



REPORT/RECOMMENDATION

To: MAYOR AND COUNCIL	Agenda Item Item No. VI. B.
From: Joyce Repya Associate Planner	<input checked="" type="checkbox"/> Action <input type="checkbox"/> Discussion <input type="checkbox"/> Information
Date: August 6, 2012	
Subject: Appeal the issuance of a Certificate of Appropriateness for Construction of a New Home at 4524 Bruce Avenue	
Deadline September 18, 2012 for a City Decision:	

ACTION REQUESTED:

Adopt the attached Resolution upholding the July 9, 2012 decision of the Heritage Preservation Board approving a Certificate of Appropriateness to build a new home at 4524 Bruce Avenue.

INFORMATION/BACKGROUND:

The Heritage Preservation Board reviewed the preliminary plan for a replacement home at their June 12, 2012 meeting at which time the applicant presented their plan and comments were provided from the HPB as well as the public. The HPB agreed that the size, scale and massing of the proposed home was complimentary to the adjacent homes; and Preservation Consultant Robert Vogel opined that had this plan been presented to Samuel Thorpe during the districts period of significance, he would probably have approved its construction. That being said, the consensus of the board was that the design was too busy creating a home that appeared to overwhelm the adjacent homes. Board members identified the following architectural elements which they believed contributed to the busyness of the design:

- Diamond grids on the windows
- Metal roofing material on the front porch
- The height of the stonework along the foundation
- The wood trim on the stucco panel seams is busy in some areas.

At the July 9, 2012 Heritage Preservation Board meeting a revised plan was provided that remained unchanged in size, scale and massing, as well as in the use of Hardi-plank

stucco panels with Miratec wood trim and stone accents. Responding to the recommendations of the HPB, the applicant provided the following changes to the plans:

- The diamond grid pattern on the front elevation has been replaced with a 6 pane pattern.
- The copper roof on the front porch was changed to asphalt shingles to reduce the number of textures and materials visible from the front street.
- The stone work on the south elevation was lowered to reduce the stone's impact.
- The half- timbering has been reevaluated to enhance each elevation.

The HPB voted to approve the Certificate of Appropriateness subject to the following conditions:

1. The plans presented dated July 2, 2012 with the window grids shown on front elevation continued on all elevations of the home.
2. Any changes to the approved plans must be brought back to the HPB.
3. A sign (not to exceed 6 sq. ft.) with a rendering of the approved home is displayed on the property.
4. A year built plaque is displayed on the home.
5. The HPB's staff liaison is provided a final inspection of the home prior to the issuance of a Certificate of Occupancy.
6. Photographs of all elevations of the new construction shall be provided once the house is completed.

The findings supporting the approval included:

1. The applicant has met all of the procedural requirements required for the replacement of a non-historic resource in the Country Club District.
2. The proposed plan meets the criteria set out in the design review guidelines of the Country Club District Plan of Treatment.

On July 18, 2012 an appeal of the decision of the Heritage Preservation Board to approve the subject Certificate of Appropriateness was received from Erik and Ann Wordelman, 4522 Bruce Avenue; and Kitty O'Dea, 4610 Bruce Avenue.

Some of the issues cited in the appeal materials include the following opinions:

- The Hardi-board stucco panels proposed for the exterior cladding of the home is not appropriate, and stucco should be required.

Regarding the use of Hardi-board stucco panels, since the HPB began reviewing Certificates of Appropriateness applications, three homes have been approved using the Hardi-board stucco panels (4601 Drexel Avenue, 4602 Bruce Avenue, and 4623 Bruce Avenue).

- The 60 sq. ft. covered front entry (porch) is not appropriate.

The addition of a covered front entry canopy with pillars and posts is a common street facing façade change the HPB has reviewed and approved through the Certificate of Appropriateness process.

ATTACHMENTS:

- A. Notice of Appeal from Erik and Ann Wordelman, 4522 Bruce Avenue
 - A.1. Response of Appeal from Property Owner's Attorney
- B. Notice of Appeal from Kitty O'Dea, 4610 Bruce Avenue

- C. Resolution 2012-104 Upholding the Certificate of Appropriateness approved on July 9, 2012 for a new home at 4524 Bruce Avenue
- D. Certificate of Appropriateness for Construction of a new home at 4524 Bruce Avenue
- E. July 9, 2012 DRAFT HPB Minutes - Final Approval of Plans
- F. July 9, 2012 Staff Report and Revised/Final Plans
- G. June 12, 2012 HPB Minutes - Preliminary Review of Plans
- H. June 12, 2012 Staff Report and Preliminary Plans
- I. Certificate of Appropriateness Process and Requirements for New Homes
- J. Country Club District Plan of Treatment
- K. Certificate of Appropriateness Listing by Street
- L. Historical and Architectural Survey of the Country Club District - 1980
- M. Correspondence

July 18, 2012

Ms. Debra Mangen
City of Edina
4801 West 50th Street
Edina, MN 55424



A.

Dear Ms. Mangen,

My wife, Ann Wordelman and I, Erik Wordelman, respectfully submit our desire to appeal the decision of the Heritage Preservation Board with regarding to the proposed home at 4524 Bruce Avenue, Edina. On July 9, 2012 the Heritage Preservation Board voted 5-4 in favor of a Certificate of Appropriateness for the proposed house to be built at that address by JMS Homes. We respectfully wish to appeal this decision and ask the City Council to consider several points, which underscore why we believe the proposed house should not be granted a Certificate of Appropriateness in the beautiful, historic Country Club neighborhood. These points will be submitted separately.

Sincerely,

Handwritten signature of Erik J. Wordelman in black ink.

Erik J. Wordelman
4522 Bruce Avenue
Edina, MN 55424

Handwritten signature of Ann B. Wordelman in black ink.

Ann B. Wordelman

July 30, 2012

Ms. Debra Mangen
City of Edina
4801 West 50th Street
Edina, MN 55424



Dear Ms. Mangen,

I am writing as a follow-up to the letter my husband, Erik and I provided to you on July 18, 2012 indicating our desire to appeal the decision of the Heritage Preservation Board with regarding to the proposed home at 4524 Bruce Avenue, Edina. On July 9, 2012 the Heritage Preservation Board voted 5-4 in favor of a Certificate of Appropriateness for the proposed house to be built at that address by JMS Homes. We respectfully request that the City Council have the opportunity to consider the attached rationale (9 pages in total), which underscores why we believe the proposed house should not be granted a Certificate of Appropriateness in the beautiful, historic Country Club neighborhood. We also request that the City of Edina provides the City Council members with the plans that were presented for approval to the Heritage Preservation Board on July 9, 2012 for reference as this rationale is discussed.

Sincerely,

Ann B. Wordelman
4522 Bruce Avenue
Edina, MN 55424

July 30, 2012

Edina City Council
City of Edina
4801 West 50th Street
Edina, MN 55424



Dear City Council Members,

My wife, Ann Wordelman and I, Erik Wordelman, respectfully submit our desire to appeal the decision of the Heritage Preservation Board with regarding to the proposed home at 4524 Bruce Avenue, Edina. On July 9, 2012 the Heritage Preservation Board voted 5-4 in favor of a Certificate of Appropriateness for the proposed house to be built at that address by JMS Homes. We respectfully wish to appeal this decision and ask the City Council to consider the following points, which underscore why we believe the proposed house should not be granted a Certificate of Appropriateness in the beautiful, historic Country Club neighborhood.

1) First, the scale legend appears to be listed incorrectly in documents presented before the Heritage Preservation Board at the June 12, 2012 and July 9, 2012 meetings. Please note that in the first set of plans with an issue date of June 4, 2012, the drawings illustrating the front, rear, right side and left side elevations indicate: scale $\frac{1}{4}'' = 1'0''$. The plans that were issued on July 2, 2012 and presented for approval to the Heritage Preservation Board on July 9, 2012 contained the same error, listing: scale $\frac{1}{4}'' = 1'0''$. After very carefully reviewing these documents, we have determined that the correct scale on both sets of documents should read: $\frac{1}{8}'' = 1'0''$. We believe this incorrect labeling on both sets of plans could have been misleading to Heritage Preservation Board members as well as any other individuals including staff and/or neighbors who may have reviewed these plans. This would have been particularly confusing for those reviewing the documents who lack professional experience in reviewing architectural plans. We firmly believe that this incorrect legend may have led to incorrect assumptions about scale and proportions of multiple features of the proposed home. {Please see Exhibits A1, A2, A3 attached.}

2) Secondly, the front porch featured in the documents approved on July 9, 2012 is not compatible with the Country Club neighborhood or appropriate as evidenced by the lack of porches like this in the Country Club Neighborhood, particularly among Tudor-revival style homes. While smaller covered entryways may appear in some cases, and some Colonials may have columns, a covered porch measuring approximately 12 ft x 4.5 ft, as proposed by JMS Homes, would set a new architectural precedent for the Country Club neighborhood. Also, because the scale legend was incorrect on both sets of plans as noted above, and because the width of this porch was not specifically denoted in the plans, Board members, staff and/or neighboring home owners may not have been able to accurately conclude the intended width of this porch and may have misunderstood this porch to have been significantly smaller in size and scale that it is intended to be. Ms. Kitty O'Dea, a Bruce Avenue resident, attempted to present photographic images of approximately 100 Tudor style homes in the Country Club neighborhood at the July 9th Heritage Preservation Board meeting. Due to technical difficulties, the Board did not have the opportunity to review these images. Had they done so, the Board would have seen that Tudor-style homes in Country Club simply do not have porches of the size and scale proposed by JMS. In the Country Club District's Plan of Treatment, under Design Review

Guidelines, the section on Size, Scale and Massing states:

*"New homes should be compatible in size, scale, massing, orientation, setback, color and texture with historic buildings in the District constructed prior to 1945. **Facades should be architecturally similar to existing historic homes and visually relate to the historic facades of nearby homes;** radically contrasting facade designs will not be allowed."*

We believe that the proposed home does not meet these guidelines and feel strongly that because the front facing façade is such an important aspect of any home in the Country Club district, particular care and attention must be given to maintaining appropriateness of design and architectural features. Reviewing existing Country Club homes is an objective means of assessing appropriateness and compatibility for proposed homes. Doing so will illustrate why a porch as proposed by JMS is not compatible or appropriate for the district. We believe the front porch feature should be removed before a Certificate of Appropriateness is granted. {Please reference Exhibits B1 and B2 attached.}

3) Thirdly, JMS Homes has proposed the use of a non-traditional exterior material, namely cement panels, which are intended to look like stucco. In The Plan of Treatment for the Country Club District in Design Review Guidelines, the section on Exterior Materials reads:

"Traditional materials and exterior finishes (horizontal lap siding, stucco, brick, false half-timbering, wood shakes, stone) are recommended for use on facades which are visible from the street. The use of non-traditional materials (such as Hardy-Plank siding and steel roofing) should be considered on a case-by-case basis; imitative wood or masonry finishes should duplicate the size, shape, color and texture of materials historically used in the District."

The product proposed by JMS, painted cement panels, is NOT a traditional material or exterior finish, and therefore should not be approved for use on the facades visible from the street, which include both the North and South sides of the home, as well as the front façade. In fact, our understanding of the product proposed is that it WILL NOT duplicate the texture of materials historically used in the District. Cement panels, which some individuals may refer to as "stucco panels" are NOT real stucco and simply do NOT replicate the traditional, authentic texture of real stucco. Please note that the proposed home for 4524 Bruce Ave. will be bordered on the North and South side by real stucco homes, #4522 and #4526. Also, the two homes directly across the street, #4525 and #4527 also feature real stucco (as does 4520 Bruce Ave). Surely, it will be quite clear that 4524 is not going to be able to duplicate the texture of these historic, authentic Country Club homes as called for in the Plan of Treatment. Additionally, there will be excessive timbering resulting from the use of these panels. This timbering is also incompatible with historic homes in the district. {Please reference Exhibit C1 attached.}

Although cement panels may have been used elsewhere in the District, since the Plan of Treatment calls for consideration of non-traditional materials on a "case-by-case basis," in THIS CASE it is not appropriate given the existing, neighboring homes at this particular site. We are particularly concerned that the builder, JMS Homes, did not provide samples of this proposed non-traditional exterior material to the Heritage Preservation Board for review and consideration. We believe, therefore, that the Board did not have the opportunity to fully and carefully consider the significant contrast in texture between this proposed product and real, authentic stucco. In fact, other builders of new homes continue to use real stucco, and Donnay

Homes will be using real stucco on the new home being built at 4624 Bruce Avenue, so it would be misleading to suggest that stucco is not a reputable, quality product being used in the marketplace today.

We therefore request that the City Council:

- Request revised architectural elevations from JMS Homes with the correct scale legend to accurately depict all measurements and dimensions before a Certificate of Appropriateness is granted.
- Consider approval of a Certificate of Appropriateness for the proposed home at 4524 Bruce Avenue only after removal of the front porch element.
- Consider approval of a Certificate of Appropriateness for the proposed home at 4524 only after reviewing a sample of the proposed cement panels for the exterior material and after reviewing images of the existing stucco homes surrounding the property at 4524 Bruce Avenue.

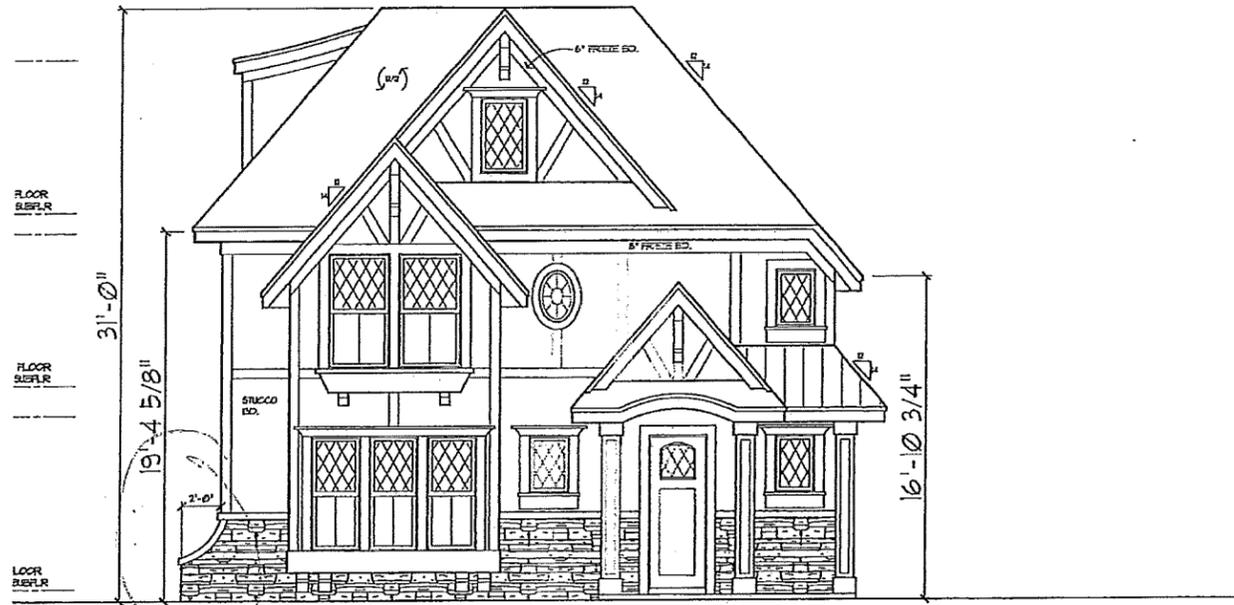
Thank you for your consideration of this matter. We specifically sought out the Country Club neighborhood when we moved to Edina and bought our home here in 2005. We cherish the historic character of this beautiful neighborhood and are passionate about protecting the architectural integrity of the Country Club district.

Sincerely,

Erik J. Wordelman
4522 Bruce Avenue
Edina, MN 55424

Ann B. Wordelman

Exhibit A1



⊕ FRONT ELEVATION

SCALE: 1/4" = 1'-0"

↑
scale legend
1/4" = 1'-0"

submitted by A. & E. Weidellman
7/30/12

 <p>JMS Custom Homes</p>	
<p>4524 BRUCE AVENUE EDINA, MN</p>	
<p>ISSUE DATE: 04 JUN 2012 DESIGNER/ISSUE DATE:</p>	
<p>DRAWING DESCRIPTION: ELEVATIONS ADG/MS/BRUCE</p>	
<p>461 EAST LAKE STREET WAZATA, MN 55391 Phone: 952.473.8777 FAX: 952.473.8222</p>	
	
<p>1 1 OF 4</p>	

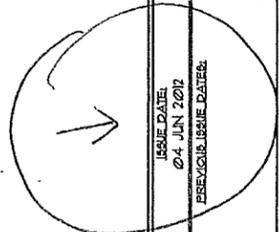
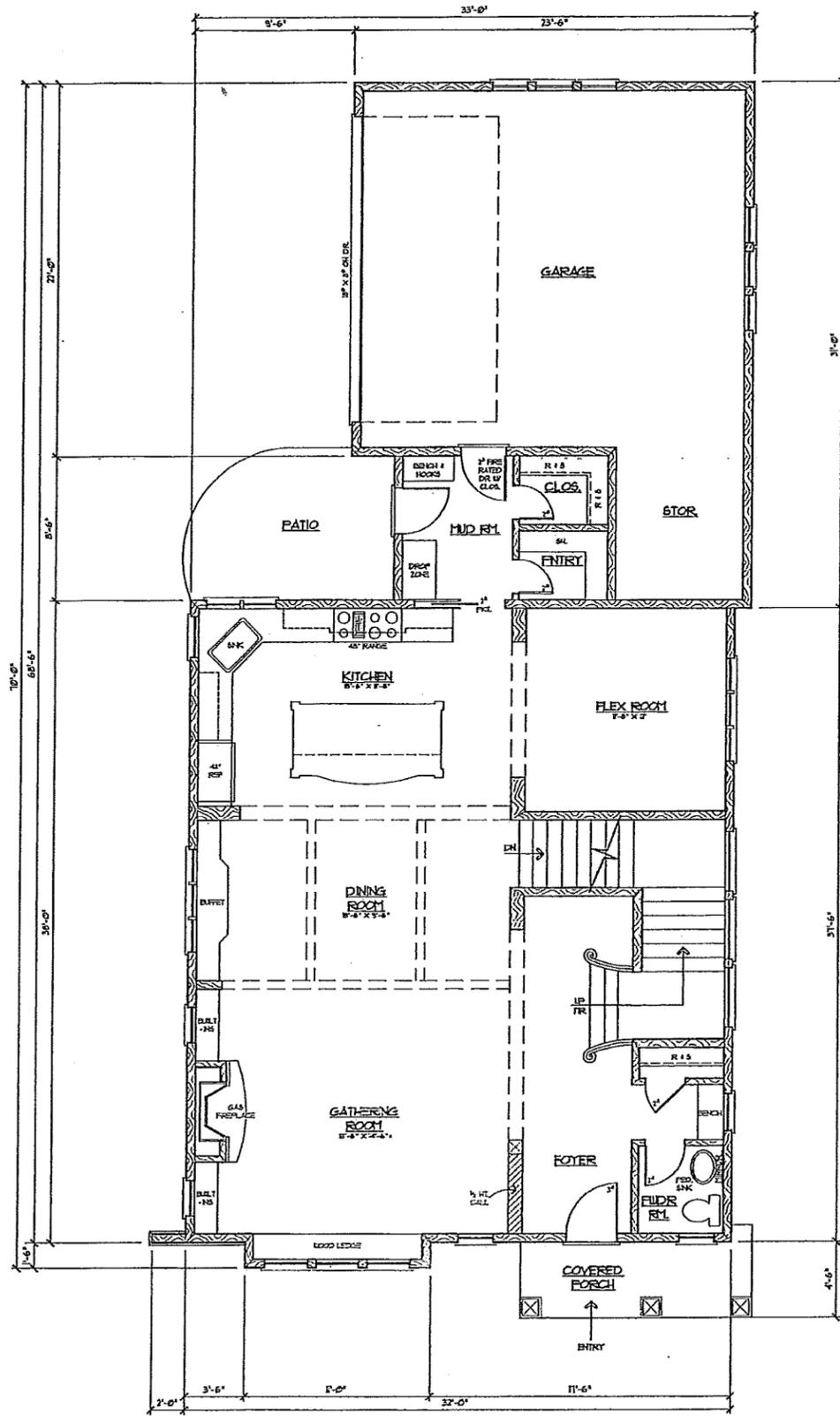
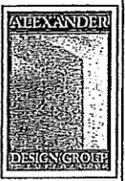


Exhibit A2



MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

TOTAL FOOTPRINT - 2834		SQUARE FOOTAGE	
-50% PORCH ALLOWANCE	1314	MAH.	1334
TOTAL WAREHOUSE	1520	UNF.	1500
		COVERED	1500
		TOTAL	2834



401 EAST LAKE STREET
WAZATA, MN 55271
Phone: 952.478.1777
Fax: 952.478.2222

ISSUE DATE:
04 JUN 2012
PREVIOUS ISSUE DATES:
18 MAY 2012

DRAWING DESCRIPTION:
UPPER LEVEL FLOOR PLANS

ADG/BJR/BRUCE



JMS Custom Homes

4524 BRUCE AVENUE
EDINA, MN

3

3 OF 4

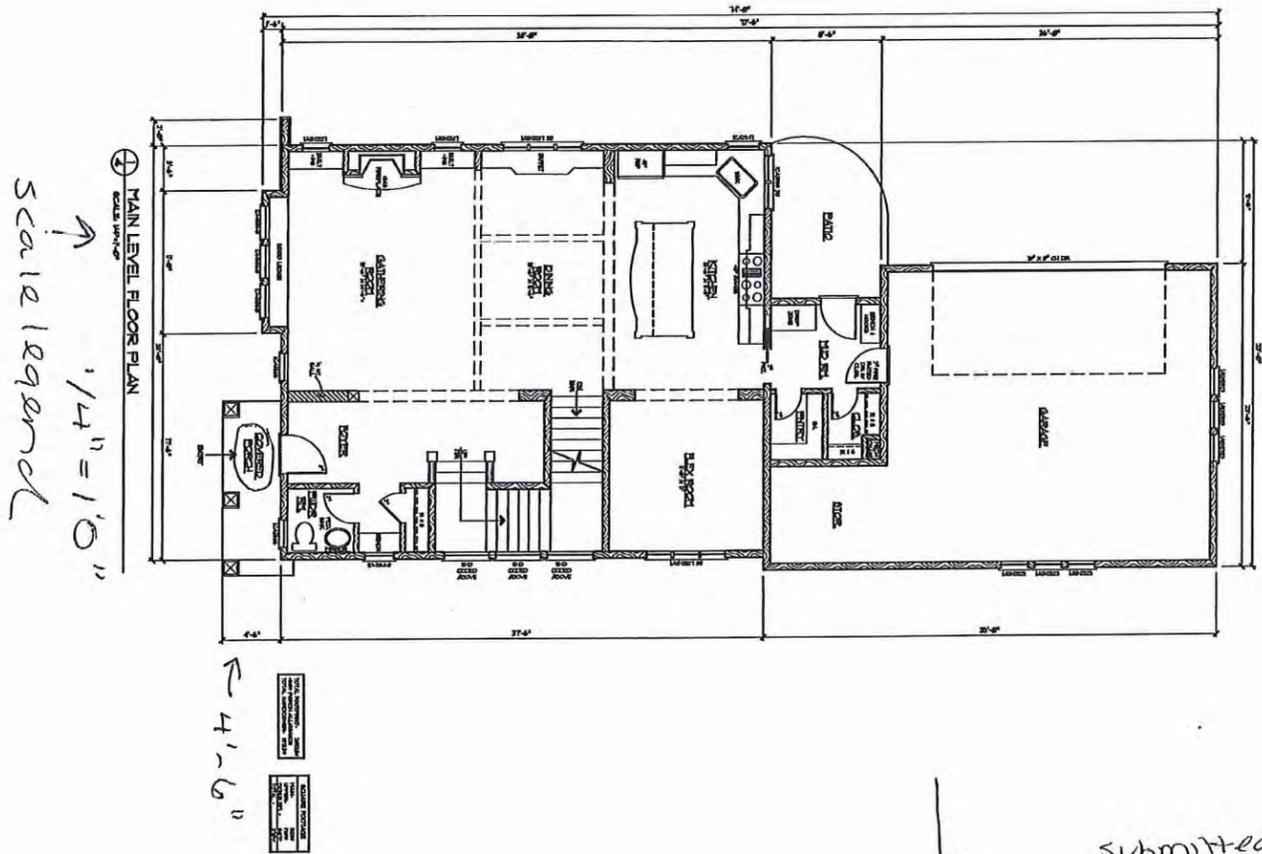
Subm. Healy At E. Wardellman
7/31/12

↑ scale legend

Exhibit A3

COURTNEY JEN. ALVARADO DESIGN GROUP, INC.

