

**MINUTES OF THE REGULAR MEETING OF THE  
EDINA HERITAGE PRESERVATION BOARD  
TUESDAY, December 8, 2009, AT 7:00 PM  
EDINA CITY HALL – COMMUNITY ROOM  
4801 WEST 50<sup>TH</sup> STREET**

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

**MEMBERS ABSENT:** Bob Schwartzbauer and Joel Stegner

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

**OTHERS PRESENT:** Robert Vogel, HPB Consultant

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**I. APPROVAL OF THE MINUTES:** November 10, 2009

Member Kojetin moved approval of the minutes from the November 10, 2009 HPB meeting. Member Fukuda seconded the motion. All voted aye. The motion carried.

**II. MORNINGSIDE BUNGALOW STUDY: CLG Grant Update**

Consultant Vogel explained that the research phase of the bungalow study has continued with the City's Assessing Department providing information on each property in the Morningside neighborhood. By the first of the year there will be an outline of property types that will define what is and isn't a bungalow style home.

A brief discussion ensued regarding the history of Morningside. All agreed that they looked forward to learning more about the neighborhood through this intensive study. No formal action was taken.

**III. TRAINING:** Designation

Consultant Vogel explained that the designation of heritage landmark properties in the City of Edina is provided for in the Zoning Ordinance 850.20. The designation is an overlay zone that is added to the primary zoning designation for the property. It is this local designation that provides protection for the properties through guidelines established in a plan of treatment. Mr. Vogel pointed out that a National Register of Historic Places designation through the National Park

Service provides historic recognition for a property on the national level, however

the program does not provide measures for protection – the Park Service depends on the local jurisdiction to provide the protections.

Chair Rofidal observed that Edina's landmark designation program is voluntary, and initiated at the request of the property owner. He then asked if the voluntary nature of the program was common. Consultant Vogel explained that Edina's voluntary program is unique, however since cooperation from the property

owner is imperative for the success of a preservation program; it only makes sense that the designation not be forced on an unwilling party.

Mr. Vogel pointed out that Edina's preservation program has been designed to include from 20 to 50 designated properties; currently, eight individual sites and the Country Club District (including 550 homes), have received the overlay historic landmark designation. He added that the process to add the historic landmark designation to a property takes about five months from start to finish.

Responding to a question regarding the ongoing Morningside Bungalow Study, Mr. Vogel explained that the study will establish a template for designating Morningside's bungalow style homes in the future. Once the study has been completed (in mid-summer 2010), owners of Morningside bungalow style homes will potentially have the ability to request protection of their homes through the designation process.

A brief discussion ensued. No formal action was taken.

#### **IV. PUBLIC WORKS BUILDING, 5101 EDEN AVENUE: Small Area Plan**

Chairman Rofidal explained that he attended the Planning Commission on November 24<sup>th</sup>, at which time the Small Area Plan for the Eden Avenue Public Works Site was discussed. Rofidal reported to the Planning Commission that it might be a good idea to make sure the HPB has some representation in that process. Adding that when and if the building gets torn down adequate documentation of the site is undertaken from a preservation standpoint.

Member Forrest, who serves on the Planning Commission pointed out that the concept of a Small Area Plan was established to provide an opportunity for the public to weigh in on the significance and important elements of a potential project. It is a relatively new concept for Edina, and one that will provide more transparency and input from the public. Rofidal agreed adding that the process is proactive to ensure that the community is in the loop.

Consultant Vogel pointed out that it would be a good idea for the HPB to evaluate all public buildings to determine the significance of their sites before projects are

proposed. He added that the process which would not take that much time would provide sound baseline information in the event a project is proposed.

Chair Rofidal reported that the Planning Commission also discussed the following issues of interest to the HPB:

- Variance Process – Rofidal commented that there needs to be some clarification as to which comes first when a property needs both a COA
- and a variance. Currently, both boards are uncomfortable making a decision without information regarding the opinion of the other board.
- Driveway Width – It appears the Planning Commission is in favor of removing the driveway width minimum. They could not come up with any good reason why a minimum width would be imposed. They theorized that the “width” issue might have been written to address commercial properties, not residential.

Chair Rofidal added that at the end of the meeting, the owners of the “Sly Home” at 6128 Brookview asked him if the HPB was only responsible for the Country Club. He told them that the HPB oversaw all properties with the Heritage Landmark overlay designations. Rofidal added that while the Sly House was awarded the Heritage Award in 2008 for a basement that was sensitively added under the historic home; the owners have not requested Edina Heritage Landmark designation of the property.

