

**MINUTES**  
**Annual Meeting of the**  
**Edina Heritage Preservation Board**  
**Edina City Hall – Community Room**  
**Tuesday, April 8, 2014**  
**7:00 p.m.**

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

**II.    ROLL CALL**

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

**III.   APPROVAL OF MEETING AGENDA**

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

**IV.    APPROVAL OF THE MINUTES       **March 11, 2014****

Member Mellom expressed concern regarding the accuracy of the March 11<sup>th</sup> minutes - stating that Planner Repya was sitting apart from the board, and due to the complexity of the discussion, she feared that the minutes did not reflect the actual activity. Planner Repya explained that in addition to her notes, she also relied on listening to the audio recording of the meeting as she wrote the minutes. Member Sussman then moved approval of the March 11, 2014 minutes. Member Weber seconded the motion. Members Birdman, Christiaansen, Moore, Weber and Sussman voted aye. Member O'Brien abstained, stating that he did not have an opportunity to read the minutes. Member Mellom voted nay. The motion carried.

**V.     COMMUNITY COMMENT – None**

**VI.    REPORTS & RECOMMENDATIONS**

**A.     H-14-3   4506 Drexel Avenue - Construction of a new detached garage**

Planner Repya explained that the subject property is located on the east side of the 4500 block of Drexel Avenue. The existing home, a Tudor style constructed in 1932, currently has a single story 2-car attached garage accessed by a driveway on the south side of the property.

The Certificate of Appropriateness 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.

The proposed 576 square foot 2-car detached garage measures 24' x 24' feet in area. A service door with a gabled overhang supported by brackets is 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 Tudor style of the home with

traditional stucco walls and an asphalt shingle roof. On the east elevation attention to detail is provided with carriage entry doors and a small window above in the gable area. The height of the garage is shown to be 17' 2" at the highest peak. The height at the mid-point of the gable is shown to be 13' 4 1/2", and a height of 9'1" is provided at the eave line. The ridge line of the roof is 26' and a 7/12 roof pitch is provided. All dimensions proposed for the structure are consistent with the surrounding detached garages and new garages previously approved by the HPB through the Certificate of Appropriateness process.

The proposed location of the garage is 4' from the south and west property lines which abut 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 added that plans for the conversion of the attached garage to living space at the rear of the home had been provided for the Board's information. The new space including a kitchen/mud room addition was designed to provide a compatible use of the home while at the same time maintain the home's overall historic character.

Preservation Consultant, Robert Vogel provided the board a written evaluation of the proposal in which he commented that the proposed detached garage is consistent with the design review guidelines presented in the district plan of treatment. The plans for the new garage represent a structure that would match the character of the historic house and be compatible with it in size, scale, massing, and material. The new garage would also be compatible with the character of the neighborhood and will not detract from the historic significance and integrity of the district as a whole. Therefore, he recommended approval of the COA.

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 well with the historic façade of the home. She too recommended approval of the Certificate of Appropriateness 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 Certificate of Appropriateness meets the requirements of the Zoning Ordinance and the Country Club District Plan of Treatment.

Conditions for approval were subject to:

- The plans presented and
- The placement of a year built plaque on the exterior of the new detached garage.

Doug Johnson, Building Concepts and Design, Inc. was present to represent the property owners Matt Grimes and Lisa Irvins.

**Board Comments:**

**Member Christiaansen** asked if the entire home would be re-stuccoed to ensure that the addition blended with the original home. Mr. Johnson responded that the stucco on the home is in very good condition and the plan is not to re-stucco the existing home with the new addition. They will do their very best to match the color and texture of stucco, and believe that after a few years the addition will blend in with the home.

**Member McLellan** inquired about the roofing material of the proposed garage and home. Mr. Johnson explained that the existing home has asphalt shingles, and the proposed garage and addition to the home will have asphalt shingles to match.

**Member Sussman** complimented the applicant on a project that not only meets, but aesthetically exceeds the requirements of the plan of treatment. He added that he particularly liked the provision for 2 separate garage doors with divided-lite windows which are in keeping with the Tudor design of the home.

**Member Weber** observed that the plan of treatment recommends that new detached garages should match the architectural style of the house, and he believed that the 7/12 pitch of the garage's roof was not in keeping with the home's steeper roof pitches of the home which are typical for Tudor design styles. He added that the proposed addition to the home demonstrates 10/12 roof pitches whereas the original home has 12/12 roof pitches.

Mr. Johnson commented that design of the garage with the lower roof pitch was to ensure that the garage height did not exceed the heights of surrounding detached garages in the vicinity. Also, had the roof pitches on the addition matched the 12/12 pitches on the original home, the addition would have been taller than the original home and visible from the front street.