Exhibit A3



submitted by
A. + E. Wordelman
7/31/12

4 OF 5	4524 BRUCE AVENUE EDNA, IN		DRAWING DESCRIPTION UPPER LEVEL FLOOR PLAN ADD/REVISIONS	DATE DATE 07 JULY 2012 PREVIOUS DATE DATES 19 MAY 2012 04 JUN 2012	
			JMS Custom Homes		

Exhibit B1

Examples of Tudor-style homes in
Country Club



4628 Casio Ave.



4620 Bruce Ave.

submitted by A. & E. Wardelman
7/30/12

Exhibit B2

Examples of Tudor-style homes in
Country Club



4508 Edina Blvd.



4518 Casio Ave.

submitted by A. and E.
Wardelman 7/30/12

Exhibit C1

Submitted by A. + E.
Wardelman 7/30/12

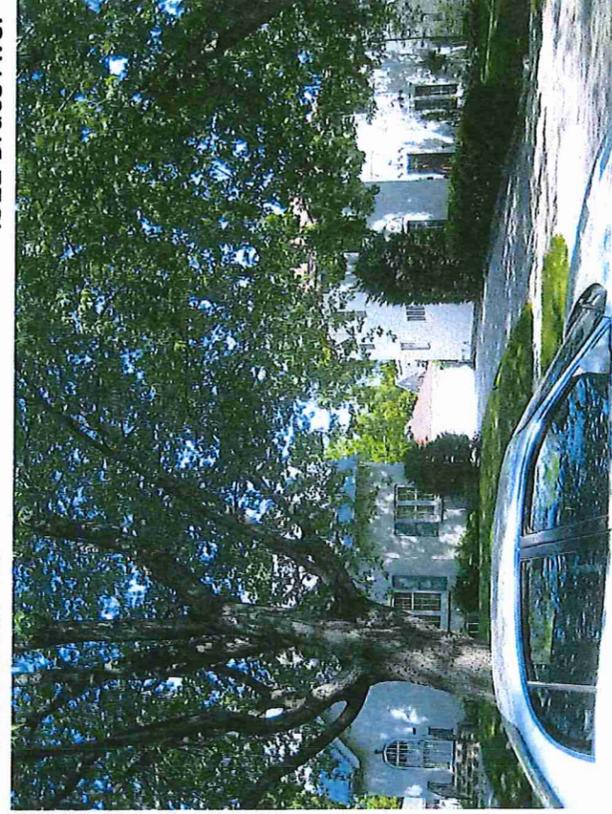


4524 Bruce Ave.

4522 Bruce Ave.



4526 Bruce Ave.



4528 Bruce Ave., 4526 Bruce Ave.

4525 Bruce Ave.

4527 Bruce Ave.

A. I.



Gary C. Eidson
Attorney

Direct: 612.359.7621
geidson@fwhtlaw.com

August 2, 2012

The Honorable Mayor James Hovland
Members of the Edina City Council
City of Edina
4801 West 50th Street
Edina, MN 55424

**Re: Appeal of Certificate of Appropriateness
Edina Heritage Preservation Board
4524 Bruce Avenue**

Dear Mayor Hovland and Council Members:

We are counsel to Jeffrey and Lorie Ericson, who have owned the property at 4524 Bruce Avenue (the "Subject Property") since 1989.

We are writing in response to the appeal submitted by Erik and Ann Wordelman (collectively, the "Wordelmans") to the decision of the Heritage Preservation Board to approve a Certificate of Appropriateness for a new home that is proposed to be built on the Subject Property.

The Ericsons are disappointed that the Wordelmans are pursuing this appeal. During the planning of the proposed new home for the Subject Property, it was determined by the Ericsons' buyer that a portion of the Wordelman's driveway, and certain fencing that was installed by the Wordelmans, encroach as much as eighteen inches upon the Subject Property. These encroachments are depicted in the survey attached hereto as Exhibit "A." The Ericsons' buyer contacted the Wordelmans in an effort to address and resolve the issues raised by these encroachments. Unfortunately, the Wordelmans have chosen to be unresponsive to these inquiries and requests. Instead, they have chosen to pursue this appeal. The Ericsons believe that the appeal is being pursued by the Wordelmans more as a response to objections the Ericsons have made to the Wordelmans concerning these encroachments than about any real serious objections the Wordelmans have concerning the design of the proposed new home.

One reason that the Ericsons are disappointed by their neighbors' pursuit of this appeal is the hardship it has caused them in the scheduling of the closing of the sale of their home and their ability to commit to an alternative residence. The Ericsons had made arrangements to relocate to a residence that they found very attractive and they had made an initial deposit to secure that opportunity. Because of the uncertainty and delay caused by this appeal, however,

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the Ericsons have been unable to commit to move to this alternative residence, and that opportunity has now been placed in jeopardy. They have now been left with uncertainty and additional work concerning their living situation subsequent to the occurrence of the pending sale.

The reasons advanced by the Wordelmans as the basis of their appeal are pretextual and constitute a wholly insufficient basis upon which to overturn the determination of the Heritage Preservation Board. The insufficiency of the reasons for the appeal that are advanced by the Wordelmans can be summarized as follows:

- (a) Project Plans. The argument that the Board's decision should be overturned because the plans submitted for review by the Board have an incorrect designation of the scale of the drawings is completely without merit. A full-sized set of those plans was submitted to the City for review by the Board and those plans had a correct designation of the scale of the drawings. Full-sized sets of plans are cumbersome to handle and distribute, so copies of those plans printed on a smaller format were evidently made and distributed by the City to facilitate the Board's review. Smaller copies would have the effect of diminishing the actual size of the depicted improvements with no corresponding change to the scale noted on the plans, but the reduction in size applied uniformly to all depicted improvements so it did not change their relative proportion, was not the result of any incorrect labeling on the plans, routinely occurs in the review of full sized plans submitted to the Board, and does not create confusion or have any other material effect on the ability of the Board to render its judgment on the nature and design of the depicted improvements. A full sized set of the plans remained available to the Board throughout its review of this matter.
- (b) Incompatibility of the Front Entrance. The proposed new home includes a front entrance covering supported by pillars. As recognized by the Board, a front entrance covering is a design feature that is increasingly common and attractive to occupants of homes, especially in neighborhoods such as the Country Club District, with sidewalks and smaller front yards, and where neighbors frequently meet and converse. The Wordelmans argue that the proposed covered front entrance would "set a new architectural precedent" for the Country Club neighborhood, but I can personally attest that that statement is false. I own a home constructed in 1926 at 4604 Wooddale, just a couple blocks over, with a covered front porch or entrance with pillars that is larger than the covered front porch which the Board approved in this instance (and my uncovered front porch is considerably larger still). There are a number of other similar covered front entrances or porches in the Country Club neighborhood. The existence of the front porch on the proposed home is fully compatible with the Country Club neighborhood and certainly does not set a new architectural precedent.

- (c) Exterior Material. The final basis advanced by the Wordelmans for their appeal concerns their objection to the use of cement board panels for the exterior of the proposed home. Instead, the Wordelmans argue that the exterior of the home should be finished with "real stucco." Among architects and residential construction professionals, cement board is widely viewed as superior to stucco because of ease of application, uniformity of finish, superior warranties, resistance to cracking and leaks, and the avoidance of the negative stigma associated with traditional stucco applications in new homes resulting from the large incidence of recent claims and lawsuits alleging water infiltration and mold problems in houses finished with traditional stucco exteriors. The Board was quite familiar with the use of cement board on the exterior of the award winning Tudor style house that was previously approved by the Heritage Preservation Board and built by our buyer at 4601 Drexel. There is certainly a sound basis for the Board to conclude that the use of cement board and stucco panels for the exterior of the proposed home was compatible with exterior materials in other homes in the Country Club District.

The tudor inspired home that is proposed to be built on the Subject Property is fully consistent with the historic homes in the Country Club district and will be a handsome addition to the neighborhood. The Ericsons respectfully request that the determination of the Heritage Preservation Board to approve a Certificate of Appropriateness for the new home that is proposed to be built on the Subject Property be affirmed in all respects.

Very truly yours,


Gary C. Bidson

GCE/ss

cc: Jeffrey and Lorie Ericson

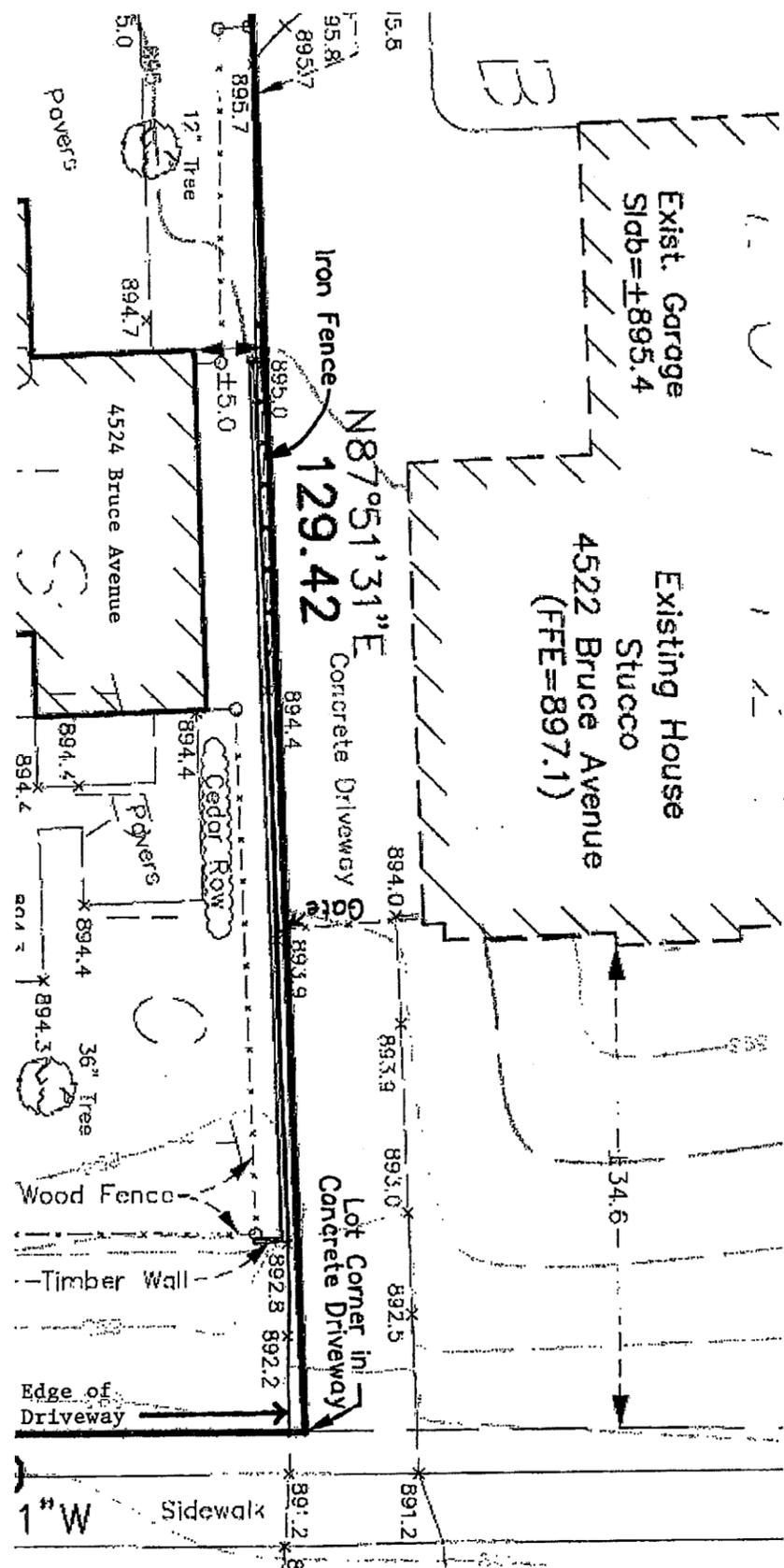


EXHIBIT
 A

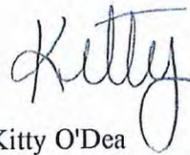
B.

Date: July 18, 2012
To: Deb Magen
Re: Heritage Board Appeal: 4524 Bruce Avenue

I am appealing the Heritage Board's approval of the proposed new home at 4524 Bruce Avenue.

I am pulling together a document for City Council's review. Please advise when that document is due.

Sincerely,



Kitty O'Dea
4610 Bruce Avenue
Edina, MN 55424

952-922-1165





C.

RESOLUTION NO. 2012-104
UPHOLDING THE HERITAGE PRESERVATION BOARD'S
APPROVAL OF A CERTIFICATE OF APPROPRIATENESS
FOR A NEW HOME AND ATTACHED GARAGE AT 4524 BRUCE AVENUE

City of Edina

BE IT RESOLVED by the City Council of the City of Edina, Minnesota, as follows:

Section 1. BACKGROUND.

- 1.01 JMS Custom Homes, LLC is requesting a Certificate of Appropriateness to tear down and rebuild a new home and attached garage at 4524 Bruce Avenue.
- 1.02 On July 9, 2012, the Heritage Preservation Board approved a Certificate of Appropriateness for a new home and attached garage.
- 1.03 On July 18, 2012, Eric and Ann Wordelman, and Kitty O'Dea appealed the decision of the Board to the City Council.

Section 2. FINDINGS

2.01 Approval is based on the following findings:

1. The applicant has met all of the procedural requirements required for the replacement of a non-historic resource in the Country Club District.
2. The proposed plan meets the criteria set out in the design review guidelines of the Country Club District Plan of Treatment.
3. The final approved plans included changes recommended by the Heritage Preservation Board during the preliminary review.
4. Since the HPB began reviewing Certificates of Appropriateness applications, three homes have been approved using the Hardi-board stucco panels (4601 Drexel Avenue, 4602 Bruce Avenue, and 4623 Bruce Avenue).
5. The addition of a covered front entry canopy with pillars and posts is a common street facing façade change the Heritage Preservation Board has reviewed and approved through the Certificate of Appropriateness process.
6. The proposed new house will be visually compatible with the historic period revival style homes in the neighborhood and should not detract from their historic character.

Section 3. APPROVAL

NOW THEREFORE, it is hereby resolved by the City Council of the City of Edina, to uphold the decision of the Heritage Preservation Board to approve the Certificate of Appropriateness to tear down and build a new home and attached garage at 4524 Bruce Avenue, legally described as Lot 13, Block 4 Country Club District Fairway Section, subject to the following conditions:

1. Historical and architectural documentation of the existing house and garage is provided to include digital photographs and a written description of the house and its known history.
2. The home is built subject to the plans presented dated July 2, 2012 with the window grids shown on the front elevation continued on all elevations of the home.
3. A sign (not to exceed 6 sq. ft.) with a rendering of the approved home is displayed on the property.
4. A year built plaque is displayed on the home.
5. The HPB's staff liaison is provided a final inspection of the home prior to the issuance of a Certificate of Occupancy.
6. Photographs of all elevations of the new construction shall be provided once the house is completed.

Adopted by the city council of the City of Edina, Minnesota, on _____, 2012.

ATTEST: _____
Debra A. Mangen, City Clerk

James B. Hovland, Mayor

STATE OF MINNESOTA)
COUNTY OF HENNEPIN)SS
CITY OF EDINA)

CERTIFICATE OF CITY CLERK

I, the undersigned duly appointed and acting City Clerk for the City of Edina do hereby certify that the attached and foregoing Resolution was duly adopted by the Edina City Council at its Regular Meeting of ___, 2012, and as recorded in the Minutes of said Regular Meeting.

WITNESS my hand and seal of said City this ___ day of _____, 2012.

City Clerk



D.

**EDINA HERITAGE PRESERVATION BOARD
CERTIFICATE OF APPROPRIATENESS**

City of Edina

Pursuant to the requirements of Subsection 850.20 of the City Code of the City of Edina, no owner or contractor shall demolish any building in whole or in part; move a building or structure to another location; excavate archeological features, grade or move earth in areas believed to contain significant buried heritage resources, or commence new construction on any property designated as an Edina Heritage Landmark without a Certificate of Appropriateness. The Heritage Preservation Board reviews applications for City permits in relation to designated heritage landmarks. Criteria and guidelines used in reviewing applications for Certificate of Appropriateness are contained in Subsection 850.20, subd.10 of the City Code. Issuance of this Certificate of Appropriateness is subject to the plans approved. **Any change in the scope of work will require a new Certificate of Appropriateness.**

File #: H-12-3

Historic Property: 4524 Bruce Avenue

Property Owner: JMS Custom Homes, LLC

Proposed Work: Certificate of Appropriateness for construction of a new home and attached garage.

Findings: Approved

Conditions: Subject to:

1. The plans presented dated July 2, 2012 with the window grids shown on front elevation continued on all elevations of the home.
2. Any changes to the approved plans must be brought back to the HPB.
3. A sign (not to exceed 6 sq. ft.) with a rendering of the approved home is displayed on the property.
4. A year built plaque is displayed on the home.
5. The HPB's staff liaison is provided a final inspection of the home prior to the issuance of a Certificate of Occupancy.
6. Photographs of all elevations of the new construction shall be provided once the house is completed.

Date: July 10, 2012

Joyce Repya, Associate Planner
jrepya@EdinaMN.Gov
952-826-0462

E.

Ben Baechler, 4601 Wooddale Avenue explained that his family is excited to move into this home which they recently purchased; and they are looking forward to undertaking the proposed project. Mr. Baechler pointed out that the project has been designed to correct structural deficiencies and safety issues; increase the livability of the home with an added family room and master bedroom suite; while also enhancing the home's historic architecture.

Public Comments/Questions:

Kitty O'Dea, 4610 Bruce Avenue observed that the proposed attached garage would project in front of the building wall of the home and questioned whether that was in keeping with the homes in the District.

Board Member Comments/Questions:

Member Mellom questioned whether cladding the chimney in stone was in keeping with the Mediterranean architectural style. **Members Anger and Christiaansen** echoed the concern.

Mr. Baechler responded that the natural stone is proposed for the chimney, and while they have researched other homes in the District and found stone incorporated with stucco homes, they have gone back and forth whether to include it in the design.

Consultant Vogel pointed out that while the District may have Mediterranean style stucco homes with stone work, it is unlikely that the stone was part of the original design, and was more than likely added at a later date without design review

3. H-12-3 4524 Bruce Avenue – Final Review of a New Home with Attached Garage

Planner Repya explained that the preliminary plan for the proposed home was reviewed at the June 12, 2012 HPB meeting at which time the applicant presented their plan and comments were provided from the Board as well as the public. Board members expressed their opinions that that the size, scale and massing of the proposed home was complimentary to the adjacent homes; and Preservation Consultant Robert Vogel opined that had this plan been presented to Samuel Thorpe during the districts period of significance, he would probably have approved of the plan. That being said, the consensus of the board was that the design was too busy creating a home that appeared to overwhelm the adjacent homes. Board members identified the following architectural elements which they believed contributed to the busyness of the design:

- Diamond grids on the windows
- Metal roofing material on the front porch
- The height of the stonework along the foundation
- The wood trim on the stucco panel seams is busy in some areas.

A revised plan has been provided that remains unchanged in size, scale and massing, as well as in the use of Hardi-plank stucco panels with Miratec wood trim and stone accents. Responding to the recommendations of the HPB, the applicant provided the following changes to the plans:

- The diamond grid pattern on the front elevation has been replaced with a 6 pane pattern.
- The copper roof on the front porch was changed to asphalt shingles to reduce the number of textures and materials visible from the front street.

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Edina Heritage Preservation Board

Minutes

July 9, 2012

- The stone work on the south elevation was lowered to reduce the stone's impact.
- The half- timbering has been reevaluated to enhance each elevation.

The final plans subject to review at this time have reduced the busyness of the design by incorporating some of the recommendations provided by the HPB during the preliminary review in June.

Furthermore, Preservation Consultant Robert Vogel has determined that the proposed new home is appropriate new construction in the Country Club District.

Approval of the Certificate of Appropriateness for the new home is recommended with the following conditions:

7. Historical and architectural documentation of the existing house and garage is provided to include digital photographs and a written description of the house and its known history.
8. The home is built subject to the final approved plans – any changes must be brought back to the HPB.
9. A sign (not to exceed 6 sq. ft.) with a rendering of the approved home is displayed on the property.
10. A year built plaque is displayed on the home.
11. The HPB's staff liaison is provided a final inspection of the home prior to the issuance of a Certificate of Occupancy.
12. Photographs of all elevations of the new construction shall be provided once the house is completed.

The following findings support the recommendation for approval:

4. The applicant has met all of the procedural requirements required for the replacement of a non-historic resource in the Country Club District.
5. The proposed plan meets the criteria set out in the design review guidelines of the Country Club District Plan of Treatment.
6. The proposed new house will be visually compatible with the historic period revival style homes in the neighborhood and should not detract from their historic character.

Applicant Comments:

Matt Hanish, representing JMS Custom Homes informed the Board that at their suggestions the building plans were revised. Hamish highlighted for the Board the revisions:

- Eliminate the diamond grid pattern on the front elevation by replacing it with a 6 pane pattern.
- The height of the stonework on the south elevation was lowered.
- The porch roof is no longer copper. It was changed to asphalt singles to reduce the "busy" appearance of the different textures and materials from the front street.
- The timbering has been reevaluated and reduced to enhance each elevation.

Hanish introduced Kathy Alexander, architect and Jeff Schoenwetter of JMS Custom Homes and stood for questions.

Public Comments/Questions:

DRAFT

Edina Heritage Preservation Board

Minutes

July 9, 2012

Ann Wordelman, 4522 Bruce Avenue addressed the Board and requested that the Board take additional time to review samples of the proposed stucco panel boards and to review the exterior finishes of other similar historic homes in the District. Wordelman said she doesn't want the Board to feel pressured in their decision making without adequate time to study the new materials and similar housing types within the District.

