

**MINUTES OF THE REGULAR MEETING OF THE
EDINA HERITAGE PRESERVATION BOARD
TUESDAY, AUGUST 14, 2007, AT 7:00 P.M.
EDINA CITY HALL – COMMUNITY ROOM
4801 WEST 50TH STREET**

MEMBERS PRESENT: Chairman Bob Kojetin, Chris Rofidal, Lou Blemaster,
Connie Fukuda, Laura Benson, and Sara Rubin

MEMBERS ABSENT: Nancy Scherer, Karen Ferrara, and Jean Rehkamp
Larson

STAFF PRESENT: Joyce Repya, Associate Planner

OTHERS PRESENT: Robert Vogel, Preservation Consultant

I. APPROVAL OF THE MINUTES: July 10, 2007

Member Blemaster moved approval of the Minutes from the July 10, 2007 meeting. Member Rofidal seconded the motion. All voted aye. The motion carried.

II. COUNTRY CLUB WALKING TOUR: July 31st

Heritage Preservation Board members took a two hour walking tour in the Country Club neighborhood on Tuesday evening, July 31^s to revisit some of the properties they had reviewed in the Certificate of Appropriateness process, as well as to better acquaint themselves with the district.

Board members agreed that the tour was time well spent; and wished to express their thanks to Jean Rehkamp Larson and her husband Mark for hosting the pre-tour gathering at their home.

Member Blemaster suggested that on future tours, the Board take time to introduce themselves and talk with residents out in their yards – pointing out that a gathering of a dozen people walking around pointing at houses can lead one to question, “What’s going on?”

Member Fukuda noticed that a wall was being constructed in the front yard of a property and wondered whether that was allowed in the District’s plan of treatment. Consultant Vogel explained that currently, landscaping, to include fences is not addressed in the plan of treatment. However, such improvements are required to meet the requirements of the City’s Zoning Ordinance.

Member Benson appreciated the opportunity to tour the neighborhood with the Board, stating that she was impressed with the flow of the streetscapes and the differences in building heights and front facades which add to the ambiance of the District.

Following a brief discussion, the Board agreed that touring the historic district was very beneficial in gaining an understanding of the planning principles Thorpe incorporated in the design of the neighborhood.

III. COUNTRY CLUB DISTRICT - Survey Progress Report – July:

Consultant Vogel provided the following report of the July survey activities:

The pace of the project slowed down slightly in July. Consultant work focused on reorganizing the inventory and conducting more intensive studies of selected historic homes. To date, the following properties have been determined non-contributing:

- 4524 Arden (built in 1966)
- 4609 Arden (built in 1940, reconstructed in 2007)
- 4524 Bruce (built in 1973)
- 4528 Bruce (built in 1986)
- 4602 Bruce (built in 1972)
- 4608 Bruce (built in 1977, reconstructed 2006)
- 4608 Casco (built in 1977)
- 4207 Country Club (built in 1990)
- 4512 Drexel (built in 1925, reconstructed in 2006)
- 4601 Drexel (built in 2005)
- 4622 Drexel (built in 1941, teardown 2005)
- 4619 Moorland (built in 1936, reconstructed in 2003)
- 4501 Wooddale (built in 1924, reconstructed in 2004)
- 4505 Wooddale (built in 2000)
- 4614 Wooddale (built in 1972)

The following homes were built between 1945 and 1957 but need to be re-evaluated because of extensive exterior “remuddling”:

- 4529 Arden (built in 1957)
- 4906 Arden (built in 1948)
- 4631 Casco (built in 1936)
- 4600 Moorland (built in 1951)
- 5615 Moorland (built in 1940)
- 4504 Wooddale (built in 1927)

Minutes – August 14, 2007
Edina Heritage Preservation Board

- 4503 Wooddale (built in 1925)
- 4508 Wooddale (built in 1924)
- 4621 Wooddale (built in 1928 – new façade 2001)

Additional research was conducted in the air photo collection of the University of Minnesota, which includes half-section air photo mosaics with overlays of the Edina Country Club District assembled by the county surveyor in 1951, 1956, 1960, 1965, and 1967.

