



MINUTES
Regular Meeting of the
Heritage Preservation Board
Tuesday, January 11, 2011, 7:00 PM
Edina Community Room
4801 50th Street West

MEMBERS PRESENT: Chair Joel Stegner, Chris Rofidal, Jean Rehkamp Larson, Bob Schwartzbauer, Arlene Forrest, Claudia Carr, Colleen Curran, Ross Davis, and Lauren Thorson

MEMBERS ABSENT: Katherine McLellan

STAFF PRESENT: Joyce Repya, Associate Planner

I. APPROVAL OF THE MINUTES: December 14, 2010

Member Schwartzbauer moved approval of the minutes from the December 14, 2010 meeting. Member Rofidal seconded the motion. All voted aye. The motion carried.

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

A. H-10-07 4408 Country Club Road – Demolish existing home and construct a new home

Planner Repya reported that the subject property, located in the northwest corner of Country Club Road and Moorland Avenue consists of a split-level Ranch style home constructed in 1955. A 2-stall attached garage is located on the south side of the home facing Country Club Road.

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 Heritage Preservation Board reviewed preliminary plans for the subject COA request at their December 14th meeting. At that time, the Board requested clarification of the plans in the following areas:

- A streetscape of the south elevation including the proposed home and the home to the east at 4629 Browndale Avenue was requested, and has been provided.
- A landscape plan of the south elevation was requested, and has been provided.
- A 3 dimensional plan of the home clarify the layout of the roof and the window placement was requested and has been provided; and
- An evaluation of the front entry porch design to provide for better compatibility with the surrounding homes was requested. The redesign was achieved by removing the open sides with stucco posts and enclosing the stucco walls. The front entry as designed does comply with the City's setback and lot coverage criteria.

Planner Repya reported that the final plans presented for consideration have addressed the requested points of clarification and provide for a home in keeping with the historic integrity of the surrounding homes. Ms. Repya added that Preservation Consultant Robert Vogel had reviewed the

final submittal, and opined that the home as proposed is visually compatible with the surrounding homes and will not detract from the historic integrity of the neighborhood.

Both Consultant Vogel and Staff recommend approval of the final plan. Findings in support the approval recommendation include:

1. The applicant has met all of the procedural requirements required for the replacement of a non-historic resource in the Country Club District.
2. The proposed plan meets the criteria set out in the design review guidelines of the Country Club District Plan of Treatment.
3. The proposed new house will be visually compatible with the historic period revival style homes in the neighborhood and should not detract from their historic character.

Recommended conditions for the approval include:

1. Historical and architectural documentation of the existing house and garage is provided to include digital photographs and a written description of the house and its known history.
2. The home is built subject to the final approved plans – any changes must be brought back to the HPB.
3. A sign (not to exceed 6 sq. ft.) with a rendering of the approved home is displayed on the property.
4. A year built plaque is displayed on the home.
5. Photographs of all elevations of the new construction shall be provided once the house is completed.

Applicant's Presentation

Andy Porter, the developer with Refined LLC pointed out that since the December meeting the survey and plans had been finalized; including the points of clarification requested during the preliminary review. A power point presentation was provided that included a 3D overview of the proposed home which Mr. Porter was able to rotate, providing clarity for all elevations.

Mr. Porter pointed out that the only change to the plan was to the front stoop which was altered from being open on the sides to being enclosed. He added that due to enclosing the walls, the front setback for the porch was increased by an additional foot to meet the zoning ordinance requirement for enclosed front porches.

Mr. Porter also provided a materials board which demonstrated the materials and color palate proposed for the home.

Neighborhood Comments – None

Board Comments & Vote

Member Rehkamp Larson observed that the proposed plan has good scale with the mass and volume of the structure broken down. The context of the home on the lot is appropriate – both the scale and height make for a home that does not appear overly large. She did opine that there is potential to improve, particularly on the back façade, where she believed the design of the windows could be improved with the structure's plan and form.

Members Rofidal and Carr asked Member. Rehkamp Larson if the placement of the windows is problematic. Ms. Rehkamp Larson stated that as the architect on the Board, she feels a responsibility to address all aspects of the proposed home's design. She added that while she believes the plan has room for improvement, as currently designed, the home will be compatible with the surrounding historic homes.