Continuing, Wordelman referred to the Plan of Treatment highlighting portions of the Plan she is concerned the applicant isn't following; especially with regard to exterior materials. She said in her opinion the proposed stucco panel boards shouldn't be approved; they're not real stucco. Wordelman acknowledged that stucco panel boards have been used elsewhere in the District; however, she pointed out if JMS was allowed to use the panel boards the exterior of the new house wouldn't "match" the immediate homes surrounding it (all stucco). Wordelman pointed out that the Board's review and their decision should be on a case by case basis, adding just because this product was used elsewhere doesn't mean it's appropriate here.

With regard to the proposed timbering Ms. Wordelman noted that in her opinion its use is excessive and not appropriate. She also noted that it was unclear to her from the plans submitted if the stone on the front façade was real or manufactured. Wordelman stated she also doesn't feel the proposed "porch" is consistent with the architecture of Tudor homes. Concluding, Wordelman introduced Steve Donnelly, of Donnelly Stucco to explain the difference between real stucco and stucco (cement) panel boards.

Mr. Donnelly briefed the Board on stucco vs. stucco panel boards. He explained that when this product is used the seams need to be covered; which may be the reason one sees so much trim board. Board Members asked Mr. Donnelly his opinion on why someone would use the stucco panel boards instead of real stucco. Donnelly responded that cost could be a factor.

Kitty O'Dea, 4610 Bruce Avenue, told the Board she had taken photos of Tudors in the District and noted as mentioned by Ms. Wordelman that Tudors traditionally don't have front porches. O'Dea also agreed with comments from Ms. Wordelman that the timbering was excessive. Continuing, O'Dea also commented on the window placement on the third floor, adding that was also untypical. Concluding, Ms. O'Dea volunteered to develop a "field guide" of all the homes in the District.

In response to comments from neighbors Mr. Hanish explained that at this time JMS Custom Homes does not use real stucco, adding that stucco has a higher failure rate and the use of this type of stucco board is common and more "green". Hanish explained their intent was to design a complementary home; not duplicate one. Hanish said the design of the proposed house emulates a Tudor Revival style.

Board Member Comments/Questions:

Member Sussman commented that it appears to him from the revised plans that on the side and rear of the house the windows no longer had subdivided light (panes). Sussman asked if that was the preference of the homeowner. Hanish responded at the previous meeting he believed that the Board felt the exterior materials created a "busy" look, adding much of that "busy look" was eliminated. Sussman said in his opinion the look of proposed home is now inconsistent; especially comparing the front elevation with the side and rear.

DRAFT

Edina Heritage Preservation Board

Minutes

July 9, 2012

Mr. Hanish responded that he would be happy to add the panes and trim features.

Chair Carr asked Mr. Hanish if the proposed stone was "real" or manufactured. Hanish responded that the stone is natural. Carr questioned if stone was traditionally used on Tudor style homes. Carr asked Consultant Vogel if stone is a common element found on Tudor homes.

Consultant Vogel responded that stone is found throughout the District and was used on Tudor homes. Continuing, Vogel explained what's significant about the Country Club District was Mr. Thorpe's vision of the District; its streetscape and the layout of the 550 single family home lots. Vogel pointed out not all "styles" of homes built in the District are "text book" correct. Many of the homes were built to a client's specification with approval from Thorpe, adding Thorpe knew what he liked. Continuing, Vogel acknowledged it's easier for Boards to pinpoint massing; however, aesthetics is another issue. Vogel noted that the Plan of Treatment doesn't dictate duplication of a specific style of house, just compatibility. The Plan of Treatment acknowledges changes could occur and guides the Board in making decisions combining these 21st century changes in a historical district. Concluding, Vogel acknowledged the process can require subjective decisions by the Board.

Member Christiaansen said she doesn't have an issue with the entrance/porch; however the stucco panel boards are a big issue for her. Member Christiaansen said in her opinion it appears they are using modern materials trying to achieve a "dated" look.

Member Stegner reminded the Board the proposed house is a brand new house; adding in viewing this application on a "case by case" basis he has no problem with the revised plans as submitted and would include in any approval Members Sussman's suggestion on the window panes and trim.

Member Curran pointed out that the homes surrounding the subject property are all stucco; not stucco panel boards, adding that she understands the position of those against the stucco panel board product and those in support.

Member Anger said he respects the sincerity of the designer; however, feels that the design could be enhanced to respect the sophistication of the street.

Jeff Schoenwetter, JMS Custom Homes addressed the Board and informed them; as mentioned previously by Mr. Hanish that he would be using stucco panel boards (Hardi Board) on the new house. Schoenwetter acknowledged that a number of surrounding homes are stucco; however, they were built in a different era and if Hardi board was available at that time it is possible that product would have been used. Schoenwetter asked the Board to look at this from a global perspective, adding building science has changed. With regard to the Plan of Treatment Schoenwetter said he views the Plan as a guide and respectfully tries to emulate the character of the existing house; not by being identical but by being complementary. Concluding Schoenwetter said his design team also works to respect the surrounding homes.

Member Mellom said she doesn't like the house in this location, adding in her opinion the proposed house doesn't match the surrounding homes. Mellom also added she can't support the 3rd floor with the oblong front window.

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Edina Heritage Preservation Board

Minutes

July 9, 2012

Member Davis said he fully respects and appreciates all the comments from the neighbors; however, believes the house as proposed is appropriate for this neighborhood and meets the criteria established in the Plan of Treatment.

Consultant Vogel said the proposed house is not a replica of an historic house and it doesn't pretend to be. He added that what the Board needs to determine is if the proposed home is an appropriate substitute that combines old world design with modern building practices and building codes, and does "no harm". Concluding, Vogel said if the Board sees measureable harm in the design of the home it should be denied. If not it should be approved.

Motion

Member Stegner moved approval of the Certificate of Appropriateness based on the revised plans dated July 2, 2012, to include the duplication of the window pane detail on all elevations, and additional timbering on the front and side to better match the front façade; as well as the conditions recommended by Staff. **Member Davis** seconded the motion. **Ayes: Sussman, Curran, Stegner, Davis, and Carr. Nays: Mellom, Anger, Christiaansen, and Moore. Motion carried.**

II. OTHER BUSINESS

A. Southdale Center – Determination of Eligibility (DOE) for Heritage Landmark Designation

Planner Repya reminded the Board that at their June meeting they considered adding Southdale Center to the list of those properties in Edina that have been determined eligible for landmark designation. Preservation Consultant Robert Vogel provided a DOE study which explained Southdale's history and significance to the community. In the study, Mr. Vogel concluded that Southdale Center has been evaluated as historically significant and should be included in the city's inventory of heritage resources worthy of consideration in community development planning.

Board members welcomed Mr. Vogel's report noting that the HPB has struggled with recognizing the significance of Southdale for decades, and a motion was made and seconded to add Southdale to the list of properties designated eligible for landmark designation. Prior to the vote, concern was raised as to how the City Council would view taking this action in lieu of the negotiations they have had with Southdale's owners as of late. It was agreed that the motion would be tabled to the July meeting, and in the meantime, Planner Repya would meet with City Manager Scott Neal to get his opinion as to whether the City Council would support adding Southdale to the list of historic resources determined eligible for landmark designation.

F.



**HERITAGE PRESERVATION BOARD
CERTIFICATE OF APPROPRIATENESS
STAFF REPORT**

Originator Joyce Repya Associate Planner	Meeting Date July 9, 2012	Agenda # VI. A. 3. H-12-3
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APPLICANT: JMS Custom Homes, LLC

LOCATION: 4524 Bruce Avenue

PROPOSAL: Certificate of Appropriateness (COA) to demolish existing home and construct a new home and attached garage

RECOMMENDED ACTION: Approval

DECISION DEADLINE: July 25, 2012

INTRODUCTION & BACKGROUND:

The subject property is located on the west side of the 4500 block of Bruce Avenue. The existing home is a Contemporary style constructed in 1973. A 2-stall front loading attached garage is located on the south side of the home.

The COA request involves demolishing the existing home with the intention of building a new home with attached garage which meets the district's plan of treatment criteria. The existing home is not classified as an historic resource since it was constructed after the District's period of significance (1924 – 1944), thus its demolition is not an issue; however the construction of a replacement home is subject to the HPB review and approval.

FINAL PLAN EVALUATION:

The Heritage Preservation Board reviewed the preliminary plan at their June 12, 2012 meeting at which time the applicant presented their plan and comments were provided from the HPB as well as the public. The HPB agreed that the size, scale and massing of the proposed home was complimentary to the adjacent homes; and Preservation Consultant Robert Vogel opined that had this plan been presented to Samuel Thorpe during the districts period of significance, he would probably have approved of the plan. That being said, the consensus of the board was that the design was too busy creating a home that appeared to overwhelm the adjacent homes. Board members identified the following architectural elements which they believed contributed to the busyness of the design:

- Diamond grids on the windows
- Metal roofing material on the front porch
- The height of the stonework along the foundation

- The wood trim on the stucco panel seams is busy in some areas.

A revised plan has been provided that remains unchanged in size, scale and massing, as well as in the use of Hardi-plank stucco panels with Miratec wood trim and stone accents. Responding to the recommendations of the HPB, the applicant provided the following changes to the plans:

- The diamond grid pattern on the front elevation has been replaced with a 6 pane pattern.
- The copper roof on the front porch was changed to asphalt shingles to reduce the number of textures and materials visible from the front street.
- The stone work on the south elevation was lowered to reduce the stone's impact.
- The half- timbering has been reevaluated to enhance each elevation.

ANALYSIS & RECOMMENDATION:

The final plans subject to review at this time have reduced the busyness of the design by incorporating some of the recommendations provided by the HPB during the preliminary review in June. Furthermore, Preservation Consultant Robert Vogel has determined that the proposed new home is appropriate new construction in the Country Club District.

Approval of the Certificate of Appropriateness for the new home is recommended with the following conditions:

1. Historical and architectural documentation of the existing house and garage is provided to include digital photographs and a written description of the house and its known history.
2. The home is built subject to the final approved plans – any changes must be brought back to the HPB.
3. A sign (not to exceed 6 sq. ft.) with a rendering of the approved home is displayed on the property.
4. A year built plaque is displayed on the home.
5. The HPB's staff liaison is provided a final inspection of the home prior to the issuance of a Certificate of Occupancy.
6. Photographs of all elevations of the new construction shall be provided once the house is completed.

The following findings support the recommendation for approval:

1. The applicant has met all of the procedural requirements required for the replacement of a non-historic resource in the Country Club District.
2. The proposed plan meets the criteria set out in the design review guidelines of the Country Club District Plan of Treatment.
3. The proposed new house will be visually compatible with the historic period revival style homes in the neighborhood and should not detract from their historic character.





JMS Custom Homes, LLC
"The sensible way to build"

To: Joyce Repya
From: Matt Hanish
Date: July 3, 2012
Re: Certificate of Appropriateness Application
4524 Bruce Ave

This project contemplates the removing a non heritage preservation resource home and replacing it with a new home. The existing home is a stucco, contemporary two story constructed in 1973 with an attached, front load garage.

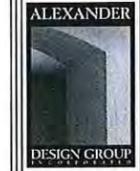
The proposed new home is two and one half stories with an attached garage to the rear. It is designed in the Tudor Revival style that is prevalent throughout the Country Club District. The size, scale, and massing are similar to other homes in the district and on the same street. With respect to the preliminary plan submitted for the June 12, 2012 Heritage Preservation Board meeting, the City of Edina's consultant stated that "this house probably would have been approved by Sam Thorpe when his realty company controlled development in the district." There were, however, some recommendations for change made by members of the Board and meeting attendees.

In response to these recommendations, we made several changes to the design. The grid pattern on the windows on the front elevation of the home was changed to a more common, traditional pattern. Window grids were completely eliminated on the side and rear elevations. To reduce the number of textures and materials visible from the street, the copper roof on the front porch was changed to shingles to match the remainder of the home. The impact of the stone was reduced by lowering the height of the stone on the south elevation of the home. The plans and renderings have been drawn to reflect these changes, and also to show the expected half-timbering that will be required on each elevation. The color rendering has been redrawn to show the home as viewed from the northeast to give a better feel of how nicely the covered entry ties into the front elevation design.

In summary, we have designed a home that not only meets the requirements for the district, but that will also be an asset to an already beautiful neighborhood.




STREET SCAPE AT 4524 BRUCE AVE.
 SCALE: 3/16"=1'-0"



401 EAST LAKE STREET
 WATZATA, MN 55391
 Phone: 952.473.8777
 FAX: 952.473.8222

ISSUE DATE:
 02 JULY 2012
 PREVIOUS ISSUE DATES:
 11 JUN 2012

DRAWING DESCRIPTION:
 STREET SCAPE
 ADG/JMS/BRUCE



4524 BRUCE AVENUE
 EDINA, MN



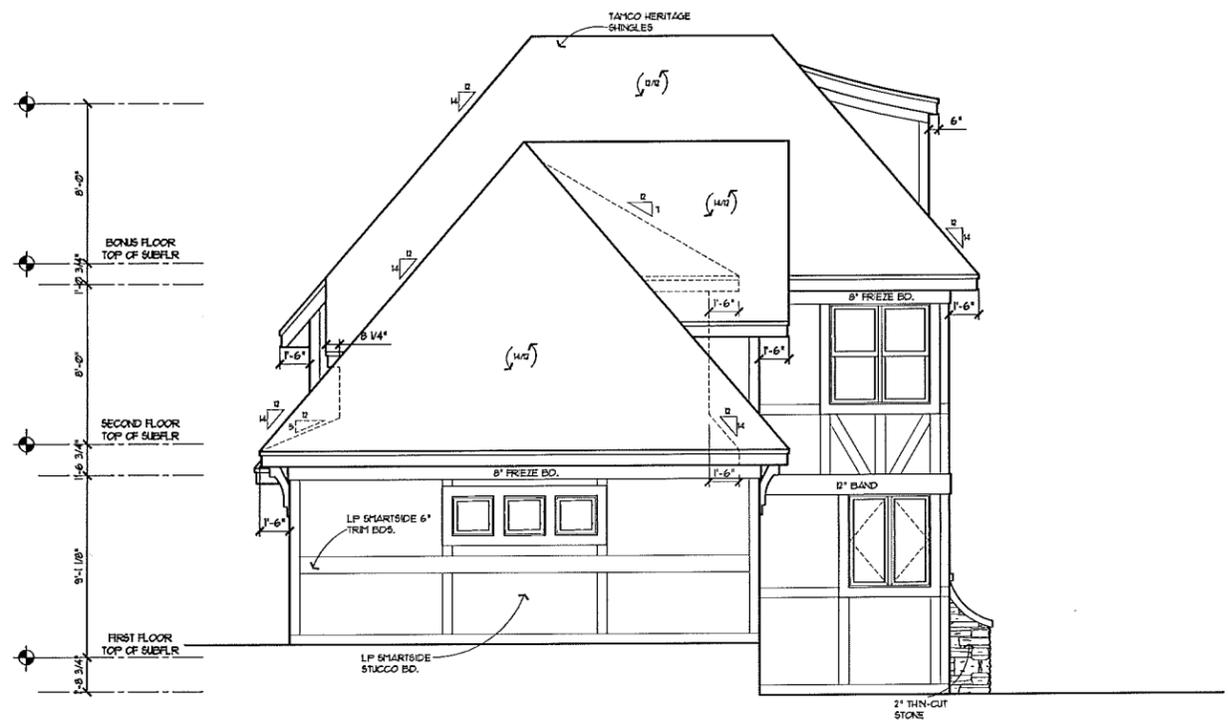
401 EAST LAKE STREET
WAZATA, MN 55391
Phone: 952.473.8777
FAX: 952.473.8222

ISSUE DATE:
02 JULY 2012
PREVIOUS ISSUE DATES:
26 JUN 2012

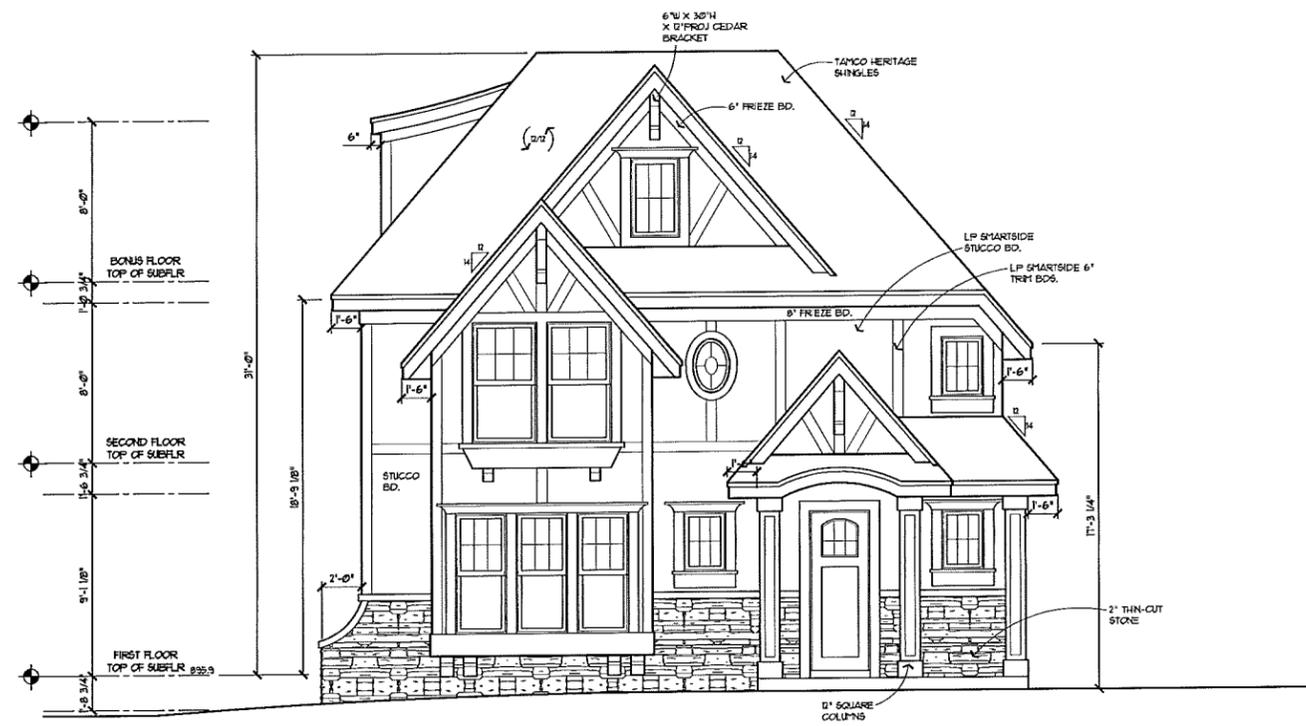
DRAWING DESCRIPTION:
ELEVATIONS
ADG/JTB/BRUCE



4524 BRUCE AVENUE
EDINA, MN



2
2 REAR ELEVATION
SCALE: 1/4"=1'-0"



1
2 FRONT ELEVATION
SCALE: 1/4"=1'-0"



401 EAST LAKE STREET
WATZATA, MN 55391
Phone: 952.473.8777
FAX: 952.473.8222

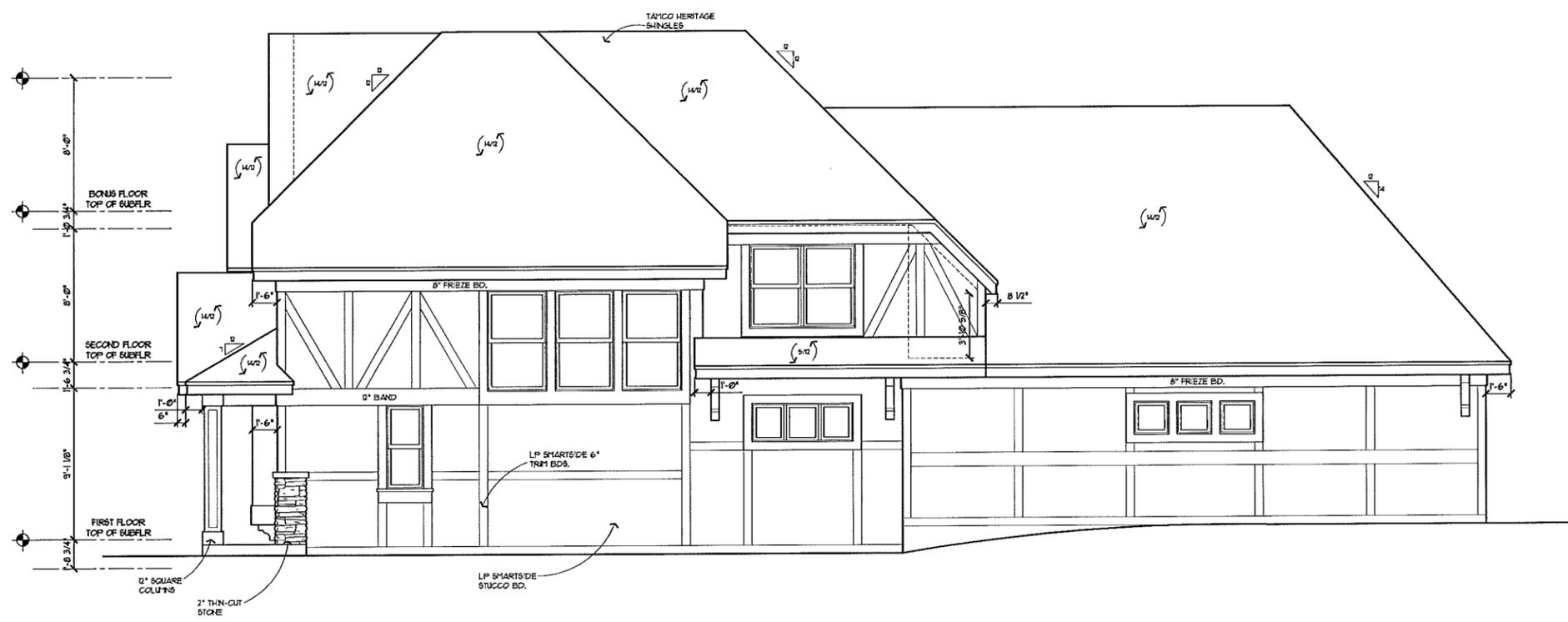
ISSUE DATE:
02 JULY 2012
PREVIOUS ISSUE DATES:
06 JUN 2012

DRAWING DESCRIPTION:
ELEVATIONS
ADDC/MS/BRUCE

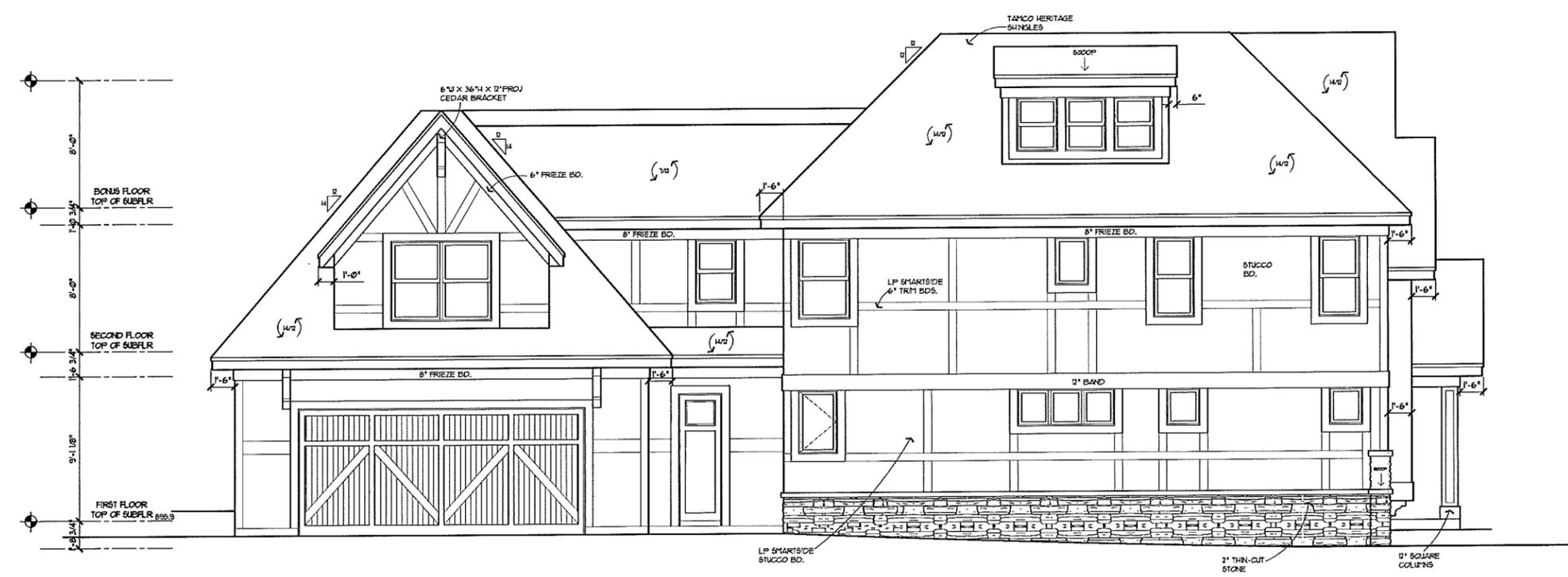


4524 BRUCE AVENUE
EDINA, MN

3
3 OF 5



2
3 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



1
3 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

G.