The following architects and builders have been identified as important in the District:

- Arneson, Martin (landscaper)
- Bloomberg, H.
- Burton, Hal
- Chapin, Rollin C.
- Thompson, Chester
- Dahl Bros. Construction
- Duoos, Anton
- Farnham, C. W.
- Gamble, George
- H. S. Cleveland Company (decorators)
- Hansen, Carl M. (d. 1991) [Carl M. Hansen Companies]
- Hansen, O. A.
- Hanson, Louis [L. L. Hansen?]
- Hanson-Aarhus Company
- Heiberg, Hoff
- Knutson, A.
- Liebenberg & Kaplan (Jack Liebenberg, 1893-1985; Seeman Kaplan, 1894-1963)
- Melich, Edward P.
- Nelson, H. F.
- Pesek, Cyril P. (Schifflet & Pesek)
- Roach, Harry D.
- Rosander
- Rosenblad, John (concrete contractor)
- Rosendahl, H. R.
- Rosenlund, Arne (contractor)
- Sundin, Milton C. W.
- Thompson, Herbert
- Trach, Morris [Trach Properties?]
- Trowbridge, Charles
- Vanderbilt, Joseph V. (1877-1966) (Bard & Canderbilt, 1929-1962)
- Van Dyck, A. R. (Albert Reed, b. ca. 1867-1941)

Minutes – August 14, 2007
Edina Heritage Preservation Board

- Walby, A. C.

More research is needed to document their possible significance in relation to the district and individual homes.

Progress continued on abstracting the assessor property card data.

On July 31, Board members and staff toured part of the Country Club District. This included a sidewalk inspection of the house under construction at 4609 Arden Avenue and a walk-through of the reconstructed home at 4512 Drexel Ave.

Member Rofidal found Vogel's research interesting, but asked that photographs be provided for the non-contributing homes as well as the "remuddled" homes. Planner Repya offered to have photos available to the Board for the September meeting. All agreed that would be a great idea.

Rofidal then questioned why once a new home has been approved through the Certificate of Appropriateness process, it is considered non-contributing. Mr. Vogel agreed that was a very good question....one might assume that by receiving a Certificate of Appropriateness, the new home would be considered "appropriate", thus contributing. However, while it is deemed that a new home that receives a COA will compliment the historic homes, the new home will be contemporary, not historic.

Addressing a question regarding the differences between the original 1980 survey and the current survey, Consultant Vogel explained that the purpose of the 1980 survey was to support the District's National Register application. The main emphasis at that time was to prove that the homes in the District were predominately made up of historic architectural styles. Conversely, in the current survey, we are examining the District as a planned community, and as a result of the research, discovering that there are actually fewer homes that fall into the category of possessing an historic architectural style than was reported in the 1980 survey.

Mr. Vogel pointed out that in the 1980 survey, every home, (with the exception of 4 Contemporary styled homes built in the 1970's), regardless of the year constructed, was identified as being historically significant to the District. The current research has demonstrated that the historic period of the District ended in 1941 when the developer ceased design review of new homes in the District. That being the case, prior to 1941, Thorpe ensured that the new construction met his criteria for the planned community – after 1941, approval was left to the neighborhood association with no guarantees that Thorpe's plan was being implemented.

Following a brief discussion, the Board thanked Mr. Vogel for his report. No formal action was taken.

IV. HISTORY ARTICLE – COUNTRY CLUB DISTRICT MAGAZINE:

Planner Repya explained that a new magazine entitled “Country Club Neighborhood Life” has been created for Edina’s historic neighborhood with the first issues distributed in June and July. The publication is free, mailed only to residents of the neighborhood, with the cost for the magazine incurred by the advertisers.

Board Member Lou Blemaster explained that she has offered to sponsor a “History of the District” section for the magazine that would include a ¼ page ad for her business, with the remainder of the space attributed to historic information and photographs about the neighborhood.

Ms. Blemaster pointed out that the magazine is published monthly and she has committed to one year - twelve articles. The first article to be published in October will address the history and beginnings of the Country Club District.

Board members agreed the articles could serve as a great teaching tool and provide a direct vehicle to communicate with the neighborhood.

General discussion ensued regarding future articles. Board members thanked Ms. Blemaster for offering this opportunity for the HPB to communicate directly with the District neighborhood. No formal action was taken.

IV. CONCERN OF RESIDENTS: None

VI. OTHER BUSINESS:

Member Benson explained that he has heard of a home on Sunnyside Road that backs up to the vacated streetcar line and has an old stone structure in the rear yard - apparently once used as a wait station for the old streetcar. Board members were fascinated with this information. Ms. Benson could not provide more information, but promised to check into this find further and report back to the Board at the next meeting.

VII. CORRESPONDENCE: None

VIII. NEXT MEETING DATE: September 11, 2007

IX. ADJOURNMENT 8:45 p.m.

**Respectfully submitted,
*Joyce Repya***

Minutes – August 14, 2007
Edina Heritage Preservation Board