

**MINUTES OF THE REGULAR MEETING OF THE  
EDINA HERITAGE PRESERVATION BOARD  
TUESDAY, MAY 8, 2007, AT 7:00 P.M.  
EDINA CITY HALL – COMMUNITY ROOM  
4801 WEST 50<sup>TH</sup> STREET**

**MEMBERS PRESENT:** Chairman Bob Kojetin, Chris Rofidal, Karen Ferrara,  
Nancy Scherer, Laura Benson, Connie Fukuda, and  
Sara Rubin

**MEMBERS ABSENT:** Lou Blemaster and Jean Rehkamp Larson

**STAFF PRESENT:** Joyce Repya, Associate Planner

**OTHERS PRESENT:** Robert Vogel, Preservation Consultant  
Dan Kreiter, 4631 Casco Avenue  
Jayne Tuttle, 4609 Arden Avenue  
Susan Goldstein, 4912 Arden Avenue  
Bill Brueggeman, Residential Renewal, Inc.  
JoAnne Farley, 4615 Bruce Avenue

**I. APPROVAL OF THE MINUTES: April 10, 2007**

Member Ferrara moved approval of the Minutes from the April 10, 2007 meeting.  
Member Scherer seconded the motion. All voted aye. The motion carried.

**II. CERTIFICATE OF APPROPRIATENESS:**

**1. H-07-2      4631 Casco Avenue  
New Detached Garage**

Planner Repya explained that the subject property is located on the east side of the 4600 block of Casco Avenue. The existing home is identified as a New England Colonial Revival with American Colonial Revival influence, constructed in 1936. A 2-car attached garage is centrally located in the rear of the home, accessed by a driveway running along the north property line.

The subject request involves converting the existing 2 stall attached garage into living space and building a new detached garage in the northeast corner of the rear yard.

The new detached garage is proposed to measure 22'8" x 24', or 546 square feet in area. The garage has been designed to compliment the Colonial architectural

style of the home, with shingles, siding, soffit, fascia and trim detail to match. A window is proposed on the east gable end on the rear of the structure. The height of the garage is shown to be 18 feet at the highest peak, 13.5 feet to the mid-point of the gable, and 8.5 feet to the eave line. The setback of the proposed garage is shown to be 3.5 feet from the side and rear lot lines – a minimum 3 foot setback is required by code.

Ms. Repya pointed out that the proponent has provided information regarding eave lines of the four surrounding structures. The data indicates that the proposed garage is consistent with the surrounding structures, and appears to be within the range of new garages previously approved by the Board.

The plans provided demonstrate an attention to detail on all elevations with a gable window above the overhead doors on the west elevation, a service door and two windows on the south elevation, and a window in the gable area of the east elevation. The north elevation illustrates decorative dentil molding which matches the molding on the house.

In conclusion, Planner Repya stated that the plans provided with the subject request illustrate the scale and scope of the project relative to the principle home as well as the adjacent properties. Furthermore, the information provided supporting the subject Certificate of Appropriateness meets the requirements of the Zoning Ordinance and the Country Club Plan of Treatment, thus approval of the Certificate of Appropriateness for the new garage is recommended subject to the plans presented.

### **Board Member Comments:**

Member Fukuda stated that she liked the design of the garage which she felt was in keeping with the architectural integrity of the house.

Member Rofidal questioned whether the lack of detail on the north elevation with the exception of dentil molding was sufficient. Consultant Vogel explained that the dentil molding was sufficient and duplicates identical detail found on the home.

Members Scherer and Rofidal questioned the height of the detached garage on the property to the north at 4629 Casco Avenue.

### **Homeowner Comments:**

Addressing the questions from the Board, owner and contractor, Dan Kreiter explained that the height of the garage to the north is similar to the 18 foot height of their proposed garage; however, the garage to the south at 4633 is somewhat shorter due to the pitch of the roof.

Mr. Kreiter also explained that the new living space created in the old attached garage will be reduced in size by about ten feet to provide more yard space as well as to maintain the appropriate lot coverage for the property.

