

MINUTES
Regular Meeting of the
Edina Heritage Preservation Board
Edina City Hall – Community Room
Tuesday, February 10, 2015
7:00 p.m.

I. CALL TO ORDER 7:00 P.M.

II. ROLL CALL

Answering roll call was Chair Weber and Members, Moore, McLellan, O'Brien and Student Member Otness. Absent were Members Sussman, Christiaansen, Mellom and Student Member Druckman. Staff present was Senior Planner, Joyce Repya. Preservation Consultant Robert Vogel was also in attendance

III. APPROVAL OF MEETING AGENDA

Member Moore moved to approve the meeting agenda. Member McLellan seconded the motion. All voted aye. The motion carried.

IV. APPROVAL OF THE MINUTES January 13, 2015

Member Moore moved approval of the minutes from the January 13th meeting. Member McLellan seconded the motion. All voted aye. The motion carried.

V. COMMUNITY COMMENT - None

VI. REPORTS & RECOMMENDATIONS

A. Certificates of Appropriateness

I. H-15-2 4504 Sunnyside Road - A New Front Entry Portico

Planner Repya explained that the subject home located on the east side of the 4500 block of Sunnyside Road is a Colonial Revival style constructed in 1938. The Certificate of Appropriateness (COA) request is for the addition of a new 88 square foot projecting front entry portico with a flat roof supported by square columns. A COA is required because the portico is a structural change to the street facing façade of the home. The new portico is designed to provide protection from the elements at the front entry; and is proportional to the front façade of the home - particularly the existing Fond du Lac stone cladding at the front entry which dictates the width of the portico.

Ms. Repya added that a variance for the proposed portico will be required because the zoning ordinance allows a maximum intrusion in the front yard setback for a front entry of 80 square feet in area. The proposed 88 square foot portico exceeds the maximum by approximately 8 square feet in area.

Consultant Vogel reviewed the plans and observed that the subject home represents a good example of mid-20th century modern architecture and is typical of colonial style homes built in the district during the latter part of its period of significance (1924-1944)—unlike the older Colonial Revival style houses in the Country Club, this house shows the influence of modern architecture and the federal government’s design standards for new home construction (enforced by the FHA after 1934).

Mr. Vogel also noted that both the Secretary of the Interior’s Standards for Rehabilitation and the Country Club District Plan of Treatment allow for façade alterations that may be needed to provide for “an efficient contemporary use” of a historic house, provided the new work does not destroy significant historic character defining features. Virtually all of the historic homes in the district have been modified to some extent and the primary goal of heritage preservation is not to prevent change, but to manage change—the standards do not require that every element of a historic building must be preserved intact. Mr. Vogel recommended approval of the COA finding that the proposed new front portico meets the following standards for rehabilitation:

- No significant character defining details will be destroyed;
- There will be no substantial loss of historic fabric;
- The new porch will be compatible with the scale and proportions of the historic façade;
- The details of the new porch/portico are characteristic of the Colonial Revival aesthetic; and
- The new work is reversible (if it was to be removed in the future, the essential form and integrity of the house would be unimpaired).

Staff agreed with Mr. Vogel’s recommendation for approval of the plans for the front entry portico subject to the plans presented and receiving a variance from the Zoning Ordinance requirements for the front street setback.

Applicant Representative: Karen Kelly, Homeowner

Board Member Questions/ Comments:

Member O’Brien stated that he did not have an issue with the appropriateness of the proposed portico from the standpoint of meeting the Country Club District’s plan of treatment, however he did question whether the HPB should take a stand supporting a variance request - commenting that he did not believe the board is equipped to evaluate the standards required for a variance; that is the responsibility of the Planning Commission.

Planner Repya explained that the Planning Commission has asked that if a project in the Country Club District requires both a COA and a variance, the COA should be considered first, and if approved, then move to the variance application phase. While there have been very few COA’s requiring a variance too, typically the HPB has expressed support for the variance when approving the COA.

Member Weber observed that the 80 square feet allowed for the front entry protrusion is actually not excessive for providing shelter - noting that typically a functional porch providing living space would require more depth than what the plan proposes.

Public Comment: None

Motion:

Member O'Brien moved approval of the Certification of Appropriateness application subject to the plans presented. **Member Moore** seconded the motion. **All voted aye. The motion carried.**

2. H-15-3 4505 Arden Avenue - Changes to the COA plans approved 3-11-2014

Planner Repya explained that as construction of the home at 4505 Arden Avenue is now underway, the homeowners have determined that they would like to make several minor changes to the north and south facades of the home.

