

Community Development Department - Planning Division
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To: Planning Commission
cc:
From: Joyce Repya, Senior Planner
Date: July 8, 2015
Subject: Heritage Preservation Board

Attached you will find the following background information relating to the Heritage Preservation Board (HPB):

- The Heritage Preservation Board's 2015 Work Plan approved by the City Council
- The 2014 Annual Certified Local Government (CLG) report to the Minnesota State Historic Preservation Office (MSHPO).

Edina attained Certified Local Government (CLG) status in 1993, which has enabled us to qualify for Federal matching grants through the Department of the Interior's National Park Service. A requirement of the CLG program includes submitting an annual report to MSHPO outlining the status of our heritage preservation program as well as the most recent activities.

Grants funded projects undertaken by the HPB include: (Available on the HPB web site)

- 1999 - 2000 Edina Historic Context Study
- 2009 - 2010 The Historic Bungalows of Morningside Study
- 2010 - 2011 Morningside Bungalow Landmark Designation Nomination Studies (11 properties)
- 2011 - 2012 A Thematic Study of Heritage Resources Associated with Women in Edina
- 2012 - 2013 Suburban Development in Edina since 1935: A Historic Context Study

Additionally, the HPB has been awarded scholarship funds to assist members to attend the annual State Historic Preservation Conferences.



HERITAGE PRESERVATION BOARD 2015 Annual Work Plan

Approved by City Council 12/16/14.

Complete each section with a white background. Add or delete tables as needed. Return to the Assistant City Manager by September 24.

2015 New Initiative - 1.	Target Completion Date	Budget Required	Staff Support Required	Council Approval
Update Edina Historic Context Study: Adding most recent data from the Country Club District, Morningside Bungalow Study and Suburban Development Study	2015 - 2017	Potential for CLG Grant from MHS	Yes	
Progress Report:				

2015 New Initiative - 2.	Target Completion Date	Budget Required	Staff Support Required	Council Approval
Designate the Wooddale Bridge an Edina Heritage Landmark	2015	No	Yes	
Progress Report:				

2015 New Initiative - 3.	Target Completion Date	Budget Required	Staff Support Required	Council Approval
Designate 6901 Dakota Trail an Edina Heritage Landmark property	2015	No	Yes	
Progress Report: 4/14/15 HPB approved recommending EHL designation to City Council				

2015 New Initiative - 4.	Target Completion Date	Budget Required	Staff Support Required	Council Approval
Designate 6909 Hillcrest Lane an Edina Heritage Landmark property	2015	No	Yes	

Progress Report:

2015 New Initiative - 5.	Target Completion Date	Budget Required	Staff Support Required	Council Approval
Establish a Working Group to provide educational opportunities linked to Edina's heritage preservation program during Preservation Month (May)	April 2015	No	Yes	
Progress Report: Working Group = Christiaansen, Pearson, Kelly, & Otness appointed 4/15/15. Work will commence Sept. - Nov.				

2015 New Initiative - 6.	Target Completion Date	Budget Required	Staff Support Required	Council Approval
Explore the History of Your Home - Encourage engagement with the Placeography.org site.	2015-2016	No	Yes	
Progress Report:				

2015 New Initiative - 7.	Target Completion Date	Budget Required	Staff Support Required	Council Approval
Add to resources publically available on topics such as architecture and technical advice - raising community awareness through education.	2015 - 2016	No	Yes	
Progress Report: CCD Walking Tour by Student Member Peter Otness added to HPB's CCD web page and Edina Historical Society's resources.				

Ongoing Responsibilities
RESEARCH: Evaluate potential heritage resources to add to the determined eligible for landmark designation list.
PRESERVATION: <u>1.</u> Review Certificates of Appropriateness (COA) applications for heritage landmark designated properties; <u>2.</u> Invite eligible property owners to designate their properties Edina Heritage Landmarks.
COMMUNICATION & EDUCATION: <u>1.</u> Educate public on the importance of heritage preservation to the vitality of the community. <u>2.</u> Continually update the Heritage Preservation page on the City of Edina's web site. <u>3.</u> Attend Minnesota Heritage Preservation conferences to enhance education and communication

Other Work Plan Ideas Considered for Current Year or Future Years

Begin work on updating the Heritage Preservation Section of the Edina Comprehensive Plan	

Proposed Month for Joint Work Session: September

Staff Comments:

Council Comments:

**EDINA HERITAGE PRESERVATION BOARD
ANNUAL CERTIFIED LOCAL GOVERNMENT (CLG) REPORT
2014 FISCAL YEAR**

The following is a summary of the projects, reviews and activities reported to the City Council and Minnesota Preservation Office for the fiscal year 2014, (October 1, 2013 to September 30, 2014):

A. Local Designation of Preservation Sites:

1. See attached list of properties designated Edina Heritage Landmarks & those determined eligible for designations as **Exhibit "A"**.
2. Two new properties were determined eligible for Edina Heritage Landmark designation: (included on **Exhibit "A"**) See **Exhibit "B"** for property descriptions
 - 1) 6901 Dakota Trail
 - 2) 6909 Hillcrest Lane
3. No properties were designated Edina Heritage Landmark Properties.
4. The city protected approximately 600 historically significant properties in fiscal 2014 and expects to add more in 2015.
5. No significant heritage resources were destroyed or damaged as a result of any activity financed, permitted, or otherwise supported by the City of Edina.

B. Review of Requests for a Certificate of Appropriateness in the historic Country Club District:

1. 4624 Wooddale Avenue - Country Club District
Request: Changes to street facing facade
Action: Approved 10/8/2013
2. 4400 West 50th Street - Historic Baird House
Request: Demolish existing outbuilding and build new in same location
Action: Approved 11/13/2013
3. 4916 Sunnyside Road - Country Club District
Request: Changes to street facing facade
Action: Approved 11/13/2013
4. 4612 Arden Avenue - Country Club District
Request: Build new detached garage, convert attached garage to living space, and add a new front entry overhang
Action: Approved 2/11/2014
5. 4505 Arden Avenue - Country Club District
Request: Build new detached garage, convert attached garage to living space, and make changes to street facing facade
Action: Approved 3/11/2014

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6. 4506 Drexel Avenue - Country Club District
Request: Build a new Detached Garage and convert attached garage to living space
Action: Approved 4/08/2014
7. 4601 Browndale Avenue - Country Club District
Request: Construct a new front entry overhang
Action: Approved 5/13/2014
8. 4629 Arden Avenue - Country Club District
Request: Build a new detached garage and convert attached garage to living space
Action: Approved 9/9/2014
9. 4601 Casco Avenue - Country Club District
Request: Build a new detached garage and convert attached garage to living space
Action: Approved 9/9/2014
10. 4511 Browndale Avenue - Country Club District
Request: Make changes to street facing façade (removing more than 50% of the roof which is defined as a “demolition” in the plan of treatment)
Action: Denied 9/9/2014

C. Heritage Preservation Board Membership: 2014
See attached Roster **Exhibit “C”**

D. National Register Nominations in 2014: NONE

The following properties in Edina **are listed on the National Register of Historic Places:**

1. George Baird House, 4400 West 50th Street
2. Jonathan Taylor Grimes House, 4200 West 44th Street
3. Grange Hall, 4918 Eden Avenue
4. Cahill School, 4924 Eden Avenue
5. Country Club District

E. Local Inventories and Studies:

- Local Inventory: “Historic Building Survey of Edina, MN”, Prepared by Setter, Leach & Lindstrom, July 1979, Historic Consultant, Jeffrey A. Hess
- “Historic Context Study”, Prepared by Robert C. Vogel and Associates, July 1999

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- Recodified Section 850.20 “Edina Heritage Landmarks” of the Zoning Ordinance, 2003
- Comprehensive Heritage Preservation Plan, June 2006
- Heritage Preservation Element of City’s Comprehensive Plan submitted to Metropolitan Council, 2009
- Morningside Bungalow Multiple Property Study, 2010
- Section 801 Heritage Preservation Board of City Code replaced with Section 1500/1504, 2011
- Thematic Study for Heritage Resources Associated with Edina Women, 2011
- Suburban Development in Edina Since 1935: A Historic Context Study, 2013

F. Assurances:

The HPB held monthly meetings as needed. The minutes of said meetings are recorded and kept at City Hall, Edina, MN. The meetings were posted and open to the public. The assurance statement is attached for Public Participation and Commission records.

