

**MINUTES OF THE REGULAR MEETING OF THE
EDINA HERITAGE PRESERVATION BOARD
TUESDAY, MAY 13, 2008, AT 7:00 P.M.
EDINA CITY HALL – COMMUNITY ROOM
4801 WEST 50TH STREET**

MEMBERS PRESENT: Chris Rofidal, Bob Kojetin, Lou Blemaster, Jean Rehkamp Larson, Connie Fukuda, Arlene Forrest, and Sara Rubin

MEMBERS ABSENT: Karen Ferrara and Laura Benson

STAFF PRESENT: Joyce Repya, Associate Planner
Wayne Houle, City Engineer

OTHERS PRESENT: Robert Vogel, Heritage Preservation Consultant
Tom Mason, 4622 Drexel Avenue
Don Nygaard, 4513 Browndale Avenue
Cheryl Dulas, 4609 Bruce Avenue
Kitty O’Dea, 4610 Bruce Avenue

BOARD MEMBER RECOGNITION:

Sara Rubin – Chairman Rofidal presented Member Rubin with a Certificate of Appreciation for her service on the Board as a student member. This was Ms. Rubin’s last meeting, as she has a summer job out of state and will be attending college in the fall. All Board members thanked Sara for her contributions and wished her well.

Nancy Scherer – Chairman Rofidal announced that Member Scherer’s tenure on the HPB as a representative from the Planning Commission has come to an end. Board members signed a Certificate of Appreciation that will be delivered to Ms. Scherer.

Arlene Forrest – Chairman Rofidal welcomed Member Forrest as the newest member of the HPB, representing the Planning Commission. Ms. Forrest served as a regular member of the HPB prior to her appointment to the Planning Commission.

I. **APPROVAL OF THE MINUTES:** April 8, 2008

Member Kojetin moved approval of the minutes from the April 8, 2008 meeting. Member Blemaster seconded the motion. All voted aye. The motion carried.

II. COUNTRY CLUB DISTRICT :

A. Certificate of Appropriateness

H-08-3 4622 Drexel Avenue – New Construction

Planner Repya explained that the subject property is located on the west side of the 4600 block of Drexel Avenue. The original home, constructed in 1941 is identified as a Neo-Colonial. A two stall, front loading garage is located on the north side of the house.

On October 26, 2006, the Heritage Preservation Board approved a Certificate of Appropriateness to demolish the existing home and build a new home. Since that time, the project was abandoned, the property was sold, and a new plan for the home was approved on February 12, 2008, #H-08-1.

The subject request again addresses new construction which includes removing the existing attached garage and replacing it with a new attached, front-loading, 2 stall garage; recessed 8.33 feet from the front building wall. This is unchanged from the plan approved in February.

As provided in the previous plan, an 850 square foot, 2-story addition is proposed for the rear of the home – set back 3.96 feet from the south building wall of the existing home, and 14.46 feet from the southerly lot line; 43 feet from the rear (westerly) lot line; and 14 feet from the north lot line.

The significant changes demonstrated in the proposed plan are evidenced in the architectural style proposed, thus affecting the rooflines, windows and building materials. The new construction demonstrates the use of stone veneer and wood siding; double hung windows, and asphalt shingles.

An important element when reviewing home construction in the Country Club District, in addition to the architectural style, is to determine how the home will compare in size and massing to the adjacent homes. The height and setbacks of the new construction remain unchanged from the previous plan approved for the home, which had been deemed appropriate.

Preservation Consultant, Robert Vogel reviewed the proposed plan and indicated that because the proposed new construction does not involve rehabilitation of a heritage preservation resource, design review only needs to consider the visual impact of the proposed new construction on the historical integrity of the district.

The proposed roof shape and height meet current preservation standards. Recycling the existing attached garage is contextual and therefore appropriate: the district contains several homes built before 1945 with “tuck-under” front-

loading garages. (Recycling architectural components of houses can mean significant savings in energy, time, materials, and money and is entirely consistent with preservation goals.) The stone veneer finish, dentils, six-over-six sash windows, ornamental shutters, dormers, end-wall chimney, and classical entry entablature are features commonly seen on historic facades throughout the district—note that the plan of treatment requires new homes to have facades that are “architecturally similar to existing historic homes” with features that “relate to the pattern of existing adjacent historic homes and respect the rhythm and continuity of similar features along the street”.

