

**MINUTES OF THE REGULAR MEETING OF THE
EDINA HERITAGE PRESERVATION BOARD
TUESDAY, JANUARY 10, 2006, AT 7:00 P.M.
EDINA CITY HALL – MAYOR’S CONFERENCE ROOM
4801 WEST 50TH STREET**

MEMBERS PRESENT: Chairman Gary Nyberg, Bob Kojetin, Marie Thorpe, Lou Blemaster and Chris Rofidal

MEMBERS ABSENT: Karen Ferrara, Arlene Forrest, David Runyan and Ian Yue

STAFF PRESENT: Joyce Repya, Associate Planner

Idelle Longman, a member of the League of Women Voters explained the survey they are conducting of all the City’s Boards and Commissions. Board members expressed their thanks to the League for their desire to define the public participation process for the community.

I. APPROVAL OF THE MINUTES:

Member Kojetin moved for approval of the minutes from the December 13, 2005 meeting. Member Thorpe seconded the motion. All voted aye. The motion carried.

II. JANUARY 3RD WORK SESSION WITH THE CITY COUNCIL:

Planner Repya explained that she attended the work session with the City Council along with Members Nyberg, Kojetin and Rofidel, and Consultant Vogel. The conversation centered around the activities in the Country Club District particularly as they relate to the tear down of existing homes. The general consensus was that it was a very productive meeting; providing great dialogue and observations.

The Council asked the HPB to mull over the following ideas and advise them on ways they might be achieved:

- Notification of an impending teardown to adjacent property owners.
- Enhancing communication with the neighborhood regarding what is regulated through the plan of treatment.
- Requiring a preliminary meeting with the applicant/architect prior to the submittal of a request for a Certificate of Appropriateness to replace a home.
- Ensurance that the new construction complies with the plans approved via periodic inspections.

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- The current fee for all Certificates of Appropriateness is \$175.00. Explore increasing the fee for a tear down/rebuild to cover the costs of additional meetings and inspections.

Chairman Nyberg observed that the City Council shares the frustration the HPB has experienced in satisfying the Country Club neighbors who feel strongly the City should not allow the tear down of homes in the district.

Member Thorpe agreed with Nyberg, pointing out that some people are under the misconception that a landmark designation means the area will be frozen in time. She added that better communicating the goals and vision for the neighborhood will be an important step.

Planner Repya concurred with Mrs. Thorpe, pointing out that in many parts of the country, a landmark designation means nothing (to include paint color) can be changed without review and approval; furthermore teardowns would rarely be tolerated. However, in the case of the Country Club District, the plan of treatment crafted for the neighborhood works toward ensuring the neighborhood plan and historic presence will be protected through the review and approval of new structures introduced to the neighborhood; and also ensuring that new structures meet the standards established in the plan of treatment.

Ms. Repya added that the City's web site would be one place to better communicate the heritage preservation goals and vision for the community. Currently the Heritage Preservation section of the site explains that the HPB is advisory to the City Council on all matters relating to heritage resource preservation, protection and enhancement in the community. It then goes on to list the properties designated as heritage landmarks. The Country Club District brochure explaining the designation and the plan of treatment for the neighborhood is also available.

Ms. Repya proposed that the website be revamped to include a separate page for the Country Club neighborhood. Included on that page might be a section entitled "Frequently Asked Questions" where some of the miscommunication issues can be addressed. Board members agreed that would be a good idea and asked Ms. Repya to send them a list of proposed questions to discuss at the next meeting in February.

Member Kojetin observed that one of the Council members felt that the brochure we have been depending on to explain the designation comes across as somewhat vague. He suggested that another brochure be created that gets more to the point what the landmark designation of the neighborhood is meant to achieve; and a question/answer format might be a good start to clarify the rules.

Chairman Nyberg pointed out that another concern addressed was the possibility that a new home might not be built to the plans approved by the Certificate of Appropriateness. In addition to periodic review of the project to ensure compliance, Nyberg suggested that the homeowner sign a statement attesting that the building will

be constructed to the specifications of the plans approved by the HPB. In doing so, the homeowner is then aware that if exterior plans do change, they need to come back to the Heritage Preservation Board for a new Certificate of Appropriateness.

Nyberg also suggested that the Board require a rendering of the new home be placed on the property once the Certificate of Appropriateness is approved to alert the neighborhood that a new home will be built; and in doing so, depict what the new home will look like. The advantage will be two fold: first, it will alert the neighbors of the change, and secondly, it will tie the builder to the plan depicted in the rendering. Then, if the new building looks different than the rendering, the neighborhood will be watching too. Board members agreed that would be a good idea. Planner Repya stated that she could add that requirement to the list attached to the application form. No formal action was taken.

III. ARCHITECTURAL STYLE GUIDE:

Planner Repya explained that Consultant Vogel has prepared an Architectural Style Guide presentation as a resource for the Heritage Preservation Board. Due to his absence from the meeting, the presentation will be rescheduled to a future meeting.

IV. INTERLACHEN BOULEVARD TRAIL SURVEY: Update

Planner Repya reminded the Board that in addition to the consulting work Robert Vogel does for the HPB, the City's Engineering Department has hired Mr. Vogel to conduct the required historical and architectural survey for a proposed recreational trail on the north side of Interlachen Boulevard. Vogel has completed the first phase of the survey and determined that the following properties have potential historical significance and will require a further Phase II survey to determine whether they would be eligible for listing in the National Register of Historic Places:

- 5224 Interlachen Boulevard – private residence
- 5312 Interlachen Boulevard – private residence
- 5528 Interlachen Boulevard – private residence
- 6200 Interlachen Boulevard – Interlachen Country Club

Ms. Repya explained that while the HPB has no responsibilities to oversee this project, the information provided to the City will be very beneficial to the Board; particularly with regard to the goals and priorities identified in the Historic Context Study under Context IX. Entitled "Country Clubs and Parks".

Ms. Repya further advised the Board that within the report, Mr. Vogel has indicated that he hopes to have volunteers from the Heritage Preservation Board to assist with some of the archival research and field survey. Participation by the HPB will provide

hands-on experiences in resource identification and evaluation. The work is proposed to take place over the next several months.

Board members discussed the project, agreeing that it would be an excellent experience, and they would be happy to provide assistance. No formal action was taken.

V. NEXT MEETING DATE: February 14, 2006

Planner Repya announced that this was Chairman Nyberg's last meeting. He has served on the Heritage Preservation Board since 1982, and provided an invaluable service to not only the Board, but the entire City. Board members expressed their sadness to see Nyberg leave their ranks and wished him the very best in the future.

VI. ADJOURNMENT: 8:30 p.m.

Respectfully submitted,

Joyce Repya