

**MINUTES OF THE REGULAR MEETING OF THE
EDINA HERITAGE PRESERVATION BOARD
TUESDAY, AUGUST 12, 2008, AT 7:00 P.M.
EDINA CITY HALL – COMMUNITY ROOM
4801 WEST 50TH STREET**

MEMBERS PRESENT: Laura Benson, Vice Chairman, Bob Kojetin, Karen Ferrara, Lou Blemaster, and Arlene Forrest

MEMBERS ABSENT: Chris Rofidal, Connie Fukuda, and Jean Rehkamp Larson

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

OTHERS PRESENT: Robert Vogel, Heritage Preservation Consultant
Dan & Catherine Hollerman, 4512 Casco Ave.
Ryan Smolik, Kuhl Design Build
Steve Swaim, 4511 Edina Blvd.
Kathy Alexander, Alexander Design Group

I. APPROVAL OF THE MINUTES: June 10, 2008

Member Ferrara moved approval of the minutes from the June 10, 2008 meeting. Member Forrest seconded the motion. All voted aye. The motion carried.

II. COUNTRY CLUB DISTRICT :

A. Certificates of Appropriateness

1. H-08-8 4512 Casco Avenue – New Detached Garage & Changes to the Front Facade

Planner Repya explained that the subject property is located on the west side of the 4500 block of Casco Avenue. The existing home was constructed in 1938 and currently has a 2-stall, tandem detached garage, measuring 14' x 43' (602 sq. ft.) in area, and accessed by a driveway on the southerly side of the property.

The subject Certificate of Appropriateness request involves two projects that are subject to review:

1. Removal of existing detached garage and construction of a new detached garage
2. Revised front façade

1. New Detached Garage

The proposal includes the demolition of a 14' x 43' tandem, 2-stall detached garage that was constructed in 1969 and currently maintains a 1.5 foot setback from the side lot line; and the construction of a new, 576 square foot, 2-stall detached garage. The plan illustrates the new structure will maintain 6 foot setback from the rear (west) lot line, a 4 foot setback from the side (southerly) property line. A new curb cut will not be required since the proposed garage will utilize the existing driveway.

The design of the garage is proposed to compliment the architectural style of the home utilizing both lap and shake siding, a similar roof pitch, and wood trim and brackets in the gable area. All four elevations of the structure demonstrate an attention to detail with windows on the south and north elevations, windows and wood trim in the gable peak on the west elevation, and an overhead door, service door, and wood trim and brackets in the gable peak on the east elevation.

Ms. Repya pointed out that the height of the proposed garage is shown to be 16.5' at the highest peak. 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) was considered in the design of the garage, which meets the maximum height allowed when the heights of the adjacent detached garages were taken into consideration. The height at the mid-point of the gable is shown to be 12', and a height of 7' is provided at the eave line. The ridge line is shown to be 25.4' in length.

The maximum lot coverage allowed for the property is 30%. Construction of the proposed 576 sq. ft. garage will create a total lot coverage of 2%, within the limits allowed by city codes.

2. Revised Front Façade

Planner Repya explained that the changes to the front façade of the home include removing the front entry overhang that was added to the home sometime after 1960 or so, and replacing it with a gabled front entry canopy projecting 4.25 feet out from the front building wall. The gabled end will be open with vertical slats – the design complimenting the gable ends of the proposed garage.

In addition to the front entry, the project also includes the addition of a small shed roof with brackets at the eave line over the windows on the north and south sides of the front elevation.

Preservation Consultant Robert Vogel reviewed the subject plans and opined as follows:

Detached Garage - The existing detached garage lacks heritage preservation value and demolition does not represent an adverse effect on the historical significance of the property. The plans for the proposed new garage depict a structure that appears compatible in scale, building materials, and texture with the historic home. The design of the new garage meets the requirements of the Country Club District Plan of Treatment and the Secretary of the Interior's standards for rehabilitation applicable to construction of new detached garages.

Front Façade – The proposed alteration of the front entry to the home appears to preserve those portions of the façade which are most important to its historical and architectural values. Similar small entry porches or porticoes are common in the Country Club District, although in most instances they do not represent a distinctive stylistic feature in their own right. In the subject case, the original door opening and steps will be retained; the proposed new sidelight window and door treatment are appropriate to the property's Colonial Revival style; and the open-gable porch roof is also appropriate to the building's style.

