



MINUTES
Regular Meeting of the Edina Heritage Preservation
Board
Tuesday, May 12, 2009, 7:00 PM
Edina City Hall Community Room
4801 West 50th Street

MEMBERS PRESENT:

Chair Chris Rofidal, Lou Blemaster, Connie Fukuda, Bob Kojetin, Robert Schwartzbauer and Elizabeth Montgomery

MEMBERS ABSENT:

Jean Rehkamp Larson and Joel Stegner

STAFF PRESENT:

Joyce Repya and Jackie Hoogenakker

OTHERS PRESENT:

Robert Vogel, HPB Consultant

I. APPROVAL OF THE MINUTES:

Member Kojetin moved approval of the meeting minutes from the April 14, 2009, meeting. Member Schwartzbauer seconded the motion. All voted aye; motion carried.

II. COUNTRY CLUB DISTRICT: Certificate of Appropriateness

A. H-09-5 4600 Wooddale Avenue – Construction of a new detached garage

Planner Presentation

Planner Repya informed the Board the subject property is located on the west side of the 4600 block of Wooddale Avenue. The existing home, and American

Colonial Revival style, was constructed in 1936 and currently has a 2-car attached garage accessed by a driveway on the north side of the property off of Bridge Street.

Planner Repya explained that the subject request involves building a new, 624 square foot detached garage in the southwest corner of the rear yard, and converting the existing 2-stall attached garage into living space. The plan illustrates the new structure will maintain 4.5 foot setback from the side (south) lot line; and 5 foot and 4.5 foot setbacks from the rear lot line at the north and south corners. The existing driveway is 19 feet in width. A new curb cut will be required from the Engineering Department for the new 24 foot wide proposed driveway off of Bridge Street.

The new 2-stall detached garage is proposed to measure 24' x 26' feet in area. The design of the structure is proposed to compliment the American Colonial Revival architectural style of the home with 9 inch clear cedar lap siding, dentil molding and corbels, and an asphalt shingled roof. Attention to detail with shuttered windows and doors is demonstrated on all four elevations.

The height of the proposed garage is shown to be 18' 11" at the highest peak. The maximum height requirement set out in the revised Plan of Treatment was considered in the design of the garage, which could have been as tall as 20.35 feet 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 13' 9", and a height of 9' 3" is provided at the eave line. The ridge line is shown to be 28' in length, and the roof is designed with an 8/12 pitch.

Planner Repya noted while not subject to Certificate of Appropriateness review, plans for the addition to the rear of the home have been included for the Board's information.

Consultant Vogel reviewed the plans and opined that the new detached garage appears to meet the Secretary of the Interior's standards for rehabilitation and the Country Club District Plan of Treatment with respect to new construction. Furthermore, it is compatible in scale, materials, size and texture with the historic house and adjacent properties.

Elaborating on the term "compatible", it means that a new structure is capable of existing alongside historic structures; and will not cause direct harm or damage to a heritage preservation resource. In the Country Club neighborhood, compatible infill construction results in buildings that do not change the scale and character of the district. At the same time, compatible new construction does not have to match or imitate historic construction, nor should new buildings be required to be hidden from public view in order to be considered appropriate.

Planner Repya concluded staff recommends approval of the Certificate of Appropriateness for the proposed new garage at the subject property. The following findings support the recommendation for approval:

- The plans provided with subject request clearly illustrate the scale and scope of the project.
- The proposed structure will compliment the architectural style of the home and not be detrimental to the adjacent historic structures.
- The information provided supporting the subject Certificate of Appropriateness meets the requirements of the Plan of Treatment and Zoning Ordinance

Conditions associated with the approval recommendation include:

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- Subject to the plans presented.
- The condition that a year built (2009) plaque or sign is placed on the new detached garage as well as the addition to the home.

