

**MINUTES OF THE REGULAR MEETING OF THE
EDINA HERITAGE PRESERVATION BOARD
TUESDAY, JANUARY 13, 2009, AT 7:00 P.M.
EDINA CITY HALL –COMMUNITY ROOM
4801 WEST 50TH STREET**

MEMBERS PRESENT:

Chair Chris Rofidal, Jean Rehkamp Larson, Laura Benson, Arlene Forrest, Connie Fukuda, Karen Ferrara, Lou Blemaster, and Elizabeth Montgomery

MEMBERS ABSENT:

Bob Kojetin

STAFF PRESENT:

Joyce Repya and Jackie Hoogenakker

OTHERS PRESENT:

Robert Vogel, HPB Consultant

I. APPROVAL OF THE MINUTES: December 9, 2008, December 15, 2008

Member Blemaster moved approval of the minutes from the December 9, 2008, meeting. Member Rehkamp Larson seconded the motion. All voted aye; motion carried.

Member Benson moved approval of the minutes of the special meeting from the December 15, 2008, meeting. Member Forrest seconded the motion. All voted aye; motion carried.

II. COUNTRY CLUB DISTRICT:

A. Certificate of Appropriateness

1. H-09-1 4634 Casco Avenue - New Detached Garage

PLANNER PRESENTATION:

Planner Repya explained that the subject request involves building a new, 440 square foot detached garage in the southwest corner of the rear yard, and converting the existing 2-stall attached garage into living space. The plan illustrates the new structure will maintain 3 foot setback from the rear (west) and

south lot line. A new curb cut will not be required since the proposed garage will be accessed by the existing driveway.

The new 2-stall detached garage is proposed to measure 22' x 20' feet in area. The design of the structure is proposed to compliment the Tudor Revival architectural style of the home with stucco clad walls, a designer overhead door and an asphalt shingled roof. Attention to detail with windows and doors is demonstrated on all four elevations.

The height of the proposed garage is shown to be 16' 3 7/8" at the highest peak. The new height requirement set out in the revised Plan of Treatment (no taller than 10% of the average height of existing detached garages on adjacent lots) was considered in the design of the garage, which meets the maximum height allowed when the heights of the adjacent detached garages were taken into consideration. The height at the mid-point of the gable is shown to be 11' 2 3/8", and a height of 8' 4 3/8" is provided at the eave line. The ridge line is shown to be 20' in length.

The maximum lot coverage allowed for the property is 30%. The proposed conversion of the attached garage to living space has been scaled back to ensure that with the addition of the 440 square foot detached garage does not push the property's lot coverage over the maximum allowed.

Planner Repya informed Members that Consultant Vogel reviewed the plans indicating that the proposed garage replaces a non-historic outbuilding. From the plans, it appears to be compatible in size, scale, and texture with the historic Tudor Revival style house at 4634 Casco and with other historic homes in the district. From the narrative that accompanies the plans Consultant Vogel said he believes that the exterior finish of the garage will be stucco; the pattern is not specified but probably does not need to match that of the house. The decorative gable-end treatment and upper window on the west elevation appears to adequately mitigate any adverse visual effects arising from the undecorated lower wall surface (which also appears to be partly screened by the fence that runs along the rear property-line). The clipped or "jerkin-head" gable proposed for the garage nicely matches the shape of the roof on the house and the garage door, window boxes and lanterns are appropriate for the property.

Planner Repya noted Consultant Vogel recommended approval of the COA subject to the plans presented and a year built plaque to be displayed on the structure.

Findings:

Planner Repya offered the following findings supporting the subject COA request:

- 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.

Staff Recommendation:

Planner Repya concluded that staff recommends approval of the Certificate of Appropriateness for the new garage subject to:

- The plans presented.
- The condition that a year built (2008) plaque or sign is placed on the new detached garage as well as the addition to the home.

APPEARING FOR THE APPLICANT:

Jeri Zuber, Horty Elving

BOARD MEMBER COMMENTS:

Member Rehkamp Larson suggested that the windows, door(s) and rake of the proposed detached garage be trimmed with materials that match the existing house. Mr. Zuber agreed with those suggestions.