The proposed shed-roof type dormers and small brackets are details of the Arts & Crafts movement; and consistent with the mixing of façade elements from different period styles common to the district and reflecting the standards and taste of the neighborhood.

Mr. Vogel concluded that the proposed plan addresses the original home and its environment with sensitivity. The new work will not destroy significant historic architectural details and if the addition, dormers, and porch were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

FINDINGS:

- The plans provided with subject request clearly illustrate the scale and scope of the project.
- The plans demonstrate design that abides by the requirements of the Country Club District Plan of Treatment and the Secretary of the Interior's standards for rehabilitation.
- The information provided supporting the subject Certificate of Appropriateness meets the requirements of the Zoning Ordinance and the Country Club District Plan of Treatment.

Planner Repya concluded that Staff recommends approval of the Certificate of Appropriateness for the new garage subject to:

- The plans presented.
- The condition that a year built (2008) plaque or sign is placed on the new detached garage as well as the addition to the home.

BOARD MEMBER COMMENTS:

Member Blemaster inquired about the materials proposed for the exterior.

Member Kojetin expressed concern about the changes proposed to the front façade – stating that the look of the home from the street will be changed.

Member Forrest observed that the proposed changes to the front façade will add a distinctively different arts and crafts element to the colonial architecture of the home. She added that the Plan of Treatment while providing guidance, also allows for homeowners to express creativity with their homes.

Member Ferrara stated that she liked the proposed plan – pointing out that many homes in the district are made up of a mixture of design elements. She added that the proposed changes to the front façade provide distinct features that are a vast improvement to the home.

Member Blemaster observed that the Board needed to be careful not redesign plans brought before them. She added that the question to ask is “Does it fit?” Ms. Blemaster concluded that she believed the design of the project was fitting for the neighborhood.

Consultant Vogel observed that the changes proposed with this project for both the front façade and new detached garage are fitting for the district, enhance the property, and will not detract from the historic integrity of the subject or neighboring properties.

APPLICANT COMMENTS:

Ryan Smolik, Kuhl Design Build, representing the homeowner clarified the materials to be used on the exterior of the home and new detached garage. He added that the intention of the proposed changes to the home and new detached garage are to enhance the historic integrity of the property within the context of the neighborhood.

MOTION & VOTE:

Following a brief discussion, Member Forrest moved approval of the Certificate of Appropriateness request subject to the plans presented and a year built sign or plaque be affixed to the garage. Member Ferrara seconded the motion. All voted aye. The motion carried.

2. H-08-11 4511 Edina Boulevard – New Detached Garage

Planner Repya explained that the subject property is located on the east side of the 4500 block of Edina Boulevard. The existing home was constructed in 1936 and currently has a 3-stall, single story/flat roof, attached garage, measuring approximately 757 sq. ft. in area, and accessed by a driveway on the south side of the property.

The subject Certificate of Appropriateness request involves removing the existing attached garage (757 sq. ft.), replacing it with a 467 sq. ft. kitchen addition, and building a new 650 sq. ft. detached garage in the southeast corner of the rear yard. The new garage is proposed to be set back three feet from the side and rear lot line and accessed by the existing driveway on the south side of the property. The new construction will maximize the 25% allowed lot coverage for the property with 2,250 sq. ft. for the home, and 650 sq. ft. for the detached garage.

Ms. Repya pointed out that the design of the garage is proposed to compliment the Tudor architectural style of the home utilizing both brick, stucco, wood trim and a slate roof. All four elevations of the structure demonstrate an attention to detail with wood trim and double hung windows in the gable of the front and rear elevations; carriage overhead doors and brick trim to match the house on the front elevation; windows, a service door, double hung windows, and a continuation of the brick trim on the north elevation; and three small windows on the south elevation.

The height of the proposed garage is shown to be 23' 9" at the highest peak. The new height requirement set out in the revised Plan of Treatment was considered in the design of the garage, which meets the maximum height allowed when the heights of the adjacent detached garages were taken into consideration. The height at the mid-point of the gable is shown to be 16' 4 3/8", and a height of 8' 4 3/8" is provided at the eave line. The ridge line is shown to be 26' 8" in length.

