

DESIGNATION STUDY:

Rappaport Residence



October 25, 2011

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Designation Study Purpose and Background

On March 24, 2010, the property owner, Mark A. Bell, submitted a complete application to nominate the property known as the Rappaport Residence, 636 Elwood Avenue North, for designation as a landmark, after over a decade of owning and restoring the property with his wife, Gloria.

After completing an initial review, CPED brought the nomination to the Heritage Preservation Commission and noted that that the property exhibited at least one of the local designation criteria found in section 599.210 of the Heritage Preservation Ordinance. On April 20, 2010, the Heritage Preservation Commission adopted staff findings and approved the nomination of 636 Elwood Avenue North as a landmark; established interim protection; and directed the Planning Director to prepare a designation study.

This study is intended to fulfill the requirements for local historic designation outlined in Title 23, Chapter 599.230 of the Minneapolis Code of Ordinances. The study is based on a review of resources listed on pages 63-64. Contributions to the research for this study were made by the property owners, Mark and Gloria Bell, as well as the Rappaport family.

BASIC PROPERTY INFORMATION	
Current name	Bell Residence
Historical Name	Rappaport Residence
Original Owner	Abraham and Bertha Oleisky/Olesky
Current Address	636 Elwood Avenue North
Historical Address	636 Elwood Avenue North
Original Construction Date	1912
Original Contractor	Andrew A. Lofstrom
Original Architect, Master builder, engineer, designer, artist, or craftsmen	None
Historical Use	Residence
Current Use	Residence
Ward:	5
Neighborhood:	Near North

PART 1: PHYSICAL DESCRIPTION OF PROPERTY

This section is intended to give a very specific description of the physical characteristics of the key components of what is under consideration on this property: The buildings, landscape, and other features of the property.

Parcel location, shape, and size

636 Elwood Avenue North is a well-kept single family residence in the Near North neighborhood, just north of Floyd B. Olson Memorial Highway. The block is emblematic of the temporal change in the neighborhood. Large, multi-story, single-family residences with moderately-sized yards occupy the western side of the block. The northern portion of the block is a series of undeveloped lots that formerly held residences, presumably awaiting more dense development. The eastern edge of the block bears a church that acts as an informal gateway to the institutional and multi-family uses further east. The home sits on a roughly rectangular lot 55 feet wide and 194 feet deep. This 10,180 square foot lot is relatively representative of the size of single family lots in the immediate vicinity (Figure 1, 2).

Description of building(s) on the property

Two buildings sit on this interior lot: the residence and a detached garage, both of which have maintained their historic uses to the present day.

Description of the primary structure

Date(s) of construction: Andrew A. Lofstrom constructed the house for Abraham S. Oleisky in 1912 for an estimated cost of \$3,000.¹

Size and massing: The building is arranged in a massed plan two units wide by two units deep. A two-story enclosed porch on the north side and three-story enclosed entryway on the west side add complexity to this otherwise simple plan. The residence faces south and is located in the southernmost half of the lot. The detached garage faces west and is located in the northernmost quarter of the lot (Figure 2).

Architectural style: The Rappaport Residence is a 2.5-story house designed in a vernacular style with Colonial Revival, Prairie, and Craftsman influences.

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. Another dormer that likely dates back to the building's date of construction on the north (rear) side has been almost fully encapsulated in

a three-story entryway addition. Medium-width eaves are covered in aluminum coil.



636 Elwood Avenue North as seen from the street in 1930, source: Rappaport family

A flat-roofed, enclosed entryway that was originally screened serves as the main entrance into the front of the building (Figure 3).

Stucco clads the exterior walls with notable exceptions being the shed dormers and a rear, three-story addition, all of which are clad in aluminum siding (Figure 3, 4, 5).

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. The primary wood windows date back to the Rappaport's time (Figure 18, 26), but notable replacements have occurred (see "*Known original elements that are deteriorated or missing*" below).

The foundation is comprised of aggregate blocks shaped like rough-finished ashlar, with some smooth-faced exceptions at the rear of the dining room.

A three-car garage at the rear of the lot is the only other building onsite (Figure 7).

Known original elements that are deteriorated or missing: The building has changed since its construction in 1912, when it was constructed, since 1924, when the Rappaport family moved into the residence, and 1946, when the Rappaports sold the residence.² All in all, though, the residence has changed relatively little on its exterior.

Between 1912 and 1924, permitted changes were primarily plumbing and electrical with one exception. A 16x18 foot detached garage was constructed at the rear of the lot by the home's first owner in 1914. Work in 1974 repaired fire damage to this building.³ The garage's current size indicates that it was expanded for a third car (Figure 7).

Permitted changes were limited to interior work (plumbing and electrical) during the Rappaport's tenure at 636 Elwood Avenue North from 1924-1946.⁴

Building permit records and historical photos indicate that the residence's original stucco remains intact, though some stucco was added in 1970 (Figure 26). The aluminum siding on the building is not historic, likely dating back to 1979 but installed no earlier than 1947 (Figure 3, 4, 18). Shingles clad the dormers and gables prior to that (Figure 18). Aluminum coil covers wood bracketed eaves (Figure 4, 18).

This single family residence was converted to a duplex in 1955 but has since been converted back to a single family residence. A rear porch, removed in 1959, was replaced with a three-story enclosed entryway (Figure 5).⁵

In terms of fenestration, aluminum storm windows have replaced the wood storm windows that were on the building during the Rappaport's time (Figure 3, 4, 5, 6, 18, 26, 27, 29, 30, 31). The once screened front entryway has since been enclosed with windows (Figure 16, 18, 27). Three dormer windows and two second floor windows (middle pair) on the front elevation appear to have been replaced (Figure 3, 18). All second floor windows on the building's western projection have been replaced with boards or aluminum storm windows (Figure 4, 18, 30). A small second floor window at the southwest corner of the building appears non-original (Figure 18, 30). A rear porch, removed in 1959, was replaced with a three-story enclosed entryway (Figure 5).⁶ None of these windows date back to the Rappaport's tenure in the building. Stained glass windows on the northern (rear) and eastern (side) elevations may not be original (see "Description of Interior Features," below) but are certainly in keeping with the historic character of the building. A pair of small second floor windows

at the southeast corner (interior side) of the building appear non-original (Figure 6, 18, 31). Fabric awnings no longer on the building covered select windows on the residence for part of the time the Rappaports owned the home (Figure 18, 26, 27).

Description of secondary structure(s)

Date(s) of construction: A detached garage, clad in narrow wood siding that does not appear entirely original, was constructed at the rear of the lot by the home's first owner in 1914 (Figure 7).⁷ This structure still stands at the rear of the property, though it has been modified (see "*Known original elements that are deteriorated or missing*" below).

Location, placement, and orientation of building on the site: The garage faces west and is located at the northern end of the lot (Figure 2).

Size and massing: This one-story, rectangular, three-car garage has a slightly sloped roof. Sloped parapets give this shed-roofed structure a flat-roofed silhouette. (Figure 7, 32).

