

**MINUTES OF THE SPECIAL MEETING OF THE  
EDINA HERITAGE PRESERVATION BOARD  
TUESDAY, DECEMBER 15, 2008, AT 6:30 P.M.  
EDINA CITY HALL – COMMUNITY ROOM  
4801 WEST 50<sup>TH</sup> STREET**

**MEMBERS PRESENT:** Chairman Chris Rofidal, Bob Kojetin Arlene Forrest,  
Laura Benson, Connie Fukuda, Jean Rehkamp Larson  
and Elizabeth Montgomery

**MEMBERS ABSENT:** Karen Ferrara and Lou Blemaster

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

**OTHERS PRESENT:** Scott Busyn, Great Neighborhood Homes, Inc.  
John McDonald, Edina Realty  
Sheilagh Ziegweid, 4615 Wooddale Avenue  
Mickey Armstrong, Coldwell Banker Burnet Realty

**I. COUNTRY CLUB DISTRICT :**

**A. Certificates of Appropriateness**

**1. H-08-14 4615 Wooddale Avenue – Demolition of House &  
Garage**

Planner Repya reminded the Board that at their regular meeting on December 9, 2008, they agreed that the proposed plan for the new home and detached garage proposed by Mr. Busyn met the design guidelines of the District's Plan of Treatment, but needed to follow the procedure of being heard at two separate meetings. This special meeting was arranged to meet the two meeting criteria.

**Applicant Presentation**

Mr. Busyn thanked the Board for scheduling a special meeting to address the Certificate of Appropriateness. He explained the measures he took to share his plans with the surrounding neighbors and expressed his appreciation for their support. He then briefly reviewed the plans for the new construction focusing on the following design objectives:

- Size, Scale and Massing – A two story Colonial Revival home, to be compatible in size with the adjacent homes to the north and south.
- Design compatibility with other Colonial Revival homes in the Brown Section of the district,
- Exterior finishes, emphasizing the traditional materials found in the Brown Section of the district,

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- Landscaping elements, providing the symmetry inherent with the Colonial Revival style, and
- The new garage complementing the style of the home, and meeting the criteria set out for replacement garages in the district.

**Board Comments**

**Member Forrest**

- Asked Mr. Busyn to provide the Board with the type of feedback he receives from the neighbors when presenting proposed plans. Mr. Busyn explained that he has rebuilt over 14 homes in the City, and has neighborhood meetings to present the plans each time. The number one concern he hears is regarding the ridge height of the new construction, and the new language in the District's Plan of Treatment goes much further than the Zoning Ordinance in addressing that issue. Other concerns cited include, drainage on the lot both before and after construction; whether the style of the home will fit the neighborhood, preservation of existing trees, the back yard, and the price point of the new/rebuilt home.
- Inquired if driveways have been an issue. Mr. Busyn said that driveways have not been an issue; however neighbors make it clear that they do not want the drainage from the subject driveway to run off onto their properties.

**Member Rehkamp Larson**

- Explained that she was unable to attend the December 9<sup>th</sup> meeting of the Board, and was pleased with the decision to hold a special meeting to move the project along. She also stated that she was glad to hear the positive response to the plans from the neighbors.
- Addressing the proposed design, Ms. Rehkamp Larson stated that the front façade of the home feels historic and she appreciated that the sides of the home have massing that is broken up.
- Expressed her support of the plan, and appreciated the material board presented. However cautioned Mr. Busyn to pay attention to the proportions of the front façade gables.
- Suggested the Board request receiving photos of the finished product from all four elevations. Mr. Busyn agreed that he would be happy to provide the Board with photos, adding that he will have a virtual tour to use for marketing the home that will also be available to the HPB.

**Member Kojetin**

- Stressed that the HPB needs to let the community know that the HPB does not want homes in the Country Club District, that have been identified as historic resources to be taken down. He added that the existing home at 4615 Wooddale Avenue is part of the fabric of the neighborhood, and the loss of this home will change the longstanding built environment in its vicinity.

**Member Forrest**

- Concurred with Member Kojetin's comments; adding that the Plan of Treatment for the Country Club District is very generous to change compared with other historic districts in the country, and the HPB needs to look at each request very seriously as it relates to the entire neighborhood.

**Public Comment**

**Sheilagh Ziegweid - 4615 Wooddale Avenue**

- Expressed her support of the project stating that the proposed home will enhance the neighborhood. She pointed out that over the years many homes in the neighborhood have experienced changes that have not enhanced the historic integrity of the area.

**John McDonald – Mr. Busyn's realtor**

- Expressed his support of the project pointing out that Mr. Busyn has extensive experience rebuilding homes in the Country Club District, he is well endorsed by the neighbors and will provide a quality product for the neighborhood and community at large.

**Mickey Armstrong – Owner Sheilagh Ziegweid's realtor**

- Stated that the proposed project is very positive, will enhance the neighborhood and is the right thing to do.

**Board action**

**Member Benson moved approval of the Certificate of Appropriateness to demolish the existing home and detached garage at 4615 Wooddale Avenue and build a new home and detached garage subject to the following conditions:**

- 1. The plans presented.**
- 2. Historical and architectural documentation of the existing house and garage including written information, photographs, and drawings.**
- 3. Photographs of all elevations of the new construction once completed**
- 4. A year built plaque is affixed to the new home.**

**Member Fukuda seconded the motion. All voted aye. The motion was approved.**

**Additional Comments**

**Scott Busyn –**

- Expressed his appreciation for the work of the HPB, pointing out that he does not feel good about tearing down this home. As he has researched its history, he has grown to know the home.
- Assured the Board that as the home is dismantled, he will treat the property with respect and take care to ensure that historic elements are recycled through the Green Institute.
- Shared his desire to build a home that will add energy to the block while maintaining the historic integrity of the neighborhood.
- Added his belief that the decision of the Board supports the City Council's desire for a balance between preservation and property rights in the historic Country Club District.

**Member Forrest –**

Complimented Mr. Busyn on his participation during this arduous process, pointing out that this project will serve as an example for future submittals, and adding that he has set the bar very high. Board members agreed with Member Forrest's summation.

V. **OTHER BUSINESS:** None

X. **ADJOURNMENT** 7:15 p.m.

**Respectfully submitted,**

*Joyce Repya*