G. Activities Accomplished in 2014 and Planned for 2015:

2014 Activities & Accomplishments:

1. The City of Edina contracted with Pathfinder CRM, LLC to provide heritage preservation advice and services.
2. The HPB evaluated improvements to the W. 54th Street bridge over Minnehaha Creek. The bridge was constructed in 1935 and modified in 1948. Due to the construction date, the question arose as to whether or not the bridge was a WPA project. The bridge is not included in MnDOT, nor SHPO’s inventory of historic bridges, thus it was determined that it would not qualify for National Register Designation, nor should it be classified as “historic” for preservation purposes.
3. On December 12, 2014 the City celebrated its Quasquicentennial recalling its history since incorporation in 1888. A program including decedents of Edina’s founding families capped off a year-long celebration of the community.
4. A committee entitled “Explore the History of Your Home” was created in response to inquiries received from the public regarding the history of homes in the community. The committee is working toward providing opportunities to engage the public in the research and discovery process. Of particular interest to the HPB is the web site www.placeography.com which functions like a Wikipedia site, allowing for public participation in documenting the history of properties in a community.

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5. Wooddale Bridge - MnDOT #90646; SHPO #HE-EDC-633, at Wooddale Avenue over Minnehaha Creek - A single-span stone and steel culvert built in 1937 as a Works Progress Administration (WPA) federal relief project was determined eligible for local landmark designation in 2008 because of its design characteristics and association with the WPA. In 2014, the bridge was accepted for a National Register study under the supervision of Mn DOT CRU. MnDOT suggested that the National Register listing be completed prior to the city pursuing local landmark designation. The HPB foresees the potential landmark designation occurring in 2015.
6. The HPB identified completing a heritage resource disaster management plan (DMP) in their 2014 work plan. To engage the city's emergency management team with the goals of the DMP it was determined that the city's historic resources should be included on the city's data management system, and protocol should be provided to ensure that in the event of an emergency, the historic resources are known to the emergency responders. Work on this project will continue into 2015.
7. 2014 Heritage Preservation Award – Awarded during Preservation month to the Arthur Erickson House, 5501 Londonderry Road – Designed by Lloyd Wright (Frank Lloyd Wright, Jr.), and recognized for excellence in preservation.
8. The HPB's annual summer tour included a tour of the historic Savory Gardens, 5300 Whiting Avenue - Established in 1946, is the largest supplier of hybrid hostas with over 2,000 varieties; and is the last remaining nursery (there were originally 3) in the city. The tour also included the neighborhood surrounding Savory Gardens, made up of a large concentration of Mid Century Modern homes designed and built by Lundgren Contemporary, LLC during the late 1950's - 1960's.
9. The HPB received requests from two property owners (6601 Dakota Trail, and 6909 Hillcrest Lane) to determine whether their homes could qualify for Edina Heritage Landmark classification - Both properties were added to the "Determined Eligible for Landmark Designation" list. (see Exhibit "B").
10. HPB members Ryan Weber and Peter Sussman attended the 2014 AASLH Conference in St. Paul, September 17-20, 2014, with scholarship assistance from a Minnesota Historical & Cultural Heritage Grant, MHS #1405-04505. Amount: \$1,085.
11. 2015 Work Plan a (proposed pending City Council Approval) Attached as **Exhibit "D"**.

Prepared by: Joyce Repya, Senior Planner and Staff Liaison to the Heritage Preservation Board.



EDINA HERITAGE LANDMARKS

Designated Heritage Landmarks: Address & Year Designated

1. Grimes House - 4200 W. 44th Street - **1976**
2. Minnehaha Grange Hall - Frank Tupa Park, 4918 Eden Avenue - **1977**
3. Cahill School - Frank Tupa Park, 4918 Eden Avenue - **1977**
4. Baird House - 4400 W. 50th Street - **1978**
5. Peterson House - 5312 Interlachen Boulevard - **1987**
6. Country Club District - NE Edina - **2003**
7. Edina Theater Sign - 3911 W. 50th Street - **2006**
8. Edina Mill Site - Dwight Williams Park, W. 50th Street - **2006**
9. Browndale Bridge - Browndale Avenue over Minnehaha Creek - **2008**

The properties listed above have been officially rezoned by the City Council upon nomination by the HPB. Certificates of Appropriateness are required for demolition, moving a building, new construction, and excavation.

Determined Eligible for Landmark Designation: (Heritage Award winners = *)

Eligibility for landmark designation places no restriction on the property owner, but would put some limits on the government's ability to do projects that impact the property.

