



MINUTES
Regular Meeting of the
Heritage Preservation Board
Monday, August 9, 2010, 7:00 PM
Edina Community Room
4801 50th Street West

MEMBERS PRESENT: Chair Joel Stegner, Chris Rofidal, Ross Davis, Bob Schwartzbauer, Arlene Forrest and Elizabeth Montgomery

MEMBERS ABSENT: Jean Rehkamp Larson, Claudia Carr, and Colleen Curran

STAFF PRESENT: Joyce Repya, Associate Planner

I. APPROVAL OF THE MINUTES: May 11, 2010

Member Davis moved approval of the minutes from the May 11, 2010 meeting. Member Schwartzbauer seconded the motion. All voted aye. The motion carried.

II. COUNTRY CLUB DISTRICT: Certificate of Appropriateness

A. H-10-03 4623 Bruce Avenue - New Detached Garage

Planner Repya explained that the subject property is located on the east side of the 4600 block of Bruce Avenue. The existing home was constructed in 1927 and currently has a 3-car detached garage accessed by a driveway on the north side of the property.

Ms. Repya pointed out that the home has the original 1927 footprint of 835 square feet while the detached garage is almost as large at 794 square feet. It is the homeowner's desire to increase the livability of their home by adding a 666.5 square foot addition to the rear. In order to comply with maximum 30% lot coverage requirement, the large detached garage will be removed to be replaced by the proposed 484 square foot structure moved to the northeast corner of the yard which will also provide a more livable back yard space.

The plans propose to demolish the existing 3-stall garage in the southeast corner of the rear yard and building a new, 484 square foot detached 2-stall garage in the northeast corner. The plan illustrates the new structure will maintain appropriate setbacks, and will be compatible in size, scale, and texture with the historic Tudor Revival style house and with other historic homes in the district. Attention to detail is provided on the south, east and west elevations. The undecorated north wall is partially screened by the fence that runs along the south property line. The clipped or "jerkin head" gable proposed for the east and west elevations nicely matches the shape of the roof on the house and the garage door and lanterns are appropriate for the property. A new curb cut will not be required since the proposed garage will be accessed by the existing driveway.

While not subject to COA review, the homeowner provided the plans for the addition to the rear of the home for the board's information.

Ms. Repya added that Consultant Vogel has reviewed the plans, and he along with Staff recommended approval of the Certificate of Appropriateness for the new detached garage. She pointed out that the plans are not unlike those previously reviewed for homes in the Country Club District, and will enhance both the subject property as well as the neighborhood at large. Furthermore, the proposed plans clearly demonstrate the homeowner's desire to provide for a more livable home both on the interior as well as in the rear yard.

The recommendation for approval is subject to the following conditions:

- The plans presented.
- The condition that a year built (2010) plaque or sign is placed on the new detached garage as well as the addition to the home.

Findings supporting the approval recommendation include:

- The plans provided with subject request clearly illustrate the scale and scope of the project.
- The information provided supporting the subject Certificate of Appropriateness meets the requirements of the Zoning Ordinance and the Country Club District Plan of Treatment.

Member Schwartzbauer stated that while he understands that under the current procedures for Certificates of Appropriateness in the Country Club District the addition to the home is not subject to review, he wanted to go on record expressing his opinion that he feels strongly that additions to homes in the district should undergo the same COA review as the new garages.

Following a brief discussion, Chairman Stegner agreed that Member Schwartzbauer brought up a point of interest to several members of the board and suggested that the topic of amending the procedures for a COA to include additions visible from the public right-of-way be included on the September meeting agenda.

Member Rofidal raised the following questions:

1. No architectural detailing is provided on the north wall of the garage because it is abutting a privacy fence. What if the fence is removed?

Lon Oberpriller, from Replacement Homes representing the owners explained that the fence belongs to the abutting property owner, and if they chose to remove the fence, and did not like the blank wall of the proposed garage, they could replace the fence.

2. Since the owners of the home have recently purchased the property, how did they know that a Certificate of Appropriateness would be required for their project?

Planner Repya explained that she and Mr. Fu had several conversations as his family was contemplating purchasing the property. He was encouraged to research the updated Country Club District information on the City's website which provided detailed information on the COA requirements and procedures.

Lon Oberpriller from Replacement Housing Services Consortium, representing the new owners explained that he is aware of the COA procedures, and he too provided guidance for Mr. Fu and Ms. Ge as they were planning the project. Mr. Oberpriller added that this project was designed to enhance the livability of the home, maintain the property's historic integrity, and compliment the entire neighborhood.

Following a brief discussion, Member Rofidal moved approval of the Certificate of Appropriateness for the new detached garage at 4623 Bruce Avenue subject to the plans presented and a year built plaque be placed on the garage. Member Davis seconded the motion. All voted aye. The motion carried.

III. NEIGHBORHOOD AND COMMUNITY WALKING TOURS:

Chairman Stegner observed that the Board's walking tour of the Morningside neighborhood during the July meeting was a wonderful opportunity for the HPB to get out from the meeting room and see first-hand the neighborhood currently under study. He added that such a tour would no doubt be of great interest to the community, and something that should be included in future work plans.

Member Davis reminded the Board that he volunteered to research city tours that are currently in the planning files, and in doing so, discovered several city-wide tours as well as a tour of the west side of the Country Club District. Mr. Davis provided board members with copies of the tours, pointing out that they needed to be updated, but provided a good framework from which future tours could be created.

