

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

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

II. ROLL CALL

Answering roll call was Vice Chair Moore and Members Mellom, Christiaansen, Sussman, O'Brien, McDermott, Weber, Johnson, and Good. Absent were Members Davis and Holtan. Staff present was Senior Planner, Joyce Repya.

III. APPROVAL OF MEETING AGENDA

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

IV. APPROVAL OF THE MINUTES February 12, 2013

Member Mellom moved to approve the minutes from the February 12, 2013 meeting. Member Moore seconded the motion. All voted aye. The motion carried.

V. COMMUNITY COMMENT - None

VI. CERTIFICATE OF APPROPRIATENESS

A. H-13-2 4504 Drexel Avenue - Build a detached garage in the southwest corner of the rear yard

Planner Repya explained that the subject property is located on the east side of the 4500 block of Drexel Avenue. The existing home, a Mediterranean style constructed in 1936, currently has a single story 2-car attached garage accessed by a driveway on the south side of the property.

The Certificate of Appropriateness (COA) request entails the construction of a new detached garage in the southwest corner of the rear yard. The plans also include converting the single story attached garage to living space at the rear of the home.

Elaborating on the plans for the garage, Ms. Repya pointed out that they propose a 528 square foot 2-car detached garage measuring 24' x 22' feet in area. A service door and window are provided on the north elevation. Access to the garage will be obtained on the east elevation from the existing driveway.

The design of the structure is proposed to compliment the style of the home with traditional stucco walls and ceramic tiles on the roof. On the east elevation attention to detail is provided with carriage entry doors and a small dormer in the hip roof area. The height of the garage is shown to be 19' 6" at the highest peak. The height at the mid-point of the gable is shown to be

14' 6" , and a height of 9'6" is provided at the eave line. The hip roof is designed with a 9/12 pitch, complimenting the hip roof of the home. All dimensions for the proposed structure are consistent with the surrounding detached garages and new garages previously approved by the HPB through the COA process.

Ms. Repya added that the proposed location of the garage is 4.5' from the south and west property lines which abut 6 foot privacy fences, thus no windows or architectural detailing have been provided for those sides; consistent with other garages plans approved in the district.

Ms. Repya also pointed out that plans for the conversion of the attached garage to living space at the rear of the home were provided for the Board's information. The new space has been designed to provide a compatible use of the home while at the same time maintain the home's overall historic character. The square footage of the attached garage space will be reduced by 228 square feet to ensure that the total footprint of the structures on the lot does not exceed the 25% maximum allowed by the Zoning Ordinance. (The existing lot coverage is 22.3%, and the proposed lot coverage will be 24.9%).

Preservation consultant, Robert Vogel reviewed the proposed plans and determined that the new garage would match the character of the historic house and be compatible in size, scale, massing, and material. He added that the improvements to the property would also be compatible with the character of the neighborhood and should not detract from the historic significance and integrity of the district as a whole.

Ms. Repya concluded that Staff agreed with Consultant Vogel's evaluation of the proposed improvements to the property, noting that the detached garage is consistent with new garages previously reviewed in the district and conversion of the attached garage to living space will blend in well with the historic façade of the home; thus she recommended approval of the COA request.

Findings supporting the recommendation included:

- The plans provided with subject request clearly illustrate the scale and scope of the proposed projects.
- The proposed detached garage will complement the architectural style of the home and not be detrimental to the adjacent historic structures.
- The information provided supporting the subject COA meets the requirements of the Zoning Ordinance and the Country Club District Plan of Treatment.

Ms. Repya added that she recommended the following conditions for approval:

1. The approval recommendation is subject to the plans presented, and
2. The placement of a year built plaque on the exterior of the new detached garage.

Board members briefly discussed the proposed plan, agreeing the design was very nice – providing better living space for the property owners while at the same time complimenting the Mediterranean style home, and enhancing the property. Member Sussman inquired about the

doors proposed for the garage. Homeowner, Brett Fenske explained that they will install wood carriage overhead doors, as well as a wood service door.

After board members shared positive comments regarding the proposal, Member Mellom moved approval of the COA request subject to the plans presented and a year built plaque be installed on the exterior of the garage. Member Christiaansen seconded the motion. All voted aye. The motion carried.

B. Welcome New Heritage Preservation Board Members

Planner Repya introduced new HPB members Connie McDermott, Tim O'Brien, and Ryan Weber (Tracy Holton was absent), and the board spent some time getting acquainted.

An HPB resource booklet was then distributed to all members; designed to provide easy access to pertinent information relative to the responsibilities of the HPB. The information provided was broken down into the following chapters:

- I. Board Member Information (Meeting schedule, City Map, Council & Planning Staff, etc.)
- II. Work Plan, Studies & Awards
- III. Bylaws/Ordinances/Governing Documents
- IV. Heritage Landmark Properties & Historic Resources
- V. Historic Country Club District

The board thanked Planner Repya for providing a valuable tool to assist them in understanding the work of the HPB – both previous actions that have taken place as well as the vision for the future.

VII. OLD BUSINESS

A. Update Status of 203 Work Plan

The Board reviewed the 2013 work plan. All agreed that progress is being made on the work plan action items. Vice Chair Moore commented that he noted some of the items identified on Consultant Vogel's work plan don't appear to be reflected on the HPB plan – he suggested that as the 2014 plan is formulated that Mr. Vogel's plan is taken into consideration. The board agreed with Mr. Moore. No formal action was taken.

B. Update – Consultant's 2013 Work Plan - No Report

C. Updates from Standing Committees

- 1. Communication & Education – Video Clip Idea – No Report**
- 2. Research and Landmark Designation of Eligible Edina Properties**

Member Moore reported that the informational meeting for the owners of properties determined eligible for heritage landmark designation is being targeted for the May-June time frame. Once the date is set, the invitation letters will be sent.

D. Updates from Ad Hoc (Temporary) Committees

- 1. Southdale Center Preservation – No Report**

VIII. OTHER BUSINESS - None

VIII. CORRESPONDENCE & PETITIONS

IX. CHAIR AND BOARD MEMBER COMMENTS

Vice Chair Moore advised the board that the Annual Meeting of the HPB will take place at the next regular meeting on April 9th. As set out in the HPB Bylaws, at the annual meeting the election of a Chair and Vice Chair takes place; the Bylaws are reviewed and updated if necessary; and the regular meeting schedule for the upcoming year is affirmed.

X. STAFF COMMENTS None

VI. NEXT MEETING DATE April 9, 2013

XII. ADJOURNMENT 8:00 p.m.

Member Christiaansen moved for adjournment at 8:00 p.m. Member Mellom seconded the motion. All voted aye. The motion carried.

Respectfully submitted,
Joyce Repya