



MINUTES
Regular Meeting of the
Heritage Preservation Board
Tuesday, April 13, 2010, 7:00 PM
Edina Community Room
4801 50th Street West

MEMBERS PRESENT: Chair Joel Stegner, Chris Rofidal, Arlene Forrest, Bob Schwarzbauer, Claudia Carr, Jean Rehkamp Larson, Ross Davis, and Elizabeth Montgomery

MEMBERS ABSENT: Colleen Curran

STAFF PRESENT: Joyce Repya, Associate Planner

I. APPROVAL OF THE MINUTES: March 9, 2010

Member Schwartzbauer moved approval of the minutes from the March 9, 2010 meeting. Member Davis seconded the motion. All voted aye. The motion carried.

II. CERTIFICATES OF APPROPRIATENESS: Procedures for Changes

Planner Repya reminded the Board that at the March meeting they had discussed several approaches to dealing with changes to a project that had previously been approved through the Certificate of Appropriateness process. The Board asked Staff to research the best approach to address the changes within the provisions of the City Code.

Ms. Repya reported that she and Planning Director Teague agreed it would make sense to have the procedures adopted by the Heritage Preservation Board be consistent with the procedures used by the Planning Commission and City Council when they are confronted with a change to a previously approved plan. Ms. Repya provided the Board with the following approach for consideration:

1. If an applicant proposes a change to plans previously approved for a Certificate of Appropriateness, a minimum of ten days prior to the regular meeting of the HPB they shall submit a letter explaining the proposed change along with a revised plan. (No fee will be charged at this time.)
2. A notice will be sent to the same neighbors that were notified of the initial COA, advising them that a proposed change to the previously approved plan will be considered by the HPB.

3. At the HPB meeting, the applicant will present the proposed change to the COA plan previously approved.

After considering the proposed change, the Heritage Preservation Board may:

1. Approve the proposed change to the plan,
2. Deny the proposed change to the plan; or
3. Determine that the change is significant enough to warrant a new Certificate of Appropriateness application, which would start the process over. (A new fee would be charged.)

Board members briefly discussed the proposed procedures presented by Planner Repya, agreeing that they liked the consistency with the practices of the Planning Commission and City Council. Member Schwartzbauer moved approval of the procedures as proposed by Planner Repya. Member Rehkamp Larson seconded the motion. All voted aye. The motion carried.

III. COMMUNITY COMMENT:

Bob Kojetin, 5016 William Avenue

Mr. Kojetin thanked the Board for the Resolution of Appreciation he received as an outgoing member of the Heritage Preservation Board, stating that he thoroughly enjoyed the time spent serving the HPB. Mr. Kojetin added that he will continue to attend meetings as an observer representing the Edina Historical Society.

Mr. Kojetin added that several projects he is interested in pursuing with Legacy Grant funds, with hopes the HPB will agree, include building a replica mill on the Edina Mill site; and reconfiguring the handicap accessibility to the Cahill School and Grange Hall at Tupa Park.

Board members discussed ways in which the Historical Society could be kept abreast of the activities of the HPB. Planner Repya pointed out that minutes from the HPB meetings are available on the City's website once they have been approved. Planner Repya agreed to see if likewise, minutes from the Historical Society's meetings might not be available to the HPB.

IV. 2010 HERITAGE AWARD:

Planner Repya presented a nomination for the Heritage Award for the home of Peter and Sandy Cochrane at 4611 Arden Avenue. She reminded the Board that they had approved a Certificate of Appropriateness for a new detached garage and front entry portico at the property in July 2009.

Board members commented that the project is a very good example of how the Certificate of Appropriateness process is working in the Historic Country Club District. The project was designed to protect and enhance the historic integrity of the American Colonial home while at the same time, provide for 21st Century livability.

Member Schwartzbauer and Davis expressed concern regarding a contractor benefitting from the Heritage Award. Member Forrest observed that there will always be a contractor involved with a project. As in this case, the homeowner had a vision for the property which the contractor fulfilled.

Discussion ensued regarding to whom the award was being presented. Planner Repya explained that the homeowner's were being nominated, however the project was a team effort with the designer/contractor, Kuhl Design Build carrying out the Cochrane's vision for their home.

Following a brief discussion, Member Carr moved that the Peter & Sandy Cochrane, 4611 Arden Avenue receive the 2010 Edina Heritage Award. Member Forrest seconded the motion. Members Rofidal, Rehkamp Larson, Carr, Stegner, and Forrest voted aye. Members Schwartzbauer and Davis voted nay. The motion carried.

V. 2010 GOALS & OBJECTIVES:

Chairman Stegner explained that defining and understanding the goals and objectives is an important function of the Board, thus he had asked all members to take the 10 goals and objectives that were suggested at the March meeting and choose their top 3; choose one to delete; and add one new objective. Board members were instructed to return their suggestions to Planner Repya who would have the results available tonight.