Mr. Davis also pointed out that he knows a gentleman who does professional voice-overs, and he may be willing to record some of the copy for the tours at no cost. Member Rofidal added that perhaps the City's Communications and Marketing department could assist in producing the tours. The Board agreed these were all good ideas.

A general discussion of city tours ensued. It was mentioned that an historic bike tour might be well received due to the current activities of the "Bike Edina" taskforce. Member Forrest observed that providing walking and/or biking tours would fit in well with the city's initiatives promoting healthy lifestyles – a great green project.

Planner Repya pointed out that the Edina Historical Society has been working on creating an historic driving tour of the city. She suggested that perhaps the Historical Society and the HPB could work together since the tours would include information on important historic resources (the HPB's charge) as well as the history of Edina residents (the Historical Society's charge). Ms. Repya offered to contact the Historical Society regarding the status of their tour project and report back to the HPB.

IV. COMMUNITY COMMENT: None

V. HISTORIC PRESERVATION CONFERENCE: September 16-17 in Winona

Planner Repya reminded the Board that the 2010 Minnesota Preservation Conference is scheduled for September 16 & 17 in the City of Winona. Because Edina is a Certified Local Government, attendance at the annual conference by at least one board member is mandatory. In the past, board members have attended the Friday session of the conference; however the State Historical Society is providing a matching grant to cover the registration fee and mileage for those attending on both Thursday and Friday. The city's match can include the time spent by board members at the conference, thus there may not be a cash match required.

Ms. Repya pointed out that Friday, August 13th is the registration deadline for early registration. She asked Board members to check their calendars and report to her by August 13th if they would be able to attend. Ms. Repya also encouraged those interested to consider car-pooling to

Winona, and offered to assist organizing the drive.

A brief discussion ensued. Ms. Repya offered to send an email reminder from which the Board could respond. No formal action was taken.

VI. OTHER BUSINESS:

1. 4602 Bruce Avenue – House tour

Member Rofidal reported that he attended a neighborhood open house for the newly constructed Country Club District home which received a Certificate of Appropriateness from the HPB in 2009. He observed that when one compares 4602 with the home at 4608 Bruce Avenue approved through a COA in 2006, the revised COA procedures have really paid off – the newest 4602 home fits in well with the district, whereas 4608 appears taller and less in keeping with its surroundings. He added that the new home is evidence that the influence of the HPB can make a difference in the district for the better.

Member Rofidal then suggested that Andy Porter, the builder of 4602 Bruce Ave. be invited to a future meeting of the HPB to share photos of the completed home, as well as input he could provide regarding the COA process. Board members agreed that would be a good idea.

2. COA Procedures – Reviewing what is visible from the street

Board members continued the discussion from earlier in the meeting regarding the desire to reevaluate the possibility of requiring a Country Club District COA review of not only changes to a street facing façade, but any change visible from the street; which would then include changes to the sides of the homes. Member Rofidal opined that side walls have been important when reviewing new homes, and he welcomed a broader discussion on the topic.

Member Forrest agreed, pointing out that the Secretary of the Interior's Standards address what is visible when standing in front of the house.

Member Schwartzbauer offered to draft possible language that would address the review of changes to what is visible from the street, rather than only to changes on street facing facades.

Board members agreed that they looked forward to a discussion on this matter at the September meeting.

3. Signs Identifying Cahill School & Grange Hall – In disrepair

Chairman Stegner observed that the informational signs on the exterior of the Cahill School and Grange Hall are quite weather beaten, and in need of upgrading. Planner Repya explained that the signs were installed by the Edina Historical Society. She offered to convey Mr. Stegner's observations, see if there are plans for making improvements to the signs, and report back to the board.

4. Student HPB Members - Farewell & Welcome

Planner Repya recognized student member Elizabeth Montgomery who after serving the HPB for two years, was attending her last meeting. Ms. Montgomery stated that she thoroughly enjoyed her time with the Board, and will stay informed through the HPB's new and improved

website. Elizabeth added that in September she will begin her freshman year at Concordia College in Moorhead, MN. Board members offered their thanks for Elizabeth's many contributions to the work of the HPB and wished her the very best in her future.

Planner Repya introduced Lauren Thorsen, a senior at Edina High School, and one of the two new HPB student board members. Lauren was invited to observe the August meeting, and will begin her one year term in September. Board members welcomed Lauren and expressed their delight in working with her in the coming year.

VII. CORRESPONDENCE:

1. Donation of reference materials for HPB from Kuhl Design Build – "Get Your House Right" by Marianne Cusato & Ben Penreath

Planner Repya explained that the HPB received a donation of 10 copies of the book "Get Your House Right" for board members to use as a resource guide. The books were provided by Kuhl Design Build, the company responsible for the work recognized in the 2010 Heritage Award at 4411 Arden Avenue. The Kuhl Design Build team expressed their appreciation for the work of the HPB and offered the book as a tool to assist board members when undertaking design review.

The board gratefully received the books, and agreed that when their terms expired, they would return the book for use by future board members.

VIII. NEXT MEETING DATE: September 14, 2010

IX. ADJOURNMENT: The meeting adjourned at 8:30 PM

Respectfully submitted,

Joyce Repya