Appearing for the Applicant

Keith and Barbara Wolf

Applicant Presentation

Mrs. Wolf submitted to the Board photos of current garages in the neighborhood, adding the proposed garage is comparable to new garages in the neighborhood.

Mr. Wolf explained that during the design process he went back and forth between a detached vs. attached garage and after careful consideration decided that a detached garage would work best. Mr. Wolf said the existing driveway has a grade change and the driveway can get very slippery during the winter months. Mr. Wolf added the proposal will address that issue along with maintaining the character of the house and optimal use of the yard.

Questions and Comments from the Board

Chair Rofidal questioned if the dentil moldings and corbels will carry over from the new garage to the addition. Mr. Wolf responded in the affirmative.

Chair Rofidal asked why the garage at 4602 Wooddale wasn't included. Mr. Wolf responded that garage wasn't included because of its contemporary style and that it didn't "fit" with the house.

A discussion ensued with regard to the plans presented. It was observed that the corbels were not included on the plans, pointing out the plans presented should be submitted in their final form. The discussion continued on whether these types of architectural details should be a concern of the HPB. After further

discussion it was agreed if the applicant is going to use architectural details they should be noted on the final plans.

Mrs. Wolf told the board they are also considering adding a cupula in the future and questioned if they add more architectural details (cupula, window boxes) would they need to appear before the HPB again. Planner Repya responded that would not be required.

Chair Rofidal said if the intent is to add a cupula in the future that intent could be noted in the motion. Chair Rofidal pointed out the importance of the streetscape, adding any efforts to enhance the new garage/addition should be noted on the plans.

Member Forrest said she also questions if the HPB should review the addition, pointing out the lot in question is a corner lot and the addition/remodel of the attached garage is “viewed” from the street.

Board Action

Member Forrest moved approval of the Certificate of Appropriateness based on staff findings and subject to staff conditions and the following additional conditions:

- **A single overhead door instead of the double door on the plan**
- **Corbels added to eave to match the house**
- **8” vs. 9” cedar siding**
- **The homeowners have the option of adding a cupula if they choose**

Member Fukuda seconded the motion. All voted aye; motion carried.

Member Schwartzbauer said he finds it interesting that detached garages are reviewed by the HPB but not additions. Member Schwartzbauer added he also thinks the HPB should review additions that impact the side street. Side street and front street should be viewed the same.

Consultant Vogel pointed out the intent of the Plan of Treatment is to allow the property owner some leeway. Consultant Vogel pointed out the District is what is significant not each house.

**B. H-09-6 4615 Wooddale Avenue, Edina, MN – change in siding
Materials from cedar lap to artisan lap (by James Hardie)**

Planner Presentation

Planner Repya informed the board the subject request involves a change in the siding for the new home building built at 4615 Wooddale Avenue. A final Certificate of Appropriateness for construction of a new home was approved on December 15, 2008 and was subject to the plans presented.

Currently, the proponent is requesting to change the exterior siding of the home from six inch exposure cedar siding to Artisan Lap which is a new flat fiber cement siding product by James Hardie.

Mr. Busyn has indicated that at the time the Heritage Preservation Board was considering the Certificate of Appropriateness for the new home, the Artisan Lap product was not available, thus six inch exposure cedar siding was proposed. However, the Artisan Lap siding which is now available is a superior product, and has the look of historic beveled lap siding while at the same time provides lower maintenance, better durability and enhanced fire safety.

Mr. Busyn reported the following key features of the Artisan Lap product:

- 5/8" thick lap for distinctively deep shadow lines
- A smooth clear surface like cedar lap
- Beveled on the back to lie flat
- 6" exposure
- Corners can be mitered, thus eliminating the need for corner caps
- Unique tongue and groove feature allows end joints to fit together tightly for precise fit and finish
- Exceptional strength for superior handling and advanced dimensional stability
- Resistant to fire, water damage, insects, harsh weather, and
- Low maintenance for lasting beauty

Consultant Vogel has observed that the Artisan Lap product meets the minimum requirements for new construction in historic districts as well as the Country Club District Plan of Treatment. The subject property is not an historic home; therefore the use of historic materials is not required. Furthermore, recent data shows that a majority of the historic district review commissions nation-wide allow such products to be used on infill construction in historic districts.