Vogel added that from a streetscape perspective, the new house appears to be architecturally compatible in scale, massing, color, and materials with nearby older homes and the historic character of the district.

Mr. Vogel concluded that he recommended approval of the COA, subject to the plans presented for the following reasons:

- The existing house at 4622 Drexel Avenue should not be considered a heritage preservation resource because it is not an example of an important heritage resource type;
- The home does not contribute to the historical significance of the district;
- The proposed new construction is architecturally compatible with historic homes in the district and meets the requirements for new home design that are set forth in the district plan of treatment.

Mr. Vogel recommended that in the interest of historical accuracy, the plaque recording the date of construction should indicate that the subject property was originally built in 1941 and rebuilt in 2008—*Built 1941/2008* would be appropriate.

STAFF RECOMMENDATION & FINDINGS:

Planner Repya also recommended approval of the Certificate of Appropriateness request supported by the following findings:

- The proposed new construction is architecturally compatible in scale, building materials, and texture with the nearby historic homes and the streetscape.
- The historic integrity of nearby historic facades will not be impaired.
- The plans provided with subject request clearly illustrate the scale and scope of the project.
- The information provided supporting the subject Certificate of Appropriateness meets the requirements of the Zoning Ordinance and the Country Club Plan of Treatment

Ms. Repya concurred that the approval should be subject to the plans presented, and the condition that a year built (2008) plaque or sign is placed on the structure.

BOARD MEMBER COMMENTS:

Member Fukuda asked why the owner was proposing the change to the exterior design. Owner, Tom Mason explained that a potential buyer who currently lives on the street would prefer the proposed design.

Member Forrest observed that the double hung windows appear larger than those on neighboring historic houses. Member Rehkamp Larson pointed out that for egress purposes, current building codes require larger windows than those installed when the district was developed.

Member Blemaster expressed concern that the stone on the front and side of the home is not shown on the rear side. Member Rehkamp Larson suggested that perhaps the stone could be continued on the base of the rear elevation, which would help in breaking up the long stretch of blank wall on the side/north elevation.

Consultant Vogel explained that it is not uncommon to see detailing such as stone on the front and not the rear of homes built in the district. He added that the home, as proposed is compatible with the district and compatible with the surrounding homes. He added that through the Certificate of Appropriateness review, the board should not look for the home to mimic the historic homes, rather to compliment them.

MOTION & Vote:

Following a brief discussion, Member Kojetin moved to approve the Certificate of Appropriateness request subject to the plans presented and the conditions recommended by Staff. Member Forrest seconded the motion. All voted aye. The motion carried.

H-08-4 4600 Edina Boulevard – New Detached Garage

Planner Repya explained that the subject property is located on the southwest corner of Edina Boulevard and Bridge Street. The existing home is an English Tudor style constructed in 1929. A 2-car attached garage is located on the west side 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 a single stall garage/workshop, and building a new, 476 square foot detached garage in the southwest corner of the rear yard. The plan illustrates the new structure will maintain 3 foot setback from the rear (west) lot line and 4 foot setback from the side (south) lot line. A new curb cut will not be required since the existing driveway will provide access to the proposed garage.

The new 2-stall detached garage is proposed to measure 20' x 23'8" or 476 square feet in area. The design of the structure is proposed to compliment the architectural style of the home. Attention to detail is demonstrated on all four elevations. Stucco siding with trim boards applied in a similar style found on the front of the home is proposed for the walls, and asphalt shingles are proposed for the roof to match the house.

In keeping with the most recent change to the Plan of Treatment regarding how the appropriate height of a new detached garage should be calculated, the proponent considered the heights of the detached garages for the following properties when determining the height for the proposed garage:

4601 Moorland Avenue 20.25 feet + @10% = 22.27 feet
4603 Moorland Avenue 18.1 feet (hip roof) + @10% = 19.91 feet
4607 Moorland Avenue 20.67 feet (hip roof) + @10% = 22.7 feet
Average Maximum Height = 21.6 feet
Proposed Garage Height = 20.9 feet

The height proposed at the midpoint of the gable is shown to be 14 feet, and a height of 7 feet is provided at the eave line. The ridge line is shown to be 25.5 feet in length.