Architectural style: (or styles if it is a mixed-style building): vernacular

Known original elements that are deteriorated or missing: The garage was originally 16x18' according to building permit records. The garage's current size indicates that it was expanded for a third car. Work in 1974 repaired fire damage to this building (Figure 7).⁸

Description of interior features

The interior of the property has been changed considerably. The current owners who nominated the property for designation noted their extensive work on the property. A considerable amount of this work has been dedicated to repairing and restoring the building, to include altering a previously enclosed stairwell and repairing woodwork on the interior of the property. A lack of historical evidence makes the age of interior features difficult to confirm.

Undoubtedly, there are many features (wood floors, wood trim, wood windows, radiators, doors, and door fixtures, for example) that date back to the Rappaport's residence in the home, but most of these features exist in secondary areas: bedrooms, closets, and bathrooms on the second floor (Figure 9). The primary areas, on the first floor of the home, bear the greatest evidence of change, yet many of the changes are in keeping with the building's vernacular twist on the Craftsman and Colonial Revival styles. A leaded glass window at the front of the living room, which

appears in historical photos, has been restored by the current owners (Figure 10 and 11). An Arts & Crafts style buffet flanked by stained glass windows sits in a small bump-out at the rear of the property (Figure 12). The change of foundation materials at this bump-out make it appear to be an addition, as the newer, smooth face cement block matches the added rear entryway addition (Figure 13). Yet the relatively seamless stucco application on the main building and the bump-out make it appear original. The owner reports the coffered ceiling in the dining room is not original to the space, but it and the room's chandelier certainly seem appropriate to the building's hybrid style (Figure 12). Mary Rappaport, daughter of Edward, lived in the house as a child, yet the current owner stated that she did not remember stained glass windows adjacent to the main stairway (Figure 14). The kitchen bears evidence of considerable change, apart from the doorways and trim (Figure 15). The once screened front entryway has since been enclosed with windows (Figure 16, 18, 27).

Description of landscape and landscape features

The building sits atop a low rise on a lot that slopes downward toward the street (south) and alley (north). Wood fences in the side and rear yards separate the home from adjacent residences. A stepped concrete walkway extends downward from the front entryway porch steps to the sidewalk. A low retaining wall and planter bed separates the front yard from the sidewalk. A narrower path of stepped cement pavers leads from the rear entrance to the alley. A paved driveway sits next to the garage at the northern end of the lot. Two conifer and two deciduous trees shade the property. One of each stands in the front and rear yards. The girth of these trees and historical photographs indicates that they do not date back to the time the Rappaports inhabited the property (Figure 3, 5, 18). Grass and shrubs, neither of which appear significant, are the only other vegetation on the lot (Figure 2-8).

PART 2: HISTORICAL SIGNIFICANCE

Edward Rappaport

The subject property is historically significant for its association with Edward Rappaport and his family (Figure 16).

Early Life

From 1924-1946 the residence at 636 Elwood Avenue North was the home of Edward Rappaport and his family: Gusty, his wife, and their children James, Max, Claire, Mary, and Fred. Edward Rappaport's dramatic rise from poverty to prosperity is significant within the context of immigrant, Jewish, and corporate history in Minneapolis.

Overcoming hardships independently was a quality Edward Rappaport developed at a very early age. Edward Rappaport was born in 1881 in Romania to Yankel and Eva Rappaport. His father died when Edward was only three years old. His mother Eva remarried a man named Moritz Schwartz, who would only accept one of her children from her previous marriage. Edward's baby sister, Jenny, remained with their mother while Edward was raised by his grandfather.⁹

At roughly age eighteen, Edward immigrated to the United States. The ship's passage to North America took an unusually long time, and food supplies ran out. Even when aided by a passing ship, provisions remained scarce enough to evoke abhorrent behavior. Rappaport observed a man steal a food ration from a pregnant woman and her child. Rappaport chased and confronted the man. A scuffle ensued and Edward lost. Rather than simply leaving with the food, the thief took the time to commit a horribly anti-Semitic act: carving a crucifix into Rappaport's chest with a blade. Edward was let off the ship in Canada to receive treatment for his wounds at a Catholic hospital.¹⁰

From Canada, Edward made his way to New York, where he was reunited with his mother and where he met seven new siblings. Edward was taken in by a kind aunt but did not get along well with her. Hearing that there were a lot of Romanian Jews in Detroit, Edward headed west, allegedly on foot. Detroit met his expectations. When inquiring about a room and work with Romanian Jew there, the man asked about the ship Rappaport emigrated upon, and, subsequently, about the young passenger who was carved with a knife. Edward indicated that he was that man, and found the stranger insisted upon sharing his home with the newcomer. While residing there, Edward became smitten with the man's daughter. Although she was engaged to be married at the time, Gusty (Augusta) Schwartz fell in love with Edward. Ignoring Victorian mores, the couple eloped in Windsor, Ontario (Figure 17).¹¹

Following their marriage, Edward found work in Cleveland, and it was there that their first child, James, was born in 1906. Edward had learned tinsmithing in Romania. The

1906 earthquake and fire in San Francisco provided an opportunity for home building and repair work. This young family packed up and headed west via train, only to stop in Salt Lake City when Gusty experienced labor pains. Their second son, Max, was born there in 1908.¹²

By then, Gusty's family lived in Minneapolis, and it was there that the Rappaports settled and had three more children: Claire, Mary, and Fred. In an age when Jews experienced substantial discrimination, success for a young Jewish man generally meant working for another Jew or self-employment. Edward initially found work through others. Descendents relate stories of Edward helping to construct the Basilica of St. Mary's copper roof. Edward then parlayed his experience into a business working as a junk peddler, buying and selling his wares via horse and wagon beginning in 1918. The advent of the automobile led this metal smith to purchase autos damaged in wrecks, break them into parts in his backyard at 620 Girard Avenue North, and resell the parts.¹³



636 Elwood Avenue North as seen from the street in 1930, source: Rappaport family

NAPCO

By 1923, the Minneapolis City Directory listed Rappaport as running an auto supply business at 310 Plymouth Avenue. By 1924, the directory listed his business by name, Northwestern Auto Parts¹⁴. With a motto, "For that hard to get part," the Northwestern Auto Parts Company served the retail market for the burgeoning automobile industry in Minneapolis. At that point, Rappaport's business was successful enough to enable the

family to move into a relatively new home at 636 Elwood Avenue North, where they remained for over twenty years. By the time they left Elwood Avenue after World War II, the company had begun manufacturing its own parts and rebuilding vehicles, employing seventy-five people.¹⁵

Family and work went hand in hand for Edward Rappaport. A major motivation for Edward's self-run enterprise was ensuring that his children never had to knock on a door asking for work. At a young age, the Rappaport children spent evenings helping their parents address mailed advertisements to farmers throughout the region. As time progressed, Edward Rappaport formally brought his three sons into the business to manage various aspects of the growing operation. His wife, Gusty, served as the bookkeeper for the firm (Figure 19).¹⁶