North Elevation:

1. The homeowners are proposing to add a wood burning fireplace/chimney to the family room located at the rear of the home. The chimney is shown to extend 2 feet beyond the north building wall of the home, and will be clad in the same natural stucco and Miratec trim as the rest of the home.
2. The request also includes adding a small 4-pane window in a closet on the second story; this window will mirror a window located beside it to the west.

South Elevation:

3. The last change request involves adding a dormer window on the south elevation of the home above the master suite to add natural daylight to a small storage/play area.

Planner Repya pointed out that while there are no changes proposed for the front elevation, the proposed chimney indicated on the north elevation will be somewhat visible from the street façade. The rendering provided is one dimensional which makes the chimney appear to be part of the front façade, when actually it is proposed to be setback over 40 feet from the front wall of the home, and will not have a major impact on the street facing façade of the home.

Ms. Repya concluded that she and Consultant Vogel compared the COA approved plans from March 11, 2014 with the proposed changes to the plans and determined that the changes are minor and will have minimal impact on the historic integrity of the house. Furthermore, no significant historic character defining architectural details of the home will be destroyed or altered, thus approval of the changes to the COA was recommended subject to the revised plans. Ms. Repya concluded that findings supporting the recommendation include:

- The proposed changes to the plans are minor and will have minimal impact on the historic integrity of the house; and
- No significant historic character defining architectural details of the home will be destroyed or altered as a result of the proposed changes.

Applicant Representative: Scott Busyn, Great Neighborhood Homes

Mr. Busyn stated that Planner Repya did a good job of walking the board through the proposed changes to the plans. He added that the homeowners want to add natural light to the two storage/closet areas where the additional windows are proposed; and the husband has his heart set on a wood burning fireplace in the rear family room instead of the gas unit that was part of the original plan.

Board Member Questions/Comments:

Member McLellan asked if the chimney on the front façade served a wood burning fireplace. Mr. Busyn explained that the fireplace at the front of the home will be a gas insert unit.

Public Comment: None

Motion:

Member Moore moved approval of the **Certification of Appropriateness** application for three revisions to the previously approved plans subject to the plans presented on 2/10/2015. **Member Weber** seconded the motion. All voted aye. The motion carried.

3. H-15-4 4601 Casco Avenue - Changes to the COA plans approved 9-9-2014

Planner Repya explained that on September 9, 2014 the original plans approved for the COA at 4601 Casco Avenue included converting an attached garage to living space and adding a detached garage to the east side of their property. As the homeowners were firming up the details, they determined that the following changes would not only make their home more livable, but also enhance the architectural integrity of the project:

#1 - Second Story of Rear Façade - Replace two double hung windows with French doors

Changing the two double hung windows to French doors with a decorative railing on the second story of the rear façade is proposed to be consistent with the historic architectural style of the home.

#2 - Attached Garage Conversion to Living Space - Changes to a street facing façade

To accommodate the increased size of the detached garage, the conversion of the attached garage to living space must be reduced by two feet to ensure that the building coverage does not exceed the maximum allowed for the property. The two foot reduction to the north wall of the home

compromises the window pattern approved with the original COA application; thus a revised window plan is proposed on both the first and second stories on the north elevation.

#3 - Detached Garage - Increase size/reduce height

The original approved plans included a 440 square foot 2-car detached garage measures 20' x 22' feet in area. The height of the garage was to be 17' at the highest peak. A hip roof was designed with a 9/12 pitch. The homeowners have determined that the 440 square feet approved is too small to accommodate the needs of their family, thus they are requesting to increase the size of the garage to 462 square feet (22' x 21'); decrease the height from 17 feet to 14'7 1/2 "; and decrease the peak of the hip roof from 12/12 to 5/12. All of the building materials and finishes are proposed to remain the same.

Planner Repya explained that she and Consultant Vogel compared the COA approved plans from September 10, 2014 with the proposed changes and agreed that the revisions to the plan will not have an adverse effect on the historic integrity of the property. Furthermore, the project will continue to meet the applicable preservation standards and the district's Plan of Treatment guidelines, thus approval of the changes to the COA approved plans was recommended subject to the plans presented. Ms. Repya added that findings supporting the recommendation include:

- The proposed changes will not have an adverse effect on the historic integrity of the property.
- The project will continue to meet the applicable preservation standards and the district's Plan of Treatment guidelines.

Applicant Representative: Michele Eigner, Homeowner

Board Member Questions/Comments: None

Public Comment: None

Motion:

Member Moore moved approval of the Certification of Appropriateness application for changes to the plans previously approved on 9/14/2014, subject to the plans presented on 2/10/2015. Member O'Brien seconded the motion. All voted aye. The motion carried.