The maximum lot coverage allowed for the property is 25%. Prior to the construction of the proposed garage, the lot coverage on the property measures 20.5%. Construction of the proposed 476 sq. ft. garage will create a maximized lot coverage of 25%.

Preservation Consultant, Robert Vogel reviewed the subject plans and opined that the proposed new garage meets the basic criteria for appropriateness set forth in the Country Club Plan of Treatment. The design of the new garage matches the Tudor style of the historic home, is subordinate to the house, and is compatible in size, scale and materials with other historic homes in the district. The garage will not disturb or alter the defining characteristics of the property or the neighborhood.

STAFF RECOMMENDATION & FINDINGS:

Planner Repya concluded that staff recommends approval of the Certificate of Appropriateness request supported by the following findings:

- The plans provided with subject request clearly illustrate the scale and scope of the project.
- The information provided supporting the subject Certificate of Appropriateness meets the requirements of the Zoning Ordinance and the Country Club Plan of Treatment

Ms. Repya further recommended approval subject to the plans presented, and the condition that a year built (2008) plaque or sign is placed on the structure.

HOMEOWNER COMMENTS:

Mr. Dan Ilten explained that he has lived in the home since 1983, and is hoping that with the construction of the proposed detached garage, he will have more storage, as well as a more efficient use of space. Mr. Ilten, an architect, designed the proposed garage with the intent of complimenting the house by matching the pitch of the roof as closely as possible. He added that the 20' 9" height proposed is six inches shorter than the maximum allowed with the new provision provided in the Plan of Treatment. However, it would be his desire to add another one foot of height, creating a 21' 9" height/ 6 inches higher than the Plan of Treatment would recommend.

Mr. Ilten added that he shared the plans for the garage with the neighbors who all expressed their support to him.

BOARD MEMBER COMMENTS:

Member Rehkamp Larson observed that the garage plan presented provides a 7 foot eave – an 8 foot eave is much more standard, would be preferable and could be accommodated with the one foot height addition Mr. Ilten has requested.

Member Blemaster stated that Mr. Ilten presented an excellent design for the garage, and agreed that the addition of an additional foot would not be detrimental to the project.

Members Forrest and Kojetin expressed concern that the Board has a responsibility to uphold the guidelines provided in the Plan of Treatment. Both questioned whether it would be appropriate to deviate from the guidelines.

Consultant Vogel pointed out that the guidelines in the Plan of Treatment are prescriptive, not regulatory – if a slight deviation from the guidelines provides a benefit to the architectural style of a structure, that should be viewed as a positive.

Members Rehkamp Larson, Fukuda and Blemaster agreed that the additional six inches in height to the average height proposed would enhance the project and not have a detrimental effect on neighboring properties.

MOTION & VOTE:

Member Fukuda moved approval of the Certificate of Appropriateness request subject to the plans presented, with the exception of the height which may be increased by one foot to 21' 9"; and subject to the conditions outlined by staff. Member Rehkamp Larson seconded the motion. Members Blemaster, Rehkamp Larson, Fukuda, Forrest and Rofidal voted aye. Member Kojetin voted nay,

stating that while the concept of adding to the height appears appropriate, he did not believe it was the place of the HPB to redesign a project for an applicant. Motion carried.

H-08-5 4513 Moorland Avenue – New Detached Garage

Planner Repya explained that the subject property is located on the east side of the 4500 block of Moorland Avenue. The existing home is an English Tudor style constructed in 1929. A 2-car attached garage is located on the rear elevation of the home, accessed by a driveway running along the south property line.

The subject request involves building a new, 572 square foot detached garage in the southeast corner of the rear yard, and eventually converting the existing 2-stall garage into living space. The plan illustrates the new structure will maintain 7.3 foot setback from the rear (east) lot line and 9 foot setback from the side (south) lot line. A new curb cut is not required since the existing driveway will provide access to the proposed garage.