MINUTES
Regular Meeting of the
Edina Heritage Preservation Board
Edina City Hall – Community Room
Tuesday, June 12, 2012
7:00 p.m.

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

II. ROLL CALL

Answering roll call was Chair Carr, and Members Stegner, Davis, Curran, Moore, Christiaansen, Mellom, Sussman and Ellingboe. Absent were Members Anger and Copman. Staff present was Planner Joyce Repya. Preservation Consultant Robert Vogel was also in attendance.

III. APPROVAL OF MEETING AGENDA

Member Curran moved to approve the meeting agenda. Member Moore seconded the motion. All voted aye. The motion carried.

IV. APPROVAL OF THE MINUTES Regular meeting of May 8, 2012

Member Stegner moved approval of the minutes from the May 8, 2012, meeting of the board. Member Moore seconded the motion. All voted aye. The motion carried.

V. COMMUNITY COMMENT None

VI. REPORTS/RECOMMENDATIONS

A. Certificates of Appropriateness

Planner Repya explained that the Board was hearing two requests for the teardown and new construction of homes in the historic Country Club District. Both homes were built after the period of significance (1924-1944) thus the teardown of the homes is permissible. The responsibility of the Board is to approve the design of the new homes taking into consideration the Secretary of the Interior's Standards as well as the design guidelines provided in the District's plan of treatment.

Ms. Repya also explained that the process for design review is completed in two meetings; the first which is this evening entails a presentation of the design proposal by the applicant with comments and possible suggestions for changes provided by the HPB and interested parties – No vote is taken at this time.

The second meeting (one month later) involves a presentation of the final design of the new home, which should take into account the comments and suggestions provided at the first meeting. It is at the second meeting that the HPB will take action on the Certificate of Appropriateness application.

I. H-12-3 4524 Bruce Avenue – New Home with Attached Garage

Planner Repya reported that the subject property is located on the west side of the 4500 block of Bruce Avenue. The existing home is one of the few remaining Contemporary style homes in the District; constructed in 1973. A 2-stall front loading attached garage is located on the south side of the home.

The COA request involves demolishing the existing home with the intention of building a Tudor Revival inspired home with attached garage at the rear of the home accessed by a driveway on the south side of the property. Ms. Repya shared the streetscape comparing the proposed home with the homes on either side; as well as all elevations of the proposed home and detached garage. She then introduced Matt Hanish, with JMS Custom Homes who provided a detailed explanation of the proposed replacement home pointing out that the new structure has been designed to complement the size, scale and massing of the surrounding homes. The attached garage has been located on the rear of the home to not only ensure that it is not visible from the front street, but to also provide a home that blends with the existing streetscape. Mr. Hanish added that the exterior finish of the home has been designed in the traditional Tudor style and color typical with the historic Tudor homes in the Country Club District.

Board Member Comments/Questions:

Member Mellom commented that in her opinion the home is beautiful, but there is too much detailing and it appears to overwhelm the homes on either side. She questioned the use of diamond shaped window panes on the front elevation; and added that the proposed stone base and trim board are “a bit much”. Member Mellom suggested deleting the diamond shaped window panes, reducing the height of the stone base, and eliminating some of the trim.

Member Christiaansen questioned the width of the new driveway; and commented that the material used on a portion of the front porch roof appears to be some type of metal- adding that typically a roof like this is copper. She also noted the proposed dormer on the south elevation looks awkward when viewed from the front street. Concluding, Christiaansen suggested eliminating one of two design trim elements. Mr. Hanish acknowledged that the new driveway was narrower than the existing driveway, and agreed copper roofs are seen throughout the District. Hanish said he would consider the suggested changes.

Member Moore commented that while he likes the intentions, he feels too much is “going on”; adding in his opinion the exterior design is very busy.

Member Curran agreed with the comment from Member Moore and added that it may be possible for the applicant to eliminate some of the timbering trim to reduce the “busy” look of the home’s exterior.

Member Davis stated that he likes the house; the scale and mass are good.

Public Comments/Questions:

Leo and Marilyn Pertl, 4525 Casco Avenue, Mrs. Pertl told the Board she lives on Casco directly behind the subject property and would like the applicant (if at all possible) to save the pine trees that are located along the common property line. Mrs. Pertl explained that the evergreens provide year round screening between their homes. Mr. Hanish responded that a decision hasn't been made on all trees; however he acknowledged some trees would be removed and additional trees planted.

Ann Wordelman, 4522 Bruce Avenue, addressed the Board and informed them she is the northerly abutting neighbor, adding her comments relate to the guidelines. Ms. Wordelman said she has a concern with the proposed stucco panels adding in her opinion a "real" stucco finish meets the intent of the preservation guidelines and is in keeping with the true character of finishing materials found within the District not stucco panels. Concluding Wordelman said she is also concerned that extensive timbering would be used to cover the seams, adding she surveyed the area and didn't view excess timbering on other homes in the District; most notable the sides of houses.

Bruce Leslie, 4526 Bruce Avenue, southerly abutting neighbor told the applicant he has a question on an encroachment issue and asked to details. Mr. Hanish told Mr. Leslie he would set up a time to discuss that issue with him.

Paul Runice, 4624 Bruce Avenue, explained that he lives one block south, next door to the other COA replacement home the Board will address this evening, but he wanted the Board to know that his block has had a less than desirable experience with JMS in the past, so there may be a "hangover" effect with this project.

Kitty O'Dea, 4510 Bruce Avenue, commented that she is concerned with the proposed porch extension into the front yard setback area, adding in her opinion it's not consistent with the District and intrudes on site lines. Continuing, O'Dea said she agrees with past comments on timbering adding that the total look of the proposed house is too busy with too many windows. O'Dea also agreed with previous comments that the stone base is too much. Concluding, O'Dea suggested that the applicant provide a scaled "straight on" sketch to be viewed at the next meeting. She pointed out the illustration presented is angled; reiterating she wants to see the façade straight on.

Chair Carr thanked the public for their input.

A discussion ensued with Board Members indicating that the scale and mass of the proposed home is good; however, there are some details they would like the applicant to reconsider; such as:

- Remove the diamond shaped window panes on the front elevation
- Shorten the stone base
- Somehow reduce the amount of timbering trim and make the best use of the stucco panels to reduce the "busy" appearance of the exterior
- Consider using copper on the porch roof extension

Jeff Schoenwetter, JMS Homes, addressed the Board explaining that the proposed home is complementary to the District. As required in the plan of treatment, this replacement home is not an exact replica, but a contemporary Tudor Revival Style that complements the surrounding historic homes. Schoenwetter pointed out that the drivet, hardy board, and stucco panels on the exterior of the home is a product that has been very successful for him- in fact he has used in on new homes he has constructed in the District; inviting the Board to view the Tudor style his company built at 4601 Drexel Avenue. Concluding, Schoenwetter said he would take into consideration the comments heard this evening when designing the final product for submittal.

Chair Carr thanked the applicant for their presentation and the public for their comments. She added that the Board looks forward to reviewing the final plan at the July meeting. No formal action was taken.

2. H-12-4 4624 Bruce Avenue – New Home with Detached Garage

Planner Repya explained that the subject property consists of an American Colonial style home constructed in 1950. A front loading, tandem, attached garage is located on the south side of the home. The COA request involves demolishing the existing home with the intention of replacing it with a new home and detached garage and new driveway on the north side of the property.

Ben Nelson, of Nelson Residential Design Inc. explained that Donnay Homes is proposing to construct a 2 story Tudor inspired home that has been designed to complement the surrounding homes, abiding by the district's plan of treatment. The natural stucco cladding is not aggressive and will not include any wood timbering. The home will have a long ridgeline paralleling the street with clean, simple lines. The eave lines are consistent with the neighboring homes. The front entry door will have a 2 inch stone veneer surrounding the doorway; and the same stone is continued along the front foundation on the south side.

Addressing the garage plan, Mr. Nelson pointed out that the plan is consistent in materials to the proposed home and the height provided is the average of the neighboring detached garages – no taller.

Board members responded very favorably to the proposed plan expressing the following comments: **Member Sussman** stated that he was impressed with the design providing a creative interpretation of a Tudor Design. **Members Moore, Stegner and Curran** were in agreement.

Member Mellom stated that she liked the use of real stucco rather than the stucco panels which allowed them to forgo the wood trim. She also complimented the plan for limiting the use of stone and providing a nice transition with the pitch of the roof.

Chair Carr stated that she liked the plan, but questioned the bank of windows on the second story of the front elevation – commenting that the four windows so close together is not commonly seen on the original Country Club Tudors.

A.



**HERITAGE PRESERVATION BOARD
CERTIFICATE OF APPROPRIATENESS
STAFF REPORT**

Originator Joyce Repya Associate Planner	Meeting Date June 12, 2012	Agenda # VI. A. 1. H-12-3
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APPLICANT: JMS Custom Homes, LLC

LOCATION: 4524 Bruce Avenue

PROPOSAL: Certificate of Appropriateness (COA) to demolish existing home and construct a new home and attached garage

DECISION DEADLINE: July 25, 2012

INTRODUCTION & BACKGROUND:

The subject property is located on the west side of the 4500 block of Bruce Avenue. The existing home is a Contemporary style constructed in 1973. A 2-stall front loading attached garage is located on the south side of the home.

The COA request involves demolishing the existing home with the intention of building a new home with attached garage which meets the district's plan of treatment criteria. The existing home is not classified as an historic resource since it was constructed after the District's period of significance (1924 – 1944), thus its demolition is not an issue; however the construction of a replacement home is subject to the HPB review and approval.

PLAN OVERVIEW:

The proposed replacement home is two-story, Tudor Revival inspired with an attached 2-car garage located in the rear of the home, and accessed from 12 foot wide driveway on the south side of the property.

The proposed height of the home at the peak is 31' with a peak elevation of 926. The adjacent homes on the north and south are comparable in height with the home to the north (4522) having a peak elevation of 925.9; and the home to the south (4526) a peak elevation of 924. The variance in peak heights is indicative of the differences in the elevation at grade. When implementing the HPB's process for calculating the maximum height allowed at no more than 10% higher than the average height of the home, the proposed building height of 31 feet and peak elevation of 926 is permissible.

The exterior materials proposed for the home include Hardi-board stucco wall panels with

Miratec wood trim covering the panel seams, and 4.5' of natural stone running along the foundation on the front and south elevations. A 60.75 square foot covered front entry with posts is proposed. The front entry roof has a gable end with wood trim and cedar bracket over the door and a sheet metal roof over the remainder of the porch. A wood front door/trim is also proposed. Additionally, Miratec fascia, soffit and trim with cedar brackets are proposed with asphalt shingles on the roof.

PRESERVATION CONSULTANT ROBERT VOGEL'S ANALYSIS:

Consultant Vogel reviewed the subject plans and provided the following opinion:

A COA is required for the new house even though the existing house is not historic. The City of Edina has adopted the Secretary of the Interior's Standards for the Treatment of Historic Properties as the general standards for design review. The Country Club Plan of Treatment contains guidelines for new home construction in the district. The standards and guidelines call for new construction to be designed to be compatible in scale, color, building materials, and texture with historic buildings in the neighborhood. Imitation of period revival style houses is not required—the applicable treatment standard is: contemporary designs are appropriate when they are compatible with the historic architectural character of the historic district.

The applicant proposes to construct a new two-story house that I would characterize as an example of "Neo-traditional" architecture. This is essentially a contemporary house that borrows features from the past but is built using modern materials. The designer has had to make his client's space needs and aesthetic tastes fit within the current building and zoning codes, while at the same time treating the neighborhood's historic character with sensitivity. In this case, the stylistic inspiration is Tudor Revival and in some ways it resembles the vernacular Tudor homes built in the Country Club District during its period of historical significance (1924-1944). More to the point, this house probably would have been approved by Sam Thorpe when his realty company controlled development in the district. (The architectural controls contained in Thorpe's restrictive covenants addressed size, massing, setbacks, and building orientation but did not prescribe any particular stylistic requirements—Mr. Thorpe knew an appropriate house when he saw it, apparently.) Assuming that it meets applicable building and land use codes, I do not see how the new house would do great harm to the preserved historic homes in the neighborhood. Notwithstanding its distinctively modern proportions, pseudo-historic ornamental detailing, and non-traditional materials, this is actually a very attractive house and we might as well be open-minded about allowing designers to experiment with New Urbanist concepts for infill construction, even in historic districts. I would like to suggest to the applicant that the half-timbering on the side elevations could be eliminated (most Country Club Tudors have stick work only on the façade which faces the street). The plans I have seen do not call out the exterior color scheme, but the traditional Tudor palette is muted earth tones.

In my professional opinion, the proposed new home would be appropriate because, while the design certainly has been inspired by historic styles, it does not reproduce the exact form and detail of an authentic Country Club period revival style home. The overall impression is of a contemporary home embellished with Tudor style detailing—the historic trappings are only a skin-deep embellishment, and I do not believe this house would be mistaken for a 1920s-1940s vintage Country Club house. Therefore, I recommend approval of the COA with the usual conditions.

STAFF COMMENTS:

The review process for a replacement of a non-historic resource home in the Country Club District entails a 2-step process. The plans under consideration at this time are fulfilling the first step. Preservation Consultant Robert Vogel has opined that the proposed home meets the Country Club District's plan of treatment and recommends approval subject to the HPB's approval of the final plans. Staff recommends that the HPB provide the applicant with feedback on the proposed plans, identifying any desired changes. The applicant will then take into consideration the information received when drafting final plans to be presented for approval at the July HPB meeting.



EDINA HERITAGE LANDMARK

Case Number: H-12-3
Date: 5-25-12
Fee: \$ 1200.00

Planning Department
4801 West Fifth Street * Edina, MN 55424 * (952) 826-0462 FAX (952) 826-0389
Application for : CERTIFICATE OF APPROPRIATENESS FEE: \$600.00
\$1,200.00 New House

Property Address: 4524 Bruce Ave.

APPLICANT:

Name: JMS Custom Homes, LLC
Address: 5750 W 74th St, Ste 8, Edina, MN 55439 Phone: (952) 949-3630

PROPERTY OWNER:

Name: Jeffrey Ericson
Address: 4524 Bruce Ave., Edina, MN 55424 Phone: _____

Legal Description Of Property: L13 B4 Country Club District Fairway Section

Zoning: Residential P.I.D.#: B-02B-24-12-0077

Explanation Of Request: Construct new home.

(Use Reverse Side Or Additional Pages If Necessary)

Is A Variance Required: Yes No

Architect Name: _____ Phone: _____

Surveyor Name: _____ Phone: _____

Jeffrey Ericson 5-23-12 Applicant's Signature (Date)
Law Z. Lucien 5-23-12 Applicant's Signature (Date)
JMS Custom Homes, LLC



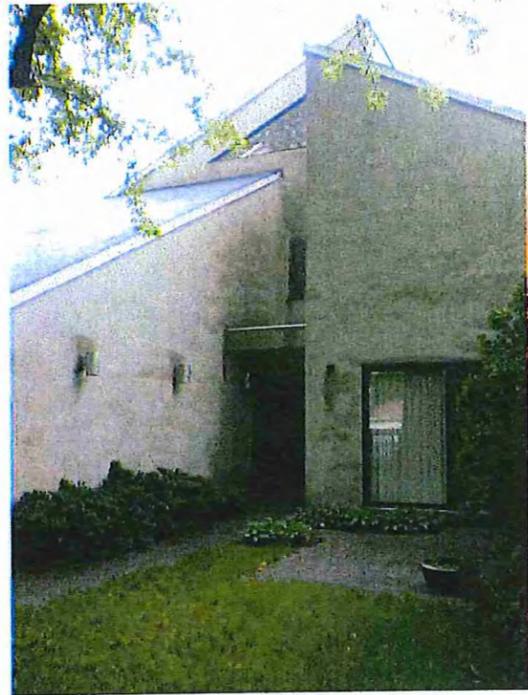
JMS Custom Homes, LLC
"The sensible way to build"

Certificate of Appropriateness
Application Narrative
4524 Bruce Avenue

JMS Custom Homes has entered into an agreement to purchase the property at 4524 Bruce Avenue in Edina's Historic Country Club District. The contemporary styled home that is currently on the property was constructed in 1973. It is the intent of JMS to remove this existing structure and replace it with a new two-story, Tudor design. The new structure will be similar in size, scale, and massing to existing homes in the district. The garage will be located to the rear of the home to maximize the effective use of the front elevation in blending into the existing streetscape. The exterior finish of the home will of traditional Tudor style and color that is commonly seen throughout the Country Club District.



4524



Existing Front Elevation



Rear Yard Looking North



Rear Yard Looking South



Existing Rear Elevation



Rear Yard Looking West



4517



4519





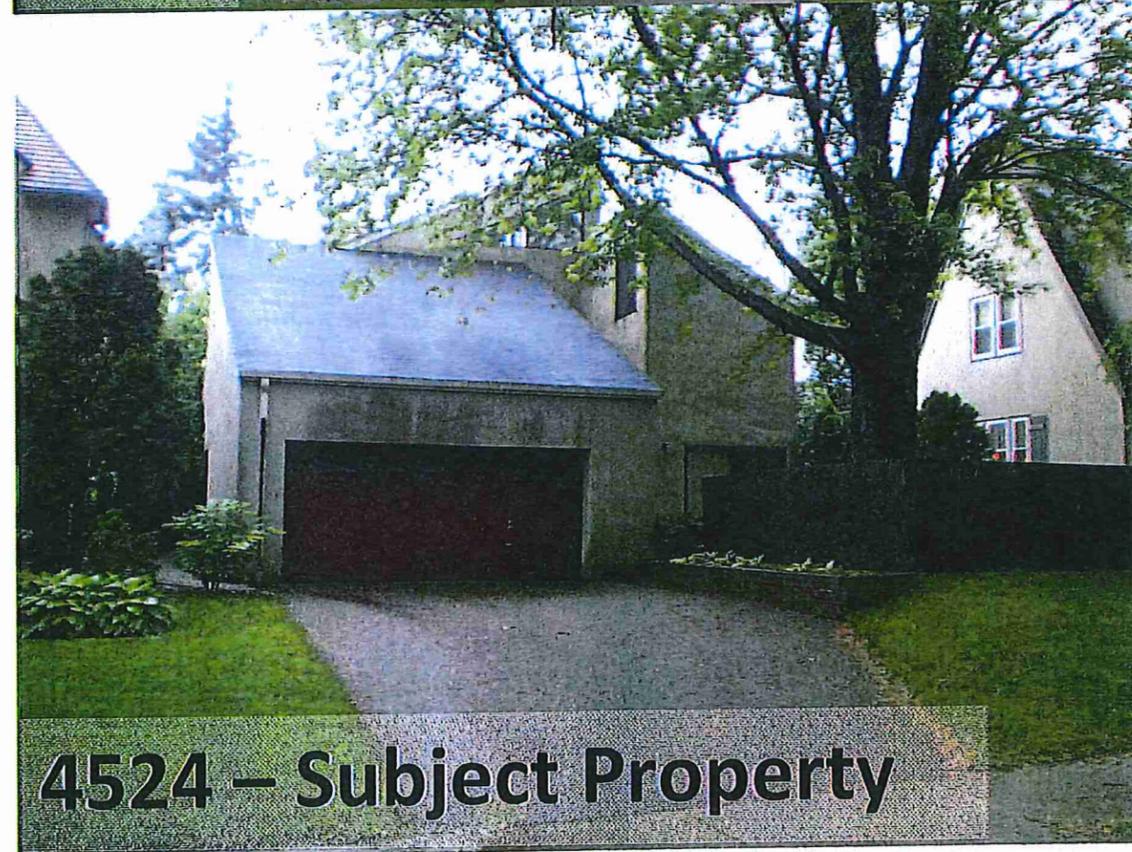




4525



4527



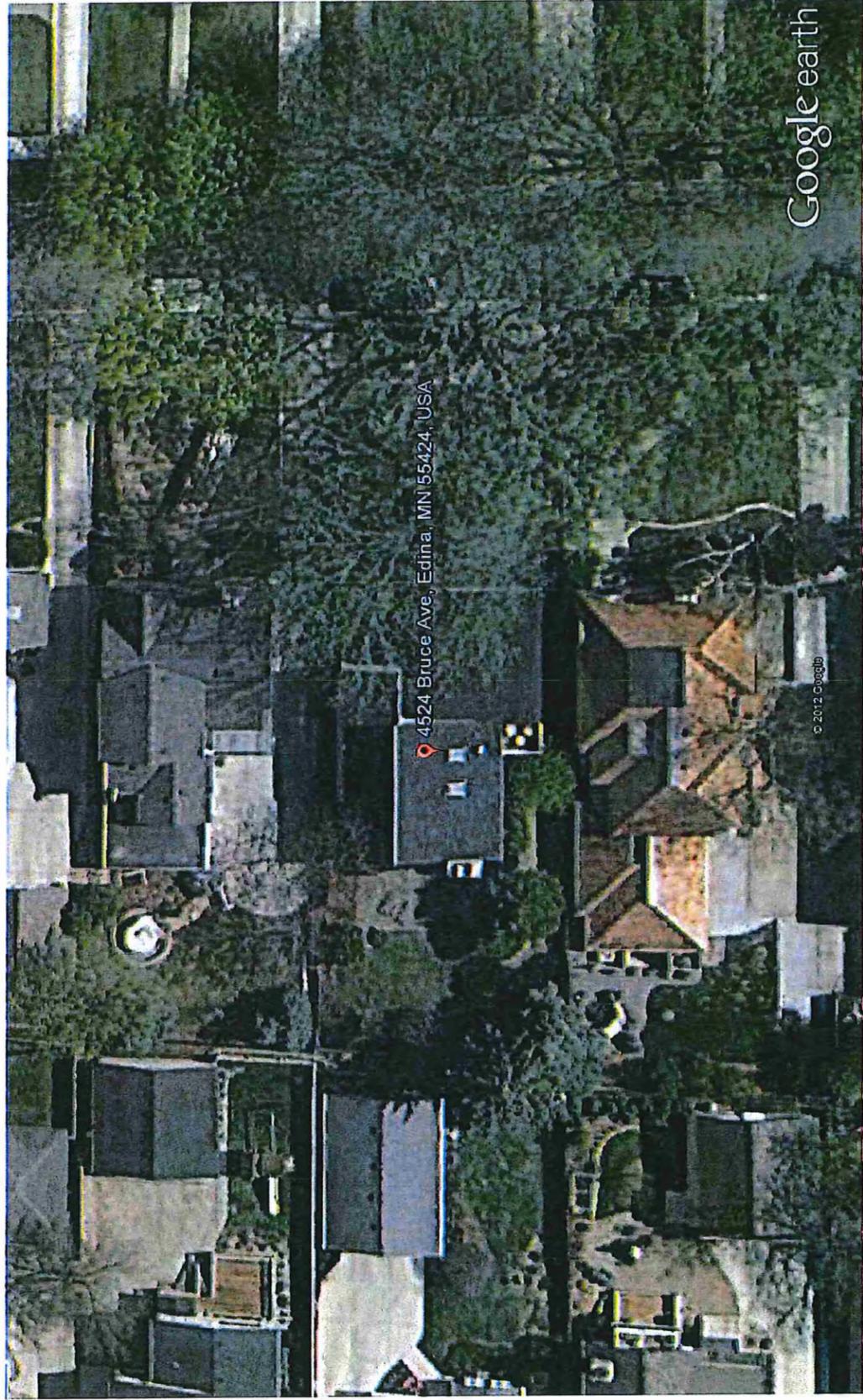


4530



4528





4524 Bruce Ave, Edina, MN 55424, USA

Google earth

© 2012 Google

Google earth

feet
meters

100

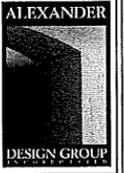
50





ADG/JMS BRUCE AVE.