VII. OTHER BUSINESS

A. Heritage Landmark Nomination Process

The board received copies of the Heritage Preservation section of the Zoning Ordinance to review the process for adding the Edina Heritage Landmark overlay zoning designation to a

property. Consultant Vogel explained the requirements laid out in the code along with the time line for the required meetings.

Mr. Vogel explained that the Nomination Study and Plan of Treatment for Marri Oskam's home at 6901 Dakota Trail will be completed shortly, and shared with Ms. Oskam to ensure that the plan of treatment addresses the preservation needs she has identified for her property. Once Ms. Oskam has approved the Plan of Treatment, the nomination process will begin with the HPB voting to nominate the property an Edina Heritage Landmark property. The proposed nomination will be sent to the State Historic Preservation Office to allow for their input (they have 60 days to comment). At the same time, the proposed nomination will be presented to the Planning Commissions for their input, and then on to the City Council when they will hold a public hearing relative to the proposed designation. Mr. Vogel pointed out that landmark designations usually take from three to four months to complete due to the respective meetings and comment periods required.

The board agreed that having one or more of the public meetings in May (Preservation Month) would be a great way to cast attention to the city's heritage preservation program. Mr. Vogel pointed out that in addition to the proposed landmark designation of 6901 Dakota Trail; Member Moore's home at 6909 Hillcrest Lane is on the schedule for landmark designation this spring as well.

B. 2015 Heritage Award Nominations - Deadline April 8, 2015

Planner Repya provided the board with a copy of the press release that will be issued inviting the public to submit nominations for the 2015 Edina Heritage Award. The nominations will be accepted until April 8th; and the board will decide upon the 2015 recipient at the April 14th HPB meeting. In observance of preservation month, the City Council will present the Heritage Award plaque to the winner at either the May 5th or 19th Council meeting.

The board discussed that even though the city has advertised the Heritage Award nomination process in the past, rarely has a nomination from the outside been submitted. Typically, the only nominations submitted have been those from HPB members. Member Moore explained that last year he submitted the nomination for the winning Arthur Erickson house at 5501 Londonderry Drive. He pointed out that he began the process early by sending an introductory letter to the property owners asking them if they would be agreeable to being nominated for the award. Mr. Moore offered to share the template for the letter along with a nomination form that he created in a PowerPoint deck to facilitate adding photographs. The board agreed that would be a great idea.

C. 2015 Public Outreach & Tour - Planning - Continued to the March 10th Meeting

VIII. CORRESPONDENCE & PETITIONS - None

IX. CHAIR AND BOARD MEMBER COMMENTS

Chair Weber reported that he had completed the blog article for the city's web site clarifying the Country Club District's plan of treatment regulations regarding the criteria new construction, but found that because there was so much to explain, the article was too long for one posting. He then provided copies of the article which he broke down into a 4-part series. The title of the series is "Is Demolition Allowed in the Country Club District?", and the 4 blog postings are entitled:

1. The Greater Good of Alteration
2. Historic Preservation Best Practices
3. The Historic Significance of the Country Club District
4. The Extent of Demolition Allowed in the Country Club District

He concluded that each part is no longer than one page and includes one main message, which is typically the format required for a blog posting. The idea would be to post each part of the series at a regular interval from one a month, to one per week.

Member O'Brien asked if he could review the articles and provide his input prior to the posting. Member Weber welcomed the input from Mr. O'Brien and agreed to share a Word document of the blog piece with him.

The board discussed the timing of the posts, agreeing that that a weekly posting of each part would be timely. They also thanked Mr. Weber for his work on clarifying the plan of treatment regulations relative to new construction in the district. No formal action was taken.

Member Moore reported that the Edina Historical Society is planning a summer house tour of three homes designed by John Howe, an architect who was once a draftsman for Frank Lloyd Wright. Mr. Moore pointed out that two of the homes are located in the southwest quadrant of Edina and the third home was once John Howe's own home in Burnsville. More information will be available later this spring.

X. STAFF COMMENTS

Planner Repya provided the board with an update she received from Jane Lonquist, the Chairman of the 2015 Architectural Tour of the Country Club District scheduled for Saturday, May 9, 2015 from 10-11 a.m., (rain or shine). Ms. Repya added that the neighborhood committee is also interested in providing signage at the seven main entrances to the

neighborhood advertising that it is a National Register district. They will be applying for a COA at the March HPB meeting to gain approval, and if approved, will then apply for a variance from the city's sign ordinance which only allows one area identification sign per neighborhood.

XI. NEXT MEETING DATE March 10, 2015

XII. ADJOURNMENT 8:15 p.m.

Member Moore moved for adjournment at 8:15 pm. Member McLellan seconded the motion. All voted aye. The motion carried.

Respectfully submitted,

Joyce Repya