



MINUTES
SPECIAL Meeting of the
Heritage Preservation Board
Tuesday, May 17, 2011, 7:00 PM
Edina Community Room
4801 50th Street West

MEMBERS PRESENT: Chair Joel Stegner, Jean Rehkamp Larson, Chris Rofidal, Ross Davis, David Anger, Terry Ahlstrom, Bob Schwartzbauer, and Claudia Carr

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

**A. H-11-01 4623 Casco Avenue – New Detached Garage & Addition
Continued from May 10, 2011**

The Board received the following information requested at the May 10th meeting when they continued consideration of the Certificate of Appropriateness request:

1. Plans of the north and south elevations of the existing home with the proposed addition.
2. Photographs of the existing north, south and rear elevations of the home.
3. A redesigned garage with a height of 17' 2 3/4" which meets the maximum allowed by the established formula.
4. A garage plan that demonstrates all details to scale to include the louvered gable vent and additional wood trim.

The homeowner, Jeff Gisselbeck was in attendance, however his contractor was not.

The Board discussed the additional information requested for the proposed new garage and addition to the rear of the home. It was agreed that the lowering of the garage peak and addition of wood trim to the front gable end addressed concerns they had expressed at the earlier meeting.

Member Rehkamp Larson questioned the ability to make some minor changes to the plan; however the homeowner was unable to respond as to whether those changes would be doable. The Board all agreed that in the future, a contractor/architect should be required to attend the meetings with the homeowner to address any technical questions the Board may have. The Board also noted that had the contractor attended the first meeting, perhaps the request could have been completed at that time and not held over to a special meeting.

Following a brief discussion Member Schwartzbauer moved approval of the Certificate of Appropriateness request to construct a new detached garage and convert an existing attached garage to living space subject to the final plans presented and a year built plaque be placed on the new garage. Member Davis seconded the motion. All voted aye. The motion carried.

Addressing the questions that arose with the subject request, Member Rehkamp Larson offered to compile a draft list of enhancements for situations that could be beneficial to a project when an addition to a house creates very long side walls. The Board agreed that since this issue has

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arisen quite frequently with past projects, and they looked forward to future clarification of the issue.

II. OTHER BUSINESS: None

III. ADJOURNMENT: 7:15 p.m.

Respectfully submitted,
Joyce Repya