

**MINUTES OF THE REGULAR MEETING OF THE
EDINA HERITAGE PRESERVATION BOARD
TUESDAY, JANUARY 8, 2008, AT 7:00 P.M.
EDINA CITY HALL – COMMUNITY ROOM
4801 WEST 50TH STREET**

MEMBERS PRESENT: Bob Kojetin, Karen Ferrara, Chris Rofidal, Lou Blemaster, Laura Benson, Jean Rehkamp Larson, and Sara Rubin

MEMBERS ABSENT: Connie Fukuda and Nancy Scherer

STAFF PRESENT: Joyce Repya, Associate Planner

OTHERS PRESENT: Robert Vogel, Preservation Consultant
Kitty O’Dea, 4610 Bruce Avenue

I. APPROVAL OF THE MINUTES: December 11, 2007

Member Blemaster moved approval of the Minutes from the December 11, 2007 meeting. Member Benson seconded the motion. All voted aye. The motion carried.

II. COUNTRY CLUB DISTRICT:

A. Survey Progress Report – December

Consultant Vogel reported that the Information on individual houses and landscape features continued to be compiled in a systematic manner and reviewed for content, clarity, and accuracy. Each property surveyed is being evaluated against criteria established by the HPB for determining whether it should be treated as a contributing or noncontributing resource. A complete list of contributing and noncontributing properties is expected to be complete by early January.

Mr. Vogel pointed out that one of the major objectives of the Country Club District re-survey was to compile the information needed to refine and elaborate the design review guidelines used for reviewing Certificates of Appropriateness. Ideally, the plan of treatment should identify the historical, architectural, aesthetic, and visual relationships that unify and define the district’s heritage resource components; it should also establish policies, procedures, and strategies for maintaining and enhancing the preservation value of these resources. Since the beginning of the project, the HPB has identified a number of preservation issues relating to design review guidelines which provide the basis for integrating survey data with other information, such as input from homeowners and neighborhood

groups. After the December 11 Board meeting, priority was given to preparing a revised plan of treatment document which follows.

B. Revised Plan of Treatment

Consultant Vogel presented the following revised plan of treatment for the Board to review:

1. The primary objective of the Country Club Heritage Landmark District is preservation of the existing historic house facades and streetscapes. Certificates of Appropriateness will be required for demolition, moving buildings, and new construction within the district. By ordinance, the Heritage Preservation Board is responsible for approving Certificates of Appropriateness for work in the District that requires a city permit. 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 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. 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.
2. A Certificate of Appropriateness will be required before any City permit is issued for the demolition of any principal dwelling or detached garage within the district boundaries. For purposes of design review and compliance with City Code §850.20 subd. 10, “demolition” shall mean the physical alteration of a building such that 50% or more of the surface area of all exterior walls, in the aggregate, are removed, or that any important historic character-defining architectural feature visible from the public street is destroyed. The important historic character-defining architectural features of a given house may include, but are not limited to, the original wood or masonry wall siding, roof shape, dormers, chimneys, window and door openings, vestibules, entrances, porches, porte-cocheres, and attached garages.
3. No Certificate of Appropriateness will be approved for the demolition, in whole or in part, of any contributing heritage resource in the district unless the applicant can show that the subject property no longer contributes to the historical significance of the district. For design review purposes, a “contributing heritage resource” is 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. Contributing heritage resources may lack individual distinction but must possess historic integrity of those features necessary to convey their heritage preservation value. An

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updated inventory of contributing and noncontributing properties in the Country Club District will be compiled by the Heritage Preservation Board and maintained by the City Planner.

4. Except in extraordinary circumstances involving threats to public health or safety, no Certificate of Appropriateness will be issued for the demolition of an existing home in the district without an approved design plan for new construction.
5. 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 will be applied by the Heritage Preservation Board to design review of plans for new houses:
 - a) New homes should be compatible in size, scale, massing, orientation, setback, color, and texture with historic buildings in the District constructed prior to 1945.
 - b) 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.
 - c) Designs reflecting the following architectural periods and styles are deemed compatible with the historic character of the Country Club District: Colonial Revival, Tudor, French Eclectic, and Italian Renaissance. Designs with decorative elements based on Modern, Neoelectic, and Contemporary themes are not appropriate.
 - d) 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.
 - e) Contemporary designs are acceptable for decks, garages, and accessory structures so long as they are not visible from the street.
 - f) 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.