MOTION AND VOTE:

Member Ferrara moved approval of the Certificate of Appropriateness subject to staff conditions noting the revised setbacks with the further recommendation that trim be placed on the door, rake board and windows. Member Rehkamp Larson seconded the motion. All voted aye; motion carried.

2. H-09-2 4602 Bruce Avenue – Demolish existing home and construction of a new home

PLANNER PRESENTATION

Planner Repya informed the Board the subject property is located on the west side of the 4600 block of Bruce Avenue. The existing 1-story Ranch style home was constructed in 1972, and has an attached front loading 2-car garage.

The COA request involves demolishing existing home and garage with the intention of building a new home/garage that meets the district's plan of treatment criteria. The home is not considered an historic resource since it was constructed in 1972, thus the demolition of the existing home is not part of the COA review. The construction of a replacement home is subject to the HPB review and approval.

The proposed replacement home is a two-story, Neo-Tudor style with an attached 2-car, 484 square foot garage in the rear of the home. The garage is accessed by a new driveway on the north side of the property. The proposed driveway is nine feet in width, with an 11 foot setback from the side property line (providing for a one foot green space on either side.) Edina's Zoning Ordinance requires a 12 foot wide driveway for residential properties, thus a variance is required. The variance process has begun with the decision pending input from the HPB.

The proposed height of the home at the peak is 29 feet, meeting the Plan of Treatment recommendation of no taller than 10% higher than the average heights of the adjacent homes to the north and south. The proposed average grade of the lot will be reduced to 894.2, providing for the original slope of the lot relative to the adjacent properties.

The side yard setback to the south is five feet with an inset to 7 feet allowing for window wells. An 11 foot setback is provided on the north side.

The materials proposed for the home include Hardi-Board stucco panels, Miratec trim board, fascia and soffit, cedar brackets, natural stone for the entry stoop and asphalt shingles.

Planner Repya asked the Board to note Consultant Vogel's observations that the existing house at 4602 Bruce was constructed in 1972; therefore, it is not considered a heritage preservation resource. Architecturally, it represents an example of the Ranch style that became popular throughout the country during the post-World War II era. It was not present during the period when the Country Club District attained historical significance (1924-1944) and is, therefore, considered a noncontributing resource within the Heritage Landmark district. When the Country Club District was placed on the National Register of Historic Places in 1980, this house was classified as "intrusive" due to its age (less than 50 years old) and Modern design characteristics. It does not independently meet the city's heritage landmark eligibility criteria and would not be considered an historic property under the current National Register program regulations.

The proposed new home designed by Refined, LLC is perhaps best described as an example of the Neo-Tudor style (sometimes referred to as "neo-eclectic") and in a sense it represents a 21st Century continuation of the Tudor style that was popular between roughly 1900 and 1940. Like the historic Tudor style homes

built in the Country Club District before 1940, it is loosely based on late medieval English folk architecture prototypes; this particular design emulates many of the traditional period revival style features, including the steeply-pitched, front-facing gable, ornamental half-timbering, paired and "ribbon" windows, stucco wall finish, and patterned stonework. The simple hip roof (with its axis oriented parallel to the street) that covers the body of the house is similar in shape to those seen on many two-story homes in the district that are architecturally categorized as examples of the Tudor, French Eclectic, or "Mediterranean" styles. It also incorporates an attached rear garage, a design feature common to Country Club homes built during the district's period of historical significance.

The preferred treatment for heritage preservation resources in the Country Club District is rehabilitation, which the city code (echoing the Secretary of the Interior's standards for rehabilitation) defines as the process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features which are significant to its historical and architectural values. Because the Country Club District derives its primary significance from being a planned development, it is treated as a single heritage resource with over 500 contributing components (i.e., the houses built between 1924 and 1944). The goal of design review in cases involving teardowns of non-historic homes is to ensure that the replacement houses are compatible in size, scale, color, materials, and character with adjacent historic properties and the neighborhood as a whole. In other words, new construction should be permitted whenever it is appropriately designed and will not disturb, alter, or destroy any significant heritage preservation resource.

