

**Department of Community Planning and Economic Development - Planning
Division**
Designation Study
BZH-26781

Date: August 21, 2012

Applicant: Department of Community Planning and Economic
Development- Planning Deveision

Address of Property: 2707½ East Lake Street

Project Name: Town Talk Diner Designation Study

Contact Person and Phone: Chris Vrchota, 612-673-5467

Planning Staff and Phone: Chris Vrchota, 612-673-5467

**Date Application
Deemed Complete:** N/A

Publication Date: August 14, 2012

Public Hearing: August 21, 2012

Appeal Period Expiration: August 31, 2012

Ward: 9

Neighborhood Organization: Longfellow Community Council

Concurrent Review: N/A

| District/Area information | |
|----------------------------------|------------|
| Historic District | N/A |
| Neighborhood | Longfellow |

| 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

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.

In March of 2012, the Heritage Preservation Commission granted a 6-month extension to interim protection. Interim protection is set to expire on September 1, 2012. A draft of the study has been completed and at the time of the writing of this report is undergoing edits based on internal reviews. 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 hopes that the study will be out for review by the State Historic Preservation Office by the time of the public hearing.

Staff is requesting a six month extension of interim protection. Section 599.240 of the Minneapolis Code of Ordinances 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.

PUBLIC COMMENTS

At the time of the writing of this report, no public comments had been received.

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)

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.

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 or until March 1, 2013.