**Decision:**

Member Rofidal commented that he liked the design of the garage and moved approval of the Certificate of Appropriateness subject to the plans presented. Member Ferrara seconded the motion. All voted aye. The motion carried.

**2. H-07-3      4609 Arden Avenue  
New Detached Garage**

Planner Repya explained that the subject property is located on the east side of the 4600 block of Arden Avenue. The existing home is identified as an American Colonial Revival, constructed in 1940. A 2-car attached garage is located in the rear of the home, accessed by a driveway running along the south property line.

The subject request involves converting the existing 2 stall attached garage into living space and building a new detached garage in the southeast corner of the rear yard.

The new detached garage is proposed to measure 22' x 24', or 528 square feet in area. The garage has been designed to compliment the American Colonial architectural style of the home, with shingles, cedar shake siding, soffit, fascia and trim detail to match. A window with shutters is proposed on the west elevation above the overhead doors; there is also a window on the south elevation, a window and service door on the north elevation, and a gable vent proposed for the east/rear elevation. The height of the garage is shown to be 19 feet at the highest peak, 13.8 feet to the mid-point of the gable, and 8.75 feet to the eave line. The setback of the proposed garage is shown to be 3 feet from the side and rear lot lines – the minimum required by code.

Ms. Repya observed that the information provided regarding the surrounding properties indicates that they all have attached garages with living space above them – this will be the only detached structure in the rear yard of all the adjacent properties.

The design for the proposed garage is consistent with new garages reviewed in the district regarding the size and scale. The plan demonstrates an attention to detail on all elevations which is of particular importance in light of the fact that this will be the only detached garage in the rear yard of all the abutting properties.

In conclusion, Planner Repya observed that the information provided supporting the subject Certificate of Appropriateness meets the requirements of the Zoning

Ordinance and the Country Club Plan of Treatment, thus approval of the Certificate of Appropriateness for the new garage is recommended subject to the plans presented.

**Board Member Comments:**

Member Fukuda liked the design of the garage, but raised some concern about the proposed garage being the only detached structure of all the surrounding properties.

Member Rofidal also liked the design, particularly the fact that attention to detail was addressed on all four elevations, since it will be the only detached garage of all the neighboring properties.

Member Scherer appreciated the design of the garage, but questioned the 19 foot height proposed considering that it will be the only detached garage in the immediate area.

Member Benson commented that she liked the location of the proposed garage in the south east corner of the yard because the straight driveway along the south property line will greatly reduce the amount of concrete in the rear yard, providing much more impervious surface.

**Homeowner Comment:**

Jayne Tuttle explained that by converting the existing substandard, attached garage on the north side of the house into living space and building the detached garage in the south east corner of the rear yard they will be able to tear out the driveway which takes up almost their entire rear yard. She added that the proposed plan will provide for a much more livable outdoor space. Ms. Tuttle added that they had shared the plans with the surrounding neighbors.

**Decision:**

Member Benson moved for approval of the Certificate of Appropriateness subject to the plans presented. Member Scherer seconded the motion. All voted aye. The motion carried.

**3. H-07-4      4912 Arden Avenue  
New Detached Garage**

Planner Repya explained that the subject property is located on the west side of the 4900 block of Arden Avenue. The existing home is identified as an English Cottage style, constructed in 1938. A 2-car detached garage is located in the northwest corner of the property, setback 5 feet from the side and rear property

lines. The garage is accessed by a driveway running along the south property line.

The subject request involves demolishing the existing 20' x 22', 2 stall detached garage and building a new detached garage in the southwest corner of the rear yard.

The new detached garage is proposed to measure 22' x 24', or 528 square feet in area. The garage has been designed to compliment the English Cottage architectural style of the home, with asphalt shingles, cedar siding, soffit, fascia and trim detail to match. Two windows and a service door are proposed on the north elevation. The height of the garage is shown to be 14.5 feet at the highest peak of the hip roof, 11.58 feet to the mid-point of the gable, and 8.5 feet to the eave line. The setback of the proposed garage is shown to be 3.5 feet from the side and rear lot lines, which will be accessed by the existing 8.3 foot driveway on the south side of the property.