In 1926 Rappaport hired Jewell-Emerson, Incorporated to design and construct a brick and tile store at 7th Street North and Lyndale Avenue North (Figure 20).¹⁷ The company grew at a remarkable rate. From its construction in 1926 until 1963 the company's headquarters expanded seventeen times.¹⁸ By 1948 Northwestern had twenty seven thousand square feet of office and shop space along with over one hundred fifty thousand square feet of yard space at its headquarters at 834 7th Street North. In 1955 the Northwestern Auto Parts Company changed its name to NAPCO Industries, Inc. and added to its mushrooming complex by purchasing an adjacent one hundred eleven thousand square foot manufacturing facility at 5th Street and 10th Avenue North (Figure 21-23).¹⁹

Social Context

The success of this family business is especially significant in the context of Minneapolis' immigrant and economic history. Throughout the first two decades of the twentieth century, Jews, especially recent immigrants, found employment in Minneapolis difficult. Anti-Semitism prevented entry into numerous occupations, driving many workers like Rappaport to form businesses of their own and to employ their children. Yet by the 1930s Minneapolis' 20,000 Jews had, like the Rappaports, pulled themselves up from poverty to middle-class respectability, typically through self-employment. Like the Rappaports, most Jews settled in North Minneapolis, a relative refuge from housing discrimination experienced in other portions of the city.²⁰ Family ties and social necessity frequently kept immigrant families tight knit. In the Rappaport's case, their adult children lived at home until their marriage. The family remained at 636 Elwood until 1946. By then all of their sons had married and moved into places of their own. Edward and his wife Gusty followed suit, moving to 1300 Washburn Avenue North and then to St. Louis Park.²¹

On September 10, 1955, Edward Rappaport passed away at the age of seventy four. A very short obituary in the *Minneapolis Star* reflected upon Edward Rappaport's family, business, and Jewish heritage: three defining characteristics of this man and Minneapolis' Jewish immigrant entrepreneurs in the first half of the twentieth century.²²

Legacy

Edward Rappaport's heirs followed their father's example at work and in the community. Rappaport's surviving sons, Max and Fred, propelled the company to international greatness. From St. Paul to Chile to Turkey, NAPCO acquired portions of firms as well as entire businesses, expanding its offerings to consumers throughout the world.²³ By 1964 NAPCO maintained branches in thirty-two foreign countries, prompting the *St. Louis Park Dispatch* to proclaim, "The Sun Never Sets on NAPCO." This overseas emphasis was an early example of globalization.²⁴ By 1964 the firm's export business was significant enough to earn an "E" award, given by the United States President to firms significantly impacting the federal government's export expansion program.²⁵ Upon Max's untimely death of a heart attack in 1965, his son Gary took over as president of NAPCO. Gary Rappaport maintained longstanding community affiliations started by his father and grandfather in prominent arts and religious organizations, to include the Minnesota Orchestra, Minneapolis Society of Fine Arts, Minneapolis Chamber of Commerce, Mt. Sinai Hospital in Minneapolis, and local Jewish temples.²⁶

In the 1970s, the company shifted its focus from heavy manufacturing to distribution. A decade later, the enterprise had come full circle. The firm's 1986 annual report informed shareholders that the sale of NAPCO's international business left the company with no active operating units.²⁷ Acquisitions since then have reaffirmed the company's commitment to its founding mission, supporting existing systems through spare part supplies, as well as defense-oriented communications, manufacturing, and logistical services.²⁸

The Rappaport's success went far beyond that of most of their contemporaries. Northwestern Auto Parts expanded its business by distributing a mail-order catalog in a day and age when auto parts were far from standard and car companies came and went quickly.²⁹ In Northwestern Auto Parts, Edward Rappaport laid the foundation for a firm that embraced the American government's international focus following World War II. That international focus in emerging foreign markets aligned with Cold War alliances helped make NAPCO Industries, as it became known, a leading exporter. In its exploration of foreign labor markets and the movement of its headquarters from an urban to a suburban setting, NAPCO heralded corporate practices that would become defining features of late twentieth century American capitalism. Through years of stagflation in the 1970s, NAPCO remained profitable, not recording an annual loss until the recession in 1982.³⁰ The sale of every single operating division of the company and subsequent purchase of new divisions reflect the turbulent characteristic of corporate mergers, acquisitions, and takeovers in the United States during the 1980s.

Coupled with the corporation's ascent was a family commitment to community through civic action and philanthropy. The family remained longstanding members and boosters of prominent Twin Cities Jewish religious and community organizations. At the early death of Max Rappaport in 1965, Vice-President Hubert Humphrey took time to express

his sorrow. "We have lost a very good friend and the community has lost a fine civic leader."³¹

Association 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 trends, as discussed below.

Minneapolis earned the dubious distinction as "the capital of anti-Semitism in the United States," in a 1946 *Common Ground* article by Carey McWilliams. Earlier writers had also remarked upon Minneapolis' discrimination as surprising in the tolerant Midwest. Minneapolis' Jews never numbered more than 5% of the population, but they did receive a disproportionate share of ostracism. "So far as I know, Minneapolis is the only city in America where Jews are, as a matter of practice and custom, ineligible for membership in the service clubs," McWilliams noted in 1946.³²

In his history of twentieth-century Minneapolis, Iric Nathanson characterized discrimination against Minneapolis Jews in the first half of the twentieth century as comparable to that of African Americans, though less overt. Both groups found themselves excluded from particular neighborhoods and employment opportunities. Mayor Hubert H. Humphrey's Committee on Human Relations, formed shortly after his election in 1945, concluded that discrimination against Jews, as well as African Americans and Japanese, was indeed a problem in Minneapolis. In 1947 the Minneapolis City Council passed a fair employment practices ordinance that banned discrimination in the city and established a commission to investigate allegations of violations. These formal actions did not end discrimination in Minneapolis but did improve tolerance within the city.³³

These conditions had a major impact upon Minneapolis' housing and employment patterns. Social ostracism shared by Jews and African Americans created Jewish and African American enclaves within Minneapolis. North Minneapolis neighborhoods were more welcoming than many other portions of the city to persons of Jewish and African descent. These neighborhoods, in turn, possessed high concentration of Jewish and African American residents. In the early part of the twentieth century, north Minneapolis' Jews lived predominately west of downtown in an area then known as Oak Lake and now known as the western portions of the North Loop neighborhood. African Americans in this sector of the city generally clustered several blocks east in an area previously occupied by Jews. As discrimination decreased and mobility increased, north Minneapolis' Jews generally moved from east to west before leaving the city for first-ring western suburbs like St. Louis Park. African Americans generally occupied north side areas vacated by Jews. The Plymouth Avenue riots of 1967 damaged many Jewish-owned businesses and accelerated the exodus of Jews from Minneapolis.³⁴

636 Elwood Avenue is emblematic of these trends, but only to a limited extent. Five families have owned the residence at 636 Elwood Avenue North since it was constructed in 1912. The original owners, Abraham and Bertha Oleisky/Olesky and their family, were Jewish. They did move westward from 1031 6th Avenue North to the subject property in 1912. They did not move west when they left in 1924, however. Instead, they moved south to 4044 Grand Avenue which, by 1934, had a small concentration of Jewish residents. This move was not a stepping stone to western parts of Minneapolis or Minneapolis' western suburbs. Abraham Olesky, age 51, died at this residence in 1933.³⁵