Mr. Vogel did express his disappointment that the "experiment" with the reconstruction of an historic house in the Country Club District appears to have been unsuccessful since the developer is unable to produce an authentic replica of a circa 1930's dwelling. He pointed out that the subject new house should be considered appropriate, but does not believe the Board should give further consideration to the idea that historic homes can be replicated, i.e., held to the Secretary of the Interior's standards for reconstruction (as opposed to

rehabilitation, which allows more contemporary versions of house forms as infill construction in historic districts.)

Planner Repya said staff concurs with Consultant's assertion that the Artisan Lap siding material would be deemed appropriate for this project considering that this home is in-fill construction and not an historic resource.

Planner Repya concluded that staff recommends approval of the Certificate of Appropriateness to replace the cedar lap siding with the James Hardie Artisan Lap dependent upon receipt of the historical and architectural documentation original required in the initial Certificate of Appropriateness for this project.

Findings supporting the approval recommendation include:

1. The subject home is considered in-fill construction, and no longer deemed an historic resource.
2. Artisan Lap siding meets the minimum standard for new construction in the District's Plan of Treatment.
3. Artisan Lap siding has the attributes of cedar siding with less maintenance and increased durability.

Appearing for the Applicant

Scott Busyn

Applicant Presentation

Mr. Busyn addressed the board and explained the product before them this evening is from James Hardie. Mr. Busyn displayed the product reporting that the product is now being commonly used instead of wood. Mr. Busyn said the thickness is 5/8" providing a beveled edge nail line that casts a distinctive shadow. Continuing, Mr. Busyn said the ends can be mitered so a clean corner can be achieved with no corner caps. Mr. Busyn said in his opinion this product will make the house appear more distinctive and in certain markets it's considered a step up from wood. Concluding, Mr. Busyn said supporters of sustainable housing advocate the use of this product.

Comments and Questions from the Board

Member Blemaster told board members she spoke with a contractor and he indicated to her that the product is very durable and a much thicker product than wood. The contractor also shared that cedar wood today isn't as good as it was

years ago because it isn't allowed to age. Member Blemaster concluded that the contractor also told her this type of product prevents insect infestation.

Member Kojetin asked Mr. Busyn if the Hardie board is more expensive. Mr. Busyn responded in the affirmative. Continuing, Mr. Busyn said this product won't shift, requires less maintenance and is a sustainable product.

Consultant Vogel explained what Mr. Busyn is proposing meets in-fill standards but does not meet reconstruction standards. Consultant Vogel said this type of product is fine when used on non-historic structures, but for historic structures, replace in kind means replace in kind. Consultant Vogel acknowledged the product is very durable and is considered a "green" material.

Board Action

Member Kojetin moved approval of the change in exterior building materials from cedar siding to James Hardie Artisan Lap. Member Blemaster seconded the motion.

Member Forrest expressed disappointment that natural wood isn't being used on this house, but acknowledged this type of material is something the industry is moving toward.

Chair Rofidal called for the vote. All voted aye; motion carried.

Consultant Vogel acknowledged receipt of Mr. Busyn's historical record for 4615 Wooddale adding the documentation of the architectural elements of the home is excellent.

III. PUBLIC COMMENT:

No public comment.

IV. JOINT MEETING WITH CITY COUNCIL: Feedback

Chair Rofidal apologized for not being able to attend the joint meeting and asked Members if they would share their comments/thoughts on the meeting. Member comments are as follows:

- Felt the City Council is greatly supportive of the board and believes the HPB are the "experts" on preservation.
- City Council would like the board to begin the review process for the Morningside area.
- Council Members expressed that they believe the board has a "back bone" and isn't afraid of saying "No" to achieve better results.

