

**CITY OF MINNEAPOLIS
CPED PLANNING DIVISION
HERITAGE PRESERVATION COMMISSION STAFF REPORT
BZH-26781**

FILE NAME: 2707 ½ East Lake Street- Town Talk Diner
APPLICANT: CPED-Planning
DATE APPLICATION COMPLETE: n/a
PUBLICATION OF STAFF REPORT: February 21, 2012
DATE OF HEARING: February 28, 2012
APPEAL PERIOD EXPIRATION: March 9, 2012
STAFF REPORT: Chris Vrchota, 612-673-5467
CLASSIFICATION: Request for extension of interim protection

A. SITE DESCRIPTION AND BACKGROUND

District/Area information	
Historic District	N/A
Neighborhood	Longfellow

Historic Property information	
Current name	Town Talk Diner
Historic Name	Town Talk Diner
Current Address	2707 ½ East Lake Street
Historic Address	2707 ½ East Lake Street
Original Construction Date	1946
Original Contractor	Sebco, Inc.
Original Architect	Sebco, Inc.
Historic Use	Restaurant
Current Use	Restaurant (Vacant)
Proposed Use	N/A
Other Historical Designations	N/A



2707 ½ East Lake Street 2011, photo by CPED-Planning Staff

A. BACKGROUND

In January 2011, the Minneapolis Star Tribune reported the closure of the Town Talk Diner due to various business problems. As with similar such news about various properties that might be considered eligible, this item was reported to Commissioners by staff during the “New Business” section of the regularly scheduled meeting of the Minneapolis Heritage Preservation Commission (HPC) on February 1, 2011.

At their regularly scheduled meeting on February 15, 2011, the HPC initiated a nomination of the Town Talk Diner during the “New Business” portion of the meeting. After completing an initial review, CPED recommended to the Heritage Preservation Commission (HPC) on March 1, 2011 that the property exhibited at least one of the local designation criteria found in section 599.210 of the Heritage Preservation Ordinance. The HPC adopted CPED’s findings and placed the Town Talk Diner under interim protection and called for a designation study to be conducted.

Over the course of the past year, work on the designation study has progressed. A draft of the designation study is nearing completion, though it is not yet ready for external review. Interim protection is set to expire on March 1, 2012. Additional time is needed for work on the study to be completed and for the required reviews by the State Historic Preservation Office, Heritage Preservation Commission and City Council to be performed.

Staff is requesting a six month extension of interim protection. While staff does not anticipate that the process will require an additional six months, this should provide enough time so that a second extension request would not be necessary if there are unforeseen delays in completing the study.

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 Minneapolis Heritage Preservation Commission initiated the nomination of the Town Talk Diner on February 15, 2011.
2. The Minneapolis Heritage Preservation Commission adopted CPED's findings and placed the Town Talk Diner under interim protection and called for a designation study to be conducted at their March 1, 2011 meeting.
3. The property's interim protection is set to expire prior to the completion of the designation study.
4. 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 2707 ½ East Lake Street for six months until September 1, 2012.