The Rappaports were the second family to own 636 Elwood Avenue North. They were Romanian Jews, and also moved west in the area from their former residence at 620 Girard Avenue North. When Edward and Gusty sold the property in 1946, they moved westward to 1300 Washburn Avenue North, and shortly thereafter, to St. Louis Park.³⁶

Rose Schiff/Shiff, widowed in the 1930s with the death of her husband Max, purchased 636 Elwood Avenue North from the Rappaports. The Schiffs, a Jewish family of Russian descent, did move westward to 636 Elwood Avenue North, if only by a few houses from their former residence at 613 Elwood Avenue North. City directories do not indicate where Rose or her daughter Janet, who also lived at 636 Elwood, moved when they sold the property in 1954. Their absence suggests that they moved out of the city, but a lack of Minnesota death certificates of persons of those names suggests that they moved far beyond St. Louis Park or other western suburbs. The Social Security Death Index suggests that Janet eventually moved to Illinois and passed away there in 2002.³⁷

The person longest associated with 636 Elwood Avenue North bucks these trends completely. Walter/Wolodymyr Danylenko owned 636 Elwood Avenue North longer than anyone else: from 1954 until his death in 1995. Danylenko moved westward from 309 Lyndale Avenue North to 636 Elwood Avenue North, yet he was neither Jewish nor African American. Danylenko was Christian (Ukrainian Orthodox) and he lived at 636 Elwood until his death, if city directories are correct. Danylenko is buried in Sunset Memorial Park Cemetery in northeast Minneapolis, where concentrations of residents with eastern European, Christian roots were reportedly highest in Minneapolis during the twentieth century.³⁸

Not until 1997, a full thirty years after the Plymouth Avenue riots and over forty years since Jews had last owned 636 Elwood Avenue North, was the subject property owned by an African-American family. These current owners, Mark and Gloria Bell, have been instrumental in restoring the property, uncovering its history, and insisting upon its designation. Yet their ownership came far after the 1960s: the tumultuous decade during which Minneapolis remaining Jews generally left north Minneapolis for St Louis Park and when African-Americans came to dominate the northern neighborhoods.³⁹

Edward Rappaport's Northwestern Auto Parts Company also moved west, once the enterprise was separated from his home. In its location at Lyndale Avenue and 7th Street North, the Northwestern Auto Parts Company occupied a lot in a previously Jewish neighborhood, but this likely had more to do with the lots proximity to other industrial and auto-related uses in the warehouse and Harmon districts than any lingering neighborhood identity. The Rappaport's choice of residential neighborhoods, while undoubtedly influenced by anti-Semitism, also probably had to do with the proximity of their home to auto-related businesses in Minneapolis, rather than ethnic ties. Romanian Jews tended to live in south, not north, Minneapolis in the early part of the twentieth century. NAPCO also moved westward to Hopkins in 1963, but this likely had more to do with corporate relocations to cheaper suburban land serviced by expanded, auto-related infrastructure than any ethnic or religious rationale.⁴⁰

Architectural Style

The Rappaport Residence is a two-story house designed in a vernacular style with Colonial Revival, Prairie, and Craftsman influences. The building permit lists no architect of record. Andrew A. Lofstrom constructed the house in 1912.⁴¹ A side-gabled, forty-five degree roof gives the building the feeling of a Colonial Revival residence. The exposed rafter tails and relatively wide eaves lend a Craftsman air to the residence. The flat-roofed entryway somewhat evokes the Prairie style.

This hybrid of styles reflects the turn away from elaborate Victorian designs to simpler Craftsman patterns, Colonial Revival homes that harkened back to the nation's origins, and Prairie designs closely linked with the Midwestern landscape. Though some of these homes seem elaborately detailed by today's standards, they displayed a simpler, more functional aesthetic than their Victorian predecessors.⁴²

PART 3: RATIONALE FOR LOCAL HISTORICAL DESIGNATION

Local historical designation is an official action that promotes the preservation of historical resources by recognizing specific people, places, and events that are deemed to be significant in relation to the history and heritage of Minneapolis. Through the requirements set out in the Heritage Preservation chapter of the City's Code of Ordinances, the act of designation establishes a series of protections that are administered through the ordinance to ensure protection of significant places throughout the city against demolition or in appropriate alterations.

Designation Criteria

Title 23, Chapter 599.210 of Minneapolis Code of Ordinances list seven criteria which shall be considered in determining whether a property is worthy of local designation as a landmark because of its historical, cultural, architectural, archaeological or engineering significance. The Rappaport Residence is considered below in relation to each of the seven designation criteria.

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 2.⁴³

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, 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 (Figure 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.⁴⁴

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.⁴⁵ 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 1912.⁴⁶ City records indicate the lot was connected to the municipal sewer system in 1912.⁴⁷ 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.⁴⁸ 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.⁴⁹ For these reasons, the subject property is not likely to yield information important in history.

Integrity of historic resource

The following is an assessment of the Rappaport Residence as relates to the seven aspects of integrity as defined by the Department of the Interior:

Location

The Rappaport Residence at 636 Elwood Avenue North is in its original location and thus retains integrity of location.

Design

Building permit records and visual evidence indicate that there have been few major exterior design changes. These changes occurred at the rear of the property, screened from the public right of way. These changes also do not involve character defining features, enabling the building to retain integrity of design.

Setting

The property does not retain integrity of setting. 636 Elwood Avenue North sits half of a block north of a major thoroughfare, the Floyd B. Olson Memorial Highway. While this thoroughfare was completed in the 1940s during the final period of the Rappaports' tenure at 636 Elwood Avenue North, extensive changes to the highway's easternmost segments (Thomas Avenue to Lyndale Avenue) have eradicated its ability to communicate its historical significance.⁵⁰

While the western side of the block retains large, multi-story, single-family residences with moderately-sized yards, the northern portion of the block is a series of vacant lots that formerly held residences. The eastern edge of the block bears a church that acts as an informal gateway to the institutional and multi-family uses further east (Figure 1, 2). This area, traditionally home to residences and small scale commercial and religious uses, has experienced tremendous change (Figure 28).⁵¹

Materials

The residence retains integrity of materials. The building appears to retain its original stucco. Composition shingles continue to clad the roof. While aluminum storm windows are affixed to window openings, they cover wood windows that appear original. Aluminum coil covers the eaves, likely concealing original wood materials.

Workmanship

In keeping with the turn away from Victorian architectural extravagance, the building's simple lines and trim belie the workmanship that went into its construction, but it remains present nevertheless.

Feeling

Few exterior changes and its continued use as a single family residence enable the building to retain the aesthetic sense present during the Rappaport's tenure from 1924 to 1946, thus the building retains integrity of feeling.

Association

The property is no longer associated with the Rappaport family.

Interior Integrity

Due to the difficulty distinguishing historic features from post-1946 features in the building's primary spaces, legally mandated preservation of the interior features is not appropriate, though present and future owners should be encouraged to investigate and preserve historic materials and features.

Other Considerations:

Relationship to the body of locally-designated properties in Minneapolis

No designated properties reflect the history of the Rappaport family, nor do better remaining examples of the Rappaports' legacy exist in Minneapolis.

