

found on the second story windows above the front entry.

A narrative provided by the applicant points out that the existing window on the east wall of the garage will be re-installed on the east wall of the expanded garage space. They add that the intent of the proposed design is to enhance the functionality of the home while respecting the existing original design.

Preservation Consultant Vogel reviewed the proposal and provided his evaluation in a memorandum providing the following information:

Built in 1939, the subject property contributes to the historic significance and integrity of the Country Club District but it is not considered individually eligible for designation as an Edina Heritage Landmark. Although it was identified as a “colonial” in the original 1980 Country Club National Register nomination, most architectural historians today would probably classify it as an example of the Neocolonial style—it could also be categorized as Minimal Traditional or Contractor Modern, which are Midcentury Modern house forms. It reflects the architectural design standards imposed by Thorpe Bros. on new homes built in the district before 1944; more importantly, this house shows the influence of the guidelines for suburban housing issued by the Federal Housing Administration (FHA) during the late 1930s. This type of house is not uncommon in Edina’s postwar subdivisions and often occurs as infill housing in the older developed neighborhoods.

In my professional opinion, the proposed work is consistent with the Secretary of the Interior’s Standards for Rehabilitation and the Country Club District Plan of Treatment. No significant architectural features or details will be destroyed and the designer has done a good job making the additions architecturally compatible in size, scale and texture with the rest of the house. As built, approximately one-third of the houses in the district were constructed with attached garages and front-loading attached garages are regarded as a historic character-defining feature of Neocolonial style houses. With respect to the proposed addition of a shed-type roof dormer on the principal elevation, these structures are occasionally seen on Period Revival houses in the district; they are somewhat more common on bungalow cottages built in the late 1920s, but would be considered appropriate for Neocolonial houses constructed in the late 1930s. I recommend approval of the COA with the usual conditions.

Ms. Repya concluded that she agreed with Mr. Vogel’s evaluation and also recommended approval of the COA request subject to the plans presented. She added that findings supporting the approval 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.
- The plans provided clearly illustrate the scale and scope of the project.
- The existing garage measuring 330 square feet in area is considered sub-standard for a 2-stall garage, thus the plan to increase the size by 110 square feet is reasonable and advantageous for the property.
- The information provided supporting the subject COA meets the requirements of the Zoning Ordinance and the Country Club District Plan of Treatment.

Board members asked for clarification of the design elements from the property owner, Susan Bennett. Member Weber complimented the plan noting the proposal fits in well with the original home. Member Mellom agreed, pointing out that she liked how the changes address the needed functionality of the home while being true to its architectural style. Following a brief discussion Member O'Brien moved approval of the subject COA subject to the plans presented. Member Mellom seconded the motion. All voted aye. The motion carried.

B. Guidelines on Sustainability for Rehabilitating Historic Properties

Ms. Repya reported that over the past year, former Member Davis had researched information available regarding sustainable building practices that could be applied to historic buildings. Mr. Davis had compiled brochures and information booklets that addressed best building practices relative to building disassembly and material salvage with the intent of creating an HPB brochure that could be shared with contractors working on historic properties in Edina.

Since Mr. Davis' departure from the board earlier this year, the National Park Service has issued the *Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings* to enhance overall understanding and interpretation of basic preservation principals. The guidelines offer specific guidance on how to make historic buildings more sustainable in a manner that will preserve their historic character and that will meet *The Secretary of the Interior's Standards for Rehabilitation*.

Preservation Consultant Vogel provided a memorandum to the board where he observed that the city's preservation code and comprehensive plan already reference the Secretary of the Interior's Standards for the Treatment of Historic Properties (most recently revised in 1992 and codified in 1995). For design review and compliance purposes, he recommended the HPB adopt the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for the Treatment of Cultural Landscapes*, published by the Park Service's Historic Landscape Initiative in 1996.

Ms. Repya pointed out that although the subject illustrated guidelines have been designed as part of the *Secretary of the Interior's Standards for Treatment of Historic Properties* which the HPB uses as a guide for design review decision; because creating guidelines for sustainability is one of the initiatives in the HPB's 2013 work plan, she recommended adoption of Resolution HPB-013, adding the newly published *Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings* to *The Secretary of the Interior's Standards for the Treatment of Historic Property* referenced in Section 850.20, Subd. C. of the city code. In doing so, the completion of the work plan initiative would be officially recognized. Ms. Repya further recommended that that the *Illustrated*

Guidelines on Sustainability for Rehabilitating Historic Buildings is made available to the public on the HPB's page on the city's website.

