



**MINUTES**  
**Regular Meeting of the**  
**Heritage Preservation Board**  
**Tuesday, November 9, 2010, 7:00 PM**  
**Edina Community Room**  
**4801 50<sup>th</sup> Street West**

**MEMBERS PRESENT:** Chair Joel Stegner, Chris Rofidal, Jean Rehkamp Larson, Bob Schwartzbauer, Arlene Forrest, Claudia Carr, Colleen Curran, Katherine McLellan,

**MEMBERS ABSENT:** Ross Davis, and Lauren Thorson

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

**OTHERS PRESENT:** Robert Vogel, Heritage Preservation Consultant

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**I. APPROVAL OF THE MINUTES:** October 12, 2010

Member Rofidal moved approval of the minutes from the October 12, 2010 meeting. Member Curran seconded the motion. All voted aye. The motion carried.

**II. COUNTRY CLUB DISTRICT: Certificates of Appropriateness (COA)**

- A. **H-10-04 4501 Casco Avenue** – Remove a detached garage and build an addition with an attached garage

Continued until the December 14<sup>th</sup> HPB meeting at the request of the applicant.

- B. **H-10-06 4901 Sunnyside Road** – Demolish existing home and construct a new home

**Staff Report**

**Planner Repya** explained that the subject property is located on the south side of the 4900 block of Sunnyside Road, abutting Minnehaha Creek. The existing home is a Ranch style with a walk-out basement constructed in 1948. A 2-stall front loading attached garage is located on the east side of the home.

The COA request involves demolishing the existing home with the intention of building a new home with attached garage that meets the district's plan of treatment criteria. The existing home is not classified as an historic resource since it was constructed after the District's period of significance (1924 – 1944), thus its demolition is not an issue; however the construction of a replacement home is subject to the HPB review and approval.

The proposed replacement home is a 2 story, with an attached 2-car garage accessed from a new driveway on the west side of the property. The applicant has not identified the

home as a specific historic architectural style, however demonstrated attention to detail by incorporating design elements found on historic homes in the Country Club District and particularly along Sunnyside Road.

The proposed height of the home at the peak is 29'6", consistent with the heights of the adjacent homes which measure 28'10" to the east and 29'6" to the west. A rendering of the streetscape was been provided depicting the proposed home and the two adjacent homes. The plans also demonstrated side yard setbacks of 10' to the east, and 5' to the west.

The exterior materials proposed for the home include Hardi-board or cedar shakes on the exterior walls; trim bands; fascia and soffit, cedar brackets and gable finials; stone wing walls and trim; and asphalt or cedar shingles.

Ms Repya pointed out that the proponent has contacted neighboring residents, and City notices were mailed to all property owners from 4600 – 4902 Sunnyside Road. Several neighbors came into the city offices to review the plans, and all were pleased with what they saw.

**Consultant Robert Vogel** reviewed the subject plans and observed that the new home would meet the design review guidelines for new construction in the district plan of treatment. Mr. Vogel pointed out this part of the Country Club District encompasses a wide variety of house types and styles—historically, the western portion of Sunnyside Road has always been the most architecturally eclectic sub-neighborhood in the district—and the design of the proposed new house appears to be sensitive to the streetscape, which is distinguishable from the rest of the district by the size, scale, orientation and massing of the houses. Most importantly, the design of the new house is a mix of traditional and contemporary elements, but it does not create an earlier appearance, meaning, it is not a modern house pretending to be an old house.

Mr. Vogel recommended that the applicant provide the HPB with an architectural recordation of the existing home prior to demolition. The documentation (consisting of digital photographs, line drawings of the floor plan and principal elevation, and a brief written description of the house and its known history) would provide the city with a body of information that could be useful for research purposes and in educating the public about the physical history of the district.

Planner Repya reminded the Board that the review process for the replacement of a non-historic resource home in the Country Club District entails a 2-step process. The plans currently under consideration fulfill the first step. Ms. Repya concluded that she recommended the HPB provide the applicant with feedback on the proposed plans, identifying any desired changes. The applicant will then take into consideration the information received when drafting final plans to be presented for approval at the December 14, 2010 HPB meeting.

### **Applicant Comments**

**Andy Porter, 4010 Grimes Avenue, Refined LLC** explained that his company purchased the subject home from the estate of a long time resident. The plans under consideration are not for speculation, but specific to the wishes of a buyer, Mr. Jason Conway. Mr. Porter shared the challenges he encountered when designing a new home on the property, stressing that he believes that the proposed home is compatible with its surroundings and will be an asset to the neighborhood.

Responding to questions regarding the home's exterior materials, Mr. Porter stated that he intends to bring a material board to the December meeting, however they are proposing cedar shakes for the exterior cladding with stone accents not unlike that used for City Hall; Hardi board for the soffit/fascia and accents; and they would like the ability to choose between asphalt shingles or cedar shakes depending on the ultimate budget. He added that the color scheme will be a bluish grey with white trim.

A brief discussion ensued between the Board and Mr. Porter in which he clarified details of the design.

### **Neighborhood Comments**

**Arthur Brown, 4908 Sunnyside Road** shared reflections of the Leonard Nelson the previous owner of the subject property.