- Edward Rappaport's company began in the backyard of the family residence at 620 Girard Avenue North. This residence was demolished in 1965 by the Minneapolis Housing Development Authority.⁵²
- By 1923, the Minneapolis City Directory listed Rappaport as running an auto supply business at 310 Plymouth Avenue.⁵³ American Bindery had the building demolished in 1966.⁵⁴
- In 1926 Rappaport constructed what was to be the first of many building's in Northwestern's complex at 7th Street and Lyndale Avenue North (Figure 20).⁵⁵ The company grew at a remarkable rate. From its construction in 1926 until 1963 the company's headquarters expanded seventeen times.⁵⁶ By 1948 Northwestern had twenty seven thousand square feet of office and shop space along with over one hundred fifty thousand square feet of yard space at its headquarters at 834 7th Street North. In 1955 NAPCO added to its mushrooming complex by purchasing an adjacent one hundred eleven thousand square foot manufacturing facility at 5th Street and 10th Avenue North (Figure 21-22).⁵⁷ In 1963 NAPCO moved to a 340,000-400,000 square foot plant in Hopkins (Figure 24).⁵⁸ The mass of buildings assembled by NAPCO continued to prove useful to new owners like Shamrock Industries and Ragstock until late 2009 and early 2010 when the buildings were demolished by the metropolitan Council to make room for a bus layover facility (Figure 23).
- Edward Rappaport hired Jake Greusner and Son to construct a new residence at 1300 Washburn Avenue North, where Edward and his wife Gusty moved in 1946 (Figure 25). Their tenure at this location was short lived. By 1950 the Minneapolis City Directory indicates that they had moved to St. Louis Park.⁵⁹ Although the building at 1300 Washburn Avenue North is still extant, its very short association with Edward and Gusty Rappaport, and not their children, makes it less emblematic of the family's significance to the City of Minneapolis.

Relationship to the 1990 Minneapolis Preservation Plan

The proposed designation helps fulfill the goals outlined in the 1990 Minneapolis Preservation Plan by systematically studying a property for its potential for preservation.

Comprehensive and Long-Range Planning

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.

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.

National Register Status

This property is not currently listed in the National Register of Historic Places (NRHP). The owner is encouraged to pursue such designation in the future

State Designation

This property has not been designated by the state of Minnesota as a historic district, historic place, or historic site.

Proposed Period of Significance:

The period of significance spans from 1924, when the Rappaport family moved into the residence, to 1946, when the Rappaports sold the residence.⁶⁰

PART 4: REGISTRATION AND CLASSIFICATION INFORMATION

NAME OF PROPERTY	
Historical Name	Rappaport Residence
Current Name	Bell Residence
Other Names Used	Oleisky Residence, Schiff Residence, Danylenko Residence
LOCATION OF PROPERTY	
Street and Number	636 Elwood Avenue North
Is building located on its original site?	Yes
Date if moved	N/A
OWNERSHIP OF PROPERTY	
Owner's Name	Mark and Gloria Bell
Owner's Address	636 Elwood Avenue North Minneapolis, MN 55411
CLASSIFICATION	
Ownership of Property	Private
Category of property	Building
Number of contributing resources within property	Buildings: 1 Structures: 0 Sites: 0 Objects: 0
Number of non-contributing resources within property	Buildings: 1 Structures: 0 Sites: 0 Objects: 0
Listed on the National Register of Historic Places?	No
Date of NRHP listing?	N/A
USE AND FUNCTION	
Historical Use	Residence

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Current Use	Residence
DESCRIPTION	
Architectural classification/style	Vernacular hybrid of Colonial Revival and Craftsman styles
<u>Materials:</u> <ul style="list-style-type: none"> • Foundation • Roof • Walls 	<ul style="list-style-type: none"> • Cement block • Composite shingles • stucco
STATEMENT OF SIGNIFICANCE	
Applicable local designation criteria	599.210(2)
Related local context (s)	Business and Industry (Commerce 1848-1991) Religion and Social Organization (Jewish Settlement in Minneapolis, 1860s-1972)
Significant dates	1924 and 1946
Period (s) of significance	1924-1946
Cultural affiliation	Jewish
Names of master builders, engineers, designers, artists, craftsmen, and/or architects	N/A
MAJOR BIBLIOGRAPHIC REFERENCES	
	See Sources on page 63-64
GEOGRAPHICAL DATA	
Size of parcel	10,180 square feet
PIN number	2102924240094
Legal Description	To be written upon designation by City Council.

PART 5: PHOTOGRAPHS, DRAWINGS, AND OTHER DOCUMENTS



Figure 1. 636 Elwood Avenue North and vicinity, looking north, source: Bing.com

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Figure 2. 636 Elwood Avenue North and vicinity, looking north, source: Bing.com



Figure 3. 636 Elwood Avenue North, front (south) face, with nonoriginal aluminum storm windows, entryway windows, dormer windows, and second floor windows (middle pair only), source: CPED files



Figure 4. 636 Elwood Avenue North, side (west) face, with nonoriginal aluminum storm windows and second floor windows (on the two-story projection), source: CPED files



Figure 5. 636 Elwood Avenue North, rear (north) face, with nonoriginal aluminum storm windows and three-story enclosed rear entryway, source: CPED files



Figure 6. 636 Elwood Avenue North, side (east) face, with nonoriginal aluminum storm windows and small second floor windows (one pair) at the southeast corner, source: CPED files



Figure 7. 636 Elwood Avenue North, freestanding garage, facing east, source: CPED files



Figure 8. 636 Elwood Avenue North rear yard, 2010, source: CPED files



Figure 9. Representative secondary spaces on the second floor, source: CPED files



Figure 10. Leaded glass window in living room, New Year's Eve 1946, source: Rappaport family



Figure 11. Leaded glass window in living room, 2010, source: Mark and Gloria Bell



Figure 12. Dining room, 2010, source: CPED files

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Figure 13. Dining room bump-out, 2010, source: CPED files



Figure 14. Stained glass windows adjacent to main stairway, 2010, source: CPED files



Figure 15. Kitchen, 2010, source: CPED files

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Figure 16. Edward and Gusti Rappaport, source: Rappaport family



Figure 17. Edward and Gusti Rappaport eloping in Windsor, Ontario, 1902, source:
Rappaport family



Figure 18. 636 Elwood Avenue North as seen from the street in 1930, source: Rappaport family

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Figure 19. (From left to right) Ed, Max, and Gusty at work, source: Shira Rappaport



Figure 20. In less than ten years the Northwestern Auto Parts Company moved from a home based salvage business to this new commercial building designed specifically for the company by Jewell-Emerson, Incorporated in 1926 (with a brief interim in an existing commercial building at 310 Plymouth Avenue North), source: *The Life and Legacy of Edward Rappaport*

