

**CITY OF MINNEAPOLIS  
CPED PLANNING DIVISION  
HERITAGE PRESERVATION COMMISSION STAFF REPORT  
BZH-26402**

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FILE NAME: 2006 Laurel Avenue West – Higgins Residence

APPLICANT: CPED-Planning

DATE APPLICATION COMPLETE: n/a

PUBLICATION OF STAFF REPORT: May 31, 2011

DATE OF HEARING: June 7, 2011

APPEAL PERIOD EXPIRATION: June 17, 2011

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

CLASSIFICATION: Request for extension of interim protection

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**A. SITE DESCRIPTION AND BACKGROUND**

<b>District/Area information</b>	
Historic District	N/A
Neighborhood	Bryn Mawr

<b>Historic Property information</b>	
Current name	O'Neill Residence
Historic Name	Higgins Residence
Current Address	2006 Laurel Avenue West
Historic Address	2000-2006 Laurel Avenue West
Original Construction Date	1888
Original Contractor	Erick Lund
Original Architect	None
Historic Use	Residence
Current Use	Residence
Proposed Use	Residence
Other Historical Designations	N/A



2006 Laurel Avenue West, date unknown, photo submitted by Rick Carter from Hennepin History museum Files



2006 Laurel Avenue West, 2010, photo submitted by Rick Carter

## **A. BACKGROUND**

On April 16, 2010, Councilmember Lisa Goodman moved to nominate the property known as the Henry R. Higgins House at 2006 Laurel Avenue West in Minneapolis for local historic designation and to establish interim historic protections pursuant to Minneapolis Code of Ordinances §599.240(b) covering all internal and external alterations to buildings, accessory structures and landscape features on the property, including demolitions, additions, renovations and other improvements. Councilmember Goodman also moved that the Planning Director be directed to prepare the necessary documentation to bring this nomination forward to the Historic Preservation Commission no later than June 22, 2010. The Council adopted this motion. On June 22, 2010 the Heritage Preservation Commission approved the nomination of 2006 Laurel Avenue West as a landmark; established interim protection; and directed the Planning Director to prepare or cause to be prepared a designation study.

Over the course of the past year, work on the designation study has progressed. The subject property appears eligible for designation as an individual landmark. 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 June 6.

Interim protection is set to expire on June 22, 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**

Since the nomination of the property, staff has received no comment letters on the proposed designation.

## **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.

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 2006 Laurel Avenue West for six months until December 22, 2011.