Ms. Repya pointed out that photographs were provided of the detached garages which abut the property to the north, south and west. The approximate peak heights of these structures which average from 19 feet to 15 feet are all taller than the proposed garage at 14.5 feet.

The applicant acknowledges that the south and west walls are undecorated, and understands that the HPB is sensitive to this subject. They have indicated that the three abutting garages - to the south at 4914 Arden Avenue, to the west at 4911 Bruce Avenue and the north at 4910 Arden Avenue all have undecorated walls which face the subject property. Furthermore, to require windows to be located on walls that are not visible to the home raises concerns regarding security on the property.

In conclusion, Planner Repya stated that the plans provided with subject request illustrate the scale and scope of the project relative to the principle home and adjacent properties. Furthermore, the information provided supporting the subject Certificate of Appropriateness meets the requirements of the Zoning Ordinance and the Country Club Plan of Treatment

Regarding the blank walls depicted on the west and south elevations; the applicant has asked the Board to consider the location of the proposed garage abutting other garages, all with undecorated walls which are as tall, or taller than the proposed structure. Ms. Repya added that if the Board concurs that due to the siting of the garage relative to the surrounding structures, that no details should be required on the south or west elevations, staff would recommend approval of the Certificate of Appropriateness for the detached garage subject to the plans presented.

**Board Member Comments:**

Several Board members questioned why the existing garage had already been demolished. Planner Repya explained that there had been some confusion with the Building Department – the contractor had not been made aware of the required Heritage Preservation Board review of the new garage.

Member Rofidal commented that he liked the design of the garage – it is smaller in stature than most plans the Board has seen while still providing 528 sq. ft. of floor area. The garage also does a good job of complimenting the home.

Board members asked Consultant Vogel's opinion about the south and west walls of the structure having no accents or additional detail. Mr. Vogel explained that the job of the Board is to determine the appropriateness of a proposed project taking into consideration the nuances of the particular property. The proposed plan with the south and west walls having not detail would be appropriate considering they face detached garages in the abutting yards which also have blank walls, all tucked into the corner of their respective yards.

Board members agreed that they liked the plans presented with this proposal, particularly the photographs of the abutting garages which indicated the proximity to the proposed garage as well as the respective heights of each structure.

**Homeowner Comments:**

Susan Goldstein commented that since she moved into her house, new garages have been constructed on the properties abutting her property, thus it is unlikely that those structures would be replaced.

Bill Brueggeman of Residential Renewal, Inc., the contractor for the homeowner explained the confusion with the permitting process and the desire to work with the Heritage Preservation Board.

**Decision:**

Member Scherer commented that she feels it is important when reviewing requests for Certificates of Appropriateness, to take into consideration the design of each structure as it relates to the property and its surroundings. In this case, to have undecorated walls on the south and west elevations which face blank walls of neighboring garages makes sense. Mrs. Scherer then moved approval of the Certificate of Appropriateness subject to the plans presented. Member Ferrara seconded the motion. All voted aye. The motion carried.

**III. EDINA HERITAGE AWARD – Dick & Jackie Whitbeck,  
6128 Brookview Avenue**

Planner Repya introduced Dick and Jackie Whitbeck, owners of the Sly House and the 2007 Heritage Award recipients. She explained that the City Council recognized the Whitbeck's at their meeting on May 1, 2007, which was a great kick-off for Heritage Preservation Month.

The Board enjoyed discussing the history of the Whitbeck's home and sharing photographs of the basement family room that was added.

Chairman Kojetin presented the Whitbeck's with the 2007 Heritage Award plaque recognizing the care and concern they have shown when making renovations to their historic home. Mr. Kojetin added that the Sly House has been determined eligible for designation as an Edina Heritage Landmark, and he has discussed with the Whitbeck's the possibility of designating their home in the future.

Dick and Jackie Whitbeck thanked the Board for the honor of receiving the 2007 Heritage Award. They added that they look forward to future discussions with the Board regarding the potential historic designation of their property.

