

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

MEMBERS PRESENT: Chair Chris Rofidal, Arlene Forrest,
Bob Kojetin, Jean Rehkamp Larson, Joel Stegner,
Bob Schwartzbauer and Connie Fukuda

MEMBERS ABSENT: Lou Blemaster, and Elizabeth Montgomery

STAFF PRESENT: Joyce Repya, Associate Planner

OTHERS PRESENT: Robert Vogel, HPB Consultant

I. APPROVAL OF THE MINUTES: August 11, 2009

Member Stegner moved approval of the minutes from the August 11, 2009 HPB meeting. Member Forrest seconded the motion. All voted aye. The motion carried.

II. TRAINING: Identification and Surveys

Consultant Vogel explained that the survey and identification of historic resources occurs in two phases:

The first is the **reconnaissance phase** in which general information is gathered relative to the resource; information useful to characterize its resources and develop a basis for deciding how to organize more detailed survey efforts. A reconnaissance may involve one or all of the following activities:

***Windshield surveys** where one drives through an area noting the general distribution of buildings, structures and neighborhoods representing different architectural styles, periods, and modes of construction.

***Walkovers** or an archeological inspection to get a general idea of the archeological potential for a portion of the community.

***Aerial photographs**, historic and recent maps, city plans or reports, and other sources of information that provide a general

understanding of the community's intent for an area over time.

The second phase, which is much more laborious, involves an **intensive survey** of the historic resource. Such a survey involves detailed background research, and a thorough inspection and documentation of all historic properties in the subject area. This survey should produce all the information needed to evaluate historic properties and prepare an inventory.

Mr. Vogel pointed out that several intensive surveys have been conducted in Edina. In the late 1970's a survey of Edina's historic structures was conducted by William Scott and Jeffrey Hess, which culminated in the book "History and Architecture of Edina, Minnesota."

The largest survey was conducted in the Country Club District as part of the National Register of Historic Places application in 1980. Additionally, surveys can be found for all of the National Register and locally designated, Edina Heritage Landmark properties. Looking to the future, the next relevant area in the city to be studied, as identified in the Historic Context Study, is the West Minneapolis Heights neighborhood in the northwest quadrant of the City.

Mr. Vogel pointed out that it is very important when evaluating properties to be consistent, providing the same standardized information to include maps, aerial photographs, construction records, etc. Often, it can be challenging when some of the information simply never or no longer exists.

Board members asked how the upcoming Morningside Bungalow Study will differ from a survey. Mr. Vogel explained that there are approximately 700 homes in the Morningside neighborhood, of which there may be about 150 to 200 bungalows. The work of the study will be to identify the bungalow properties, determining consistent, defining characteristics. It is through this multiple property study that a template for identifying the bungalow properties will be created.

Mr. Vogel pointed out that the most active period of development in Morningside was from 1906 to 1930 which coincides with the era when the bungalow architectural style was the rage. He noted that this is also prior to the development of the Country Club District which while starting in 1925, did not pick up steam until the mid -1930's.

Mr. Vogel explained that when the bungalows were built in Morningside all the parts were available at the lumberyard; for the most part, the homes were not custom built. Board members agreed that they looked forward to finding out more about the Morningside bungalows. Mr. Vogel noted that the study of the Morningside neighborhood can not begin until after October 1st due to the provisions of the CLG grant that will be paying for a portion of the study.

Board members thanked Consultant Vogel for the training session on surveys and identifying historic resources. All agreed that the training sessions have provided good background information. No formal action was taken.

III. COMMUNITY COMMENT: None

IV. 2010 Budget:

Planner Repya reported that as the City plans for the 2010 budget, the Planning Department needs to reduce the funds spent on contractual services. It appears that the funds available to pay for Robert Vogel's consulting services will be reduced from \$12,000 in 2009 to \$10,000 in 2010.

The Planning staff has determined that in light of the 2010 work projected for the Heritage Preservation Board, which includes the continual review of Certificate of Appropriateness applications and the upcoming multiple property study for the Morningside neighborhood, Mr. Vogel's time should be spent in a research and advisory capacity.