### **Board Member Comments**

**Member Rehkamp Larson** stated that she thought the proposed plan was great, with the mass and scale compatible with the surrounding homes.

**Member Forrest** shared that she too liked the plan and stated that she would be in favor of allowing the option of either a cedar shake or asphalt shingle roof. The general consensus of the Board agreed with Ms. Forrest.

**Chair Stegner** summarized the reflections shared by the Board, noting that no changes to the proposed plan had been recommended. Mr. Stegner commended Mr. Porter for the attention to detail with the proposed plan and stated that the Board looked forward to reviewing the final proposal at the December meeting. No formal action was taken.

### **III. MORNINGSIDE BUNGALOW STUDY: Establish goals and timeline**

Planner Repya explained that now that the Morningside Bungalow Study has been completed, the HPB needs to prepare the information for a presentation to the Morningside neighborhood and ultimately for placement on the City's website. Recognizing that the board found the study to be full of valuable information, but heavy on text and in need of more photos and graphics, Ms. Repya shared information she found on the City of Chicago's bungalow districts. Board members agreed that the

Morningside bungalow information could be presented in much the same format as Chicago's.

A general discussion ensued among the Board regarding the elements they would like to see in the presentation. Member Curran offered to write an executive summary of the study, and Member Carr volunteered to organize the study into a format similar to that used by Chicago. Planner Repya agreed to work with Members Curran and Carr, providing any information or research they may need.

Discussion ensued regarding the best time to present the information to the neighborhood. It was agreed that sometime after January 1<sup>st</sup> would probably work best for the public. Planner Repya stated that she would contact Helen Burke, the Morningside resident that accompanied the HPB on the tour last summer who has expressed an interest in helping coordinate the neighborhood presentation. Board members agreed that it would be most helpful to have a Morningside representative included in planning the presentation.

Discussing the landmark designation of bungalows in Morningside, several board members wondered how many properties could be designated at time - asking what would happen if there was a rush of applications? Consultant Vogel assured the Board that the designations of the Morningside bungalows would be on a first come first served basis, with the ability of designating 3 or 4 properties per year. Mr. Vogel added that such a timeline is typical for communities with historic landmark programs.

Concern was raised as to how the additional work of designating properties in Morningside would fit into the budget established for heritage preservation. Mr. Vogel pointed out that there are small Legacy Grant funds provided by the State Historic Preservation Office for CLG cities such as Edina. These smaller grants are awarded on a monthly basis with no community match required. Board members agreed those funds would be helpful to meeting their designation goals.

Following a brief discussion, board members agreed that they looked forward to continuing the work of preparing the Morningside bungalow study presentation at the December meeting. No formal action was taken.

**IV. COMMUNITY COMMENT: None**

**V. 2010 GOALS & OBJECTIVES: Review Accomplishments**

Board members reviewed the goals and objectives targeted for 2010 to determine what tasks needed to be completed, or carried over to 2011. Of the fifteen goals identified, it was determined the following six goals remain to be completed:

1. Apply for Legacy Grant funds for accessibility improvements to the Cahill School and Grange Hall; *continue in 2011*

2. Explore potential Edina civic organization support for heritage preservation; *continue in 2011*
3. Provide walking tours of the Country Club District, Morningside neighborhood, and the city at large on the website; *work ongoing – continue in 2011*
4. Document city and school district properties on Eden Avenue; *explore completing in 2010*
5. Nominate at least one property for heritage landmark designation; *begin notification of the process and benefits to at least 2 identified property owners.*

Discussion ensued regarding the desire to begin process of designating at least two single family homes which have been identified as eligible since the 1980 property survey of the city. Robert Vogel explained that the nomination information has been prepared for the Leeskov house at 4410 Curve Avenue and the Skone House at 4311 Eton Place. The board agreed that it would make sense to begin with those homes. Planner Repya agreed to compile the history of those properties and submit that information to the homeowners with the offer to pursue landmark designations.

Continuing the discussion on designating landmark properties, the board also expressed an interest in pursuing the designation of the Wooddale bridge crossing Minnehaha Creek at Wooddale Avenue, just south of W. 50<sup>th</sup> Street. Consultant Vogel explained that the last word on this potential designation was from the City Engineer, Wayne Houle who was in the process of evaluating the structure. Planner Repya agreed to contact Mr. Houle regarding the potential for designating the bridge.

Chair Stegner summarized that over all, the Board has done a good job of tackling the work plan for 2010. To continue the evaluation, he asked Ms. Repya to ensure that the 2010 - 2011 work plan be part of the agenda for the December meeting. No formal action was taken.

**VI. OTHER BUSINESS:**

**1. League of Women Voters Reception for New City Manager, Scott Neal**  
Member Rofidal reminded the Board that the League of Women Voters of Edina is hosting a reception to on Monday, November 15<sup>th</sup> from 6:00 – 8:00 p.m. at Edina City Hall, to introduce Scott Neal, the new City Manager. He pointed out that the public invited, and he encouraged his fellow board members to attend.

**VII. CORRESPONDENCE:** None

**VIII. NEXT MEETING DATE:** December 14, 2010

**IX. ADJOURNMENT:** The meeting adjourned at 9:10 PM

**Respectfully submitted,**

*Joyce Repya*