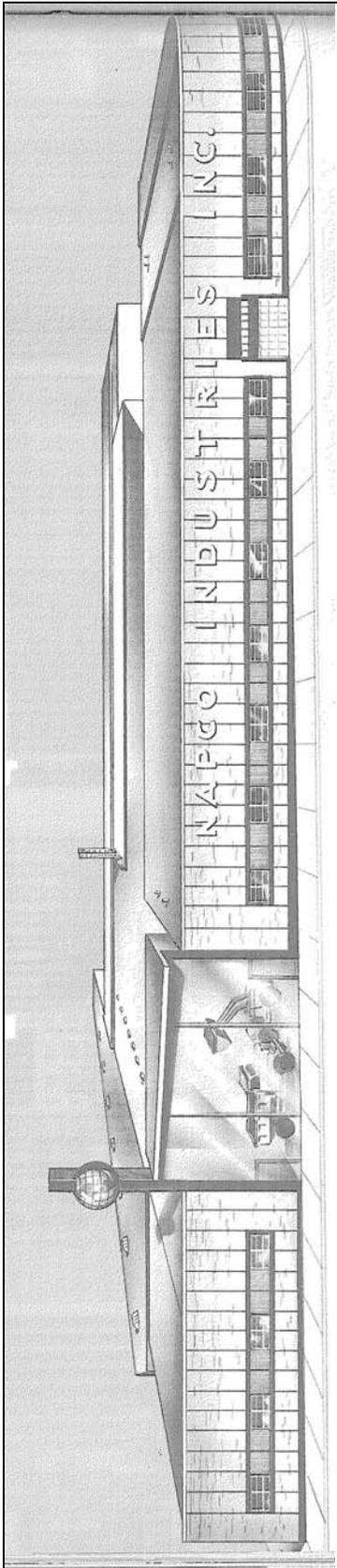


Figure 21. 1956 artist's rendering of NAPCO building, which enveloped and refaced the original building (far left section only) designed for NAPCO in 1926 by Jewell-Emerson, Incorporated, source: *Minneapolis, City of Opportunity*

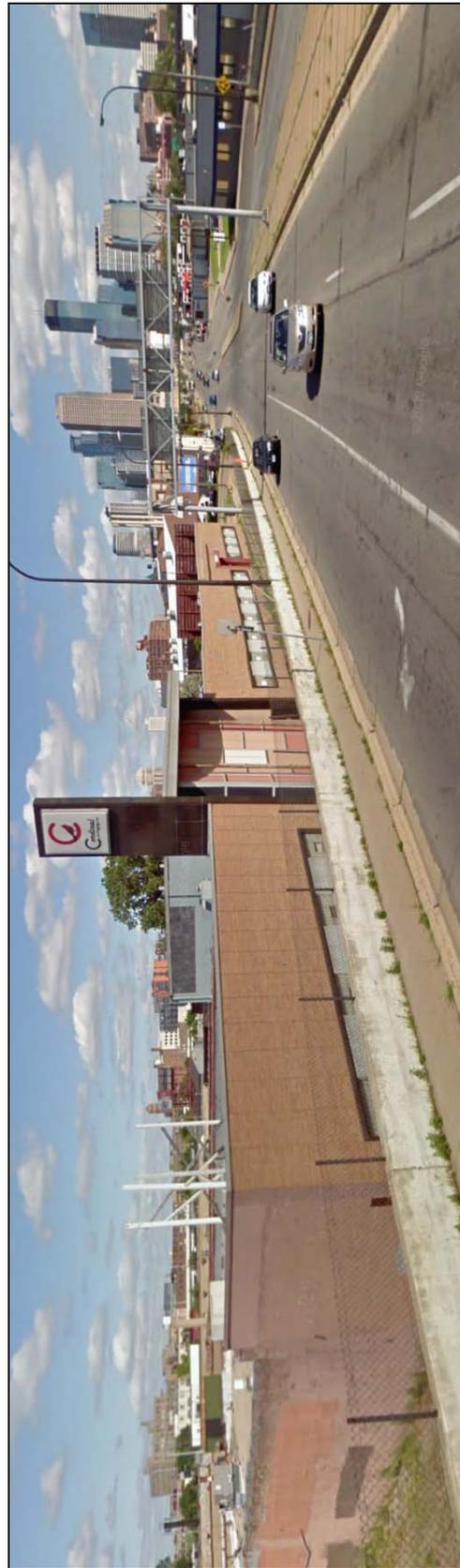


Figure 22. 2009 view of NAPCO building, highlighting alterations to original building at left, looking southeast down 7th Street North at Lyndale Avenue North, source: Google.com

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Figure 23. What was once NAPCO's sprawling Minneapolis headquarters at 812-834 7th Street North, circa 2009, source: Bing.com