The new 2-stall detached garage is proposed to measure 22' x 26' or 572 square feet in area. The design of the structure is proposed to compliment the architectural style of the home with stucco clad walls and wood trim consistent with the Tudor architectural style. Attention to detail is demonstrated on the west and north elevations. The east and south elevations demonstrate wood trim and timber detailing on the upper gable end of the elevations, however from the eave line to the foundation, no detailing is provided. Cedar shingles are proposed for the roof.

The height of the proposed garage is shown to be 19' at the highest peak. The homeowner considered the new height requirement set out in the revised Plan of Treatment (no taller than 10% of the average height of existing detached garages on adjacent lots), and clearly demonstrated that at 19' the height meets the new requirement. The height at the mid-point of the gable is shown to be 14 feet, and a height of 9 feet is provided at the eave line. The ridge line is shown to be 26'5" in length.

The maximum lot coverage allowed for the property is 25%. Construction of the proposed 572 sq. ft. garage will create a lot coverage of 21.9%.

Consultant Vogel reviewed the plans and opined that the proposed garage is quite a handsome building. He particularly liked the dormers with clipped "jerkin-head" gables.

Vogel pointed out that the south and east elevations have undecorated walls from the eave line to the foundation. The Plan of Treatment guidelines recommend avoiding large expanses of undecorated walls. Perhaps the view from adjacent properties will be screened by a privacy fence or landscaping, however if that is not the case, more attention to detail on those elevations should be considered.

STAFF RECOMMENDATION & FINDINGS:

Planner Repya concluded that staff recommends approval of the Certificate of Appropriateness request supported by the following findings:

- The plans provided with subject request clearly illustrate the scale and scope of the project.
- The information provided supporting the subject Certificate of Appropriateness meets the requirements of the Zoning Ordinance and the Country Club District Plan of Treatment, however details of the south and east elevations should be clarified.

Ms. Repya added that she recommended approval subject to the plans as approved, and a condition that a year built (2008) plaque or sign is placed on the structure.

BOARD MEMBER COMMENTS:

Member Forrest questioned why the walls of the south and east sides of the proposed garage were blank. Property owner Don Nygaard explained that the south wall abuts the neighbor's single story attached garage, while the east wall abuts the unadorned wall of the detached garage to the rear. Mr. Nygaard pointed out that the plan focused detailing on the elevations that are visually impacted. He then clarified the views from neighboring properties and indicated that the intent is to also provide landscaping.

Member Rehkamp Larson observed that due to the siting of the structure in relation to the adjacent properties, the blank walls did not pose a problem for her.

Member Forrest commented about the considerable amount of impervious surface on the property with the construction of the proposed detached garage. She added that she would like some assurance that if the proposed garage were approved, that the impervious surface serving the current attached garage be removed. Mr. Nygaard stated that he would be agreeable to such a condition.

MOTION & VOTE:

Member Rehkamp Larson moved approval of the Certificate of Appropriateness request subject to:

1. The plans presented,
2. Staff's recommended conditions, and
3. The removal of the impervious surface serving the attached garage when the detached garage is constructed.

Member Blemaster seconded the motion. All voted aye. The motion carried.

H-08-6 Country Club District – Revised Traffic Plan

STAFF REPORT:

City Engineer Wayne Houle explained that some residents from the Country Club neighborhood approached the City Council about deleting the traffic calming portion of the district's street improvement project which the HPB addressed and issued a Certificate of Appropriateness for in November, 2007.

On April 21, 2008, the City Council held a special public hearing to address the concerns of the neighborhood group. At that time, the Council approved deleting all of the traffic calming measures previously approved for the project with the exception of the pedestrian safety improvements relating to the brick/raised crosswalks.

Planner Repya explained that although the City Council has already acted on this revised plan, a new Certificate of Appropriateness (COA) is required for the changes, as set out in the district's Plan of Treatment.

BOARD MEMBER DISCUSSION:

Board members discussed the changes to the street improvement project and the ramifications the changes will have on the neighborhood. Concern was expressed about the loss of signs that identified the neighborhood as an historic district.