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- g) 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.
 - h) 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.
 - i) 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.
6. Contemporary 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:
- a) No new detached garage should be taller, longer, or wider than the house on the same lot or have a roofline that is taller than that of any adjacent home.
 - b) No new detached garage should have a gabled or hipped roof with a pitch steeper than ___.
 - c) Undecorated exterior walls longer than 16 feet should be avoided on elevations visible from the street or adjacent properties.
 - d) 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.
 - e) 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.
7. 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.

8. 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 contributing historic building or landscape feature should be avoided whenever possible.
9. 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.
10. 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.
11. 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.
12. 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 contributing and noncontributing properties present within the district boundaries; and to revise the district plan of treatment as needed. The next re-survey will take place circa 2017.

Consultant Vogel pointed out that the revised plan of treatment addresses the drawbacks identified in the original plan and will provide a strong direction for future Certificate of Appropriateness decisions.

Regarding item #2 in the proposed plan of treatment, the question arose as to whether additions to the rear of a home should be included in the Certificate of Appropriateness review process. The Board discussed scenarios of possible additions that are typically built on homes in the district. Member Blemaster opined that the plan of treatment should focus on additions that affect the streetscape.

Member Rehkamp Larson pointed out that it is the larger projects on the front and side street elevations of the homes that have the biggest impact on the character of the district; she then suggested focusing efforts on the education of concerning issues which might not be regulated in the plan of treatment - such as additions to the rear of a home that are visible from the front street. She added that it will be important that the revised plan of treatment focus on those elements that affect

the landmark designation of the district, i.e. the historic character of the streetscapes.

Discussion ensued regarding the following changes to Consultant Vogel's proposed plan of treatment:

Item #5 which defines the criteria for when a Certificate of Appropriateness would be required - under item "e", contemporary designs should not be acceptable for garages.

Item #6, the term "contemporary" should be replaced with "modern" since many people confuse the use of the term "contemporary" with an architectural style. Also, item #6b which would regulate the pitch of new detached garages should be deleted.

The Board then discussed the cut-off year under which a home would be deemed "contributing", thus ineligible to be torn down. Consultant Vogel explained that by using the 50 year standard, (which would stipulate that homes built prior to 1958 would be ineligible to be torn down), the date would be consistent with what is considered historic under preservation standards. Board members agreed that they would consider the suggested 50 year date, but added that they looked forward to discussing this topic with the City Council at the upcoming joint meeting prior to making a final decision.

III. JOINT MEETING WITH CITY COUNCIL – Tuesday, January 15, 2008

Planner Repya explained that the joint meeting with the City Council is scheduled for Tuesday, January 15th at 5:00 p.m., prior to the 7:00 p.m. Council meeting. The Council will receive a summary of findings from the survey work completed thus far as well as a copy of the revised plan of treatment which will reflect the aforementioned changes. Board members agreed that they looked forward to discussing the survey work with the Council members.

IV. OTHER BUSINESS: None

V. CONCERN OF RESIDENTS:

Kitty O'Dea – 4610 Bruce Avenue

Ms. O'Dea asked for clarification regarding something she read indicating that the cloning of historic houses would be discouraged. Consultant Vogel explained that historic architectural styles will be encouraged; however the plan of treatment will discourage one trying to pass-off new construction as original.

VI. CORRESPONDENCE:

Consultant Vogel reported that the 2008 National Alliance for Preservation Commissions will be held July 10 – 13, 2008, in New Orleans. While it can be pretty warm in New Orleans in July, the Conference should be well worth it, and Vogel encouraged the Board to consider attending.

VII. NEXT MEETING DATE: February 12, 2008

VIII. ADJOURNMENT 9:20 p.m.

Respectfully submitted,
Joyce Repya