ms. Linda Mack

Planning Manager: Jack Byers, 612.673.2634

Committee Clerk: Susan Schempf, 612.673.2503

Commissioners Harrison and Larsen were absent and excused from tonight's meeting.

The meeting was called to order at 4:35 p.m.

Minutes were approved for the meeting held on October 11, 2010

Public Hearings

On Consent

1. 636 Elwood Avenue North, Edward and Gusty Rappaport House – Historic Resource, – Ward 5 – Staff Report

Staff: John Smoley, 612.673.2830

Landmark designation study – Designation Study

Action: **Adopt** staff findings and **approve** the landmark designation of the Edward and Gusty Rappaport House, and forward the designation study (dated October 25, 2011) and recommendation to the Zoning and Planning Committee of the City Council with a recommendation to approve the designation of the property at 636 Elwood Avenue North.

For Presentation

2. 1121 Hennepin Avenue – Harmon Place Historic District, Ward 7 – Staff Report

Staff: Chris Vrchota, 612.673.5467

Amended Certificate of Appropriateness for building and site modifications.

Actions: **adopt** staff findings and **approve** the amended Certificate of Appropriateness for building and site modifications with the following condition(s):

Appendix K: Request for Council Action

Appendix L: Zoning and Planning Committee Actions

Appendix M: Actions of the Full City Council

Appendix N: Publication in *Finance and Commerce*