



Ms. Repya explained that the existing home has an attached 2-stall tuck-under garage with one story of living space above. The proposal calls for removing the garage/living space and replacing it with a new attached 2-stall tuck-under garage with 2 stories of living space above. The new garage will be shifted about 6 feet further south to correct a non-conforming side yard setback and remove the new structure from the Browndale Avenue viewshed. The plans also indicate that the addition will extend 5 feet further west toward Edgebrook Place. The 2 stories of living space above the garage will provide a great room on the first floor and a master suite on the home's second story.

Ms. Repya added that the plans provided demonstrate that the design and materials compliment the historic home with stucco/wood trim clad walls with exposed rafters; Marvin double hung windows; and salvaged brick from the demolition of the existing garage reused on the new construction.

Ms. Repya explained that Preservation Consultant Robert Vogel had previously reviewed the COA request and provided his opinion that he would recommend approval of the COA request; pointing out that the proposal was consistent with other additions reviewed for homes in the Country Club District, and would not be detrimental to the historic home or to the neighboring homes. Ms. Repya pointed out that Mr. Vogel had also commended the homeowner for their choice of windows and doors; and for salvaging the original brick to be repurposed on the new addition.

In conclusion, Planner Repya recommended approval of the COA request subject to the plans presented. Findings supporting the recommendation include:

- No significant historic architectural features or fabric of the home will be destroyed.
- The proposed alterations are compatible with the historic character of the house, and similar to additions completed on neighboring homes.
- The plans provided with the subject request clearly illustrate the scale and scope of the project.
- The information provided supporting the subject Certificate of Appropriateness meets the requirements of the Zoning Ordinance and the Country Club District Plan of Treatment.

Property owners Jack & Claire Dempsey and their architect, Lee Meyers were present to address questions from the board. Mr. Meyers clarified details of the design and site plan for the board; after which Mr. Dempsey shared that the intent of their project was to have the design and materials of the addition appear seamless with the existing home. He added that the plans were presented to the neighbors who expressed their support.

Member Christiaansen asked if the entire home would be re-stuccoed so as the original structure would blend with the addition. Mr. Meyer clarified that indeed the stucco on the home would be retreated to match the addition. Ms. Christiaansen observed that it can be challenging to match the texture and color of the stucco when an addition is added to a home, and suggested that the stucco be applied to the addition first which would serve as a guide for the stucco application on the historic home.

Several board members stated that they thought the plans were well thought out and would enhance the property. Member Christiaansen then moved approval of the COA request subject to the plans presented. Member Mellom seconded the motion. All voted aye. The motion carried.

## **VII. OTHER BUSINESS**

### **A. Heritage Preservation Board – Community Search for Additional Heritage Preservation Resources**

Chair Moore explained that this item was added to the agenda to afford board members the opportunity to consider properties in the City which they feel may have potential to be added to the list of properties eligible for heritage landmark designation. To assist with this exercise, Planner Repya provided board members with an inventory of Edina's historic properties from the State Historic Preservation Office. She pointed out that not all of the properties listed have been designated as landmarks, or even determined eligible; however, the list could be a helpful reference.

The board agreed that this would be a worthwhile exercise, and will provide an excellent opportunity to explore the community. Member Christiaansen pointed out that she lives in a one of the Mid-Century neighborhoods that has an interesting history – originally part of the Savory Nursery on Whiting Avenue, the surrounding area was subdivided in the 1960's and with many of the homes constructed by Lundgren Co. Board members agreed that Ms. Christiaansen's neighborhood would be a good one to add to the Mid-Century Modern tour list.

Planner Repya observed that there are other neighborhoods in the city where prominent builders constructed many of the homes – for example, along Minnehaha Creek south of West 50<sup>th</sup> Street one can find many homes constructed by Bloomberg. Ms. Repya added that she recently heard from a neighbor in that area concerned that the “tear down trend” would jeopardize the Bloomberg homes in the area.

Member Holtan asked if the bridges along Minnehaha Creek would be considered significant. Ms. Repya responded that several of the Minnehaha Creek bridges have been identified. In fact, the Browndale Bridge received Edina Heritage Landmark status in 2008, and the Wooddale Bridge in front of St. Stephens Church has been determined eligible for designation and is identified on the HPB's work plan for future designation.

Member Weber explained that he lives in the West Minneapolis Heights neighborhood which the board has planned to tour later this summer; and he has some knowledge of the area, but is looking forward to exploring it further. Ms. Repya asked Mr. Weber if he would be interested in helping to plan the upcoming tour of his neighborhood – and he agreed that he would be happy to help.

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

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

**Member Holtan** inquired about an old, very small home in her neighborhood that was built quite a ways back on the lot (the home has since been replaced by a very large home). Particularly, she wondered if the home was built with the intention of one day building a home in front of it, as she understood that was the practice in some areas. Planner Repya explained that she was familiar with the home and agreed that it did stand out due to its small size and large front yard setback. She pointed out that the home was one of the first built in the area prior to the establishment of average setbacks and lot coverage; and there is no evidence that a larger home was proposed to the front of the lot.

**Member Weber** announced that the Planning Commission is undertaking a revamping of the Zoning Ordinance that will have an impact on residential construction in the city. He pointed out that he planned on attending the Planning Commission meeting tomorrow evening to better understand what if any impact proposed changes could have on the work of the HPB. He agreed to keep the board advised.

**Member Sussman** pointed out that the Planning Commission approved the lot division of a property at 50<sup>th</sup> & France that includes the historic Trinity Chapel at 4924 France Avenue, and he wondered if there were any plans to redevelop the property. Planner Repya explained that the property is owned and operated as part of the Spalon Montage Salon. At one time, the Trinity Chapel site was a separate parcel that was consolidated to include the property to the west; and the recent lot division served to again separate the parcels. She added that to date, the Planning Department has not received plans for changes to the site.

#### **X. STAFF COMMENTS**

**2014 Human Services Task Force** - Planner Repya reported that City Manager Scott Neal has requested that each advisory board or commission provide one representative to serve on the 2014 Human Services Task Force. Responsibilities of the task force members include attending three meetings next October when the group will evaluate proposals for human

services funding for the distribution of \$80,000 from the City's General Fund. Ms. Repya pointed out that Mr. Neal would like to have the volunteers determined by August 30<sup>th</sup>.

Member McDermott stated that she has experience in the human services field and would be happy to volunteer for the task force. Board members thanked Ms. McDermott for her willingness to serve.

**XI.     NEXT MEETING DATE             July 9, 2013**

**XII.    ADJOURNMENT                   7:55 p.m.**

Member Mellom moved for adjournment at 7:55 p.m. Member McDermott seconded the motion. All voted aye. The motion carried.

**Respectfully submitted,**  
*Joyce Repya*