- The City Council asked how they could help the HPB.
- There was the mention that it appears the board spends much of their time dealing with the Country Club District.
- Board members were impressed that the City Council freely gives the HPB the authority to make changes, or suggestions to plans.
- Council Members reiterated the HPB is the expert, the authority on preservation.

Consultant Vogel stated it appeared to him the City Council was well prepared for the joint meeting. Consultant Vogel added some Council Members expressed surprise that some of the City's resources are being lost.

Further Discussion:

Member Kojetin said to him one of the biggest threats to the Country Club District is the razing of existing homes. Member Kojetin suggested that more teeth be put into the reasons to support the razing of a home in the district.

Planner Repya pointed out there are two more comtempory homes in the district with the real possibility that one day those two homes will be razed. Members agreed.

Member Forrest commented that she thinks another look should be given to corner lots –front street/side street. Member Forrest pointed out the districts east/west streets aren't alleys so maybe additions that impact the side streets should be reviewed and a COA issued if appropriate.

V. GOALS AND OBJECTIVES:

Planner Repya told the board the purpose of adopting annual goals and objectives is to establish priorities for dealing with special projects and other discretionary activities; they also provide handy benchmarks for use as performance measures. Generally, goals and objectives refer to activities for outcomes that are not mandated by city code section which deals with the responsibilities of the HPB. Ideally, the Board's stated goals and objectives should also dovetail with the work plan of the city staff liaison and consultant.

Planner Repya proposed that the Board start working on 2010 goals in January.

Planner Repya pointed out the following 2009 goals:

- 1) Begin work on multiple property study for Morningside bungalows.
- 2) Review the findings of the Minnehaha Creek and 44th & France historic resources surveys and issue findings of significance for preservation resources eligible for landmark designation.

Heritage Preservation Board

Minutes May 12, 2009

Page 9 of 10

- 3) Provide the Board with basic training in heritage preservation policies, practices, and procedures on a monthly basis.
- 4) Nominate at least one Morningside property for designation as an Edina Heritage Landmark.
- 5) One or more members attend the Minnesota Preservation Conference – September 17 – 18 in Chaska, MN.
- 6) Sponsor a public education/outreach event for the general public.

Chair Rofidal asked Consultant Vogel if people are still interested in the Mill Pond. Consultant Vogel responded there is an intense interest in the Mill Pond and the pond itself. Chair Rofidal asked if there has been any discussion on rebuilding the mill itself. Consultant Vogel responded in the affirmative.

The following were suggested for future goals and objectives:

- Compile a list or create a brochure of historic places (to bring pride to the community).
- Develop a continuing education course on the history of Edina (this would not only help realtors but others)
- Preservation Planning
- History Day – have a display or commemoration for exposure
- Work with the Planning Commission as Zoning Ordinance is updated relative to Heritage Preservation

Board Members suggested that # 6 of the 2009 Goals & Objectives be discussed at the June meeting if time permits.

Board Members suggested adding a seventh point to the 2009 Goals & Objectives. #7 would read: Work with the Planning Commission as the Zoning Ordinance is updated relative to heritage preservation.

Member Forrest moved to incorporate #7 into the Goals & Objectives for 2009. Member Kojetin seconded the motion. All voted aye; motion carried.

VI. COA PROCEDURE COMMITTEE REPORT:

Member Forrest said the COA procedures are scheduled to be available for final vote at the June 9th meeting.

VII. OTHER BUSINESS:

Member Repya reported that the Preservation Conference will be held on September 22, 2009.

VIII. CORRESPONDENCE:

Member Repya referenced a letter from Vicky Solimany regarding the project at 4602 Bruce Avenue.

IX. NEXT MEETING DATE:

June 9, 2009

X. ADJOURNMENT:

The meeting was adjourned at 9:25 PM

Submitted by