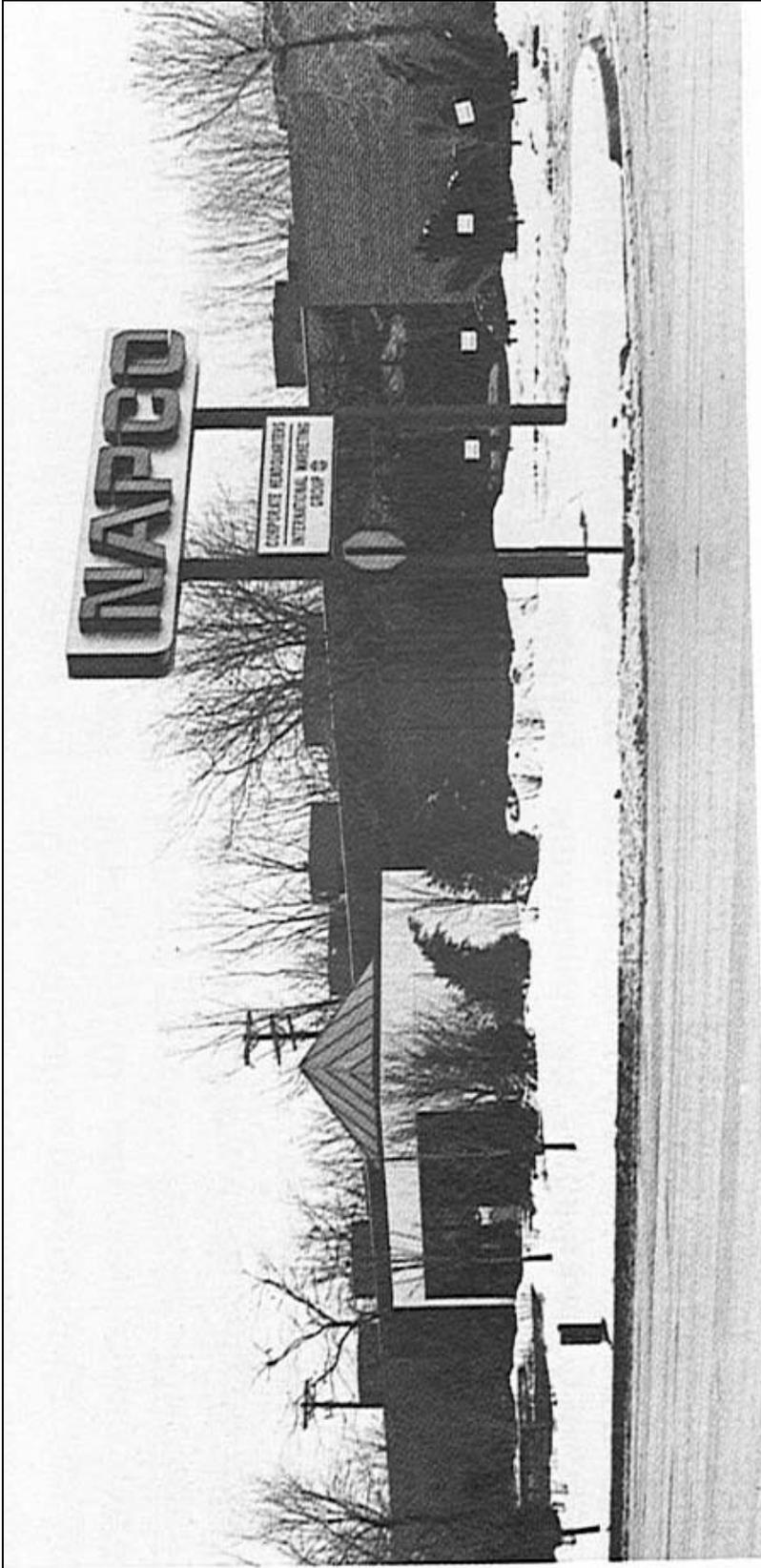


Figure 24. NAPCO's Hopkins Headquarters at 1600 South 2nd Street, circa 1982, source: Stipanovich, *City of Lakes*, page 343.



Figure 25. A tornado damaged 1300 Washburn Avenue North, June 2011, source: Google.com



Figure 26. 636 Elwood Avenue North, front (south) face close up, 1935 (left) and 2010 (right), source: Rappaport family (left) and CPED files (right). Note: Wood storm windows have been replaced by aluminum storm windows.

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Figure 27. 636 Elwood Avenue North, front (south) face close up, early 1940s (top) and 2010 (bottom), source: Rappaport family (top) and CPED files (bottom). Note: Entryway has since been enclosed.

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Figure 28. 636 Elwood Avenue North, present day (top) and in 1951 (bottom), source: Bing.com and 1951 Sanborn Fire Insurance map. Note the dramatic reduction in the number of residences in the vicinity of 636 Elwood Avenue North, especially to the north and east.

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Figure 29. 636 Elwood Avenue North, front (south) face, source: Mark and Gloria Bell

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Figure 30. 636 Elwood Avenue North, western projection, looking northeast, source: CPED files



Figure 31. 636 Elwood Avenue North, close up of stained glass windows and what appears to be a non-original second floor window, eastern side, source: CPED files



Figure 32. 636 Elwood Avenue North, freestanding garage with sloped parapets that provide the shed-roofed structure a flat-roofed silhouette, facing east, source: CPED files

END NOTES

- ¹ City of Minneapolis Building Permit #B99434, 636 Elwood Avenue North.
- ² Abstract Index, Lot 10, Block 13, Oak Park Addition to Minneapolis, Hennepin County Office of the Examiner of Titles, Minneapolis, Minnesota.
- ³ City of Minneapolis Building Permit Index Card, 636 Elwood Avenue North.
- ⁴ City of Minneapolis Building Permit Index Card, 636 Elwood Avenue North.
- ⁵ City of Minneapolis Building Permit Index Card, 636 Elwood Avenue North.
- ⁶ City of Minneapolis Building Permit Index Card, 636 Elwood Avenue North.
- ⁷ City of Minneapolis Building Permit Index Card, 636 Elwood Avenue North.
- ⁸ City of Minneapolis Building Permit Index Card, 636 Elwood Avenue North.
- ⁹ *The Life and Legacy of Edward Rappaport*, directed by Shira Joy Rappaport, St. Paul: IFP Minnesota Center for Media Arts, n.d.
- ¹⁰ *The Life and Legacy of Edward Rappaport*, directed by Shira Joy Rappaport, St. Paul: IFP Minnesota Center for Media Arts, n.d.
- ¹¹ *The Life and Legacy of Edward Rappaport*, directed by Shira Joy Rappaport, St. Paul: IFP Minnesota Center for Media Arts, n.d.; Val Bjornson, *The History of Minnesota: Volume IV, Family and Personal History* (West Palm Beach, Florida: Lewis Historical Publishing Company, 1969) 689.
- ¹² *The Life and Legacy of Edward Rappaport*, directed by Shira Joy Rappaport, St. Paul: IFP Minnesota Center for Media Arts, n.d.
- ¹³ *The Life and Legacy of Edward Rappaport*, directed by Shira Joy Rappaport, St. Paul: IFP Minnesota Center for Media Arts, n.d.
- ¹⁴ Minneapolis City Directory, 1923, 1924.
- ¹⁵ Minneapolis City Directory, 1923-1948; "Junk' Hits Million Dollar Bracket," *Minneapolis Star*, 16 May 1948; Minneapolis City Directory, 1916-1917, 1919, 1923, 1924; "NAPCO: Company History," NAPCO International LLC, [http://www.napcointl.com/en/home/who_we_are/company_history.html], Accessed 2 April 2010; *The Life and Legacy of Edward Rappaport*, directed by Shira Joy Rappaport, St. Paul: IFP Minnesota Center for Media Arts, n.d.
- ¹⁶ *The Life and Legacy of Edward Rappaport*, directed by Shira Joy Rappaport, St. Paul: IFP Minnesota Center for Media Arts, n.d.; Minneapolis City Directory, 1916-1917, 1919, 1923, 1924.
- ¹⁷ City of Minneapolis Building Permit Index Card, 812-34 7th Street North; City of Minneapolis Building Permit #B199409, 834 7th Street North.
- ¹⁸ City of Minneapolis Building Permit Index Card, 812-34 7th Street North.
- ¹⁹ Val Bjornson, *The History of Minnesota: Volume IV, Family and Personal History* (West Palm Beach, Florida: Lewis Historical Publishing Company, 1969) 689; "NAPCO Expands," *Minneapolis Tribune*, 12 June 1955.
- ²⁰ Herbert Samuel Rutman, *Defense and Development: A History of Minneapolis Jewry, 1930-1950*. Ph.D. dissertation (University of Minnesota, 1970) 10, 12, 34, 36, 142, 143.
- ²¹ Minneapolis City Directory, 1944, 1946, 1948, 1950.
- ²² "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. NOTE: Edward Rappaport died shortly after his son James' death at a young age. Both died of heart conditions: a family health issue that ended up taking Max's life, also at a young age, a decade later.

²³ "NAPCO Buys St. Paul Safety Appliance Firm," *Minneapolis Tribune*, 3 July 1955; "NAPCO Joins Forces with Chile Firm," *Minneapolis Tribune*, 10 August 1963; "City Firm to Make Trucks in Turkey," *Minneapolis Tribune*, 7 August 1955.

²⁴ "City Firm to Make Trucks in Turkey," *Minneapolis Tribune*, 7 August 1955; "NAPCO Starts Construction of Plant in India," *Minneapolis Tribune*, 25 May 1963.

²⁵ "The Sun Never Sets on NAPCO," *St. Louis Park Dispatch*, 6 February 1964, 20.