J. K. [Signature]



401 EAST LAKE STREET
WAYZATA, MN 55391
Phone: 952.473.8777
FAX: 952.473.8222

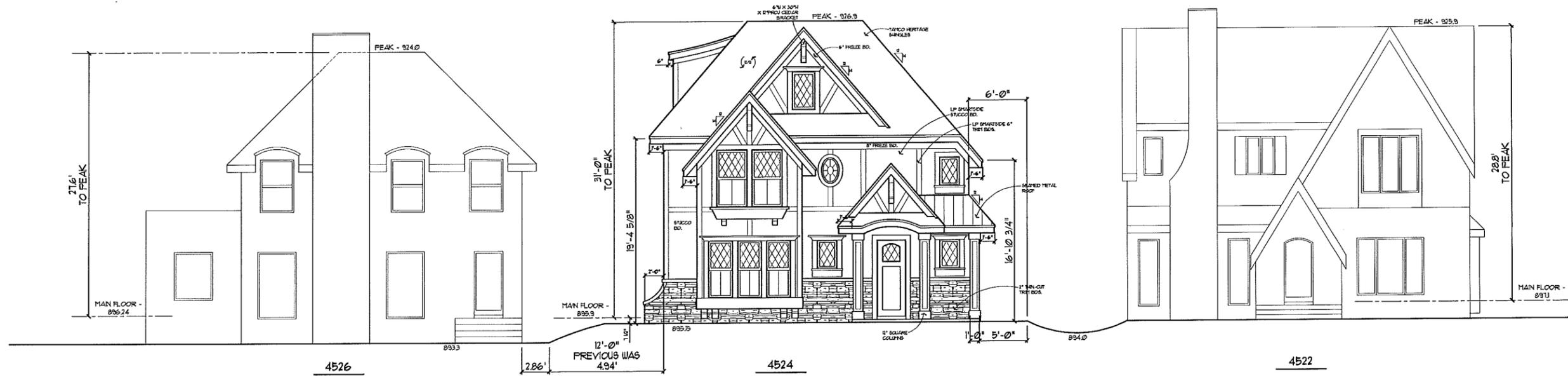
ISSUE DATE:
11 JUN 2012
PREVIOUS ISSUE DATES:

DRAWING DESCRIPTION:
STREET SCOPE

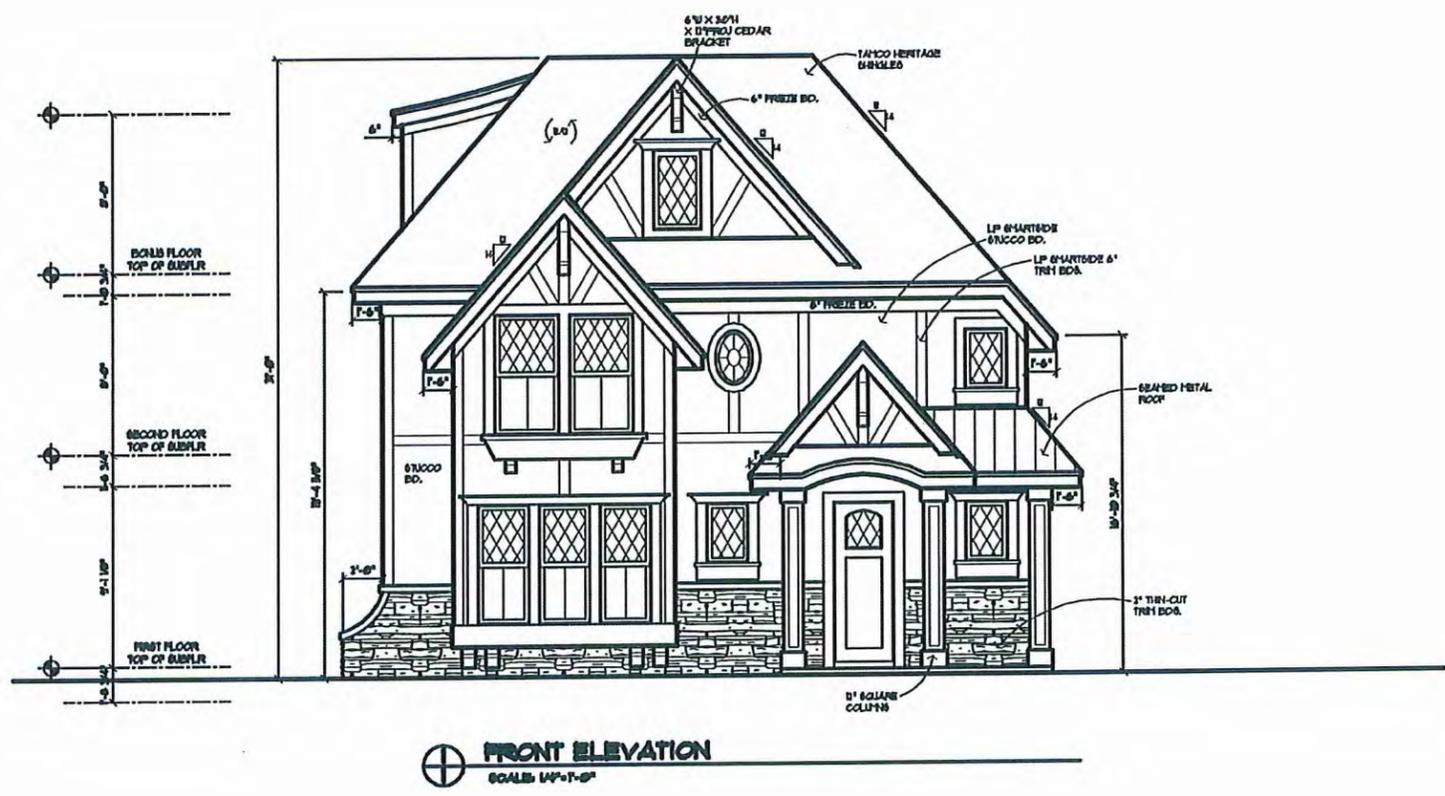
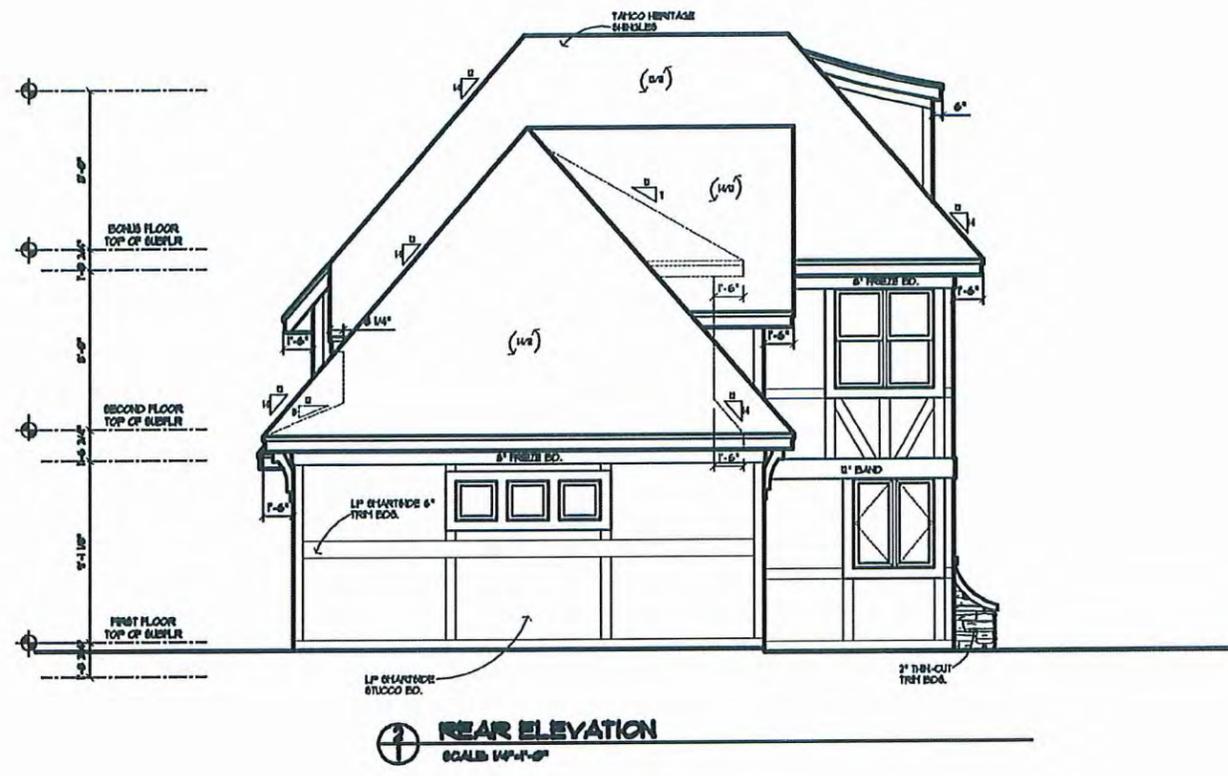
ADG/JMS/BRUCE



4524 BRUCE AVENUE
EDINA, MN



STREET SCOPE AT 4524 BRUCE AVE.
SCALE: 3/16"=1'-0"



ALEXANDER
DESIGN GROUP

401 EAST LAKE STREET
WAYZATA, MN 55391
Phone: 952-473-8777
FAX: 952-473-8222

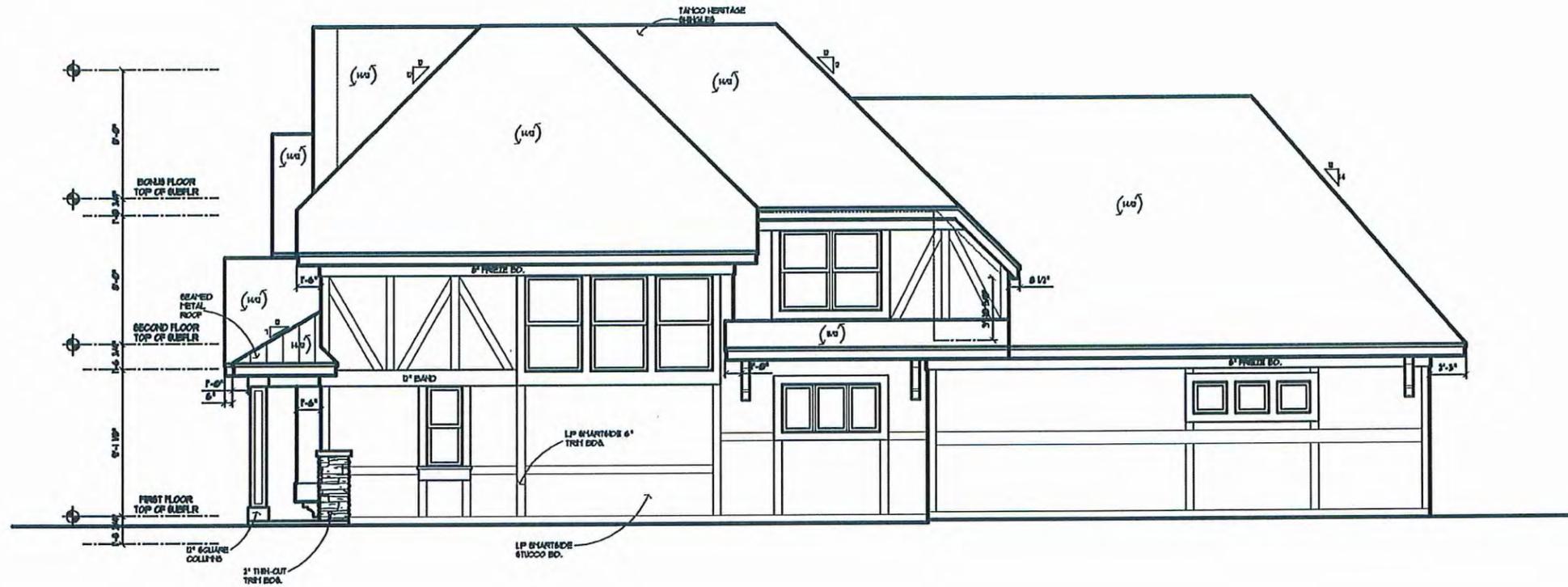
DATE: 06 JUN 2012
PROJECT: BRUCE AVENUE

DRAWING DESCRIPTION: ELEVATIONS
ADVISOR: JMS

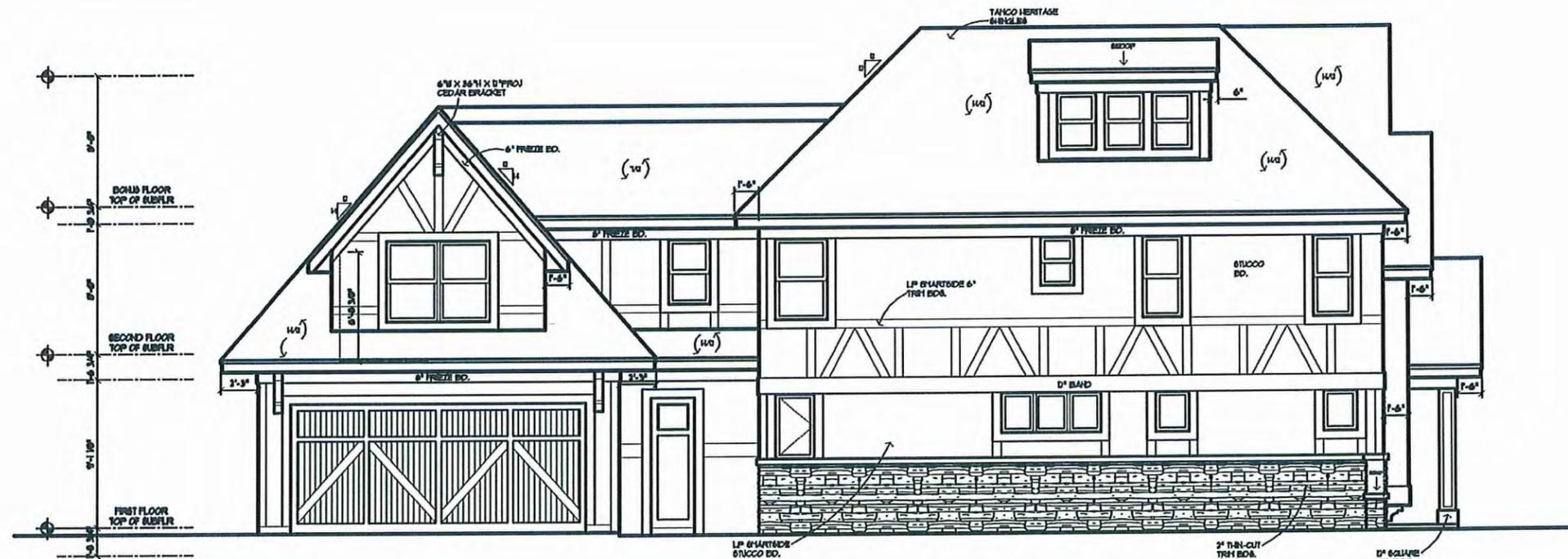
JMS Custom Homes

4524 BRUCE AVENUE
EDINA, MN

1
OF 6



RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"

ALEXANDER
DESIGN GROUP

501 EAST LAKE STREET
WAYZATA, MN 55391
Phone: 952.473.8777
FAX: 952.473.8222

DATE: 06 JUN 2012
DRAWING NAME: DATES

DRAWING DESCRIPTION: ELEVATIONS
SCALE: 1/4"=1'-0"

JMS
JMS Custom Homes

4824 BRUCE AVENUE
EDINA, MN

2
2 OF 6

Site Plan for: JMS CUSTOM HOMES, LLC

House Address:
4524 - Bruce Avenue, Edina, MN

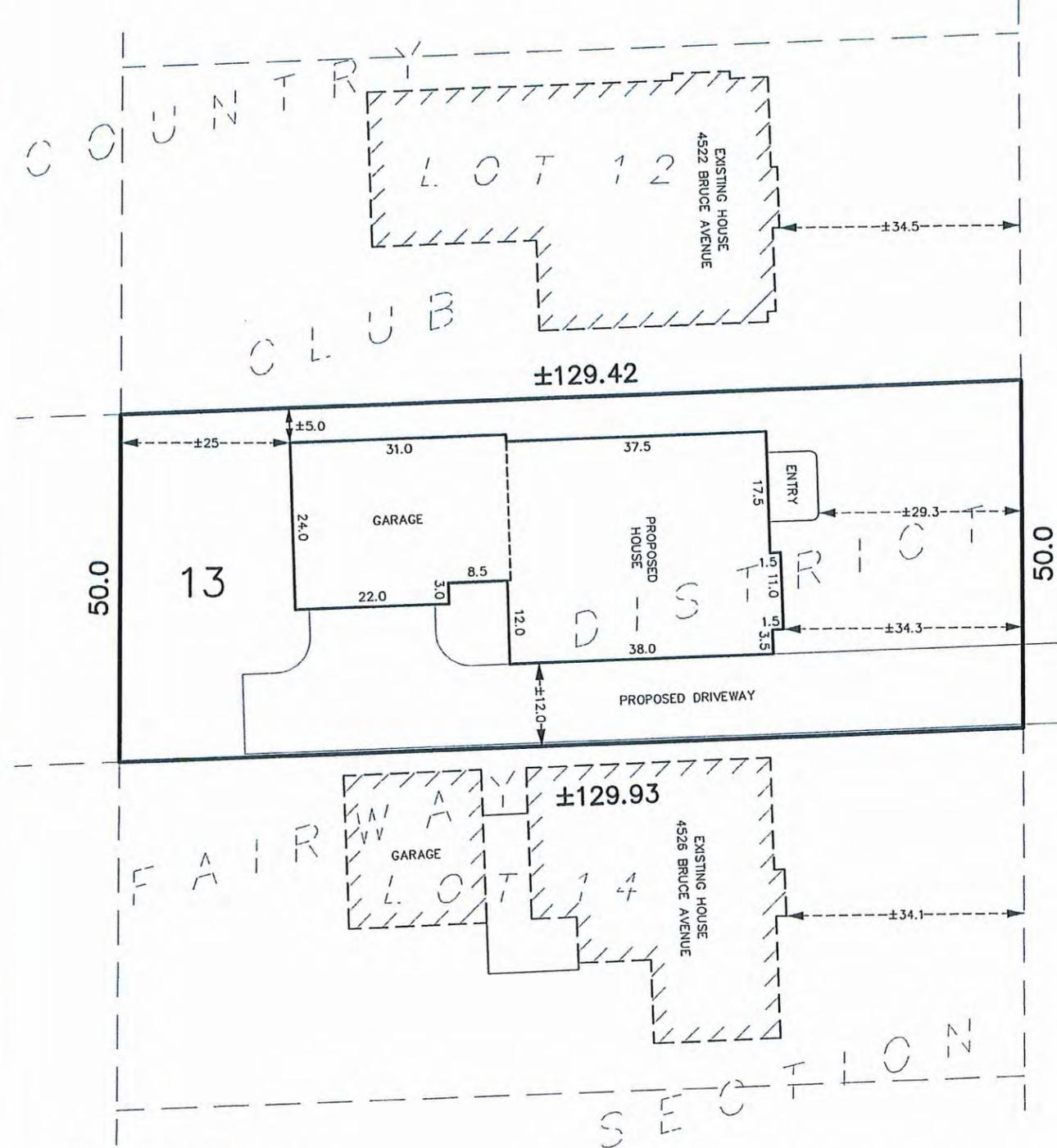
LEGEND

- Denotes Existing Manhole
- Denotes Existing Power Pole
- Denotes Existing Overhead Utility Line(s)
- Denotes Existing Fence
- Denotes Existing Elevation
- Denotes Proposed Elevation
- Denotes Direction of Drainage
- Denotes Utility Easement, per Final Plat
- Denotes Found Iron Monument
- Denotes Proposed Contour
- Denotes Existing Contour
- Denotes Existing Elevation
- Denotes Existing Hydrant
- Denotes Existing Gate Valve
- Denotes Existing Tree, as noted
- Denotes Existing Tree to be Removed

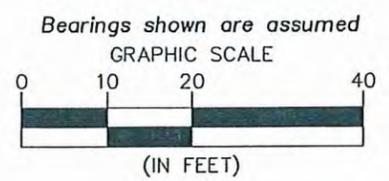
PARCEL DESCRIPTION (PER HENNEPIN COUNTY TAX RECORDS):

Lot 13, Block 4, COUNTRY CLUB DISTRICT, FAIRWAY SECTION, according to the recorded plat thereof, Hennepin County, Minnesota.