Ms. Repya added that the existing 757 sq. ft. attached garage is shown to be reduced by 290 sq. ft. to ensure that the maximum 25% allowed lot coverage is maintained with the addition of the proposed garage. The kitchen addition, which is not subject to the Certificate of Appropriateness review requires a 5.95 foot side yard setback variance from the Zoning Ordinance for continuing an existing non-conforming side yard setback on the north elevation, as well as to forgo the additional setback that would be required for the second story height of the addition. The Zoning Board of Appeals heard the variance request on August 7th and voted to approve the variance subject to the Heritage Preservation Board approval of the COA for the proposed garage.

Preservation Consultant Robert Vogel reviewed the subject plans and opined that the proposed new construction meets the requirements of the Country Club District Plan of Treatment. The plans show a building that is architecturally

compatible with the design, scale, materials and character of the Tudor style historic house and other nearby historic properties.

Given the vertical emphasis of the façade detailing, and the proportions of the house, Mr. Vogel observed that the proposed garage will not detract from the property's appearance or neighborhood aesthetics.

FINDINGS:

- The plans provided with subject request clearly illustrate the scale and scope of the project.
- The plans demonstrate design that abides by the requirements of the Country Club District Plan of Treatment and the Secretary of the Interior's standards for rehabilitation.
- The information provided supporting the subject Certificate of Appropriateness meets the requirements of the Zoning Ordinance and the Country Club District Plan of Treatment.

Planner Repya concluded that Staff recommends approval of the Certificate of Appropriateness for the new garage subject to:

- The plans presented.
- The condition that a year built (2008) plaque or sign is placed on the new detached garage.

BOARD MEMBER COMMENTS:

Member Forrest observed that it is important to consider the impact of massing the new structure will have on adjacent properties. She added that she liked the broken facades demonstrated in the design.

Member Kojetin asked if the adjacent neighbors had an opportunity to review the proposed plans - which they had.

Member Blemaster questioned the height of the garage, but added that she was pleased the neighbors have seen the plan and have no objections. Ms. Blemaster added that the design of the garage does compliment the Tudor style home.

HOMEOWNER COMMENTS:

Homeowner, David Swaim explained that the intention with the proposed plan is to construct a garage that compliments the home and enhances the property as well as the neighborhood.

Architect Kathy Alexander observed that the reason the garage is designed with a

14/12 pitch to the roof is to compliment the pitch of the home. She added that to have a lower pitch to the roof would create a structure that would appear out of place on the lot.

MOTION & VOTE:

Following a brief discussion, Member Blemaster moved approval of the Certificate of Appropriateness subject to the plans presented and a year built plaque or sign be affixed to the garage. Member Kojetin seconded the motion. All voted aye. The motion carried.

3. H-08-09 Browndale Bridge – Final Review of Rehabilitation

Planner Repya explained that the project to rehabilitate the Browndale Bridge was presented to the HPB for preliminary review on March 14, 2006 as well as during the landmark designation of the site in April 2007. In fact, the Plan of Treatment was written in consideration of the subject project. Since that time, the City Council has awarded the construction bids to bridge contractor, Landwehr Construction of St. Cloud, Minnesota.

The timing for rehabilitation of the bridge and dam is controlled by the flow of water in Minnehaha Creek. Due to the lack of rain over the past months, the flows on the creek are reduced necessitating the start of the project prior to receiving final approval from the HPB. Taking into consideration the positive response from the HPB during the preliminary review process, and the fact that the project is dictated by the flows on the creek, City Engineer, Wayne Houle with the support of the Planning staff authorized the contractor to start the project.

Ms. Repya pointed out the following findings to support approval of the project:

- The plans provided with subject request clearly illustrate the scale and scope of the project.
- The plans demonstrate design that abides by the requirements of the Browndale Bridge Plan of Treatment and the Secretary of the Interior's standards for rehabilitation.
- The information provided supporting the subject Certificate of Appropriateness meets the requirements of the Browndale Bridge Plan of Treatment.

Ms. Repya concluded that staff recommends approval of the Certificate of Appropriateness subject to:

- The plans presented.
- The condition that a year built (2008) plaque or sign is placed on the bridge.

City Engineer Houle provided the Board with an update on the bridge project. Board members complimented Engineer Houle and his staff on the care and attention to detail taken with this project.