Mr. Vogel agrees that a way to reduce his costs would be for him not to attend the monthly meetings of the HPB (unless warranted by the Morningside study), or periodic meetings of the Planning commission and City Council.

A brief discussion ensued regarding Mr. Vogel's services to the HPB. Mr. Vogel agreed to provide an amended proposal for 2010 services that would reflect the reduced funds available. No formal action was taken.

V. MN HISTORIC PRESERVATION CONFERENCE – SEPT. 17 & 18, 2009:

Planner Repya was pleased to announce that the Minnesota Historical Society has awarded Edina a CLG scholarship grant to cover the costs for two HPB members (Kojetin and Forrest) to attend the State Preservation Workshop at the Minnesota Arboretum. The total costs of admission (\$90 per person) and travel will be covered by the grant. Board members agreed that was good news and thanked Members Kojetin and Forrest for representing them at the conference.

VI. OTHER BUSINESS:

A. Tour – 4615 Wooddale Avenue

Planner Repya reported that Scott Busyn of Great Neighborhood Homes has invited the HPB to tour the new home at 4615 Wooddale Avenue which will be a part of the Parade of Homes open house from September 10 to October 4th. Mr.

Busyn asked that the Board choose a time/day, preferably in the morning when the home is not open to the public.

Following a brief discussion, the Board agreed that Friday, October 2nd at 10:00 a.m. would work best for the majority. All agreed that it was generous of Mr. Busyn to offer the tour, pointing out that they were anxious to see the results of their COA review last December. Planner Repya agreed to report back to Mr. Busyn. No formal action was taken.

B. HPB Meeting Procedures

Chairman Rofidal thanked the Board for their input on the survey he conducted regarding the meeting procedures, and provided a breakdown of suggested policies which address their responses.

Rofidal's policies included procedures during the meeting; adherence to the agenda; and guidelines to help with time management. The Board thanked Chair Rofidal for his work on the procedures and agreed that they will assist in the professional manner in which they conduct their business.

C. Nine Mile Creek – Follow up

Chairman Rofidal explained that at the August meeting he reported that several neighbors along Nine Mile Creek had approached him regarding the historic significance of the creek in light of the Three Rivers Park District's bike path proposal. Since that time, he has learned that currently, this is not an issue for the HPB. The Three Rivers Park District is undertaking an environmental assessment of the creek (an EAW) at the request of the City Council. Part of the EAW includes an evaluation of the historic significance of the area for which the Park District is responsible.

VII. CORRESPONDENCE:

- **Letter from Dan Murphy, Kuhl Design Build**

Chairman Rofidal explained that he received a letter from Dan Murphy, CFO of Kuhl Design & Build, LLC. In his letter, Mr. Murphy relayed his frustration with the COA process he experienced at the August HPB meeting when he represented his client at 4611 Arden Avenue (new detached garage and front entry portico). Summarizing the letter, Chair Rofidal stated that Mr. Murphy sensed a lack of clarity among the board members as to their essential mission; citing that questions were asked of him that, as he saw it, were irrelevant to the COA purview of the project.

Chair Rofidal and Planner Repya met with Mr. Murphy to discuss his concerns and explain the mission on the HPB with the COA process. After the meeting,

Mr. Murphy stated that he better understood the mission of the Board and expressed his appreciation for the work of the HPB.

Board members discussed Mr. Murphy's letter. Member Stegner observed that the HPB represents a wide variety of expertise, and it is important to have a clear sense of the parameters of their responsibilities. It was agreed that when the Board detours to discussions that are not relevant to the issue at hand, the meetings become unnecessarily prolonged. Board members observed that keeping to task - not being sidetracked by irrelevant discussion would be an important addition to the meeting procedures discussed earlier in the meeting. No formal action was taken.

VIII. NEXT MEETING DATE: October 13, 2009

IX. ADJOURNMENT: 8:25 p.m.

Respectfully submitted

Joyce Repya