Subject to all easements of record, if any.



BRUCE AVENUE



I hereby certify to JMS Custom Homes, LLC. that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly licensed land surveyor under the laws of the State of Minnesota.
Dated this 25th day of May, 2012.

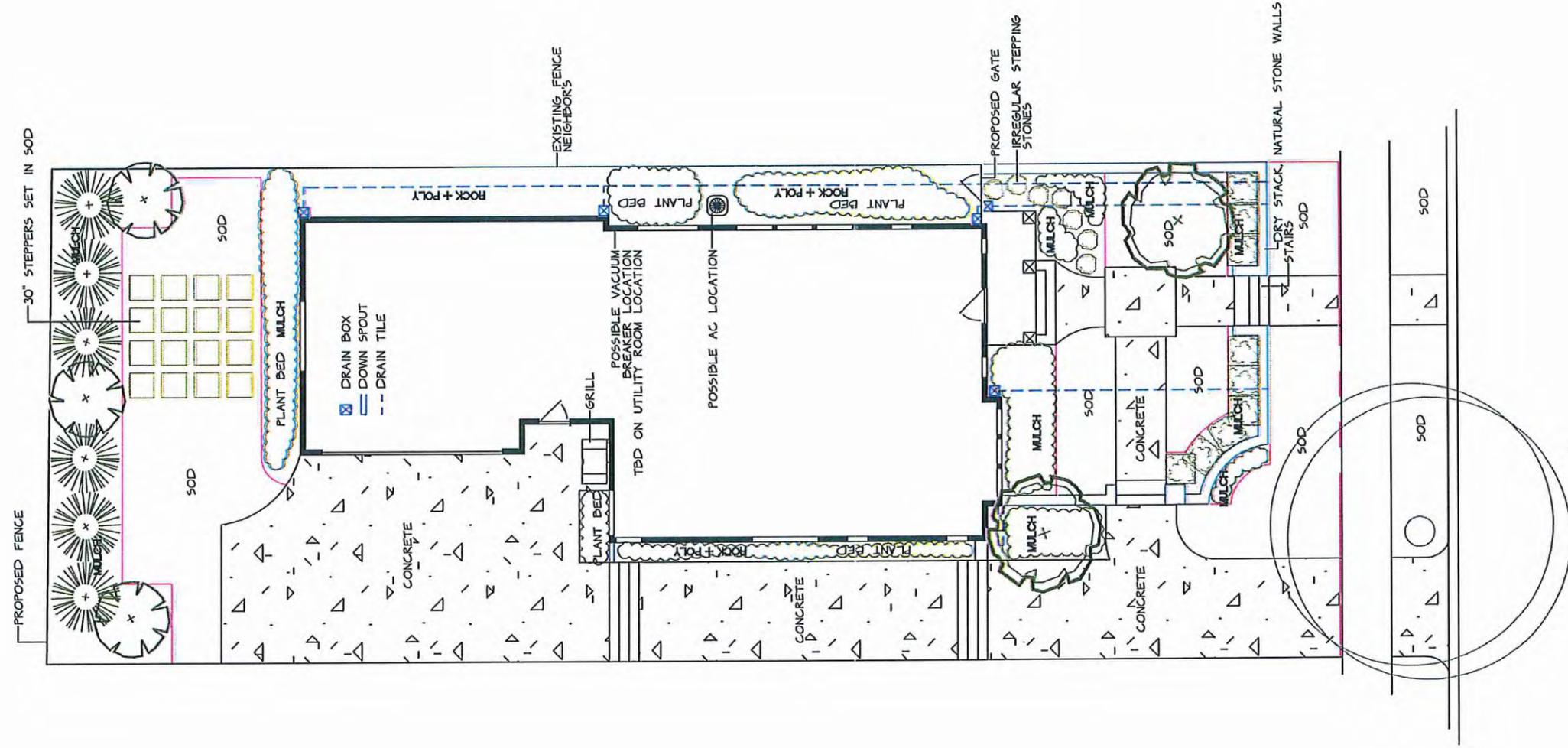
Signed: Carlson McCain, Inc.

By: _____
Thomas R. Balluff, L.S. Reg. No. 40361

PROPOSED BUILDING ELEVATIONS
 Lookout Elevation: _____
 Lowest Floor Elevation: _____
 Top of Foundation Elevation: _____
 Garage Slab Elevation (at door): _____
First Floor Elevation: _____



248 Apollo Dr, Suite 100, Lino Lakes, MN 55014
Phone: 763-489-7900 Fax: 763-489-7959



LANDSCAPE DESIGN FOR
JMS - SPRING PREVIEW 2013
4524 BRUCE AVENUE
EDINA, MN 55424

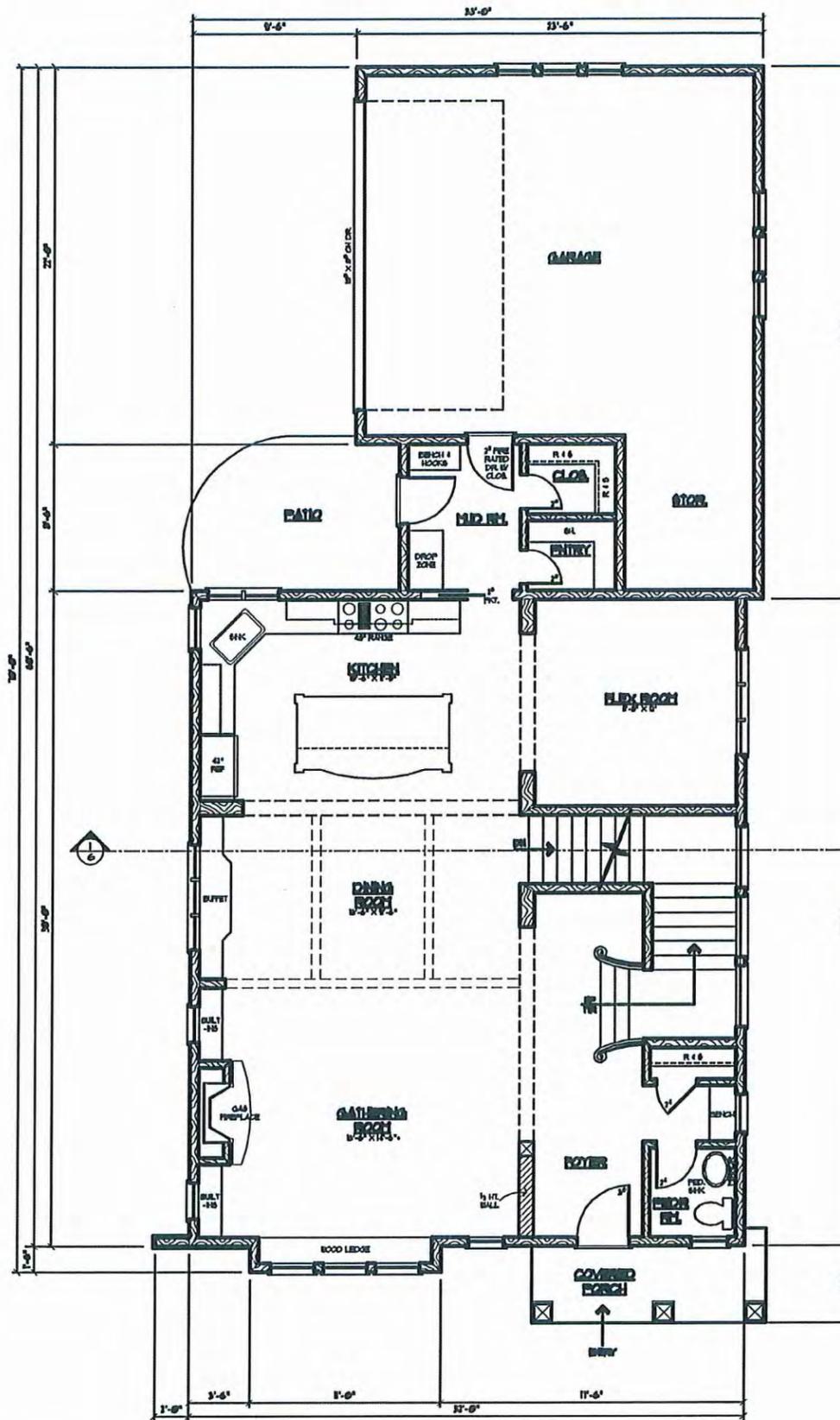
This Drawing contains proprietary information which belongs to Southview Design & Const. Inc. Any unauthorized duplication or use is strictly prohibited.
 Released By: _____
 Date Released: ___/___/___

DESIGN/SALES REP: TIM JOHNSON
DESIGN ASST: ABBY BLUMHARDT
DATE: 05.24.12

REVISIONS	SCALE
05.25.12	1" = 8'

170 EAST 60TH STREET
 WYOMING, MINNESOTA 55075
 PHONE 651.455.4235
 FAX 651.455.0734

SOUTHVIEW
 DESIGN
 LANDSCAPE CONTRACTORS



TOTAL FOOTPRINT - 1524	±	SQUARE FOOTAGE
± 1500 PORCH ALLOWANCE		1524
TOTAL HANDOVERS - 1524		1524
		TOTAL ± 3248

MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

ALEXANDER
DESIGN GROUP

601 EAST LAKE STREET
WAYZATA, MN 55391
Phone: 952.473.8777
FAX: 952.473.8212

BASE DATE:
04 JUN 2012
REVISED DATE:
05 MAY 2012

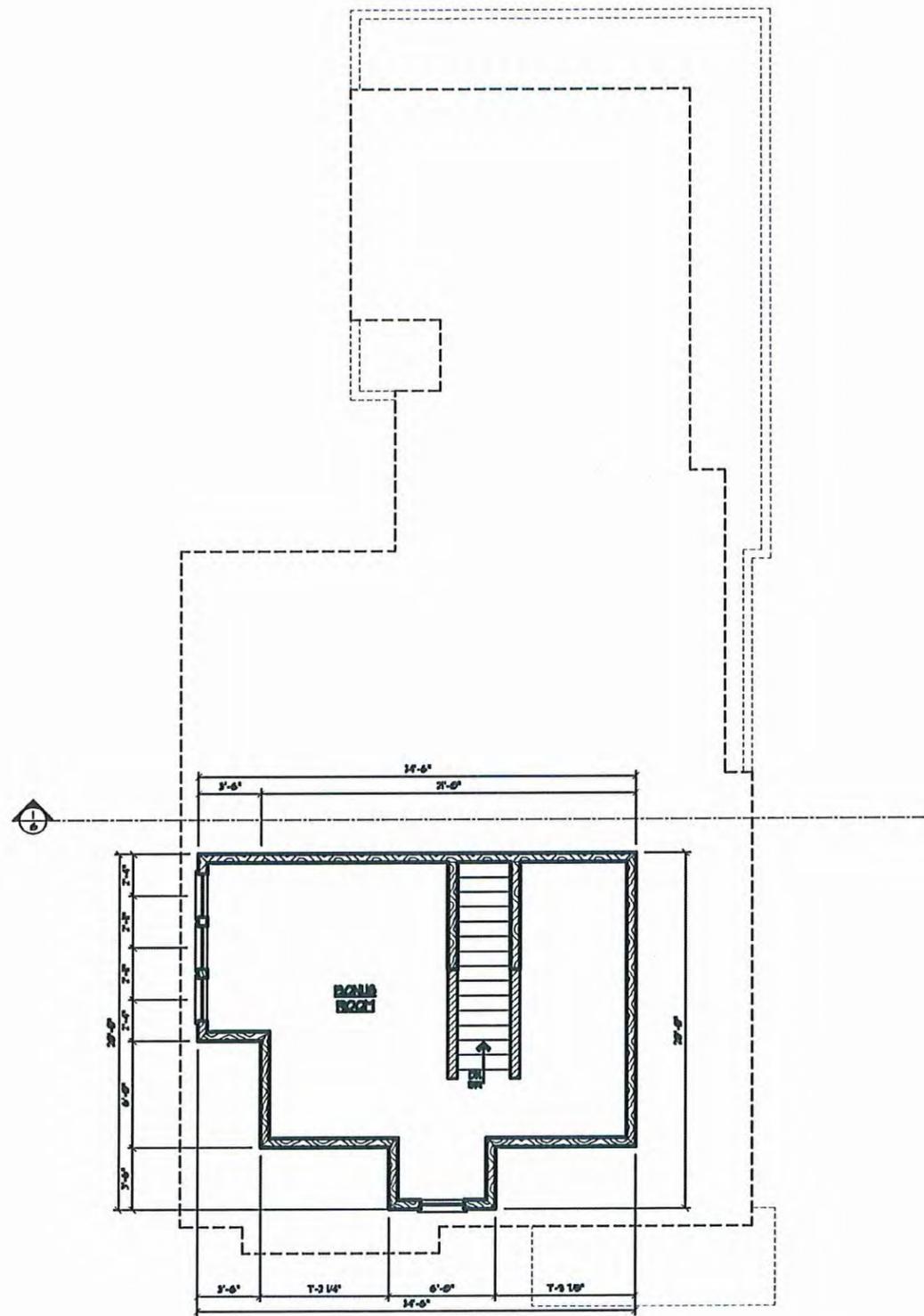
DRAWING DESCRIPTION:
UPPER LEVEL FLOOR PLAN

ADJUSTED PRICE

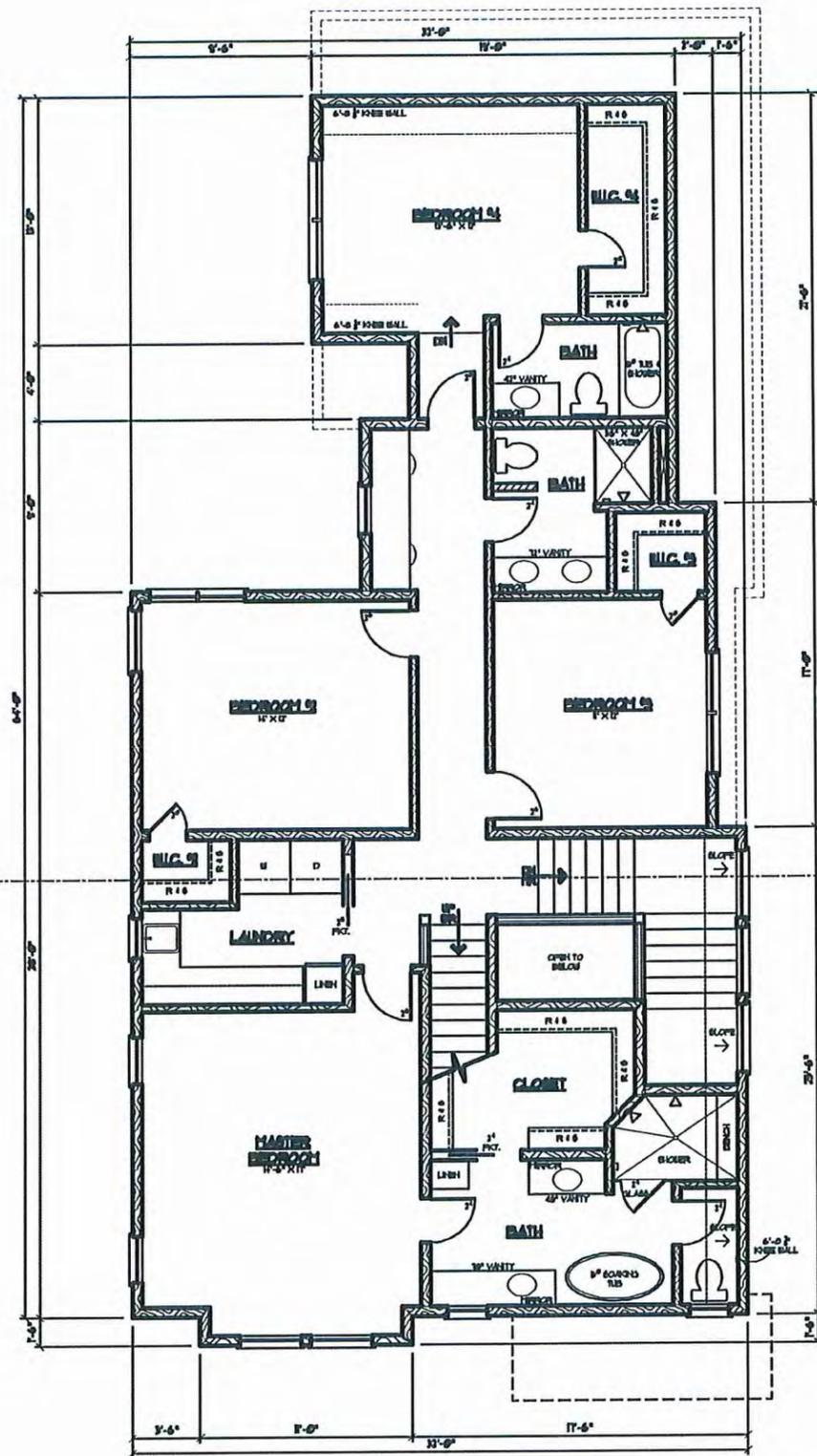
JMS
JMS Custom Homes

4824 BRUCE AVENUE
EDINA, MN

4
4 OF 6



BONUS LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"



UPPER LEVEL FLOOR PLAN
SCALE: 1/4"=1'-0"

SQUARE FOOTAGE	
FLOOR	3310
LEVEL	10314
SUBTOTAL	3362
TOTAL	11652



DATE: 04 JUN 2012
REVISION: NONE DATES: 10 MAY 2012

DRAWING DESCRIPTION:
UPPER LEVEL FLOOR PLAN
ADAPTIVE



4824 BRUCE AVENUE
EDINA, MN



I.

EDINA HERITAGE PRESERVATION BOARD

**CERTIFICATE OF APPROPRIATENESS APPLICATION
COUNTRY CLUB DISTRICT
NEW HOME**

REQUIREMENTS & PROCESS

A Certificate of Appropriateness (“COA”) is required prior to granting a permit for demolition, moving a building and new construction within the Edina Country Club Historic District. The following summary is intended to illuminate the COA process and to reflect the minimum documentation required from applicants. Each case is specific; the Heritage Preservation HPB (“HPB”) may require further information and documentation from the applicant in addition to those items listed below prior to approval of a COA. Additional information regarding the COA application and review process may be obtained from Planning Department staff and the City website. Applicants should expect to work closely with the Associate Planner specializing in heritage preservation matters throughout the COA process.

REQUIREMENTS

Application: Applications are submitted to the Planning Department. Offices are open Monday through Friday, 8 AM to 4:30 PM. The deadline for submissions is a minimum of three weeks prior to the HPB monthly meeting considering the application. The application will be placed on the HPB agenda for formal review and public comment at its regular monthly meeting. (The regular meeting of the HPB is on the 2nd Tuesday of the month at 7:00 p.m. Meeting dates and application deadlines can be obtained from the Planning Department.) The City will send notices to neighboring property owners and other appropriate parties, as determined by the City.

Detailed Application Requirements: All of the following items must be included with this application. An incomplete application will not be accepted.

- ___ Application fee (non-refundable) Make check payable to “City of Edina”
 - \$1,200.00 - Non-heritage resource properties
 - \$600.00 - Heritage Resource properties. (If not redesignated, process ends.)
 - \$600.00 - If redesignated to NON-heritage resource, process continues.
- ___ **Two (2) large** scaleable copies ¼” = 1’; **one (1)** electronic copy, and **one (1) 11X17** copy of the following drawings or plans:
 1. ___ Registered survey showing existing and proposed structures, lot lines, existing and proposed grade, pertinent dimensions, and lot coverage.
 2. ___ Aerial photograph of the site (minimum 1:32 scale) or scaled drawing, with the location of all existing buildings, structures and other improvements, driveways, parking areas, sidewalks, landscape features and other defining physical features of the subject property and any neighboring structures within 50 feet of the property lines clearly identified.
 3. ___ Landscape plan and schedule in accordance with Subsection 850.10.

4. Elevation drawings of all sides of the new buildings or additions and enlargements to existing buildings including a description of existing and proposed exterior building materials.

5. Exterior scale front façade elevation of the proposed work and the immediately adjacent neighboring homes, accurately depicting the grade, roof and eave lines of neighboring structures in relation to the grade, roof and eave lines of the proposed work, driveway locations and the distances between the structures.

___ Digital photographs of the existing structures on the property and neighboring properties, including:

1. Front or main façade, as viewed from the public right of way.

2. Adjacent neighboring structures, photographed in such a way that shows the relationship of these structures to the structure in question, as viewed from the public right of way.

3. Adjacent neighboring structures, as viewed from the rear yard of the subject property.

___ Streetscape photographs depicting the existing home and the other properties on both sides of the street on the same block (for context). (These need not be in 8"x10" format.)

___ Building material sample board that shows the type of building materials that will be used on the building exterior, including the selection of colors.

___ A narrative summarizing how the proposed home meets the requirements of the Country Club District Plan of Treatment.

Design Review Guidelines: The HPB's review of the COA application will be based on the Design Review Guidelines detailed in the Plan of Treatment for the District, the Secretary of the Interior's Standards for the Treatment of Historic Properties, the Comprehensive Heritage Preservation Plan, and the heritage landmark preservation study of the District. The general aim of the guidelines for new construction is to encourage visual compatibility of the project with the historic architectural significance and visual character of the district.

PROCESS

Heritage Preservation Resources: Any building, site, structure or object that has been so designated by the Heritage Preservation Board on the basis of its historic associations or historic architectural qualities which add to the significance of the District as a whole. In addition, any home constructed in the Country Club District from 1924 to 1944 is identified in the Plan of Treatment as Heritage Preservation Resources. An updated inventory of heritage preservation resources in the Country Club District is maintained by the Planning Department.

No Certificate of Appropriateness will be approved for the demolition, in whole or in part, of any heritage preservation resource in the District unless the applicant can show that the subject property a) is not a heritage preservation resource, OR b) no longer contributes to the historical significance of the District because its historic integrity has been compromised by deterioration, damage or by inappropriate additions or alterations.

Prior to any review of a COA application for demolition or removal of a Heritage Preservation Resource, the HPB will accept evidence and documentation supporting an applicant's claim that a property is not a Heritage Preservation Resource at a regular monthly meeting; the applicant will be charged a \$600 fee. If the HPB determines the property is not a Heritage Preservation Resource, the applicant may then move forward with an application for a COA.

COA Application Review Meetings: Because of the significant potential impact new construction can have on the historic character of the District, and to allow adequate time for public comment and review of the initial submitted plan and any subsequent revisions, **a COA application for demolition, removal and new home construction in the District requires at least two mandatory public meetings, held during the HPB's regular monthly meeting times at least one month apart.** (This does not include the meeting required to redesignate a heritage resource property to non-heritage resource.)

First COA Review Meeting: The HPB will consider a) plans and supporting materials presented by the applicant, b) staff report and recommendation, c) public comment. The HPB may request additional information from the applicant and staff at the second meeting, and will clearly identify any concerns or conditions that must be met prior to the second public meeting or final approval.

During the meeting, the applicant or an appointed representative of the applicant will be asked to summarize the project, present any samples or other materials, and answer questions. Any representative of the applicant should be qualified to answer questions or the application may be delayed. The applications for demolition and new construction are reviewed by the HPB simultaneously. In some complicated cases, the HPB may decide that a site visit is required to fully consider the proposal. Site visits are made outside of the normal meeting time, at a time determined during the public meeting.

