

MINUTES
Regular Meeting of the
Edina Heritage Preservation Board
Edina City Hall – Community Room
Tuesday, November 12, 2013
7:00 p.m.

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

II. ROLL CALL

Answering roll call was Chair Moore and Members Mellom, O'Brien, Weber, Sussman, McDermott, Birdman, Johnson and Brandt. Absent were members Holtan and Christiaansen. Staff present was Senior Planner, Joyce Repya. Preservation Consultant Robert Vogel was also in attendance.

III. APPROVAL OF MEETING AGENDA

Member O'Brien moved to approve the meeting agenda. Member Mellom seconded the motion. All voted aye. The motion carried.

IV. APPROVAL OF THE MINUTES **October 8, 2013**

Member Birdman moved to approve the minutes from the October 8, 2013 meeting. Member Mellom seconded the motion. All voted aye. The motion carried.

V. COMMUNITY COMMENT – None

VI. REPORTS & RECOMMENDATIONS

A. H-13-8 4400 W. 50th Street (Baird House) – Construction of a new outbuilding on the property

Planner Repya explained that the historic Baird House is located on the north side of West 50th Street west of Bruce Avenue and East of Edina Circle. The home, built in 1886 is part of the original George and Sarah Baird farmstead. The property was listed on the National Register of Historic Places in 1980 and designated an Edina Heritage Landmark (EHL) in 2003.

The nomination study associated with the heritage landmark designation of the property identified the existing outbuilding as “A one-story frame outbuilding, itself an amalgam of different structural elements assembled at different times”. Located near the historic home, the nomination study points out that the outbuilding or “barn” does contribute to the historic character of the property. However, the property’s plan of treatment specifies that the structure may be removed as long as photographic documentation of the structure is provided prior to demolition so that a body of information will be preserved. That being the case, a COA is not required for the barn’s demolition; and if demolished, there is no requirement that the outbuilding be replaced.

The request under consideration entails construction of a new barn on the site of the historic outbuilding as established by city ordinance 850.20, subd. 10. A.4., requiring a COA for new construction built on EHL designated properties.

Ms. Repya pointed out that the property owners, Brad and Arlene Forrest have explained their goal in replacing the existing “barn” is to construct a sound structure that is similar in footprint and appearance to the existing building. The narrative included with the COA application pointed out that the proposed barn will bear a strong resemblance to the old barn; having a two stall garage bays on the east side and a storage/work room on the west. The main difference in appearance is found on the front façade where the westerly portion is slightly recessed, thus providing a covered entrance for a service door. The building has been designed to complement the property, while still maintaining the utilitarian design of the original outbuilding with selected board and batten siding and a metal roof. If possible, they also propose to reuse the roof ventilator from the existing building.

Preservation Consultant Vogel provided the board with a written evaluation in which he observed that the digital photographs and written information submitted in relation to the old “barn” does a good job of preserving an accurate record of the building prior to demolition and satisfies the requirements of the plan of treatment. He pointed out that the documentation will be placed in the permanent records of the HPB, where it can be used in research and other preservation activities.

Mr. Vogel advised the board that the proposed plans for the replacement outbuilding demonstrate a structure that will be architecturally compatible with the size, scale, color, material and character of the historic house. No historic fabric will be lost and the essential form and integrity of the Baird house will not be impaired. Restoration of the old “barn” is not required. The proposed new construction incorporates traditional building forms, materials and detailing but does not attempt to create an earlier or faux historical appearance. Mr. Vogel completed his evaluation with a recommendation for approval of the COA subject to the plans presented and a year built plaque to be displayed on the structure.

Planner Repya stated that she agreed with Consultant Vogel’s observations and also recommended approval of the COA request subject to the plans presented and a year built plaque installed on the exterior of the structure.

Findings supporting the approval recommendation included:

- No important historic architectural features or fabric of the home will be destroyed.
- The proposed alterations are compatible with the historic character of the Baird House.
- The plans provided with the subject request clearly illustrate the scale and scope of the project.
- The information provided fulfills the requirements set out in the historic Baird house’s plan of treatment.

Property owners Brad and Arlene Forrest were present to address board members' questions.