**IV. CONCERN OF RESIDENTS:**

**JoAnne Farley, 4615 Bruce Avenue**

Speaking for the neighbors on Bruce Avenue, Ms. Farley thanked the Board for requesting a moratorium on the demolition of homes in the Country Club District.

**V. COUNTRY CLUB DISTRICT:**

**\* Resurvey Progress Report -**

Consultant Vogel reported that during the month of April work continued on the organization of the district inventory and review of the 1980 survey data. A filing system has been set up and the original survey and tax assessment records have been merged. The HPB has made a number of crucial decisions about the kind of documentation that should be included in the inventory files and how to maintain the inventory so that there is rapid, easy access to the information.

The "windshield" or reconnaissance phase of the district re-survey began in late April and should be completed by late May. This task involves nothing more than simply driving the streets of the district and taking notes on the houses, streets, and landscape characteristics that are visible from the public right-of-way. Windshield survey is an efficient way to cross-check the findings of the 1980 survey against the homes as they exist today. One of the most important functions of the windshield survey is to identify "problem" houses (houses built after 1980, houses with extensively remodeled facades or that are currently

undergoing renovation, properties misidentified by the 1980 survey) that could present unforeseen design review issues. The records being taken on individual houses are usually abbreviated—more detailed information will be gathered later when we start walking the district later this spring.

Research continued on the historic preservation values of garages and the refinement of design review guidelines related to new detached garages.

Vogel concluded that he has begun to reclassify the historic homes in the district with respect to architectural style. The 1980 survey and the resulting National Register form created a complicated system for architectural classification, with numerous subcategories for each of the several period revival styles. The re-survey will utilize the style-type classifications used in McAlester's *A Field Guide to American Houses* – for example, the houses categorized in 1980 as “American Colonial,” “American Georgian,” “Cape Cod Colonial” and “Dutch Colonial” will be reclassified as *Colonial Revival*; “English Cottage” and “English Tudor” houses will be identified as *Tudor*, etc.

Vogel added that the project is on schedule but is consuming more consultant time than was originally anticipated.

Board members asked Mr. Vogel if the amount of consultant time on the project was problematic. He explained that it was not – he simply needed to adjust his schedule.

\* **Demolition Moratorium Update –**

Planner Repya explained that the City Council passed the ordinance amendment for the demolition moratorium for homes built prior to 1951 in the Country Club District at their April 17, 2007 meeting. She explained that the moratorium is for one year to allow the HPB time to complete the reevaluation of the Country Club District and determine any changes to be made to the plan of treatment.

Ms. Repya reminded the Board that at their last meeting there was a good deal of discussion regarding the definition of “demolition”. She pointed out that the City Attorney suggested that the definition for the purpose of the moratorium should be no more restrictive than the current plan of treatment. Board members agreed that was a good idea.

The Board thanked Planner Repya for the update. No formal action was taken.

**VI. OTHER BUSINESS:**

• **Tax Credit Update**

Consultant Vogel explained that the pending tax bill that had once included a provision for historic residential and commercial properties now looks as though it will not include either residential or commercial properties. However, there is still a glimmer of hope on the horizon – it appears that “This Old House” tax credit for tax deferral on improvements to historic properties may be reinstated. He promised to keep the Board advised as the legislative wheels keep turning.

**VII. CORRESPONDENCE:**

• **Preserve Minnesota Conference – June 12, 2007**

Planner Repya explained that the Minnesota Historical Society’s annual conference will take place in June this year in St. Paul because the National Trust Conference will be in town in October. The date is Tuesday, June 12<sup>th</sup> from 8:30 a.m. until 4:30 p.m. The City will pay the \$35.00 registration fee for any members interested in attending.

Chairman Kojetin stated that he is planning on attending and would be happy to drive anyone else who was interested. Members Scherer and Fukuda offered to check their calendars and let Ms. Repya know if they would be available to attend.

**VIII. NEXT MEETING DATE: June 12, 2007 (with a 5:00 work session)**

**IX. ADJOURNMENT 8:20 p.m.**

**Respectfully submitted,**

*Joyce Repya*