

**MINUTES OF THE REGULAR MEETING OF THE
EDINA HERITAGE PRESERVATION BOARD
TUESDAY, JULY 14, 2009, AT 7:00 PM
EDINA CITY HALL – COMMUNITY ROOM
4801 WEST 50TH STREET**

MEMBERS PRESENT: Chair Chris Rofidal, Arlene Forrest, Connie Fukuda,
Lou Blemaster, Bob Kojetin, Jean Rehkamp Larson,
Joel Stegner, and Elizabeth Montgomery

MEMBERS ABSENT: Bob Schwartzbauer

STAFF PRESENT: Joyce Repya, Associate Planner
Jackie Hoogenakker, Secretary

OTHERS PRESENT: Robert Vogel, HPB Consultant

I. APPROVAL OF THE MINUTES: June 9, 2009

II. CERTIFICATES OF APPROPRIATENESS: COUNTRY CLUB DISTRICT

**A. H-09-4 Dulas – 4609 Bruce Avenue
Construction of a new front entry portico**

Planner Repya explained that the subject request for a redesigned front entry was first heard by the HPB on April 14, 2009. At that time, the homeowner requested a continuance so they could address concerns expressed by the HPB with a revised design.

When reviewing the initial plan for the front entry portico in April, members of the HPB expressed the following concerns:

- The plan appeared to be more of a diagram and lacked detail.
- The roof peak was too high and bumped into the base of the window on the 2nd story.
- The pilasters on either side of the door were too chunky.
- The trim and millwork needed more thought.

Ms. Repya observed that the revised plan proposed at this time provides a detailed depiction of the new front entry portico, and addresses all of the concerns called out in the previous plan. The homeowner has identified the following improvements to the plan:

1. The height of the roof peak has been lowered and no longer touches the base of the 2nd story window.
2. Pilasters have been added on house wall behind columns.
3. A paneled wall around the door has been provided versus the previous fluted frame around the door.
4. A flat arch has been provided versus the previous inset arch.
5. A fanned panel has been provided versus the previous inset panel.

Recommendation & Findings:

Concluding, Ms. Repya stated that staff finds the revised plan submitted for the subject Certificate of Appropriateness application addresses the concerns expressed by the HPB at the April 14, 2009. Furthermore, the plan compliments the architectural style of the home. Approval of the Certificate of Appropriateness for the enlarged front entry portico is recommended subject to the plans presented dated June 22, 2009.

Ms. Repya added the following findings supporting the recommendation for approval:

- The plans provided with subject request clearly illustrate the scale and scope of the project and address the concerns expressed by the HPB at the April 14, 2009 meeting.
- The proposed changes to the front entry portico 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 Zoning Ordinance

Board Member Comments:

Member Rehkamp Larson announced that she would decline from participating in the discussion and vote since her firm designed the subject portico.

Member Blemaster commented that she felt the plan was excellent.

Member Fukuda agreed, adding that the revised plan was a huge improvement over the initial plan reviewed at the April meeting

Applicant Comments: Dan Dulas, 4609 Bruce Avenue

Property owner, Dan Dulas observed that he appreciated and understood the concerns expressed by the HPB over the initial plan reviewed in April, and feel that the new plan addresses those concerns. He added that the new design of the portico is a vast improvement over the previous plan, and he was quite pleased with the outcome.

Motion & Vote:

Member Forrest moved approval of the Certificate of Appropriateness to construct a new front entry portico subject to the plans presented dated June 22, 2009. Member Kojetin seconded the motion. All voted aye. The motion carried.

**B. H-09-7 Cochrane – 4611 Arden Avenue
Construction of a new detached garage and front portico**

Planner Repya explained that the subject property is located on the east side of the 4600 block of Arden Avenue. The existing home, an American Colonial Revival, was constructed in 1938 and currently has a 2-car attached garage accessed by a driveway on the south side of the property.

The subject request involves the construction of a new detached garage and the addition of a front entry portico.

Regarding the proposed detached garage, Ms. Repya explained that the new 624 square foot detached garage is planned for the south side of the rear yard, approximately 31 feet from the rear lot line and 4 feet from the south side lot line. Access to the garage will be obtained from the existing driveway which will not increase in size to accommodate the new structure. The plan proposes to remove the existing one story 440 square foot attached garage in the southeast corner of the home and replace it with an expansion to the patio and 14' x 10' mud room.