Board members asked for clarification regarding some of the design elements proposed for the new outbuilding. Property owner Arlene Forrest answered their questions and provided several design boards which depicted the proposed structure. She pointed out that while the plans call out white trim boards, they are opting not to include those. She also pointed out that they are not going to install windows on the north (rear) elevation as depicted on the plans; however a window will be installed on the east and west elevations to provide daylight into the workspaces.

Member Sussman stated that he was pleased with the submittal and appreciated Ms. Forrest's clarification of the plans. He then asked that the changes identified by Ms. Forrest be identified in the final plans approval.

Following a brief discussion, **Member McDermott** moved for approval of the COA subject to the plans presented reflecting the changes identified by the homeowner.

Member Birdman seconded the motion. **Members Sussman, O'Brien, Weber, Moore, Birdman, and McDermott** voted aye. **Member Mellom** voted nay, stating that while she liked the plans for the outbuilding, it goes against her principals to support the demolition of one of the few remaining historic farm buildings in the city. The motion carried.

**B. H-13-9 4916 Sunnyside Road – Certificate of Appropriateness (COA)
for changes to the street facing façade**

Planner Repya explained that the subject property is located on the 4900 block of Sunnyside Road abutting Hwy 100 to its west. The home, constructed in 1945 is an American Colonial Revival style with an attached, front loading single stall garage, accessed by a driveway on the north side of the property.

The proposed plans for the home include adding a 4' x 7.5' front entry canopy and converting the front loading single stall attached garage to 2 stories of living space and building a single-story, attached 2-car garage in the rear yard. The plans illustrate the addition of a side porch on the north side of the home in front of the former attached garage/proposed living space. The width of the converted garage will be reduced from 14 feet to 7 feet to provide for a 12.5 foot wide driveway on the north side of the home, providing accessing to the new attached garage in the rear yard. A new curb cut will not be required; however a new driveway is proposed. Ms. Repya pointed out that the materials proposed for project include cedar shingles on the front facing façade and north wall of the porch (to include the 2nd story); and LP Smartside composite siding on the remaining structure.

Consultant Vogel provided the board with a written evaluation in which he observed that

because the subject property was constructed in 1945, it technically falls outside the district's period of significance; however since it is over fifty years old and physically located within the district's boundaries, the HPB needs to consider its potential heritage resource value. Notwithstanding the post-1944 date of construction, the subject property contributes to the historical significance of the Country Club District because it is a representative example of the "neo-colonial" style dwellings that were built during the latter part of the district's period of historical significance.

The Secretary of the Interior's standards for rehabilitation and the Country Club District Plan of Treatment allow for the alteration of street-facing facades and the construction of new garages. City policy encourages homeowners in the district to preserve the distinguishing original qualities and historic character of their property: façade alterations and structural additions which make possible "an efficient contemporary use" are considered appropriate when the when the new work is visually compatible with the district's architectural characters and preserves those portions of a house which are significant to its historical and architectural values.

Mr. Vogel's opinion concluded that the proposed remodeling at 4916 Sunnyside Road will not have an adverse effect on the historical significance and integrity of the Country Club District. The subject property is not a significant heritage preservation resource in its own right, although it does contribute to the overall character of the district as a whole. The proposed façade alterations are appropriate and compatible with the character of the house and the neighborhood. No significant architectural details will be destroyed or obscured. The new attached two-car garage is appropriately scaled and sited on the rear elevation, facing Highway 100. The cedar shake siding that is proposed to be applied to the street facing façade and the side porch (the converted one-car attached garage) is an appropriate contemporary design treatment. Considering the aforementioned, Mr. Vogel recommended approval of the COA subject to the plans presented.

Ms. Repya agreed with Consultant Vogel's observations and recommended approval of the COA request subject to the plans presented. Findings supporting the approval recommendation included:

- The proposed remodeling will not have an adverse effect on the historical significance and integrity of the Country Club District.
- No significant architectural details will be destroyed or obscured.
- The proposed alterations are compatible with the historic character of the house and neighborhood.
- The new attached two-car garage is appropriately scaled and sited on the rear elevation facing Highway 100.
- The cedar shake siding that is proposed for the street facing façade and side porch is an appropriate contemporary design treatment.
- The information provided supporting the subject Certificate of Appropriateness meets the requirements of the Zoning Ordinance and the Country Club District Plan of Treatment.