Member Weber stated that understood the rationale for the lower pitch on the garage roof, but added that providing more Tudor detailing to the garage could compensate for the lower roof pitch.

**Member Mellom** stated that she agreed with Member Weber's comments - suggesting that perhaps adding some half-timbering would help to compliment the Tudor design of the home.

**Member Sussman** commented that he was less concerned about the roof pitch of the addition since it would not be visible from the front street.

**Member Moore** commented that the applicant has done a nice job with the project; and he agreed with Member Sussman's opinion that the proposed detached garage nicely complimented that Tudor design of the home.

Following a brief discussion, **Member O'Brien** moved approval of the COA subject to the plans presented and a year built plaque be installed on the exterior of the detached garage.

**Member Sussman** seconded the motion. All voted aye. The motion carried.

## **VII. OTHER BUSINESS**

### **A. 2014 Heritage Award Nominations**

Planner Repya explained that a nomination for the 2014 Edina Heritage Award was received from Member Moore for a home owned by Brian and Linda Tell at 5501 Londonderry Road. Ms. Repya then asked Mr. Moore explain the nomination to the board.

Mr. Moore provided the board with an original rendering of the home designed by Frank Lloyd Wright, Jr. in 1950; as well as photos of the home as it exists today. He explained that Arthur Erickson and his brother Alfred owned the Erickson Petroleum Company (now Holiday Station Stores). Both brothers contracted Lloyd Wright (real name = Frank Lloyd Wright, Jr.) to design their homes that were both built in 1950. Arthur's home remains intact at 5501 Londonderry Road; brother Alfred's home, located at 5804 Stauder Circle and was razed in 1998. Other than the lot being subdivided into three lots over the years, the original home has been preserved to maintain its original design and look.

Mr. Moore pointed out that he was privileged to tour the home with owners Brian and Linda Tell who have taken painstaking care of the home for the past 20 years. Some of the highlights of the home Mr. Moore observed were:

- All bathrooms with the original 1950's fixtures
- A fall-out shelter built in 1962 from an old fuel oil drum
- A new air conditioning system installed on the roof of the home
- The home is basically built on a slab with a small basement for the heating system and some storage.

Board members agreed that the home definitely possessed heritage significance and asked if the homeowners had considered heritage landmark status. Mr. Moore said that they aren't ready for a landmark designation, however feel strongly about the history of their home and don't

want to see it torn down. He added that the Heritage Award would be a good first step toward a potential determination of eligibility for the home.

Member Vogel agreed that the home would be worthy of landmark consideration not only for the architectural history and condition, but also for the notoriety of Arthur Erickson who created the business model for the gas station/convenience store that we have all become so familiar.

Board members discussed how the nomination presented by Member Moore would be perfectly timed with the completion of the Mid-Century Historic Context Study just last summer. Following a brief discussion, Member Christiaansen moved to award the 2014 Edina Heritage Award to the Arthur Erickson House at 5501 Londonderry Drive to recognize its excellence in preservation. Member O'Brien seconded the motion. All voted aye. The motion carried.

#### **B. Appeal COA Decision for H-14-2, 4505 Arden Avenue**

Planner Repya explained that an appeal of the HPB decision to approve the COA for changes to the home at 4505 Wooddale Avenue was received from Joyce Mellom. The appeal will be heard at the Council meeting on April 22, 2014.

Member McLellan observed that the appeal was on Ms. Mellom's letterhead as an attorney; and he asked her if she was representing anyone. Member Mellom stated that she was appealing as a resident because she did not agree with the decision of the board and wanted the City Council to make the ultimate decision. Ms. Repya pointed out that the appeal information will be available for viewing under the City Council agenda at the "Watch a Meeting" - City Council - April 22<sup>nd</sup>, on the Channel 16 page on the City's web site. The board thanked Ms. Repya for alerting them of the appeal with some board members expressing a desire to attend the Council meeting on April 22<sup>nd</sup>.

#### **C. H-13-06, 4621 Arden Ave. - Change to COA Plan Originally Approved Oct. 8, 2013**

Planner Repya reported that on March 20, 2014, a request for a change to the subject COA approved on October 8, 2013 was received. The applicant explained that due to unknown conditions of the existing structure, it was discovered during construction that the original building techniques were not acceptable to the current waterproofing methods used today. He explained that the substrate for the existing stucco is gypsum board instead of wood sheathing, thus it is not wise to disturb the existing stucco system by adding the horizontal trim band under the existing windows as originally proposed. Doing so would destroy the stucco and

require replacement of all the existing stucco system and new exterior sheathing at an additional cost of approximately \$20,000.

The applicant provided revised plans for the board to review with the horizontal trim band removed. Planner Repya emailed the plans to the HPB; and a majority of the board responded that deleting the horizontal trim band was in keeping with the original architectural style of the home, with some commenting that the change actually enhanced the project. No board member expressed concerns regarding the proposed change.