4602 Bruce Avenue occupies an original Thorpe Bros. platted lot but was unbuilt during the district's period of historical significance; therefore, it would be unreasonable to expect the owner to "restore" the property to a vacant lot. Likewise, it would not be reasonable for the city to require the developer to reproduce the exact form and details of an historic house, when demolition does not result in any loss of historic fabric or character.

While the National Register program guidelines allow for new construction in historic districts based on contemporary designs and materials (as opposed to imitation historic buildings), the City of Edina has adopted a different approach with respect to design parameters for new buildings in the Country Club District. The district plan of treatment states that new homes "will be compatible with the original (1924-1944) Country Club District deed restrictions relating to architecture" -- notwithstanding the fact that the Thorpe deed restrictions deal with form, shape, massing, and setback issues rather than architectural style -- and requires their facades to be "architecturally similar to existing historic homes" in the immediate vicinity.

Planner Repya stated Consultant Vogel believes the design is compatible in size, scale, massing, orientation, setback, and texture with historic homes on Bruce Avenue and elsewhere in the district. The developer has demonstrated compliance with applicable zoning and building code requirements in such a manner that the essential character of the district is respected. Although it is in all respects a modern suburban house, the proposed new construction uses traditional forms, detailing, and finishes achieving harmony with the streetscape. Ample precedent exists for allowing the use of contemporary materials in new construction in the district and the proposed new home will not compromise the integrity or harm to the appearance of adjacent historic homes. The developer also proposes to restore the lot to something that more closely resembles its original grade (or at least modifying it to a grade that is more compatible with those of nearby historic properties).

Planner Repya reported Consultant Vogel recommends approval of the COA subject to the plans presented and a year build plaque is displayed on the home.

Continuing, Planner Repya explained the proposed structure is in compliance with the requirements set out in the City's Zoning Ordinance regarding setbacks, height and lot coverage, the plan calls for a driveway less than the 12 foot width required for residential properties. The applicant, Mr. Porter requested a three foot driveway width variance to provide for a nine foot driveway on the north side of the property from the Zoning Board of appeals at their December 18, 2008 meeting. At that time, a design for the home had not been created because the applicant was waiting for a decision on his variance request prior to designing the home.

The Zoning Board advised the applicant that they were not comfortable ruling on the variance request without the inclusion of the house plans demonstrating the necessity for a narrower driveway, and the opinion of the HPB on said plans. The decision was made to table the variance request to enable the applicant to design the home and receive an opinion from the HPB which could then be presented to the Zoning Board for their review.

After consulting with the surrounding neighbors, Mr. Porter revised his variance request to allow for an 11 foot setback for the driveway from the property line which would accommodate a one foot green space on either side of the proposed nine foot wide driveway.

Mr. Porter is proposing to revisit the Zoning Board on February 5, 2009 when the original Board who heard his request will readdress the proposal with the proposed house plans and comments from the HPB.

APPLICANT COMMENTS:

Andy Porter, 6125 Westridge Boulevard, addressed the Board and explained he approached the COA by looking at the project three ways:

1) Process:

- With regard to process he needs to know the parameters, pointing out that driveway width is “fuzzy” between zoning code requirements and HPB guidelines, thereby requiring public hearings before two bodies.

2) Design:

- The proposed house complies with all setback, height and hardcover requirements as stipulated by code and HPB guidelines.
- A variance from the Zoning Board of Appeals is needed for the proposed driveway. The new driveway is proposed at 9 feet with a 2 foot buffer between the proposed house and driveway. The Zoning Board of Appeals is scheduled to rehear the driveway width variance request on February 5, 2009.
- An attached garage is proposed providing more rear yard area.
- The grade of the site will be lowered.