Ms. Repya added that an email supporting the COA was received from Larry & Sue Seckinger, 4912 Sunnyside Road, abutting neighbors to the north.

Property owners Steve and Amy Schmitz were present to address questions of the board.

Members Sussman and Weber asked for several clarifications of the proposed plans which were provided by property owner Steve Schmitz.

Member Moore commented that he liked the new front entry, pointing out that it adds nice detail to the front façade of the home. Mr. Schmitz commented that as they developed the plans for their home, a great deal of research was involved to ensure that the design was consistent with the Colonial Revival style of the home. He added that they were also very particular with the contractor they chose, wanting to be sure that the company was familiar with rehabilitating the historic homes in the Country Club District.

Following a brief discussion, **Member Weber** moved for approval of the COA application subject to the plans presented. **Member McDermott** seconded the motion. All voted aye. The motion carried.

VII. OTHER BUSINESS

A. Edina Heritage Landmark Determination of Eligibility

Consultant Vogel explained that The Edina Heritage Landmarks (EHL) program, authorized by Section 850.20 of the City Code, exists to identify heritage preservation resources worthy of preservation and consideration in community planning; and as part of its Comprehensive Plan, the City of Edina has adopted policies that encourage the preservation, protection, and use of significant heritage resources.

The City Code authorizes the HPB to evaluate the heritage preservation values of historic resources and issue findings of significance – referred to in the ordinance as “determinations of eligibility” (essentially the same process carried out by the State Historic Preservation Office for properties evaluated for National Register eligibility). The HPB determination of eligibility (DOE) is basically a decision that a particular property meets the Edina Heritage Landmark criteria for historic significance and integrity and has been deemed worthy of preservation. A DOE does not require property owner consent or city council action; nor does it automatically lead to rezoning of a property as a heritage landmark. Unlike properties with EHL designations, properties determined eligible are not subject to a plan of treatment or required to comply with the Certificate of Appropriateness (COA) for proposed changes.

Mr. Vogel observed that while in practice the HPB has an understanding with how properties determined eligible differ from those “designated” EHL’s, he recommended that the board adopt a clear policy with regard to the preservation of properties “determined eligible” for

heritage landmark designation. He added that the approach he recommends is similar to the policy used by the National Register program.

Mr. Vogel pointed out that the purpose of the policy would be to require city officials to consider the effects of City of Edina undertakings (public works projects, certain large development projects where the city is directly involved, any activity that is funded by the city) on significant heritage preservation resources, including properties with DOEs issued by the HPB as well as those properties zoned as Edina Heritage Landmarks. Vogel added that the list of properties determined eligible by the HPB would become the authoritative guide to be used by city staff, the city council, boards and commissions to indicate those heritage preservation resources which need to be considered in project planning. He added that he understood that this practice is currently part of the planning staff's procedures, but not set out in a policy statement.

Mr. Vogel elaborated that the adoption of a DOE policy would have the following positive outcomes:

- Properties determined eligible for heritage landmark designation would become part of an official list of Edina properties deemed historically significant and worthy of preservation.
- More heritage preservation resources would receive protection from the adverse effects of city-sponsored development activities.
- The work of the HPB would become better integrated with other city planning for community development, transportation, economic development, etc.
- The DOE process would not impose any new regulations on privately owned properties.
- Determined eligible properties would acquire prestige and distinction as significant heritage preservation resources.

In closing, Mr. Vogel proposed the following policy statement for consideration:

- a) It shall be the official policy of the City of Edina to avoid any adverse effects to significant heritage preservation resources (defined as properties designated or determined eligible for designation as Edina Heritage Landmarks) arising from public works and other types of development projects sponsored, funded, or assisted by the city.
- b) The City of Edina will consider the effects of city projects, including projects that involve city funding, on properties that have been designated Edina Heritage Landmarks or have been determined eligible for designation as Heritage Landmarks by the Edina Heritage Preservation Board. City officials, departments, boards and commissions will afford the Heritage Preservation Board and its staff a reasonable opportunity to review and comment on such projects.
- c) If a significant heritage preservation resource must be damaged or destroyed as a result of any City of Edina undertaking, the Heritage Preservation Board shall be authorized to

make a reasonable effort to recover important historical, architectural, or archaeological data the property contains.