Engineer Houle explained that moving forward, no changes can be made to the project without getting City Council approval. However, built into the plan is the replacement of the street signs. He added that he and Planner Repya have been working on a small logo, or monogram that could be adhered to each street sign, at no additional cost, to identify the historic district.

Mr. Houle added that if the neighborhood wanted to add a monument pillar, much like what was proposed on the south end of Wooddale Avenue, they would need to petition the City Council. He commented that September or October, 2008 would be the optimal time for such a request to be received.

MOTION & VOTE:

Following a brief discussion, Member Kojetin moved approval of the Certificate of Appropriateness for the Country Club District street improvement project. Member Fukuda seconded the motion. Members Rehkamp Larson, Forrest, Rofidal, Kojetin, Rubin, and Fukuda voted aye. Member Blemaster abstained. The motion carried.

Kitty O’Dea – 4610 Bruce Avenue – Identifying the landmark designation of the neighborhood

Ms. O’Dea explained that she feels it is very important that the landmark designation of the Country Club District be clearly labeled, particularly for new residents whose realtor may not have included that information during the purchase of the home. Dovetailing on Engineer Houle’s explanation of the Country Club District revised street improvement project, Ms. O’Dea stated that she is concerned that with the revised plan, the entry signs identifying the historic neighborhood, which were part of the original plan, have been lost. She appreciated Mr. Houle’s plan to include the historic recognition on the street signs; and advised the Board that she is interested in pursuing additional signs at the main entrance to the district along Sunnyside to the north and West 50th Street to the south which will identify the neighborhood as being a Heritage Landmark District.

Consultant Vogel pointed out that branding neighborhoods is a good thing, in addition to the educational benefit, signage also adds to the aesthetics of the area. In providing a unified plan for the Country Club District, the HPB could establish a design to replicate for other landmark properties in the city. Planner Repya reported that she has been working with Communications Director, Jennifer Bennerotte on creating a logo to be used to identify landmark properties. She added that at the June meeting she would have several choices of the logo for the Board to consider.

MOTION & VOTE:

Following a brief discussion in which the Board agreed that they should take a stance on encouraging signage for heritage landmark designations, Member Forrest moved that:

- The Heritage Preservation Board recommends neighborhood entrance signage for the historic Country Club District because the City has designated the neighborhood as a Heritage Landmark District;
- The City fund and maintain the signs identifying the district as a Heritage Landmark, and
- The City concentrates on continued public education of the Heritage Landmark designation.

Member Kojetin seconded the motion. All voted aye. The motion carried.

Board members thanked Ms. O’Dea for her interest in educating not only the general public, but future residents of the Country Club District about the heritage landmark designation. All agreed that they look forward to continued work on the education piece of the designation.

B. Revised Plan of Treatment

Planner Repya explained that the City Council adopted the revised Plan of Treatment for the Country Club District at their meeting on April 15, 2008.

Board members discussed details surrounding implementation of the revised plan. All agreed that a copy of the approved Plan of Treatment should be mailed to the Country Club District residents with a cover letter emphasizing the importance of familiarizing themselves with the plan. Planner Repya explained that a copy of the plan has been sent to the printer and will be mailed to the residents with a cover letter from the City Manager at the end of the week.

III. PUBLIC EDUCATION OPPORTUNITIES:

Consultant Vogel explained that one of the best ways the city can enhance the public's understanding and awareness of good heritage preservation practices is through the development of education projects aimed at property owners, contractors, realtors, developers, and others who may become directly involved in preservation undertakings. Heritage preservation education projects generally fall into one of two categories: active (classes, seminars, demonstrations, hands-on workshops, etc.) and passive (dissemination of information through publications, the Internet, and other media). To date, the HPB has emphasized passive education projects, consisting primarily of press releases, web pages, brochures, tours, and events aimed at a general audience. The recently completed process involving the revised Country Club District Plan of Treatment has led the Board to consider ways in which it might actively communicate preservation concerns and property management practices to individuals and organizations directly responsible for maintaining and preserving privately owned heritage preservation resources.