²⁶ Val Bjornson, *The History of Minnesota: Volume IV, Family and Personal History* (West Palm Beach, Florida: Lewis Historical Publishing Company, 1969) 689-690; "Edward Rappaport," *Minneapolis Star*, 10 September 1955, 3.

²⁷ NAPCO International, Inc., *Annual Report, 1986* (Hopkins, Minnesota: NAPCO International, Inc., 1986) 1.

²⁸ "NAPCO: Total Logistics Support," NAPCO International LLC, [http://www.napcointl.com/en/home/what_we_do.html], Accessed 2 April 2010.

²⁹ "'Junk' Hits Million Dollar Bracket," *Minneapolis Star*, 16 May 1948; *The Life and Legacy of Edward Rappaport*, directed by Shira Joy Rappaport, St. Paul: IFP Minnesota Center for Media Arts, n.d.

³⁰ "Troubles and Turnabout at NAPCO," *Corporate Report* (Edina, Minnesota), August 1983.

³¹ "Civic Leader Mr. Rappaport Dies at 57," *Minneapolis Tribune*, 6 July 1965.

³² Iric Nathanson, *Minneapolis in the Twentieth Century: The Growth of an American City* (St. Paul: Minnesota Historical Society Press, 2010) 95-96, 100.

³³ Iric Nathanson, *Minneapolis in the Twentieth Century: The Growth of an American City* (St. Paul: Minnesota Historical Society Press, 2010) 102-103, 106-107.

³⁴ Iric Nathanson, *Minneapolis in the Twentieth Century: The Growth of an American City* (St. Paul: Minnesota Historical Society Press, 2010) 121-124; Garneth O. Peterson, *Jewish Settlement in Minneapolis, 1860s-1972: Historic Context for the Minneapolis Preservation Plan* (1997), Files of the Planning Division, Community Planning and Economic Development Department, Minneapolis, Minnesota; Herbert Samuel Rutman, *Defense and Development: A History of Minneapolis Jewry, 1930-1950*. Ph.D. dissertation (University of Minnesota, 1970); Hennepin County Library, "A History of Minneapolis: Residents of the City," [<http://www.hclib.org/pub/search/specialcollections/mplshistory/>] Accessed 12 April 2010.

³⁵ "Index to the 1930 United States Federal Census," *_Ancestry.com_* (Online: The Generations Network, Inc., 2011); Garneth O. Peterson, *Jewish Settlement in Minneapolis, 1860s-1972: Historic Context for the Minneapolis Preservation Plan* (1997) 25, Files of the Planning Division, Community Planning and Economic Development Department, Minneapolis, Minnesota.

³⁶ City of Minneapolis Building Permit #B286773, 1300 Washburn Avenue North; Minneapolis City Directory, 1950.

³⁷ "Index to the 1930 United States Federal Census," _Ancestry.com_ (Online: The Generations Network, Inc., 2011); Abstract Index, Lot 10, Block 13, Oak Park Addition to Minneapolis, Hennepin County Office of the Examiner of Titles, Minneapolis, Minnesota. Minneapolis City Directory, 1946-1957. NOTE: The spelling of Rose Schiff's surname differs in sources, alternating between Schiff and Shiff.

³⁸ Abstract Index, Lot 10, Block 13, Oak Park Addition to Minneapolis, Hennepin County Office of the Examiner of Titles, Minneapolis, Minnesota. Minneapolis City Directory, 1946-1957; Minneapolis City Directory, 1955-1997; "Danylenko," *Minneapolis Star Tribune*, 22 December 1995, B6.

³⁹ Iric Nathanson, *Minneapolis in the Twentieth Century: The Growth of an American City* (St. Paul: Minnesota Historical Society Press, 2010) 121-123;

⁴⁰ Garneth O. Peterson, *Jewish Settlement in Minneapolis, 1860s-1972: Historic Context for the Minneapolis Preservation Plan* (1997) 6-7, Files of the Planning Division, Community Planning and Economic Development Department, Minneapolis, Minnesota.

⁴¹ City of Minneapolis Building Permit #B99434, 636 Elwood Avenue North.

⁴² Clifford Edward Clark, Jr., *The American Family Home, 1800-1960* (Chapel Hill: University of North Carolina Press, 1986) 132.

⁴³ "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.

⁴⁴ Minneapolis City Directory, 1912.

⁴⁵ 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.

⁴⁶ City of Minneapolis Building Permit Index Card, 636 Elwood Avenue North.

⁴⁷ City of Minneapolis Public Works and Engineering Sewer and Water Connections Inspection.

⁴⁸ Sanborn Fire Insurance Map, Minneapolis, Minnesota, 1912-1951, Vol. 2, 158.

⁴⁹ *The Life and Legacy of Edward Rappaport*, directed by Shira Joy Rappaport, St. Paul: IFP Minnesota Center for Media Arts, n.d.

⁵⁰ Hess, Roise and Company, *Phase I/Phase II Architecture History Investigation for the proposed Hennepin Interchange Project, Hennepin County, Minnesota*, April 2011, 25-27, Files of the Planning Division, Community Planning and Economic Development Department, Minneapolis, Minnesota.

⁵¹ Sanborn Fire Insurance Map, Minneapolis, Minnesota, 1912-1951, Vol. 2, 158.

⁵² City of Minneapolis Building Permit #110413, 620 Girard Avenue North.

⁵³ Minneapolis City Directory, 1923.

⁵⁴ City of Minneapolis Building Permit #111578, 310 Plymouth Avenue North.

⁵⁵ City of Minneapolis Building Permit Index Card, 812-34 7th Street North.

⁵⁶ City of Minneapolis Building Permit Index Card, 812-34 7th Street North.

⁵⁷ "NAPCO Expands," *Minneapolis Tribune*, 12 June 1955.

⁵⁸ "NAPCO Shakes City for Larger Home in Hopkins," *Sunday Suburban Life*, 3 February 1963, 18; "NAPCO Moves Headquarters to Hopkins," *Minneapolis Tribune*, 6 April 1963.

⁵⁹ City of Minneapolis Building Permit #B286773, 1300 Washburn Avenue North; Minneapolis City Directory, 1950.

⁶⁰ Abstract Index, Lot 10, Block 13, Oak Park Addition to Minneapolis, Hennepin County Office of the Examiner of Titles, Minneapolis, Minnesota.

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Bjornson, Val. *The History of Minnesota: Volume IV, Family and Personal History*. West Palm Beach, Florida: Lewis Historical Publishing Company, 1969.

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

City of Minneapolis Building Permit #B199409, 834 7th Street North.

City of Minneapolis Building Permit #B286773, 1300 Washburn Avenue North.

City of Minneapolis Building Permit #I10413, 620 Girard Avenue North.

City of Minneapolis Building Permit #I11578, 310 Plymouth Avenue North.

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

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APPENDICES

- Appendix A: Nomination application
- Appendix B: Nomination staff report
- Appendix C: HPC Actions from Nomination hearing
- Appendix D: Interim Protection extension request
- Appendix E: Letter to SHPO
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- Appendix I: Public comment following publication of the Designation staff report
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