

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

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FILE NAME: 636 Elwood Avenue North – Rappaport Residence

APPLICANT: Mark A. Bell, 612-345-6646

PUBLICATION OF STAFF REPORT: April 11, 2011

DATE OF HEARING: April 18, 2011

APPEAL PERIOD EXPIRATION: April 28, 2011

STAFF INVESTIGATION AND REPORT: John Smoley, Ph.D., 612-673-2830

CLASSIFICATION: Extension of Interim Protection to Allow for the Completion of the Designation Process

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**A. SITE DESCRIPTION AND BACKGROUND**

<b>District/Area information</b>	
Historic District	N/A
Neighborhood	Near North

<b>Historic Property information</b>	
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**

#### A. BACKGROUND

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. On April 20, 2010 the Heritage Preservation Commission approved the nomination of 636 Elwood Avenue North as a landmark; establish interim protection; and direct the Planning Director to prepare or cause to be prepared a designation study.

Over the course of the past year, staff has worked on the designation study with the subject property's current owner and with descendants of Edward Rappaport. The subject property appears eligible for designation as an individual landmark under criterion 2, due to its association with Edward Rappaport and his family. Multiple drafts have been vetted through staff channels. The study is scheduled to be sent to the State Historic Preservation Office and

City Planning Commission for comments, in accordance with the Heritage Preservation Regulations, on April 17.

Interim protection is set to expire on April 20, 2011, which will occur prior to the Heritage Preservation Commission's and City Council's action on the designation. Interim protection will need to be extended to protect the property during this period.

Section 599.240 of the Minneapolis Code of Ordinance provides interim protection to properties during the time of a designation study. The interim protection period lasts 12 months from the decision to commence a designation study. Interim protection can be extended an additional 18 months to protect the designation process. The HPC shall hold a public hearing on the proposed extension of interim protection.

## **B. PUBLIC COMMENTS**

Staff has received no comment letters on the proposal as of the publication of this staff report.

## **C. APPLICABLE ORDINANCES**

### ***Chapter 599. Heritage Preservation Regulations***

#### **ARTICLE V. DESIGNATION**

**599.240. Interim protection.** (a) Purpose. Interim protection is established to protect a nominated property from destruction or inappropriate alteration during the designation process.

(b) *Effective date.* Interim protection shall be in effect from the date of the commission's decision to commence a designation study of a nominated property until the city council makes a decision regarding the designation of the property, or for twelve (12) months, whichever comes first. Interim protection may be extended for such additional periods as the commission may deem appropriate and necessary to protect the designation process, not exceeding a total additional period of eighteen (18) months. The commission shall hold a public hearing on a proposed extension of interim protection as provided in section 599.170.

(c) *Scope of restrictions.* During the interim protection period, no alteration or minor alteration of a nominated property shall be allowed except where authorized by a certificate of appropriateness or a certificate of no change, as provided in this chapter. (2001-Or-029, § 1, 3-2-01)

## **D. FINDINGS**

1. The nominated property appears to meet at least one of the criteria for designation contained in section 599.210 (criteria 2).
2. The property's interim protection is set to expire prior to the completion of the designation study.
3. Additional time is needed to allow for the review required by Article V, Chapter 599 of the Minneapolis Code of Ordinances.

## E. STAFF RECOMMENDATION

CPED recommends that the Heritage Preservation Commission **adopt** staff findings and **approve** the extension of interim protection for 636 Elwood Avenue North for six months until October 20, 2011.