



MINUTE SUMMARY
City of Edina Planning Commission
Wednesday, April 25, 2007, 7:00 PM
Edina City Hall Council Chambers
4801 West 50th Street

MEMBERS PRESENT:

Acting Chair Mike Fischer, Julie Risser, Nancy Scherer, Kevin Staunton, Michael Schroeder, Arlene Forrest

MEMBERS ABSENT:

John Lonsbury and Floyd Grabel

STAFF PRESENT:

Cary Teague, Joyce Repya, Jackie Hoogenakker

OTHERS PRESENT:

Robert Vogel, HPB Consultant

I. APPROVAL OF THE MINUTES:

The minutes of the April 25, 2007, meeting were filed as submitted.

II. NEW BUSINESS:

**Z-07-1 & Z-07-2 City of Edina
Edina Heritage Landmark Designation
Browndale Bridge
Edina Mill site**

STAFF PRESENTATION:

Ms. Repya addressed the Commission and informed them the City is seeking Edina Heritage Landmark designation for the Browndale Bridge and the Edina Mill site. Ms. Repya explained both sites are owned by the City of Edina and after designation would be protected by a Plan of Treatment as part of the city's zoning ordinance. Continuing, Ms. Repya said the Browndale Bridge is a concrete arch bridge that carries Browndale over Minnehaha Creek and is one of

the entrances to the Edina Country Club District. The bridge is considered an historic structure and is 31 feet long. The Edina Mill site is located on Minnehaha Creek in the Dwight Williams Park. The Mill Site contains the archaeological remains of the mill house walls which are marked with square wooden posts. The Mill site also contains an information kiosk and a preserved millstone. Concluding, Ms. Repya explained the archaeological mill site is significant because of its association with Edina waterpower development and its use to process wheat, corn, rye, oaks, etc. for the local market.

Ms. Repya asked the Commission to recommend approval of the requested designations to include a Plan of Treatment for each site to ensure the continued preservation of both sites. Ms. Repya stated the Edina Heritage Preservation Board uses the Secretary of the Interior's Standards for Treatment of Historic Properties. Ms. Repya stated staff recommends approval of the Landmark Designation for the Browndale Bridge based on the following specially tailored standards and guidelines:

- 1) The Browndale Bridge will be preserved in place with stabilization of the historic masonry and ongoing maintenance to sustain its existing form. The preferred preservation treatment is rehabilitation, defined as the process of maintaining the bridge in a state of utility through repairs and minor alterations which make possible an efficient contemporary use while preserving those features which are significant to its historical and engineering values. Repair and replacement of deteriorated features should be based on accurate duplications of the original, based on historical, pictorial, or physical evidence.
- 2) The distinguishing historical qualities and character of the bridge (i.e., its height, shape, and form) should not be significantly altered or destroyed.
- 3) Rehabilitate the surfaces of the bridge and wing walls by coating them with concrete, duplicating the original finish as closely as possible while preserving the existing shape of the structure.
- 4) Replace the existing railings with historically appropriate ornamental metal railings based on historical and pictorial evidence.
- 5) Signs, lighting, fencing, and walkways should be compatible with the character of the bridge and provide a minimum intrusion on its size, scale, material, and color.
- 6) Recognize the special problems inherent in the bridge's alignment and structural systems when complying with traffic safety and structural engineering requirements so that the essential character of the bridge is preserved intact.

- 7) Investigate alternative safety measures that preserve the historical integrity of the bridge. The City should make every effort to retain the historic bridge as a functional part of the modern transportation system while preserving its distinguishing original qualities and character. If it can no longer be used for vehicle traffic, the bridge should be adapted for use as a pedestrian and bicycle crossing.
- 8) In the event that the bridge can no longer be preserved in place for reasons of public safety, the preferred treatment to mitigate the effects of demolition is removal to another, similar location where it could be preserved and rehabilitated. If relocation is not viable, the effects of demolition should be mitigated by documenting the bridge with measured drawings, large-format negative photographs, and written information to the standards of the Historic American Engineering Record (HAER).

In conclusion Ms. Repya said staff also recommends approval of Landmark Designation for the Edina Mill Site based on the following specially tailored standards and guidelines:

- 1) The Edina Mills Archaeological Site is the heritage preservation component of Dwight Williams Park and the Mill Pond; every reasonable effort shall be made to provide compatible uses for these publicly owned lands that require minimal alteration of the land surfaces above and under water.
- 2) Protective measures should be developed to safeguard the physical condition of known or suspected archaeological features from erosion or other damage caused by natural or human forces.
- 3) Archaeological features should be retained intact, whenever possible. Future archaeological investigations should emphasize non-intrusive, non-destructive methods of investigation such as remote sensing.
- 4) Stream bank stabilization should be accomplished in such a manner that the work detracts as little as possible from the archaeological site's setting and environment.
- 5) Adjacent road construction and maintenance, flood control and water quality improvements should be conducted in such a manner that disturbance of terrain in and around the archaeological site is minimized.
- 6) Whenever archaeological resources must be disturbed by public works construction, recovery of archaeological data shall be undertaken in conformance with current professional practices.

- 7) Reconstruction of all or part of the historic mill complex for public interpretation may be appropriate, provided that sufficient historical documentation exists to insure an accurate reproduction of the original building(s) or structure(s). Reconstruction should include measures to preserve important archaeological resources intact, wherever possible.

COMMENTS FROM CONSULTANT:

Mr. Vogel explained the requested action for Landmark Designation for the Browndale Bridge and Edina Mill site is a reasonable and stable way to manage and preserve both properties. Mr. Vogel added the Browndale Bridge is a rare example of one of the earliest arch bridges designed by professional engineers.

COMMISSION ACTION:

Commissioner Brown moved to recommend Heritage Landmark Designation for both projects as outlined by city staff. Commissioner Forrest seconded the motion. All voted aye; motion carried.

Commissioner Schroeder moved to recommend denial of the Final Development Plan and Amendment to the Overall Development Plan for Cypress Equities noting the following findings - the proposed development is not in conformance with the current ordinance; the proposed development is not mixed-use; the proposed development does not take advantage of the public park; questions remain on ramp placement, materials used on the ramp, public safety concerns, signage considerations and lighting issues. Commissioner Brown seconded the motion. Ayes; Forrest, Brown, Schroeder, Staunton, Scherer, Fischer. Nays; Risser. Motion carried