Results of the suggestions proved that the top 3 goals were those that led the original list:

- 1) Complete the Morningside Bungalows multiple property study.
- 2) Start work on the CLG grant-funded thematic study of heritage resources associated with Edina women.
- 3) Revise and update the heritage preservation information on the city website.

The recommended goals to delete were varied with no item receiving more than one vote.

Board members recommended the following additional goals:

1. Identify architecturally and culturally significant buildings representing each decade of Edina history, creating a history and photographic record for each. "Architecturally Significant" – Architect designed buildings that represent the best design of a decade. "Culturally Significant" – Representative buildings in various categories – school, church, store, single family housing, and multiple housing units.

2. Develop a calendar of activities/decisions for the Board, so that we all know when we are going to have our first discussion about awards, first discussion about May Historic Preservation Month, etc., and when those are to be implemented.
3. Create awareness of Edina Heritage Resources through such activities and events as volunteers speaking at local schools and Edina City Hall, creating Heritage Preservation tours and walks in Edina, perhaps historic preservation committees or associations from other cities to speak to our Board. This concept of creating awareness is similar to the current goal of sponsoring preservation month in May, but is much broader in scope and not limited to one month. It also incorporates the updating of our website.
4. Provide a "Bungalow Tour", and explore ways to create more general public awareness of the unique properties in the District and their significance to the Community.

Discussion ensued regarding the exercise in evaluating and defining goals. Chairman Stegner observed that some of the items were goals and others objectives to fulfill the goals. He suggested that the goals fall within five categories:

1. Review Projects (COA's, etc.)
2. Research (CLG Grants)
3. Educational Activities (Preservation Month – Heritage Award; Conferences)
4. Communication (HPB's website presence)
5. Funding (Legacy & CLG Grants)

Board members agreed that the 10 goals and objectives suggested fell well within the five categories; furthermore, the classification of the goals would be helpful in evaluating the work of the HPB.

Chairman Stegner offered to provide an organizational structure for the goals and objectives for the Board to refine at the May meeting. Board members agreed that would be a very good idea. No formal action was taken.

VI. CLG GRANT "WOMEN OF EDINA": Approved

Planner Repya reported that the Minnesota Historical Society has approved a \$5,000 matching grant request for a thematic study of heritage resources associated with Edina women. The MHS Grants Office will prepare the CLG Grant Agreement for the project which will be presented to the City Council once received.

A general discussion ensued in which the Board expressed their pleasure with the news; noting that the project will address several of the HPB's goals surrounding

research and education. It was suggested that the local women's organizations have an opportunity to contribute to this study. No formal action was taken.

VII. CLG GRANT "MORNINGSIDE BUNGALOW STUDY": Update

Board members received a report from Consultant Vogel which outlined the progress to date on the Morningside Bungalow Study. The report explained the research undertaken thus far. Analysis of the historical data is ongoing, and broad patterns and stages in local history relating to the Morningside Bungalow are becoming apparent.

Vogel reported that as the project enters its middle phase, the tasks will shift away from basic research toward preparation of a written narrative of the relevant historic contexts, description of bungalow subtypes and their historic significance, and landmark eligibility requirements.

To ensure public participation, Vogel proposes a future community outreach activity event. Once the grant report is complete and presented to the State Historic Preservation Office (end of July), the HPB will be ready to make a presentation to the owners of Morningside bungalows, to provide results of the study and to identify individual properties which qualify for designation under established criteria.

Board members briefly discussed Mr. Vogel's report. All agreed that they would appreciate a walking tour of the neighborhood to get a first hand view of the study area. It was suggested that in addition to the residents of Morningside, outreach include realtors who specialize in the Morningside neighborhood. No formal action was taken.

VIII. OTHER BUSINESS:

A. Small Area Study – Public Works Garage, Eden Avenue

Member Rofidal reported that he represents the Heritage Preservation Board on a committee that has undertaken a small area study of the soon to be vacated Public Works Garage on Eden Avenue. Rofidal explained that through this process, a vision will be formulated for the entire Grandview district. The process has been compacted in to numerous meetings over a three week period; after which a report will be presented to the City Council.

Board members discussed the small area study process. Mr. Rofidal explained that thus far there have been exchanges of ideas as to the best use of the PW building as well as the future of the surrounding properties. Moving forward, the committee will engage in design exercises with the assistance of Planning Commission members as

well as professional designers. He added that if it is determined that the PW garage should be torn down, it is important that prior to demolition the building is photographed and well documented. Rofidal promised to keep the Board advised on the status of the project. No formal action was taken.

- IX. **CORRESPONDENCE:** None

- X. **NEXT MEETING DATE:** May 11, 2010

- XI. **ADJOURNMENT:** The meeting adjourned at 9:05 PM

Respectfully submitted,

Joyce Repya