By ordinance, the HPB has sole responsibility for nominating properties for designation as Edina Heritage Landmarks. The first step in the nomination process is the HPB Determination of Eligibility, which is a policy statement that in the opinion of the Board a given property meets one or the Heritage Landmark eligibility criteria by being associated with an important historic context and by retaining historic integrity of those features necessary to convey its significance. The next step is to prepare a written nomination and a plan of treatment, which is prepared by staff subject to the approval of the HPB. All authority for the designation of Heritage Landmarks is vested in the City Council.

1. Erickson House - 4246 Scott Terrace - **1980**
2. Odd Fellows Hall - 4388 France Avenue - **1980**
3. St. Stephen the Martyr Episcopal Church* -, 4439 W. 50th Street - **1980**
4. Simmons House - 4116 W. 44th Street - **1980**
5. Leeskov House - 4410 Curve Avenue - **1980**
6. Skone House - 4311 Eton Place - **1980**
7. Morningside United Church of Christ* - 4201 Morningside Road - **1980**

- 8. Onstad House - 4305 Morningside Road – 1980**
- 9. Sly House* - 6128 Brookview Avenue – 1980**
- 10. West Minneapolis Heights (NW Edina) – 1980**
- 11. Wooddale Bridge - 5000 block of Wooddale Avenue - 2008**
- 12. Blackbourn House - 5015 Wooddale Lane - 2010**
- 13. Morningside Bungalow Style Homes – @150 Homes - 2011**
- 14. 4400 – 4412 France Ave. Commercial Building - 2012**
- 15. Convention Grill* – 3912 Sunnyside Road - 2012**
- 16. Southdale Center* – W. 66th St./France Ave./ W. 69th St./ York Ave. - 2012**
- 17. Marri & Hendrik Oskam House - 6901 Dakota Trail - 2014**
- 18. Sara W. Moore House - 6909 Hillcrest Lane - 2014**

EXHIBIT "B"

New Properties Added to the Determined Eligible for Landmark Designation List

1. Marri & Hendrick Oskam House, 6901 Dakota Trail

The Oskam House is a small, one story dwelling with a walk-out basement, wood siding, and an attached garage. Built in 1963, the house was designed by Elizabeth Scheu Close of Close Associates, Minneapolis. It is owned and occupied by MARRIGIE M. OSKAM, one of the original owners. The lakefront property is in an excellent state of preservation.

Evaluated in the perspective of the local historic context, "Midcentury Modern Architecture and Landscapes, 1935 to 1975," the Oskam House is historically significant in the area of architecture under Criterion C. In addition to being a noteworthy example of Modern residential architecture, the house is one of a relatively small number of postwar residences in Edina designed by a female architect. Elizabeth ("Lisle") Scheu Close (1912-2011) was one of the first women to graduate from the architecture school at the University of Minnesota. In partnership with her husband, architect Winston A. Close (1906-1997), she designed many modernist homes and other buildings and was an influential force in regional architecture. Her work is demonstrably important in women's history and architectural history.

2. Sara W. Moore House, 6909 Hillcrest Lane

The historic Moore House is a one story, frame, Ranch style dwelling with a rectangular plan and a gable roof. Built in 1956, it was designed by Thorshov and Cerny, Inc. for Miss Sara Moore (1911-2000). The house is located in the Southdale First Addition, a residential subdivision developed by Thorpe Bros. as part of the residential component of the Southdale master plan. The house is in an excellent state of preservation.

Evaluated in the perspective of the local historic context "Midcentury Modern Architecture and Landscapes, 1935 to 1975," the Moore House is historically significant under Criterion A in the area of community planning and development. Architecturally, it embodies the distinctive characteristics of the Ranch style, the most popular postwar house form built by tract house subdivision developers in Edina. It clearly possesses the defined characteristics required to strongly represent the context.



**2015
EDINA HERITAGE PRESERVATION BOARD**

<u>Name</u>	<u>Term</u>
Michael Birdman	3/2016
Jennifer Christiaansen	3/2018
Karen Kelly	3/2016
Bruce McLellan	2/2017
Robert Moore	3/2018 Edina Historical Society
Tim O'Brien	2/2016
Colleen Pearson	3/2018
Ryan Weber	2/2016
Peter Sussman	3/2018 Hennepin History Museum
Peter Otness Student	9/2015
Joseph Druckman Student	9/2015

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