In light of the fact that the project was underway, and a delay for the board to consider the requested change at the April 8<sup>th</sup> meeting would cause a hardship; and the board reviewed the proposed change and seven of the nine board members responded that they approved of the proposed change; staff provided a COA dated March 25, 2014, reflecting the requested change.

The board agreed that they appreciated the change to the COA being reflected in the meeting minutes. No further action was taken.

**D. Explore the History of Your Home : No Report**

**E. Election of Officers:**

**Chairman**

Planner Repya provided the board with a description of the roles and responsibilities of the Chairman and Vice Chairman of the board.

Member Mellom moved to nominate Peter Sussman to the office of Chairman of the HPB. Member Sussman thanked Ms. Mellom for the vote of confidence, but respectfully declined the nomination.

Member Sussman moved to nominate Michael Birdman to the office of Chairman of the HPB. Mr. Sussman noted that although Member Birdman was absent from the meeting, he had expressed a willingness to serve if nominated. Member Moore seconded the motion.

Member Mellom moved to nominate Ryan Weber to office of Chairman of the HPB. Member Weber accepted the nomination. Member O'Brien seconded the motion.

**Discussion -**

Member Sussman observed that he has appreciated Member Birdman's perspective and objectivity when reviewing projects and finds that he has exhibited very good parliamentary skills. That being said; he added that Member Weber brings the skills of an architect, has a firm

understanding of the Country Club District's plan of treatment, and would also do a very good job.

Member Mellom observed that Member Ryan is an architect and has shown hands-on knowledge of the Country Club District's plan of treatment when COA applications are considered. She added that she believed Mr. Weber would be a very effective leader.

Because there were two candidates for the office of Chairman, a paper ballot was taken with Michael Birdman receiving a majority of the votes, thus winning the election for Chairman.

### **Vice Chairman**

Member O'Brien moved to nominate Ryan Weber to the office of Vice Chairman of the HPB. Member Ryan accepted the nomination. Member Moore seconded the motion. All voted aye. The motion carried

Following the election of officers, Member Sussman made a motion to acknowledge Member Moore's outstanding job of serving as the Chairman of the HPB over the past year. Member O'Brien seconded the motion. All voted aye. The motion carried.

## **VIII. CORRESPONDENCE & PETITIONS    None**

## **IX. CHAIR AND BOARD MEMBER COMMENTS**

**Member Moore** reported that on April 5<sup>th</sup> he picked up 4 boxes of archival memorabilia from Southdale Center to be stored at the Edina Historical Society (EHS). Included in the boxes were building plans, black & white photos, aerial photographs, and advertisements from 1952 - 1970. The EHS plans on scanning the materials.

Mr. Moore added that he also had the pleasure of talking with Marty Rudd the first general manager of Southdale who shared many wonderful stories of the mall's early days. Board members observed that they were pleased Southdale is sharing their history with the community, and suggested that the EHS complete an oral interview with Mr. Rudd to capture his Southdale knowledge for posterity.

Member Moore also shared the following upcoming community events:

- April 27<sup>th</sup> "Edina on the Map" opens at the Edina Historical Society
- May 11<sup>th</sup> "Spring Seed Social & Mother's Day Open House" sponsored by the Edina Historical Society and the Oliver H. Kelley Grange

**X. STAFF COMMENTS**

**Planner Repya** reported that May is Preservation Month and in addition to the upcoming events reported by Member Moore, the HPB has typically celebrated by the Mayor reading a Preservation Month Proclamation into the public record at a City Council meeting during the month of May. Also, the Edina Heritage Award has been presented at one of the City Council meetings in May depending on the property owner's schedule. Ms. Repya added that typically, the HPB also includes some Heritage Preservation training during the May meeting provided by Preservation Consultant, Robert Vogel.

Mr. Vogel explained that this year he was contemplating providing information on how heritage preservation is integrated with the business of the city. Member Sussman pointed out that the City of Minneapolis is exploring the idea of providing for conservation districts in their historic neighborhoods; and he wondered if that would be a topic of interest. Mr. Vogel explained that the Edina preservation ordinance is a hybrid that includes many of the components found in a typical conservation district. A brief discussion then ensued concluding with the board wondering how Edina heritage preservation program compared with other preservation commissions in the state. It was agreed that board members would send topics of interest relative to the preservation training to Planner Repya who would then pass them on to Consultant Vogel.

**XI. NEXT MEETING DATE May 13, 2014**

**XII. ADJOURNMENT 8:30 p.m.**

Member Sussman moved for adjournment at 8:30 p.m. Member Weber seconded the motion. All voted aye. The motion carried.

**Respectfully submitted,**  
*Joyce Repya*