Member Kojetin observed that the new railing is fashioned after the original, however he noticed that small cast iron rosettes were not replicated on the cross-sections, and asked if the rosettes could be added to the railings. Mr. Houle stated that the only drawback would be the cost involved. He added that he would have his staff research the rosettes and the possibility of the Minnehaha Creed Watershed District assisting with the funding.

MOTION & VOTE:

Following a brief discussion, Member Forrest moved approval of the final COA to rehabilitate the bridge, and to investigate adding the decorative rosettes to the cross-sections of the railing if it is cost effective. Member Kojetin seconded the motion. All voted aye. The motion carried.

4. H-08-10 4627 Browndale Avenue – Removal of a Gazebo Structure Built in 1995

Planner Repya explained that the subject project entailed demolition of a 20' x 20' accessory structure from the rear yard. The structure, built in 1995 as a ramada or gazebo, housed a hot tub. The homeowner requested removal of the structure to provide a more livable rear yard, and to reduce the impervious surface area on the property.

The plan also included a remodel of the bonus room over the garage and a redesigned lean-to shed in the rear of the garage – none of which require COA review from the Heritage Preservation Board. The 142 sq. ft. lean-to shed was shown to be removed and replaced with an 85 sq. ft. shed – a 57 sq. ft. reduction in floor area.

The subject plans demonstrated a 296 square foot reduction to the hardcover calculation for the property, which had been non-conforming at 26.3% (25% maximum allowed). The resulting project resulted in 23.5% lot coverage with a building footprint of 2,460 sq. ft.

FINDINGS:

- The subject accessory structure is a contemporary structure built in 1995, and not considered a historic resource on the property.
- Removal of the structure will reduce the impervious surface on the property.
- Removal of the structure will provide for a more livable rear yard.
- Removal of the structure reduces the lot coverage on the property from

- 2,756 sq. ft. – 26.3% (25% maximum allowed) to 2,460 sq. ft. – 23.5%.

ACTION TAKEN:

The Certificate of Appropriateness request was approved administratively subject to the following conditions:

1. Subject to the plans presented.
2. Supply a photo of the structure to be removed which will be added to the permanent file for the property.
3. No accessory structures will be constructed in the rear yard without going through the Certificate of Appropriateness process.

BOARD MEMBER DISCUSSION:

Board members briefly discussed the subject project and agreed that the administrative approval was appropriate. No further action was required.

B. COA – New Home Application Requirements

Planner Repya presented a proposed check list of requirements to explain the COA process for new home construction in the Country Club District. Board members made several suggestions and agreed that the document would aid in clarifying the process. No formal action was taken.

III. **PUBLIC COMMENT:** None

IV. **EDUCATION/LIBRARY INITIATIVE:** Continued Until September

V. **MORNINGSIDE BUNGALOWS:**

Consultant Vogel explained that as the Board addresses designating the Morningside bungalows on W. 44th Street, he would propose that rather than creating another landmark district, the Board consider a multiple-property designation with a single cover document and general plan of treatment for all the bungalows in Morningside. To take the multiple property approach, homes could be nominated and designated one at a time, as qualified and willing property owners come forward. He added that this approach is modeled on the National Register Multiple Property Documentation Form and it would be more efficient to implement than a historic district; and among other advantages, there would be no non-historic or non-contributing properties to deal with.

Mr. Vogel concluded that there are approximately 100 bungalows in Morningside, of which 15 - 25 would be eligible for the landmark designation under the multiple

property approach. He added that if the Board agreed, he could have the required documents ready to proceed this fall.

Board member agreed that the multiple property approach for designating the Morningside bungalows would be a great way to address the valuable and unique resources in the Morningside neighborhood. All agreed that they looked forward to proceeding with this project. No formal action was taken.

VI. **OTHER BUSINESS:** None

VII. **CORRESPONDENCE:**

2008 Minnesota Preservation Conference – Northfield, MN, September 19 – 20, 2008

Planner Repya reminded the Board that Edina is required to send at least one board member to the annual state conference to maintain the Certified Local Government status. The registration deadline is Friday, August 15th. Member Kojetin stated that he was planning to attend. Members Forrest and Ferrara offered to check their calendars and let Ms. Repya know if they will be able to join Mr. Kojetin.

IX. **NEXT MEETING DATE:** September 8, 2008 (MONDAY)

X. **ADJOURNMENT** 9:15 p.m.

Respectfully submitted,
Joyce Repya