Mr. Vogel recommended considering the following public education project concepts which would convey a wide range of specific information about the preservation, protection, and use of heritage buildings:

1. Publish an informational brochure about the Country Club Heritage Landmark District with a brief description of the district's history and the revised plan of treatment, with a concise explanation of design review process and a list of sources of additional information. This could simply be a revised version of the existing Country Club District brochure. A downloadable version could also be posted on the city web site.
2. Produce a "handbook" for owners of historic and older homes in all parts of the city that will provide them with basic information about how to deal with preservation, repair, and maintenance issues in a logical and historically

- sensitive manner. This kind of publication would require a significant investment in staff time and/or consultant services—recent examples cost \$5,000 to \$10,000, depending on the amount of graphic material that needs to be produced. As with the Country Club brochure, this publication could also be made available free of charge on the city’s web site, thereby saving the cost of printing.
3. Assemble a “preservation library” of printed materials for public use at the Edina Public Library. Ideally, this collection would include duplicate sets of materials to allow copies of each publication to circulate while maintaining a comprehensive set of reference (use in library) materials. The types of materials useful to historic homeowners, contractors, etc. would include: the illustrated Secretary of the Interior guidelines for rehabilitating historic buildings, the National Park Service technical guidance publications (Preservation Briefs, Technical Reports, Tech Notes), and various “how to” publications. A comprehensive collection of technical and informational materials should also be placed at City Hall for the use of city staff.
 4. Sponsor a series of free, informal workshops focused on “best practices” for historic preservation, aimed at local realtors, developers, contractors, and others who deal with heritage preservation resources in the city, facilitated by members of the HPB and city staff, using preservation professionals from the private sector or staff from the State Historic Preservation Office, local colleges and universities, the Minnesota chapter of the Institute for American Architects, the Preservation Alliance of Minnesota, and other organizations as presenters. Workshop topics could include topics such as painting, landscaping, repair and maintenance of windows, buying and selling historic properties, building architecturally appropriate additions, and the design of garages in historic districts. While some presenters may be willing to volunteer their time, most will need to be compensated; therefore, it may be necessary to find a non-governmental partner or sponsor to provide financial support.
 5. Partner with a preservation agency, college or university, professional organization, or knowledgeable individuals to offer “hands-on” classes in historic building restoration techniques through Edina Public Schools Community Education. In some cases, the classes could be offered on-site, i.e., the class would meet at a historic property and participate in an ongoing rehabilitation project. The usefulness of these adult enrichment classes will depend in large part on how they are marketed by the school district (and promoted by the city).

Mr. Vogel explained that organizing, financing, and administering these projects will require resourcefulness, imagination, and persistence. The members of the HPB, as individuals and as a group, should expect to be actively engaged in all phases of project development and implementation.

General discussion ensued regarding utilizing Edina’s Community Education program to offer classes focusing on the “care and feeding of older homes”. All agreed that would be an important step in fulfilling a major responsibility of the Heritage Preservation Board as set out in the city codes by “Encouraging the preservation, rehabilitation, restoration and reconstruction of significant heritage resources through public education.”

Consultant Vogel observed that the community education program would be the most effective way to get the preservation message out to the public. Member Rofidal observed that contractors and realtors would be an important audience to address. Brainstorming then ensued regarding the goals and objectives of such a program. All agreed they would come to the June meeting with suggestions of speakers and topics to consider.

MOTION & VOTE:

Member Kojetin made a motion that City Staff and the Board focus on providing public education options as a means of enhancing Edina’s cultural resource management. Member Fukuda seconded the motion. All voted aye. The motion carried.

IV. 2008 HERITAGE AWARD:

Chairman Rofidal announced that the 2008 Heritage Award will be awarded to Edina Morningside Community Church, 4201 Morningside Road, at the May 20th Council meeting. Rofidal encouraged members of the Board to attend the meeting in support of the plaque presentation by the Mayor to the church.

V. OTHER BUSINESS: None

VI. CORRESPONDENCE: None

VII. NEXT MEETING DATE: June 10, 2008

VIII. ADJOURNMENT 10:25 p.m.

**Respectfully submitted,
*Joyce Repya***

Minutes – May 13, 2008
Edina Heritage Preservation Board