Second COA Review Meeting: If it finds the application meets the requirements and review standards, the HPB may grant approval of the COA at this meeting. All plans must be complete and in final form, including dimensions and selected building materials.

Once the application has been reviewed and questions have been answered, a vote will be taken. All motions and business of the HPB are carried by majority vote. The following actions may be taken:

- Approved as presented; grant the COA.
- Approved with modifications and/or conditions.
- Continuation or tabling of an application. In cases where insufficient information is provided, or if the applicant and the HPB agree to continue the case, the application process may be continued to a future named date; if both parties do not agree to the continuance, then the HPB must act by approving or denying the proposal.
- Denial of the application.

Appeals: Any party aggrieved by a decision of the HPB may appeal by filing a written appeal with the City Clerk no later than ten days after the decision of the HPB. If no appeal is filed, the right of appeal shall be deemed waived and the decision of the HPB will be final. The City Council will hear and decide all appeals in the manner provided by City Code.

NOTE: Any changes to the plans approved for the Certificate of Appropriateness (COA) will require a new COA application. The changes from the approved plan must be specifically listed by the builder or architect in that application.

OPTIONAL MEETING:

Sketch Plan Review: Prior to filing a complete application (no application fee is required), an applicant may request to meet with the HPB for an informal exchange for the HPB to review the basic concept of a proposed project and to offer suggestions to the applicant which might be of assistance in resolving problems or meeting requirements during final consideration. In this manner, the HPB may provide preliminary, non-binding guidance on the suitability of the project with a minimum burden of expense on the applicant. Such consultation shall bind neither the applicant nor the HPB, and statements made by HPB members shall not form a basis for invalidating any subsequent action taken. Materials presented for this discussion should include site plans, drawings, photographs or other sufficient information to allow for a meaningful understanding of the intended conceptual design. Sketch Plan Review does not require formal notice to neighboring properties, but must take place only at regular (formal) meetings of the HPB and is subject to available time on the agenda.

J.

**EDINA'S HISTORIC COUNTRY CLUB DISTRICT
PLAN OF TREATMENT**

PLANNING OBJECTIVE

The primary objective of the Country Club Heritage Landmark District is preservation of the existing historic house facades and streetscapes. Certificates of Appropriateness from the Heritage Preservation Board will be required for demolition, moving buildings, and new construction within the district. In fulfillment of this responsibility, the City has adopted the Secretary of the Interior's Standards for the Treatment of Historic Properties as the basis for the Board's design review decisions. The preferred treatment for heritage preservation resources in the Country Club District is rehabilitation, which is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

SECRETARY OF THE INTERIOR'S STANDARDS

The Secretary of the Interior's standards for rehabilitation are neither technical nor prescriptive, but are intended to promote responsible preservation practices. They are regulatory only with respect to Certificates of Appropriateness for demolition and new construction; for work that is not subject to design review, they are advisory. The standards for rehabilitation are:

- a) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- b) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- c) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- d) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- e) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- f) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new

feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

- g) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- h) Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- i) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
- j) New additions and adjacent new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

CERTIFICATES OF APPROPRIATENESS

A Certificate of Appropriateness will be required before any City permit is issued for the demolition and new construction of any principal dwelling or detached garage within the district boundaries.

Definitions:

Demolition - For purposes of design review and compliance with City Code §850.20 subd. 10, demolition shall mean the physical alteration of a building that requires a city permit and where:

- (a) 50% or more of the surface area of all exterior walls, in the aggregate, are removed; or
- (b) 50% or more of the principal roof structure is removed, changing its shape, pitch, or height; or
- (c) A front porch, side porch, vestibule, dormer, chimney, attached garage, or porte-cochere is removed or destroyed.

This definition does not include removal of existing siding, roofing, trim, fascia, soffit, eave, moldings, windows, and doors.

Heritage Preservation Resource or Historic Building – Any building, site, structure, or object that has been so designated by the Heritage Preservation Board on the basis of its historic associations or historic architectural qualities which add to the significance of the district as a whole. Heritage preservation resources may lack individual distinction but must possess historic significance

and integrity of those features necessary to convey their heritage preservation value. An updated inventory of heritage preservation resources in the Country Club District is maintained by the City Planner. Heritage preservation resources include those homes built from 1924 – 1944, the period when the developer enforced rigid architectural standards on new home construction through restrictive covenants.

- No Certificate of Appropriateness will be approved for the demolition, in whole or in part, of any heritage preservation resource in the district unless the applicant can show that the subject property is not a heritage preservation resource, or no longer contributes to the historical significance of the district because its historic integrity has been compromised by deterioration, damage, or by inappropriate additions or alterations.
- Except in extraordinary circumstances involving threats to public health or safety, no Certificate of Appropriateness will be issued for the demolition of an existing heritage preservation resource in the district without an approved design plan for new construction.

DESIGN REVIEW GUIDELINES

New home construction will be limited to existing residential lots and their design will be compatible with the original (1924-1944) Country Club District deed restrictions relating to architecture. The following guidelines generally reflect the principles of the deed restrictions and will be applied by the Heritage Preservation Board to design review of plans for new houses:

- **Size, Scale & Massing** - New homes should be compatible in size, scale, massing, orientation, setback, color, and texture with historic buildings in the district constructed prior to 1945. Facades should be architecturally similar to existing historic homes and visually relate to the historic facades of nearby homes; radically contrasting façade designs will not be allowed. Entrances, porches, and other projections should relate to the pattern of existing adjacent historic homes and respect the rhythm and continuity of similar features along the street. Roof forms should be consistent with typical roof forms of existing historic homes in terms of pitch, orientation, and complexity. New homes should be constructed to a height compatible with existing adjacent historic homes, and the maximum height of new construction should be within 10% of the average height of existing homes on adjacent lots, or the average of the block measured from the original surface grade to the highest part of the roof.
- **Exterior Finishes** - Traditional materials and exterior finishes (horizontal lap siding, stucco, brick, false half-timbering, wood shakes, stone) are recommended for use on facades which are visible from the street. The use of non-traditional materials (such as Hardi-Plank siding and steel roofing) should be considered on a case-by-case basis; imitative wood or masonry finishes should duplicate the size, shape, color, and

texture of materials historically used in the District. Aluminum and vinyl siding are not appropriate for street facades.

- **Accessory Mechanical Equipment** - Mechanical equipment, solar panels, air conditioners, satellite dishes, and antennae should be concealed whenever possible or placed in an inconspicuous location so as not to intrude or detract from historic facades and streetscapes.
- **Decks & Accessory Structures** - Contemporary designs are acceptable for decks and accessory structures so long as they are not visible from the street.
- **Landscaping Elements** - Landscaping such as retaining walls, planters, fences, planting beds, and walkways, should be visually compatible with the historic character of the district in size, scale, material, texture, and color. Retaining walls should follow the grade of the lot and blend with the historic streetscape.
- **Impervious Surfaces** - Construction of large areas of impervious surface for driveways, patios, and off-street parking should be discouraged in favor of permeable pavement systems and other “green” alternatives to solid concrete, brick, or bituminous paving.
- **Building Code Requirements** - Building code requirements should be complied with in such a manner that the architectural character of the new home is compatible with the historic character of the neighborhood.
- **Year Built Identification** - New homes should be clearly identified as such by means of a plaque or inscription (to be placed on an exterior surface) bearing the year of construction.

GARAGES

Modernistic designs for new detached garages will be discouraged. New detached garages should match the architectural style of the house on the same lot as well as the historic character of the neighborhood. The following guidelines will be applied to design review of plans for new garages:

- The new garage should be subordinate to the house. The preferred placement is at the rear of the lot or set back from the front of the house to minimize the visual impact on adjacent homes and streetscapes. Front facing attached garages are discouraged. No new detached garage should be taller, longer, or wider than the house on the same lot. The roofline should have a maximum height within 10% of the average height of existing detached garages on adjacent lots, or the average of the block.
- Undecorated exterior walls longer than 16 feet should be avoided on elevations visible from the street or adjacent properties.

- New garages should be clearly identified as such by means of a plaque or inscription (to be placed on an exterior surface) bearing the year of construction.

DRIVEWAYS

- Driveways should be compatible in width and material with historic driveways in the district and should be designed in such a manner that they do not radically change, obscure, or destroy the historic character-defining spatial organization and landscape features of residential lots, yards, and streetscapes. New curb-cuts should be avoided whenever possible.

CITY RESPONSIBILITIES

- The City will develop and implement plans for the preservation, maintenance, and replacement of all public infrastructure within the district, including streets, trees, sidewalks, street lighting, signs, parks, and open space areas that give the neighborhood its distinguishing character.
- The distinguishing original qualities and historic character of the district will not be damaged or destroyed as a result of any undertaking funded or assisted by the City. The removal or alteration of any historic building or landscape feature should be avoided whenever possible.

VOLUNTARY COMPLIANCE

- The City will promote voluntary compliance with historic preservation standards for the rehabilitation of individual historic properties by encouraging repairs, additions, or alterations which make possible an efficient contemporary use of older homes in the district while preserving those features that are historically and architecturally significant.
- Although not ordinarily subject to Certificates of Appropriateness, small additions or minor alterations should be done in such a manner that they do not destroy historically significant architectural features. New additions should be differentiated from historic architecture and designed to be compatible with the size, scale, color, material, and character of the property.

NATURAL DISASTERS

- When historic properties are impacted by man-made or natural disasters, every reasonable effort will be made to avoid total loss. If demolition must occur, historic buildings should be recorded so that a body of information about them (photographs, drawings, and written data) will be preserved for the benefit of the public.

DISTRICT RE-SURVEY

- The City will arrange for a re-survey of the Edina Country Club District every ten years to document changes in the appearance and historic integrity of historic properties; to revise the list of heritage preservation resources and non-heritage preservation resources present within the district boundaries; and to revise the district plan of treatment as needed. The next re-survey will take place circa 2017.

Resolution No. 2008-41
Adopted: 4-15-2008

K.

**COUNTRY CLUB DISTRICT
CERTIFICATES OF APPROPRIATENESS
BY STREET**

ARDEN AVENUE

4505	H-10-1	Decertify Heritage Resource- Denied
4508	H-04-1	New Detached Garage
4517	H-04-4	New Detached Garage
4519	H-10-2	New Detached Garage & Front Entry Portico
4523	H-05-7	Move Detached Garage
4528	H-09-3	New Detached Garage
4609	H-07-3	New Detached Garage
4611	H-09-7	New Detached Garage & Front Entry Portico
4624	H-04-2	New Detached Garage
4907	H-11-8	New Front Entry Canopy
4910	H-03-7	New Detached Garage
4912	H-07-4	New Detached Garage

BRUCE AVENUE

4506	H-03-8	New Detached Garage
4511	H-11-9	New Detached Garage/Addition
4524	H-12-3	Demolish House (non-heritage resource) – Build New
4602	H-09-2	Demolish House (non-heritage resource) – Build New
4604	H-05-1	New Detached Garage
4608	H-06-2	Demolish House (non- heritage resource) – Build New
4608	H-06-8	Revisions to Plan approved with H-06-2
4609	H-09-4	New Front Entry Portico
4623	H-10-3	New Detached Garage
4626	H-12-4	Demolish House (non-heritage resource) – Build New
4626	H-07-9	New Detached Garage
4629	H-08-2	New Detached Garage
4903	H-04-11	New Detached Garage

CASCO AVENUE

4501	H-10-4	Remove Detached Garage/New Attached – corner lot
4512	H-08-8	New Detached Garage/Front Façade
4512	H-10-5	New Detached Garage/Front Portico – change from H-08-8
4523	H-07-6	New Detached Garage
4526	H-06-6	New Detached Garage
4527	H-06-1	New Detached Garage
4600	H-11-5	Change to Street Façade
4615	H-05-4	New Detached Garage
4622	H-07-5	New Detached Garage
4623	H-11-1	New Detached Garage/Addition
4625	H-09-8	New Detached Garage
4628	H-01-11	New Detached Garage
4631	H-07-2	New Detached Garage

4634 H-09-1 New Detached Garage

DREXEL AVENUE

4507 H-06-4 Demolish Detached Garage – Build New
4512 H-06-3 Demolish Detached Garage – Construct Attached Garage
4517 H-08-13 New Detached Garage
4526 H-04-7 New Detached Garage
4601 H-05-8 Demolish House – Build New – corner lot
4619 H-04-10 New Detached Garage
4620 H-04-8 Demolish Detached Garage – Construct Attached Garage
4622 H-06-5 Demolish House – Build New
4622 H-08-1 Change in COA #H-06-5
4622 H-08-3 New Construction
4623 H-08-12 New Detached Garage
4624 H-06-7 New Detached Garage
4625 H-03-4 New Detached Garage
4633 H-08-7 New Detached garage

WOODDALE AVENUE

4501 H-03-3 Demolish Detached Garage - Construct Attached Garage -VOID
4501 H-03-6 Demolish House – Build New – corner lot
4508 H-07-7 New Detached Garage
4512 H-07-8 New Detached Garage
4600 H-09-5 New Detached Garage – corner lot
4605 H-07-1 New Detached Garage
4607 H-11-6 Move Detached Garage/Change to Street Facing Façade
4615 H-08-14 Demolish Home/Garage to Build New
4615 H-09-6 Change side to James Hardie Artisan Lap
4625 H-03-5 Demolish Detached Garage – Construct Attached Garage

EDINA BOULEVARD

4511 H-08-11 New Detached Garage -VOID
4515 H-03-2 New Detached Garage
4600 H-08-4 New Detached Garage – corner lot
4621 H-11-7 Change to Street Facing Façade – Variance Required

MOORLAND AVENUE

4513 H-08-5 New Detached Garage
4602 H-04-3 New Detached Garage
4603 H-05-3 New Detached Garage
4607 H-05-2 New Detached Garage
4619 H-03-1 Demolish House – Build New
4620 H-12-2 New Detached Garage/Addition

BROWDALE AVENUE

4405 H-03-9 New Detached Garage – corner lot
4603 H-12-1 New Front Entry Canopy
4627 H-08-10 Demo. Hot Tub House

EDGEBROOK PLACE - None

SUNNYSIDE ROAD

4600 H-04-06 New Detached Garage
4805 H-11-4 Change to Street Facade
4901 H-10-6 Demolish House (non-heritage resource) – Build New

COUNTRY CLUB ROAD

4408 H-10-7 Demolish House (non heritage resource) – Build New

RIGHT OF WAY – CITY PROJECTS

*HWY 100 – WESTERN BOUNDARY

H-04-09 Sound Wall From Creek North to W. 44th St.

*RECONSTRUCTION OF DISTRICT SEWER, WATER AND STREETS

H-05-6 Conceptual Plan Approved

*RECONSTRUCTION OF DISTRICT SEWER, WATER & STREETS

H-07-10 Traffic calming improvements

*RECONSTRUCTION STREETS & CROSSWALKS

H-08-6 Traffic Calming deleted – crosswalk changes only

Total by year:	2003	9	Needs final inspection
	2004	11	
	2005	8	
	2006	8	
	2007	10	
	2008	14	
	2009	8	
	2010	7	
	2011	7	
	2012	5	
		87	

L.

HISTORICAL AND ARCHITECTURAL
SURVEY OF THE COUNTRY CLUB DISTRICT

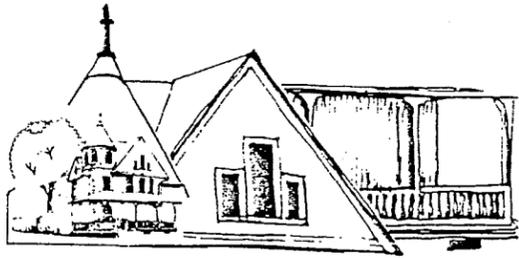
City of Edina and the Edina Heritage Preservation Board

By
Heritage Preservation Associates, Inc.

November 7, 1980

TABLE OF CONTENTS

	PAGE
LETTER OF INTRODUCTION	1
MAP OF COUNTRY CLUB DISTRICT	2
SURVEY METHODOLOGY	3
COUNTRY CLUB DISTRICT ARCHITECTURE	6
NATIONAL REGISTER NOMINATION	17
APPENDIX A. Dates of Construction	39
APPENDIX B. Survey Form	40
APPENDIX C. Selected Bibliography	41



**Heritage Preservation
Associates, Inc.**

1024 Goodrich Avenue / Saint Paul, Minnesota 55105
(612) 291-7431

November 7, 1980

Mayor James Van Valkenburg
City of Edina
Edina City Hall
4801 West Fiftieth Street
Edina, Minnesota 55424

Edina Heritage Preservation Board
City of Edina
Edina City Hall
4801 West Fiftieth Street
Edina, Minnesota 55424

Dear Mayor Van Valkenburg and
Heritage Preservation Board Members:

I am pleased to present the results of the historical and architectural survey of the Country Club District to you in this report and in the attachments.

The report includes a description of the survey methodology employed; an indepth discussion of the architecture in the district; a district nomination to the National Register of Historic Places; and a bibliography of sources that were studied.

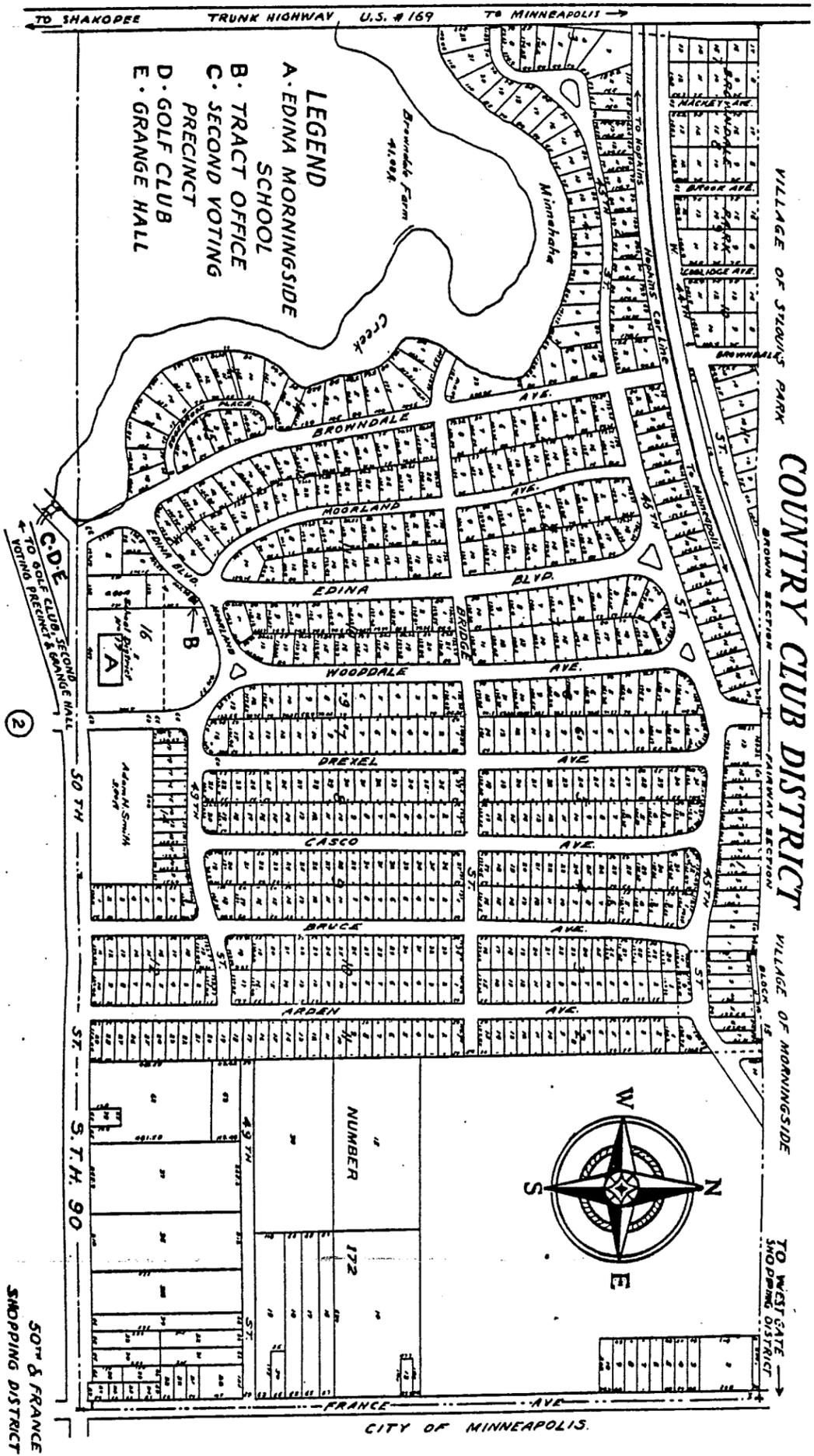
Accompanying this report is a district nomination to the National Register, for submission to the State Historic Preservation Officer, including over eighty photographs, a sketch map, and a United States Geological Survey map; color slides of a selection of buildings and streetscapes in the district; completed survey forms for each building in the district; and photo copies of interesting articles and pamphlets relating to the history and architecture of the district.

If you have any questions or comments, please feel free to contact me.

Sincerely,

Lynne VanBrocklin Spaeth

Lynne VanBrocklin Spaeth
President



SURVEY METHODOLOGY

The survey of the Country Club District, conducted from July through October, 1980, was undertaken in five phases: 1) windshield survey, 2) pre-field survey preparation and general historic research, 3) intensive field survey and photography, 4) site-specific historic research and 5) analysis and preparation of a district nomination to the National Register of Historic Places.

The windshield survey was conducted to familiarize the surveyor with the geography and architecture of the district by walking each street and noting general characteristics, such as condition of buildings, architectural styles, size of buildings, orientation of buildings on lots, and distinctive natural, landscape and manmade features.

Pre-field survey preparation and historic research included a literature and document search at the following locations: Edina City Hall; Edina Historical Society; Edina Public Library; Hennepin County Government Center; Hennepin County Historical Society; Minneapolis Public Library; Minnesota Historical Society; Architecture Library, University of Minnesota; Wilson and Walter libraries, University of Minnesota; Northwest Architectural Archives; St. Paul Public Library; and Thorpe Brothers Realty Company.

After checking the available sources at each location, it was determined that the sources dealing generally with the history of Edina and the Country Club District and sources relating to historic revival architectural styles and the development of country club districts and contemporary suburbs throughout the United States should be investigated prior to conducting the field survey. This research, and the subsequent preparation of a general outline of the history and architecture of the district, provided the surveyor with a context and intelligent perspective from which to determine the historical and architectural significance of the district. Those sources that were determined to contain more specific information, such as the Country Club Crier, the Country Club Directory, the Register of Titles, Hennepin County Government Center, and the Northwest Architectural Archives, were noted and were investigated during phase four -- site-specific historic research.

The field survey of the district was conducted during a three-week period. Prior to conducting the field survey, a letter explaining the survey was sent to each property owner within the district. The following information was noted for each building on an individual survey form: Address; and physical description, including style, definitive style characteristics, number of stories, roof shape and roofing materials, building materials and predominant colors, location of additions and/or alterations, size and spacing of windows and doors, location

of garage and/or outbuildings, approximate setback from sidewalks, scale in relationship to adjacent buildings, condition, and distinctive landscape features.