#### **V. LEGACAY GRANT IDEAS:**

Consultant Vogel explained that the Minnesota Historical and Cultural Grants Program has earmarked approximately \$7 million in state "Art and Cultural Heritage" funding for history and historic preservation projects in 2010. The grants are available as "fast track" grants of \$7000 or less; "mid-size" grants of \$7001 to \$49,999; and large grants of over \$50,000. The fast track grants are awarded monthly, beginning in January; the cycle for mid-size and large grants has a pre-application deadline of March 8, with final applications due on April 12, 2010.

The following list of potential Legacy grant projects is based on previous Heritage Preservation Board discussions. No attempt has been made to prioritize the projects.

- Replace ramps and upgrade handicap accessibility at Frank Tupa Park (Minnehaha Grange Hall and Cahill School): fast track grant for development of plans & specifications, mid-size grant for construction
- Reconstruct the Edina Mill on Minnehaha Creek: fast track grants for development of concept plan, construction plans and specifications; large grant(s) for construction (project to be carried out in partnership with the Minnehaha Creek Watershed District)

- Thematic studies and surveys to delineate new historic contexts and document heritage preservation resources that are under-represented in existing inventories: fast track grants for Thematic Study of Heritage Resources Associated with Edina Women, Reconnaissance Survey of Postwar Architecture (1945-1975), Thematic Study of Residential Landscape Architecture and Gardening, Survey of Historic Properties in the West Minneapolis Heights, Sunny Slope, and White Oaks Neighborhoods, Intensive Survey of the Mill Pond and Cascade
- Edina Heritage Landmark designations: fast track grants for preparation of landmark designation documentation and plans of treatment for properties determined eligible by the HPB
- Local history research and publications: fast track and/or mid-size grants for neighborhood histories (Country Club, Morningside)
- Public education activities: fast track grants for heritage preservation workshops, community education classes, and training.

Mr. Vogel added that Legacy grant funds will be awarded through a competitive process. Mid-size and large grants will require some match (in-kind and/or cash).

In addition to the projects suggested by Mr. Vogel, the Board pointed out that Member Stegner's suggestion for a photographic snapshot of neighborhoods whereby residents are asked to provide a photograph of their family in front of their home would be a great project that would not require a lot of funding. Chair Rofidal added that it would make sense for the HPB to partner with the Historical Society for this project. Member Kojetin agreed to approach the Historical Society with the photographic project idea.

Member Kojetin advised the Board that he has been in conversation with the Minnehaha Creek Watershed District (MCWD) about rebuilding the mill at the original mill site next to the Browndale Bridge. Kojetin pointed out that the MCWD is interested in having a building that they could be used for educational purposes, and they have funds to put toward the project. The City Manager has been approached with the concept, and stated that he did not know how the City Council or the abutting neighbors would accept the project.

Consultant Vogel pointed out that the mill reconstruction project is very intriguing and would likely qualify for Legacy Grant funds; however there would be many issues to sort out.

Member Forrest stated that a project supporting public education through perhaps the Edina Community Education program would be a worthwhile use of funds and would meet the mission of the HPB. Board members agreed with Ms. Forrest.

A brief discussion ensued regarding the first project the Board would pursue with the Legacy Grant funds. All agreed that replacing the handicap accessibility ramp at the Cahill School and Grange Hall would be an excellent service to the community and an enhancement to the historic buildings. Consultant Vogel stated that he would begin work on the grant application, targeting January 2010 for submittal.

**VI. COMMUNITY COMMENT:**

- Jane Lonnquist – 4510 Drexel Avenue

Came to listen to the Board discussion. She explained that she submitted a petition signed by Country Club District neighbors asking the Board not to approve a potential removal of 4505 Arden Avenue from the listing of historic resources in the district, which could potentially lead to a demolition of the home.

Chair Rofidal clarified that in her petition letter, Lonnquist stated that the Board voted on the 4505 Arden Avenue property at the November meeting; however actually, Board members only provided their opinions.

- Joyce Mellom – 4506 Arden Avenue

Ms. Mellom stated that she faxed a petition to the Board late in the afternoon that addressed the threat of a tear down to the property at 4505 Arden Avenue. Planner Repya stated that she had not received the petition, but would check the fax in- box, and provide a copy to the Board at their next meeting.

**VII. OTHER BUSINESS: None**

**VII. CORRESPONDENCE:**

- Petition from Jane Lonnquist, 4510 Drexel Avenue regarding 4505 Arden Avenue.

**VIII. NEXT MEETING DATE: January 12, 2010**

**IX. ADJOURNMENT: 9:00 p.m.**

Respectfully submitted

*Joyce Repya*