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 5.25 inch James Hardie Artisan lap siding, Azek (or similar) built up fascia molding, and an asphalt shingled roof to match the house. An 11 foot wide dormer is proposed on the west, street facing elevation. Attention to detail with windows and/or doors is demonstrated on all four elevations.

Ms. Repya pointed out that the height of the proposed garage is shown to be 18.8 feet at the highest peak, which is the maximum height allowed considering the heights of the surrounding detached garages. The height at the mid-point of the gable is shown to be 13.5', and a height of 8.16' is provided at the eave line. The ridge line is shown to be 24.75' in length, and the roof is designed with a 9/12 pitch (3/12 for the dormer).

The maximum lot coverage allowed for the property is 25%. The proposed plan will maximize the allowed lot coverage on the property to 24.7%

Addressing the front entry portico, Ms. Repya explained that the plans demonstrate a simple gable design with three columnar groupings paired with a

decorative lattice. The roof will project 30" from the wall of the home, and the entry stoop will project a total of 5 feet into the front yard. The materials proposed for the landing and stoop include a new clay brick stoop with NY bluestone landing/treads. The overall size and proportion are in keeping with similar front entries found in the neighborhood.

Upon review of the proposed plans, Preservation Consultant Robert Vogel observed that the design and materials of the proposed garage meet the applicable standards for rehabilitation and, in my opinion, satisfy the requirements of the district plan of treatment as they relate to new detached garages. Construction of new detached garages is appropriate in the Country Club District when the new work makes possible an efficient contemporary use of the property while preserving those features which are significant to its historical, architectural, and cultural values. He opined that the new garage will be compatible with the size, scale, mass, color and materials of the house, neighboring homes, and the district as a whole. It will not harm any historic feature that contributes to the heritage preservation value of the Country Club District. While there is no historical precedent for a Colonial Revival style two-car garage, the design of the new garage "matches" the architectural character of the house by incorporating details (lap siding, cornice returns, dormer and panel doors) ordinarily found on older homes. Overall, the project minimizes demolition of existing structural elements to a small portion on the rear elevation of the house; no historic character-defining features visible from the public right-of-way will be lost, obscured or damaged. I recommend approval of the COA with the usual stipulations.

Addressing the proposed new front entry portico, Mr. Vogel observed that he would interpret the design as new construction because it will not result in the removal or destruction of any historic structural element. (The plan of treatment explicitly exempts alteration of doors and windows from the COA requirement.) The proposed new front entry porch is consistent with period revival style architecture in general and porches are characteristic of homes built in the Country Club District between 1924 and 1944. Vogel pointed out that there is a long tradition of adding these kinds of entry porches to vernacular gable-front-and-wing plan houses in order to give them a more refined, "suburban" look--architectural historians have traced the origins of the movement as far back as the 1840s and the trend actually persisted in the Midwest until the 1930s. (Historically, porches began to disappear from new home construction in the late 1930s because of the newly created FHA and its policies that discouraged porches.) Providing that it meets setback requirements, I see no reason to deny a COA for the porch.

Recommendation & Findings:

Planner Repya concluded that she would recommend approval of the Certificate of Appropriateness for the proposed new garage and front entry portico 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 proposed projects.
- The proposed detached garage and front entry portico 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

Ms. Repya added the following conditions associated with the approval recommendation:

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

Board Member Comments:

Member Rehkamp Larson commented that she disagreed with Consultant Vogel's contention that the proposed portico would not destroy any historic structural elements of the home; pointing out that the portico will change character defining elements to the front entry of the home. That being said, she added that the portico is not inconsistent with new construction seen in the District.

Member Rehkamp Larson observed that she would like to have seen the full front elevation of the home with the proposed portico, rather than the partial front elevation that was provided. Board members agreed with Ms. Rehkamp Larson. Planner Repya stated that in the future, she would require a full elevation when applications for changes to street facing facades are presented.

Ms. Rehkamp Larson also questioned whether there was room for the trellis on the sides of the portico with only a 30" projection.

Member Rofidal commented that the proposed portico appears more ornate when compared to the design of the home.

Member Forrest asked if the pitch of the portico would match the house, and was told it would not. Ms. Forrest commented that the trellis work looked rather Victorian in nature. She concluded by adding that she was impressed that the portico would only be 30' deep.

Board members agreed that while they would have preferred more detailed plans for the portico, the plans provided for the new detached garage were clearly what they require.

Member Kojetin asked if the upstairs of the garage would be used for any living space. It was explained that the upstairs would have a wood floor and be used for storage.