The board had a lengthy discussion on the treatment of properties “determined eligible” for EHL designation. Member Moore recalled a suggestion made at the work session with the City Council regarding the creation of an in-between heritage landmark designation that honored a property, but required no adherence to rules or regulations; and wondered if the “determined eligible” designation didn’t fit that niche. Many on the board agreed, but wondered if there was not a better term that could be used that would be more appealing and potentially marketable. Planner Repya suggested the term “Honor Roll of Historic Properties”, noting that achieving the honor roll is well respected. The board agreed that having an honor roll of historic properties could be a positive tool to promote future heritage landmark designations.

Following a discussion regarding the content of the proposed DOE policy, the board agreed that they would like the language to be consistent with policies they have adopted in the past. Member O’Brien volunteered to research other HPB policies and recommend revised language for the board to consider. The board agreed to table the discussion of the proposed DOE policy to a future meeting. No formal action was taken.

B. Suburban Development in Edina Report

Planner Repya explained that The Executive Summary of the *Suburban Development in Edina Since 1935: A Historic Context Study* was completed and will be included with the main report on the HPB website page. She added that City staff will also ensure that the study is integrated with the historic context statements outlined in the city’s Comprehensive Plan.

Ms. Repya pointed out that the summary provides a thumbnail sketch of the important elements of the study; as well as defining the information gaps and a recommended action plan. At this time, Consultant Vogel has asked for guidance from the board regarding a timeframe for implementation.

Board members observed that they accomplished the first of the six action plans by adopting the context study. The remaining action items discussed were:

- Develop an initial list of 20 to 50 Midcentury Modern buildings and landscapes that the HPB considers historically important and worthy of further research.
- Continue the neighborhood survey according to the priorities set out in the 2008 comprehensive plan; review and adjust survey strategies for the upcoming plan revision (scheduled for 2015-16) to reflect the findings of the present historic context study.

- The redundancy of the most common Midcentury Modern property types calls out for a modification of heritage resource identification and evaluation methods—research designs for future surveys should emphasize neighborhood-specific historic context research, windshield reconnaissance of selected subdivisions (or selected blocks within subdivisions), and intensive survey of properties believed to be well preserved, representative examples of important resource types. In light of the large number of residential subdivisions platted between 1935 and 1975, it may be more cost-effective to conduct neighborhood-level surveys in the areas with the oldest housing stock first.
- More emphasis on cultural landscapes is needed. Because they are often fragile, it is important to identify and record historic gardens and other mid-20th century landscapes, including examples of vernacular forms. In addition to identifying properties potentially eligible for heritage landmark designation, such a project would also be an important educational tool and an opportunity to promote awareness of Edina’s cultural landscapes. The HPB should consider undertaking a suburban landscape survey in collaboration with neighborhood groups, garden clubs, or the Edina Historical Society.
- Research should be carried out to identify important architects, designers, landscape architects, engineers, developers, builders, and contractors who worked in Edina between circa 1935 and 1975.

Board members agreed that there is no expectation that the action items should or need to be addressed immediately, however, to ensure that the study remains vibrant; its implementation should be taken into consideration as the HPB addresses the annual work plans.

Member Sussman added that the board needs to be cognizant of what is feasible to budget from both a time and financial standpoint. Member Weber agreed, pointing out that identifying resources from the Edina Historical Society would be a very good start. He added that the new committee formed to assist residents in exploring the history of their homes could get the public involved in the research identified in the action plan.

Mr. Sussman liked the proposed public involvement in the project, and suggested that it be promoted during the televised December meeting. Board members agreed that would be a very good idea and a great way to promote the work of the HPB.