Member Forrest asked Mr. Porter if he would be able to save the existing trees on the lot. Mr. Porter pointed out that they will make every effort to protect the healthy trees; however there are a few trees that are not the healthiest, and may not survive. Ms. Forrest also observed that while she appreciated the landscape plan provided for the south elevation, she had expected to see the landscape plan for all four elevations. She then encouraged Mr. Porter to utilize as much mature vegetation with the project on all the elevations as possible.

Members Stegner and Davis stated that they appreciated the 3 dimensional elevations provided, noting that the questions they had during the preliminary review have been answered.

Following a brief discussion, **Member Schwartzbauer** moved approval of the COA to construct a new home at 4408 Country Club Road subject to the conditions recommended by Staff. **Member Rofidal** seconded the motion. All voted aye. The motion carried.

B. 4505 Arden Avenue – Sketch Review for Exterior Changes

Planner Repya explained that in January 2010, the HPB heard a request to remove the "Historic Resource" classification from the subject home (built in 1927) to enable the applicant to proceed with presenting the HPB with plans for a replacement home. At that time, the HPB voted not to remove the historic resource classification for the home, thus the project did not proceed. At that time, the HPB did observe that the home had several large flat-roofed additions to the rear which were not significant to the original historic house, and if removed would not undermine the historic integrity of the original home.

Ms. Repya pointed out that the proposed front elevation provided for comment demonstrates a potential upgrade and addition to the home. Photographs of the current home attest to the fact that the exterior of the original home is very plain and lacks much of the architectural detailing of similar English Tudor style homes in the District. It is the hope of the property owners to enhance the façade by adding stone and half timbers to provide the missing details. They are also proposing to lower the front entry to be on the same plane as the first floor of the home; and to rebuild the deteriorated chimney several feet south of its existing location to accommodate the revised front entry.

Ms. Repya concluded that the plan of the front façade also included the side (south) elevation that would be visible from the street – demonstrating the removal of the "box-style" flat roofed additions, and replacing them with an addition providing appropriate rooflines, gables, dormers and half-timbering, consistent with the English Tudor style of the home.

Tim & Michele Pronley, owners of the property thanked the HPB for the opportunity to gain their opinion of the proposed project. Mr. Pronley pointed out that the goal of the renovation would be to maintain the essential form and integrity of the original home; provide his family with a home that would be compatible with their needs, while also consistent with the historic character of Arden

Avenue and the District.

Board Comments

Member Rofidal questioned the process involved with the potential COA request and wondered if due to the changes outlined it would appear that in the end the home would essentially be new. Planner Repya explained that the plans propose changes to the front façade and an addition to the rear of the home, a 2-step COA process would be required with the 4500 block of Arden Avenue being included in the meeting notice.

Member Rehkamp Larson observed that she was not worried about whether or not this would be considered a new home - the new windows, siding, and other exterior materials are allowed for historic resources. She added that the project appears to maintain the scale and mass of the original home relative to its surroundings. Maintaining the bones of the original home is of value. Ms. Rehkamp Larson also encouraged the Pronley's to take as much care with the side and rear elevations of the home as they have with the front.

Member Carr opined that the home as it exists needs work, and it appears that the homeowner is headed in the right direction with the plan provided for review.

Member Forrest stated that she liked the added English Tudor detailing which provides much more balance for the home.

Following a brief discussion, Board members agreed that they liked the direction that the Pronley's have chosen for their home, and added that they looked forward to receiving the COA application.

III. MORNINGSIDE BUNGALOW STUDY:

Morningside "Bulletin"

Planner Repya explained that the final revisions have been made to the Morningside neighborhood "Bulletin" which Member Carr created to explain the Morningside Bungalow Study and the potential for homeowners to designate their bungalow properties Edina Heritage Landmarks. Jennifer Bennerotte, the City's Communications Director recommended that it will be much more cost effective to have the bulletin sent to a printer since the plan is to mail a copy to each home in Morningside, which number over 700. The intent is to mail the bulletin prior to the neighborhood open house. The project is currently in the bidding process.