A brief discussion ensued in which the board commented that the illustrated guidelines will be a nice reference to post on the HPB web site page. Member Mellom then moved to adopt Resolution HPB-013 adding the *Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings* to the references used by the HPB for design review; and to guide the public with best practices for using sustainable practices when rehabilitating historic properties. Member Birdman seconded the motion. All voted aye. The motion carried.

C. City Council & HPB Work Session – September 17th

Planner Repya reminded the board that the HPB's joint work session with the City Council will take place on Tuesday, September 17th at 5:30 p.m. The annual work session provides an opportunity to review the 2013 work plan – providing the Council with an update of the previous year's activities and also ensuring that the board's priorities are consistent with the Council's. Ms. Repya pointed out that planning for the work session will take place at the September HPB meeting. Board members agreed that they looked forward to meeting with the City Council.

D. West Minneapolis Heights Tour – Reflections

Chair Moore commented that the HPB's annual tour which took place on July 9th in the West Minneapolis Heights section of the Presidents neighborhood (northwest Edina) was, as usual, a highlight of the summer for the HPB. Board members agreed pointing out that they were impressed with the diversity of development in the area. They also observed a vast potpourri of architectural styles in a relatively small area.

Looking at ways to enhance future tours of the city, the following suggestions were made:

- Provide notice to the community to participate via "City Extra".
- Invite the Mayor/City Council to join in.
- Invite people who live in the tour area to participate.
- Consider partnering with the Edina Historical Society.

Chair Moore concluded that those were excellent suggestions which should be considered when planning the tour for summer 2014.

VIII. CORRESPONDENCE & PETITIONS - None

IX. CHAIR AND BOARD MEMBER COMMENTS

Chair Moore had the following information to share with the board:

- The Historical Society is selling Edina t-shirts in recognition of the City's Quasquicentennial. The cost is \$15 and they are available at the Edina History Museum.
- The Historical Society is sponsoring an Edina House tour on Sunday, September 15th. Three historic houses to include the Baird House, a Morningside Bungalow and a Country Club District home (which is owned by HPB Member Mellom) will be included in the tour led by docents. Tickets are available at City Hall for \$15 until the day of the event when tickets will then be \$20. Mr. Moore encouraged the board members to partake in the tour.
- September 28th is the date of the Southdale Center's Grand Re-Opening. Mr. Moore did not have details on the time/events planned, however promised to provide more information at the next HPB meeting.

X. STAFF COMMENTS

4300 France Avenue – Ms. Repya explained that an owner of 4300 France Avenue inquired about the potential for her home to be designated an Edina Heritage Landmark (EHL). The home, built in 1905 is purported to be the first home built on France Avenue - a historic photo is on page 85 of the *Edina, Chapters in the City's History* book. Ms. Repya explained that she shared information on the designation process and the benefits of a landmark designation.

The next steps will include a meeting with the homeowners, staff and Preservation Consultant Vogel to glean what information is available on the property, and further discuss the process. If the homeowners decide that they would like to pursue a landmark designation, Mr. Vogel would then undertake composing a nomination study which would be shared with the State Historic Preservation Office who must have 45 days to comment on a proposed designated property. The potential designation (which is considered an overlay zoning adding the EHL designation to the R-1, Single Dwelling Unit designation) must be reviewed by the Planning Commission who provide their opinion to the City Council who makes the ultimate decision relative to the landmark designation.

Board Members were pleased that a homeowner approached the City regarding the potential for adding the landmark designation to their property, and agreed that they looked forward to staying advised on the progress of this potential designation.

Student Members – Ms. Repya advised the Board that for the 2013-2014 school year current student member Nathan Johnson will return to serve with the HPB. Member Sarah Good will

move on to the Park Board. Taking Sarah's place will be Andrew Brandt. Andrew's first meeting will be September 10th.

State Preservation Conference – September 12 & 13 – Lanesboro, MN – Ms. Repya reminded the board that the deadline to register for the upcoming State Preservation Conference, September 12 and 13 in Lanesboro, MN is Thursday, August 15th. She pointed out that there are Certified Local Government (CLG) scholarship funds available to defray the costs incurred, however they are available on a first-come first-served basis, thus the application process needs to be completed by this Friday. Members Weber and Holtan indicated that they would be interested in attending. Ms. Repya asked them to register for the conference with the Minnesota Historical Society and arrange for their lodging in Lanesboro; and turn their receipts into her in order to complete the scholarship application process.

XI. NEXT MEETING DATE September 10, 2013

XII. ADJOURNMENT 8:15 p.m.

Member O'Brien moved for adjournment at 8:15 p.m. Member Holtan seconded the motion. All voted aye. The motion carried.

Respectfully submitted,
Joyce Repya