C. Southdale Center Historic Interpretation - Update

Planner Repya reported that in light of the national attention showered on Southdale Center for being included in the PBS special “10 Buildings that Changed America”, she sent Ben Martin, the center’s General Manager an email to ask if they had plans for a display recognizing Southdale’s unique history. Mr. Martin responded by asking what we had in mind, so Ms. Repya explained that some type of pictorial interpretation of the mall’s history would do an excellent

job of recognizing its importance to not only Edina, but the entire Twin Cities region. She added that since the Garden Court serves much the same purpose it did in Southdale's early days; somewhere near the current information center/escalator area would seem a fitting spot. Ms. Repya also shared with Mr. Martin that some large local corporations such as 3M, General Mills, American Express (IDS), and even downtown Macy's have photographic displays of their successes over the years. In closing, Ms. Repya offered the assistance of the HPB in creating a historic interpretation, and welcomed a future meeting with him. It has been several weeks since Ms. Repya corresponded with Mr. Martin; however she agreed to keep the board advised if and when she has future contact with him. The board thanked Ms. Repya for the follow-thru they requested at the October meeting, and expressed their hope that Southdale Center will be open to creating a permanent visual history display.

D. W. 54th Street Bridge over Minnehaha Creek - Update

Planner Repya reported that after the October HPB meeting, she contacted the Leslie Yetka, the Education Manager with the Minnehaha Creek Watershed District regarding the potential for creating an educational interpretation like that installed at the Mill Site near Browndale Bridge. Ms. Yetka responded that at this time they had no formal plans for educational signage in the Arden Park area. However, the Watershed District has been working with the group Citizens for Minnehaha Creek Corridor to develop some signage standards along the creek, including educational/interpretive signage at relevant locations. Ms. Yetka explained that the goal would be to work with cities and have some consistent signage along the entire creek to enhance the creek experience. She added that they are currently in the very early stages and the board hasn't discussed how to proceed. Also, they have not yet engaged the cities; however she promised to keep me in the loop as the project unfolds. Ms. Repya concluded that she would let the board know when she receives further communication from Ms. Yetka. The board thanked Ms. Repya for the report. No formal action was taken.

E. Plan for December 9th Televised Meeting

Planner Repya reminded the board that their regular December meeting which will be the annual televised meeting has been rescheduled from Tuesday, December 10th to Monday December 9th to accommodate the Council's need to hold public hearings on road improvements on the 10th.

The board briefly discussed the format of the meeting. Ms. Repya explained that in addition to the conducting the regular business (potential COA's, etc.) the televised meeting is an excellent opportunity for the board to share their mission, and spark public interest in the heritage preservation program. The last televised meeting in December 2011 included a brief overview of the work accomplished that year as well as a look to the future. Ms. Repya suggested using

the HPB 2013 Annual Report that was submitted to the MN State Historic Preservation Office as an outline for the agenda – board members agreed.

The board briefly discussed how the televised meeting will provide an opportunity for some positive PR for their current initiatives, such as the “Explore the History of Your Home” project. Planner Repya promised keep the board apprised of the plans for the televised meeting. No formal action was taken.

VIII. CORRESPONDENCE & PETITIONS

- Copy of a future article for the Twin Cities Bungalow Club newsletter entitled “Edina offers Historic Designation to Bungalow Owners”.
- Letter from Council Member Joni Bennett representing the Quasiquicentennial Committee

IX. CHAIR AND BOARD MEMBER COMMENTS

Member Weber advised the board that he has been working on a design for a home in Southwest Minneapolis, and discovered that the City of Minneapolis requires projects where 60% or more of the home is demolished to go before the city’s Heritage Preservation Board for them to evaluate the heritage significance of the property. Board members found the practice very interesting, and commented that with all of the residential demolitions occurring in Edina, such a practice could become a full-time job.

X. STAFF COMMENTS

Planner Repya reminded the board that they received a letter in their packets from Council Member Bennett who serves on the Quasiquicentennial Committee. In the letter, Ms. Bennett invited them to attend the Founders Day festivities on Thursday, December 12th. Starting at 5:00 pm with an open house at the Cahill School/Grange Hall, the festivities then move across the street to City Hall for a program and social hour, wrapping up at 8:00 pm. The board was pleased to receive the invitation, and looked forward to celebrating the City’s 125th anniversary.

XI. NEXT MEETING DATE Monday, December 9, 2013

XII. ADJOURNMENT 8:45 p.m.

Member Birdman moved for adjournment at 8:45 p.m. Member Mellom seconded the motion. All voted aye. The motion carried.

**Respectfully submitted,
Joyce Repya**