Black and white 35mm photographs were taken of each building and street within the district. Three by five photographs of individual buildings were affixed to the back of the appropriate survey form. In addition, 35 mm color slides were taken of each street in the district and of a representative sampling of building conditions and architectural styles found in the district.

The field survey was followed by in-depth research of literature, documents and records that were determined during phase one to yield site-specific historic information, such as dates of construction, past and present ownership, names of architects and/or builders, and alterations and/or additions to buildings. The Assessor's files at the Edina City Hall were checked and yielded the following information for each building: property identification number; legal description; approximate date of construction (noted for approximately 80% of the buildings -- dates do not appear to be reliable); builder and/or architect (noted for approximately 10% of the buildings); current owner; previous owners (not noted consistently); and the dates of additions and/or alterations (do not appear to have been noted consistently):

An examination of the Country Club Crier (issued monthly from 1930 to 1941) and the Country Club Directory and Metropolitan Edina Directory (referred to for the years 1930 to 1940), the majority of which are located at the Edina Historical Society, provided information that aided in the determination of names of builders and/or architects, ownership and occupations of owners, and dates of construction. In addition, the Country Club Crier provided a wealth of general historic information about the district and its residents. Since there appeared to be a great deal of discrepancy between the dates of construction noted in the Assessor's files and in the Country Club Crier, all dates of construction for buildings determined to be constructed between 1924 and 1934 were checked in the Register of Titles indices at the Hennepin County Government Center. This research not only revealed dates of construction, but also yielded for buildings constructed after 1930, the names of builders and property owners. Other sources that were researched for site-specific historic information included files, newspapers and photographs at the Edina Historical Society, the Minneapolis Public Library, the Minnesota Historical Society, and the Hennepin County Historical Society. The Fire Insurance Maps, published by the Sanborn Map Company, located at the Hennepin County Historical Society by Jeff Hess, were invaluable for substantiating dates of construction.

An analysis of the research and field survey data was made and statistical breakdowns were tabulated for dates of construction, architectural styles, and the names of architects and/or builders. In addition, each building within the district was categorized as pivotal, complementary or intrusive.

A narrative description of the district (see #7, National Register form) was prepared and included the total number of buildings in the district; a general description of the natural and manmade elements of the district; general description of types, styles, and periods of architecture represented in the district; general physical relationships of buildings to each other and to the environment; general description of the district during the period when it achieved significance; general condition of buildings; qualities that make the district distinct from its surroundings; and a list of all pivotal, complementary, and intrusive buildings.

A narrative discussion of the historical and architectural significance of the district (see #8, National Register form) was prepared and included a summary of the importance of the district as it relates to a "broad historical, architectural and cultural context;" the origins and historical development of the district; the architectural styles represented in the district; the sense of historic and architectural cohesiveness represented in the district; and the historic development of the district.

Several sketch maps were prepared to accompany the National Register nomination. In addition, a United States Geological Survey map, required by the National Register, was prepared with the following information: name of the district; boundaries enclosed in a four-sided figure; north arrow; and Universal Transverse Mercator (UTM) references and computations.

COUNTRY CLUB DISTRICT ARCHITECTURE

Categorizing the 554 buildings in the Country Club District into architectural styles was difficult. This task was hampered by a dearth of recent analytical literature dealing with historic revival styles. Although there are numerous publications of the 1920s and 30s that present "examples of typical historic architectural styles for modern homes," with accompanying style descriptions, there is little agreement to be found among the sources. Agreement does exist in the literature dealing with Pueblo, Mediterranean (Spanish Colonial Revival), English Tudor, English Cottage, Norman, and French Provincial architectural styles. The greatest disagreement exists in the literature dealing with Colonial and Georgian styles. The task was further hampered because many of the buildings within the district represent variations or modifications of "pure" historic revival styles or they exhibit design characteristics of several styles.

A thorough examination of all available literature, listed in the bibliography, and with the aid of Bill Scott's extensive study of the district's architecture, it was possible to categorize the buildings into twenty architectural styles. 97% of the buildings represent historic revival styles; the most popular designs are English Cottage (32%), American Colonial Revival (29%), and Mediterranean (12%). Following is a discussion of the most popular architectural styles in the district.

ENGLISH COTTAGE

The old cottage in England, usually a little farmhouse, low lying, and with a background of trees, a well kept garden and flag walks, is the prototype of our English Cottage (Julius Gregory, page 147.) In England the variety of English Cottage styles was popularized by the work of such British architects as Luytens, Voysey, Baillie-Scott and Dawber (Frank Forster, page 141). The tremendous variety in the types of English cottages is due to the fact that England was divided into small counties and each county seemed to have its own traditions and of course its own local materials (Leland Hubbell Lyon, page 33). The English Cottage has been characterized as a "confused jumble of gables, dormers, roofs and chimneys, covered with vegetation and consisting of haphazard arrangement of rooms pitchforked together; all described as "picturesque" (Russell Whithead, page 33). 180 houses in the district, constructed between 1924 and 1940, exhibit the following variety of design features characteristic of the English Cottage style:

-- Usually two stories in height, occasionally one-and-three-quarters stories.

- Use of stone, brick or stucco as the principal construction material.
- Steep triangular gables projecting above a gable or hip roof, and usually not continuous with the plane of the wall. Often one side of the gable "swoops" to a main entrance or garden gate.
- Use of decorative brick or stone around semicircular door and garden gate openings, on the foundation and front steps.
- Impressive chimneys, usually decorated with brick or stone. Frequently, the chimney is placed on the front facade.

COLONIAL REVIVAL

Colonial Revival styles, including American Colonial Revival, New England Colonial Revival, Cape Cod Colonial Revival, Southern Colonial Revival, and Georgian Revival, were enormously popular in the design of residences after the First World War to the present. 39% of the buildings in the district were designed in one or more Colonial Revival styles.

The American Colonial Revival style house in the district is typified by:

- Usually two stories in height, occasionally two-and-one-half stories.
- Second stories overhang the first story, usually with drops or pendants.
- Facades are strictly symmetrical.
- Roofs are gabled and usually have a steep pitch.
- Chimneys are usually placed at one end of the gable.
- The principal building material is narrow horizontal siding.
- Windows are double hung and usually have louvered shutters.

The New England Colonial Revival style, which was popular in the design of houses in the district after 1930, is characterized by:

- Usually two-and-one-half stories, occasionally two stories.
- The principal building material is brick, occasionally

narrow horizontal wood siding.

- Gable roof, often with dormers.
- Strictly symmetrical facades.
- Double hung windows with shutters.
- Side wing or wings.
- Cornices often have dentils.
- Chimneys are placed at both ends, occasionally at one gable end.
- Principal door is centrally located and has sidelights.

The Cape Cod Colonial was the earliest type of house built by American Colonists that is still popular today. Six houses in the district exhibit the following characteristics of the earlier Cape Cod Colonial:

- Usually one-and-one-half stories in height.
- Roofs are gabled, with the chimney centrally located on the ridge.
- The principal door is centrally located, usually simple in design.
- The principal building material is narrow horizontal wood siding, occasionally wood shakes.
- Windows are double hung and have shutters.

The Southern Colonial style, the best known example of which is Mount Vernon, was reintroduced into American residential architecture after the First World War. Southern Colonial Revival houses contain the same features as the New England Revival style, but are characterized by the addition of a colonnade extending across the front of the house. The district has one example of this style, located at 4616 Moorland Avenue.

The architects of the Georgian Revival style found inspiration for their designs from the Adam or Federal (1820-1850) style and from the Georgian Colonial (1800) style. There are no distinguishing features of this style that will help to distinguish it from its historical predecessors.

In the Country Club District, six houses represent the following American Georgian Revival features:

- Usually two stories in height.
- Facades are strictly symmetrical.
- Roofs are usually hip with dormers.
- Eaves are detailed as classical cornices, usually with dentils.
- Chimneys are placed to contribute to overall symmetry.
- There is usually a central bay, occasionally with a portico.
- Windows are usually rectangular and double hung, often with louvered shutters.
- Doors are centrally located and usually have classical trim and a fanlight.
- Brick and occasionally narrow clapboard siding is the principal construction material.

MEDITERRANEAN (SPANISH COLONIAL REVIVAL)

The Spanish Colonial style originally evolved to accommodate a hot, dry climate. Windows were small and walls were white to keep out the sun's rays. In the 1920s and 30s, southern California, with a climate similar to that of the Mediterranean, created a residential architecture that featured white stucco walls, flat or low hipped roofs of red clay tile, small wood or wrought iron balconies or balconets, twisted Churrigueresque columns, heavy wooden shutters, and ornate wooden doors (Scott and Hess, page 27). The design of Spanish Colonial Revival and Mission Revival houses throughout the United States in the 1920s was popularized by such California architects as Irving Gill, Wallace Neff and Bernard Maybeck. 66 houses and the Wooddale School were constructed in the District between 1924 and the mid-1930s incorporating the following Mediterranean design characteristics:

- Two stories in height.
- White or cream colored stucco walls, usually smooth.
- Roofs are hipped with a slight pitch, and usually are composed of barrel-shaped clay tile.
- Wrought iron grilles are extensively used as decoration -- window boxes, mock balconets, and railings.

- Use of semicircular openings, semicircular mock arcades, and semicircular recessed panels.

ENGLISH TUDOR (TUDOR REVIVAL)

This revival style, sometimes referred to as Jacobethan (the eminent architectural historian Henry-Russell Hitchcock first coined the term) was popular in residential architecture in the United States from the First World War through the 1930s. The name Tudor is derived from the surname of the English royal family of Henry VII through Elizabeth. The style was prominent in England from 1485 to 1603. The stylistic details were revived in small scale buildings and became popular in Minnesota during the 1920s and 30s. Although the Country Club District does not contain any "pure" examples of the English Tudor style, numerous houses were designed with Tudor details and massing. Many of the English Cottage style houses in the district contain features of the English Tudor style. Characteristics of the style found in the district include:

- Height of two stories, occasionally two-and-one-half stories.
- Extensive use of half timbering with cement stucco or brick.
- Multiple triangular projecting gables above the roof line, but continuous with the plane of the wall.
- Impressive chimneys, usually decorated with brick and stone, and containing projecting chimney pots.
- Doorways and occasionally window openings with the "Tudor Arch," a distinctive, very wide, almost flat, but pointed arch.
- Oriel windows, occasionally with tracery or diamond shaped panes.
- Sharply pitched roofs.
- Projecting bays.

NORMAN

The Norman imprint upon architecture made itself felt in England after the Norman conquest, and in the more sincere adaptations of the English country house in America certain Norman traits are discernible, not only in general design but in details as well (Frank J. Forster, page 139). In the strictly Norman style houses the roof pitch is generally steeper than in the English Tudor, there are smaller overhanging cornices; the placing of windows and doors in Norman

architecture, has a character quite its own. The Norman is an architecture of towers, roof masses and picturesque compositions; history and feudalism are suggested in its whole spirit, which is strongly expressive of romance (Frank J. Forster, page 139). Another distinctive detail of Norman buildings is the patterned treatment of brickwork, expressed in interesting designs of friezes, quoins, belt and band courses -- with frequently an entire wall surface laid up in squares or diaper patterns. Twenty five houses in the district represent the Norman style; numerous English Cottage and English Tudor houses contain Norman style features. Norman designed houses in the district generally contain the following design characteristics:

- Use of a combination of exterior building materials, including stone, brick and stucco.
- Usually two stories in height, occasionally two-and-one-half stories.
- Multiple triangular gables project above the roof.
- Roofs are steeply pitched, and often are a combination hip/gable.
- Impressive chimneys with decorative brick or stone, and capped with chimney pots.
- Extensive use of half timbering with stucco or brick.
- Main entrance is located in a round tower capped with a conical roof.
- Extensive use of patterned brick or decorative stone.

FRENCH PROVINCIAL

The French Provincial style is based on those houses of 17th and 18th century rural France that were more substantial than peasant's cottages, but less imposing than chateaux (Setter, Leach and Lindstrom and Jeff Hess, page 26). The district contains eleven examples of the French Provincial style. These houses contain the following characteristics of the style:

- Usually two stories in height.
- Deep hip roofs.
- Segmentally arched windows, dormers and doors.
- Vertically symmetrical placement of windows, dormers and doors, often decorated with shutters.

- Brick or stucco is the predominant construction material.
- Quoins often appear at corners and around door openings.

ITALIAN RENAISSANCE REVIVAL

Among the foreign historic revival styles which have served as precedents for American residential architecture, the Italian Renaissance is one frequently used (Russell Whitehead, page 37). Italy, rich in ancient Roman monuments, was naturally the pioneer in the Renaissance movement which began in Florence in the fifteenth century. The architectural character of the Florentine palaces and villas consisted in concentrating on pronounced features, with a sparing use of detail, producing boldness and simplicity of style (Russell Whitehead, page 37). The reintroduction of the Italian Renaissance to America is largely credited to the firm of McKim, Mead and White (M.L. Ferro, page 32). The style evolved throughout the first two decades of the twentieth century and became popular in public and residential architecture throughout the United States in the 1920s and 30s. Seventeen houses in the district, constructed between 1924 and 1927, exhibit the following Italian Renaissance Revival style characteristics:

- Height of two stories.
- Rectangular or square plan.
- Vertically symmetrical door and window openings.
- Smooth stucco walls.
- Low hip roofs, often composed of barrel shape tiles.
- Use of semicircular arches, lintels and recessed panels.
- Projecting cornices.
- Second story windows are generally placed close to the cornice.
- Doorways are centered and contain classical trim.

ARCHITECTURAL STYLES

American Colonial Revival: 158
American Georgian Revival: 6
Bungalow: 1
Cape Cod Colonial Revival: 6
Contemporary: 4
Craftsman: 2
Cubiform: 1
Dutch Colonial Revival: 4
English Cottage: 180
English Georgian Revival: 3
English Tudor: 20
French Provincial: 11
Italian Renaissance Revival: 17
Mediterranean: 67
New England Colonial Revival: 38
Norman: 25
Prairie: 3
Pueblo: 1
Rambler: 6
Southern Colonial Revival: 1

TOTAL: 554

ARCHITECTURAL STYLES BY DATE OF CONSTRUCTION

Bungalow Style

1924 - 1

Colonial Revival Styles

1924 - 9
1925 - 16
1926 - 7
1927 - 9
1928 - 2
1929 - 3
1930 - 6
1931 - 5
1932 - 4
1933 - 2
1934 - 7
1935 - 15
1936 - 31
1937 - 19
1938 - 15
1939 - 4
1940 - 13
1941 - 16
1942 - 6
1943 - 3
1945 - 3
1946 - 2
1947 - 1
1948 - 2
1949 - 2
1950 - 6
1951 - 4
1956 - 1
1957 - 2
1966 - 1

Contemporary

1972 - 1
1973 - 1
1974 - 1
1977 - 1

Craftsman Style

1925 - 1
1926 - 1

Cubiform Style

1927 - 1

English Cottage Style

1924 - 4
1925 - 29
1926 - 21
1927 - 24
1928 - 17
1929 - 17
1930 - 20
1931 - 10
1932 - 3
1933 - 3
1934 - 5
1935 - 9
1936 - 5
1937 - 5
1938 - 4
1939 - 2
1940 - 2

English Tudor Style

1925 - 2
1926 - 2
1928 - 1
1929 - 2
1930 - 3
1931 - 3
1933 - 1
1935 - 3
1936 - 2
1937 - 1

French Provincial Style

1926 - 2
1927 - 1
1928 - 1
1935 - 1
1936 - 3
1937 - 1
1938 - 1
1941 - 1

Italian Renaissance Revival Style

1924 - 5
1925 - 4
1926 - 4
1927 - 4

Mediterranean Style

1924 - 3
1925 - 14
1926 - 10
1927 - 10
1928 - 5
1929 - 6
1930 - 12
1932 - 1
1934 - 2
1935 - 2
1936 - 2

Norman Style

1924 - 1
1930 - 2
1931 - 3
1932 - 1
1934 - 5
1935 - 2
1936 - 6
1937 - 2
1938 - 1
1939 - 1
1940 - 1

Prairie School Style

1924 - 2
1926 - 1

Pueblo Style

1928 - 1

Rambler

1945 - 1
1947 - 1
1948 - 1
1950 - 2
1952 - 1

M.

Joyce Repya

From: Lynette Biunno on behalf of Edina Mail
Sent: Thursday, August 02, 2012 10:07 AM
To: Joyce Repya
Subject: FW: Letter to Mayor and City Council - RE: 4524 Bruce Avenue



Lynette Biunno, Receptionist
952-927-8861 | Fax 952-826-0389
lbiunno@EdinaMN.gov | www.EdinaMN.gov
...For Living, Learning, Raising Families & Doing Business

From: daniel and cheryl dulas [<mailto:dulas001@msn.com>]
Sent: Thursday, August 02, 2012 10:04 AM
To: Edina Mail
Subject: Letter to Mayor and City Council - RE: 4524 Bruce Avenue

Dear Mayor Hovland, and Council Members Bennett, Brindle, Sprague, and Swenson,

We are writing to express concerns about the Certificate of Appropriateness granted to the proposed new home at 4524 Bruce Avenue.

We are long-standing residents of Bruce Avenue, and were involved with giving input into revising Edina's Historic Country Club District Plan of Treatment, adopted in 2008.

Under the Design Review Guidelines for New Home Construction, the Plan of Treatment states:

1. Exterior Finishes – **“Traditional materials and exterior finishes (horizontal lap siding, stucco, brick, false half-timbering, wood shakes, stone) are recommended for use on facades which are visible from the street.”**

The immediately adjacent homes at 4522 and 4526, and the neighboring homes at 4520, 4526, and 4527 Bruce Avenue feature real stucco exterior finishes. Therefore, in addition to the guidelines supporting the use of real stucco, the proposed home will be more compatible to the existing historic homes on the block if real stucco exterior finishing is used as opposed to the proposed prefabricated cement faux stucco panels.

2. Size, Scale & Massing - **“Entrances, porches, and other projections should relate to the pattern of existing adjacent historic homes and respect the rhythm and continuity of similar features along the street.”**

The proposed home has a covered front porch, which measures 12 feet wide by 4.5 feet deep. There are currently no other covered porches on the 4500 block of Bruce Avenue. We reviewed the front façade of every Tutor home (90+ homes) in the Country Club District, and found that no other historic Tutor-style home has such a large covered front porch. Furthermore, “A Field Guide to American Houses” by Virginia and Lee McAlester, used as a reference by the Heritage Preservation Board, states in the chapter on Tutor homes that, “Front-façade porches are generally either small entry porches or are absent entirely” (p. 358).

Therefore, a large covered front porch is not only incompatible with the existing historic homes, but such a design detail is also incompatible with the Tutor architectural style.

3. Size, Scale & Massing – **“Facades should be architecturally similar to existing historic homes and visually relate to the historic facades of nearby homes....”**

A few homes on Bruce Avenue have third floor/attic living spaces; however, none have a large window in the gable or on the third story of the street-facing façade. Of the handful of other original historic Tutor homes in the neighborhood with a street-façade window in the third story, the windows are also in a smaller scale relative to the first and second story windows. Therefore, eliminating or reducing the size of the third-story front window would make the proposed home more compatible with the other homes in the neighborhood.

To ensure that the new home is compatible with the other historic homes on the block, we suggest the following:

- Require use of real stucco, instead of prefabricated cement faux stucco panels.
- Remove the proposed covered front porch, and re-design with a smaller front entry porch or no porch.
- Remove or scale-down the proposed third-story window on the street-facing façade.

We are grateful to have guidelines and a process to ensure that new homes are compatible with existing historic homes, and that the integrity of the Country Club Heritage Landmark District is preserved. Thank you for your time and consideration of our concerns.

Sincerely,
Daniel and Cheryl Dulas
4609 Bruce Avenue
Edina, MN 55424

Joyce Repya

From: Lynette Biunno on behalf of Edina Mail
Sent: Wednesday, August 01, 2012 1:57 PM
To: Joyce Repya
Subject: FW: Proposed house at 4524 Bruce Avenue

Lynette Biunno, Receptionist
952-927-8861 | Fax 952-826-0389
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...For Living, Learning, Raising Families & Doing Business -----Original Message-----
From: Amy Gustafson [<mailto:gustoboy@gmail.com>]
Sent: Wednesday, August 01, 2012 11:15 AM
To: Edina Mail
Subject: Proposed house at 4524 Bruce Avenue

Dear City Hall Members,

We are writing to you with concerns about the home that is proposed to be built at 4524 Bruce Avenue which is just a few houses down from our house at 4518 Bruce Avenue.

Approximately 10 years ago, we decided we wanted to move to the Country Club neighborhood because of the character, age and feel of the homes. It also reminds us of a neighborhood back home in Milwaukee. We feel so blessed to walk and drive through the neighborhood daily and see the quality of these older homes. We understand that homes need and should be torn down from time to time but consider this a great opportunity for the City of Edina to have complete control over what and should be built. Since this is considered a "historical neighborhood", it is our hope that new houses are not approved quickly and are well thought out.

We have concerns about the proposed JMS house. If a stucco house is being built it should be made with REAL stucco not panels or other imitation materials. Let's not approve something that convenient or that less expensive materials. In addition, if front door porches are not common, let's not add them to our neighborhood now. Lastly, if the full size windows are not common on a third floor, let's not approve them either.

We would like to think the City of Edina takes the taxpayers and current neighbors input first and not those of builders. Milwaukee (where we are from), specifically the City of Whitefish Bay, has done a wonderful job in restoring their homes and neighborhoods and never would allow improper materials to be built or homes that do not fit the look of the neighborhood. We hope Edina can live up to these standards. It is our hope Edina doesn't allow builders to take control of the new homes and current neighbors and homeowners have opinions that count.

If you should have any questions about thoughts, please feel free to contact us.
Rick and Amy Gustafson
4518 Bruce Avenue
(952)929-4969

Joyce Repya

From: Lynette Biunno on behalf of Edina Mail
Sent: Wednesday, August 01, 2012 1:57 PM
To: Joyce Repya
Subject: FW: 4524 Bruce



Lynette Biunno, Receptionist

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...For Living, Learning, Raising Families & Doing Business

From: Donald McCormick [mailto:dmc3@me.com]
Sent: Monday, July 30, 2012 10:29 PM
To: Edina Mail
Subject: 4524 Bruce

This note is in reference to the Monday, August 6th at 7pm Edina City Council meeting to hear an appeal filed regarding the Certificate of Appropriateness for the new home proposed at 4524 Bruce Avenue by JMS Homes. We support the appeal.

We live behind the proposed house on Casco Ave. It came to our attention that the new home will be using fiber cement siding rather than stucco. This is a less costly option and one that differs greatly for the current architecture of other Tudor style homes like ours because of the additional frame boards required.

When we remodeled our garage, we also considered using this product, but the Heritage Board wouldn't approve it and required us to use regular stucco instead because of the architectural integrity standards of the historic district. I don't believe if you disapprove of a garage you can approve an entire house. There needs to be a standard that is consistent and in keeping with the historic nature. The only reason to use this product is to cut costs.

Also, there is a third floor window facing the street that is not common to the traditional Tudors in the neighborhood and should be reconsidered. The covered porch is uncommon and we believe may detract from the block.

Thanks for your consideration,

The McCormicks
4523 Casco Ave