The Board discussed other likely publications that could promote the Morningside Bungalow story – some of those included the Edina Sun Current, the Edina's About Town magazine, the Edina magazine. The HPB also suggested sending out a City Extra blurb which has quite a list of recipients, as well as possible promotions on the state level through the Preservation Alliance or the Minnesota Historical Society.

Morningside Neighborhood Association – Helen Burke, 4246 Grimes Ave.

Planner Repya introduced Helen Burke, 4246 Grimes Avenue representing the Morningside Neighborhood Association. Ms. Repya reminded the Board that Ms. Burke had accompanied the HPB on the walking tour of Morningside last summer, and has now graciously agreed to represent

her neighborhood association with planning for the presentation of the Morningside Bungalow Study.

Ms. Burke explained that the Morningside Neighborhood Association has three annual gatherings - A winter skating party which will take place on January 21st this year; A Neighborhood Night Out on the first Tuesday evening in August; and the Annual meeting held in October. The Board discussed providing a presentation at the January 21st skating party, but agreed that the date was too soon and the venue might not be the best choice.

Following a brief discussion, the Board agreed to hold an open house from 5 – 7 p.m. prior to the March 8th meeting of the HPB. Invitations will be mailed to each resident along with a copy of the “Morningside Bulletin”. Following the informational open house, in April, letters could be sent to bungalow homeowners inviting them to a meeting to discuss the advantages and process for landmark designations of their bungalows.

**IV. POTENTIAL LANDMARK DESIGNATIONS: Leerskov House – 4410 Curve Ave.
Erickson House – 4246 Scott Terr.**

Planner Repya explained that she recently mailed letters to the owners of the Leerskov House and the Erickson House explaining the significance of their homes in Edina’s history and inviting them to meet to learn more about the Edina Heritage Landmark designation process. As of yet, there has not been a response from either homeowner. Ms. Repya promised to keep the HPB advised. No action was taken.

V. COMMUNITY COMMENT: None

VI. 2011 WORK PLAN:

Board members briefly discussed the template for the 2011 work plan, agreeing that by providing a month by month schedule, it will be much easier to track accomplishments. The following suggestions were made to the plan:

1. Provide a 14 month calendar.
2. Add the Morningside neighborhood open house for the March meeting.
3. Add a meeting with Morningside bungalow owners for April.
4. Label May “Preservation Month” and include a joint activity with the Historical Society.

Discussing the joint meeting with the City Council which usually occurs annually, the Board agreed that because a joint meeting did not occur in 2010, they would appreciate a meeting some time in 2011. Planner Repya agreed to check on the Council’s schedule and report back to the Board. No formal action was taken.

VII. WOMEN’S HERITAGE (CLG) PROJECT: Update

Continued until the February 8, 2011 meeting due to Consultant Vogel’s absence.

VIII. OTHER BUSINESS:

A. Grandview Small Area Study

Member Rofidal reported that he represented the HPB on an advisory committee for the Grandview Commercial District which met last summer. Ultimately, the City Council accepted the report of the committee; and since then the City has applied for and received a \$1,000,000 Livable Communities Grant from the Metropolitan Council to fund an in-depth Small Study for the area.

Mr. Rofidal stated that he was very impressed with the expertise of the professionals in the community who volunteered their time to oversee the process. He then briefly explained the approach of the committee and summarized that the following 7 recommendations:

1. Leverage Public Ownership
2. Neighborhood Center with Regional Connections
3. Turn Barriers into Opportunities
4. Design for Present & Future
5. Parking –Fit Multiple Categories
6. Movement – Pedestrian Friendly, Better connectivity
7. Design/Identity – Focus on Innovation, Aesthetics, Natural and Attractive Space

Following a brief discussion, the Board thanked Member Rofidal for his work on the committee and agreed that they looked forward to learning more about the upcoming small area study.

IX. CORRESPONDENCE: None

X. NEXT MEETING DATE: February 8, 2011

XI. ADJOURNMENT: The meeting adjourned at 8:40 PM

Respectfully submitted,

Joyce Repya