Member Rehkamp Larson asked to clarify that while the subject portico plans may have been lacking by not providing a full front elevation, the plans did provide more detail than what was provided for the previous portico which had been held over from a previous meeting.

Applicant Comments: Steve Kuhl, Kuhl Design Build
Dan Murphy, Kuhl Design Build

Steve Kuhl explained that his firm provided the plans required by the Planning staff. He then showed the Board with a copy of the full front elevation that included the proposed portico.

Addressing the question about the trellis work, Mr. Kuhl explained that it is detail work that would not make or break the project. He added that the design of the portico at 30" deep met the desire of not wanting to add a large element to the front of the house that would look out of place.

Addressing the proposed garage, Mr. Kuhl explained that the north/south orientation of the roof was more beneficial to its design and better tied into the design of the home.

Neighborhood Comments:

John & Sharon Andresen, 4804 Maple Road

Mr. Andresen explained that he lived directly behind the subject property and was glad to see that the new garage is not proposed to be built in the far corner of the rear yard because drainage has been a problem on that lot for years.

Mr. Andresen asked if gutters and downspouts were proposed for the garage, and he was assured that they would be included. It was pointed out that since the garage setback is 31 feet from the rear lot line, some water may be deposited in that area, however it would be unlikely that any water runoff from the structure would compromise Mr. Andresen's property.

Dan Murphy, Kuhl Design Build further explained that the south side of the driveway will have a 4" built-up curb and water run-off from the garage will be forced west to the street.

Motion & Vote:

Member Kojetin moved to approve the Certificate of Appropriateness for the new

detached garage, however continue the request for the front entry portico to the next meeting when a full front elevation of the home is provided. The motion died due to lack of a second.

Member Stegner commented that he did not feel the applicant should be held responsible for a deficiency in the plans when they presented what Staff required of them.

Member Forrest agreed pointing out that although the plan was not provided in their packet information, the applicant did show the Board a front elevation of the home with the front entry portico. She added that she would be reluctant to delay the project that appears to have met the Plan of Treatment criteria.

Member Forrest moved Certificate of Appropriateness approval - H-09-07 for construction of a new detached garage and front entry portico based on staff findings and subject to staff conditions. Member Forrest added an additional condition: Final plan review of the front entry portico is left to the discretion of the planner. If the planner finds that the final plans deviate from the original plans and board discussion the plans are to be brought back to the board for further review. Member Bleumaster seconded the motion. Ayes; Fuduka, Rehkamp Larson, Stenger, Bleumaster, Montgomery, Forrest, Rofidal. Nays; Kojetin. Motion carried.

III. COMMUNITY COMMENT: None

IV. COA PROCEDURES FOR NEW HOMES: Finalize

A brief discussion ensued regarding the most current version of the COA procedures for new homes. Board members agreed that Member Forrest had done a stellar job in providing comprehensive information on both the requirements, but also the process associated with acquiring a COA for a new home in the Country Club District.

It was suggested that Planner Repya take the information and format it much like she did for the Plan of Treatment document. Ms. Repya agreed.

Member Stegner also suggested that when the Planner meets with a prospective applicant, that a complete sample application would be helpful to share. Board members agreed.

V. TRAINING: Historic Contexts

Continued until the August 11, 2009 meeting.

VI. HPB SECTION OF ZONING ORDINANCE: Planning Commission
Review July 29th

Chairman Rofidal reported that he received a request from the Planning Commission to attend their July 29th meeting to discuss the HPB section of the Zoning Ordinance that is currently undergoing review by the Commission. In preparation for that meeting, Chair Rofidal asked the HPB for issues with the HPB section of the Zoning Ordinance that they would like him to discuss on the 29th.

The following items were suggested for Chair Rofidal to share with the Planning Commission:

1. The 12 foot minimum driveway width in the Zoning Ordinance exceeds the widths of all the driveways in the Country Club District which average from 7 to 9 feet.
2. The side yard setback requirements preclude the construction of a Colonial style home in the Country Club District.
3. 850.20, Subd. 10. D. of the Zoning Ordinance sets out a 45 day time frame for the HPB to complete review of Certificate of Appropriateness applications. That time frame should be extended to 120 days.

VII. **OTHER BUSINESS:** None

VIII. **CORRESPONDENCE:** None

IX. **NEXT MEETING DATE:** August 11, 2009

X. **ADJOURNMENT:** 9:45 p.m.

Respectfully submitted

Joyce Repya