3) Materials

- Natural stone on front façade
- Asphalt shingles
- Hardi Board
- Stucco panels
- Cedar brackets
- Meritic trim board

PUBLIC COMMENTS:

Vicki Slomiany, 4604 Bruce Avenue, informed the Board that in her opinion the size of the proposed house is not in keeping with the size of the houses found on the 4600 block of Bruce Avenue. Continuing, Ms. Slomiany said she prefers a detached garage, not attached as proposed. Concluding, Ms. Slomiany stated she believes the subject house would fit better on Moorland Avenue.

Kitty O’Dea, 4610 Bruce Avenue pointed out to the Board the proposed house is actually larger than then home that was recently constructed at 4608 Bruce Avenue. Ms. O’Dea presented photos of some of the Tudor homes found in the district.

David Anderson, 4603 Casco Avenue, addressed the Board and explained he lives directly behind the subject site, adding in his opinion what is proposed is best. He pointed out a detached garage “eats up” much of the rear yard and the neighbor that lives to the rear is left to view the back of a garage and “dead space.”

Bill McLean, 4604 Edina Boulevard and 4602 Bruce Avenue, told the Board he loves living in the district and purchased 4602 Bruce in 2006 and found after working with an architect to renovate the house that it would be best to demolish it and rebuild. Mr. McLean said he believes what is proposed fits the neighborhood, pointing out the present home is contemporary in style and not compatible with the historic nature of the district.

Dan Dulas, 4609 Bruce Avenue, stated he believes the proposed home would tower over the house to the north, adding he also supports a detached garage, not attached as proposed.

BOARD MEMBER COMMENTS:

Member Blemaster asked Mr. Porter if he considered a detached garage. Mr. Porter responded that a detached garage wouldn't work with his design. Mr. Porter said clients prefer bedrooms on the upper level.

Member Forrest stated the Board shouldn't be concerned whether a project is profitable or not. Economics is not considered in the Board's decision making process.

Member Rehkamp Larson stated in her opinion the massing and overall shape of the proposed house is good. Ms. Rehkamp Larson said she doesn't really like the tall double windows on the front façade. Continuing, Member Rehkamp Larson added that she likes the attention paid to the details; especially the half timber cut outs in the stucco. With regard to attached vs. detached garage. Member Rehkamp Larson said she would prefer detached; however, believes the Board shouldn't dictate that. Concluding, Member Rehkamp Larson suggested that the applicant address on the west; the shed roof, on the north; step in the wall west of the gable end and reduce the height of the ridge on the attached garage.

Member Fukuda stated that she feels the garage should be detached.

Member Ferrara stated she likes the proposed house, scale and mass are fine and pointed out if the garage were detached as suggested the 4th bedroom would be lost.

Member Blemaster said it is difficult considering two standpoints one marketability and the other neighborhood property rights. Member Blemaster stated in her opinion the proposed house is too large. Member Blemaster asked what the goal of the Board is this evening.

Chair Rofidal said the Board is to look at each application on a case by case basis and act. Chair Rofidal pointed out the present house is non-historic in nature and it isn't unrealistic to expect that redevelopment would occur on this lot. Chair Rofidal pointed out the proposed building height meets the stipulations of the both the Plan of Treatment and City Code. Chair Rofidal also noted the increased setback on the north side and the lower grade is a plus. Concluding Chair Rofidal said there are good things about this proposal, adding he likes the large two story front window(s), but is concerned that the other windows/door appear larger than those on neighboring houses.

Member Forrest stated she doesn't like the 2 story window, adding she would like a break between the 1st and 2nd story, adding she likes the proportions and use of materials. Continuing, Member Forrest said a concern she has is with the proposed driveway. Member Forrest explained she would like to see greenspace added on both sides of the driveway, not just the one. Member Forrest said providing additional greenspace on the neighbors' side should prevent any damage to that property.

Planner Repya reported that at this time the City is considering amending the codes 12 foot driveway width requirement. Planner Repya pointed out in Edina's smaller lot neighborhoods a 12 foot wide driveway can be a hardship.

A discussion ensued between HPB Members and neighbors focusing on the size and scale of the proposed house and if the garage should be attached or detached. A number of neighbors indicated they felt the proposed house didn't belong in the Fairway District, it's too large. They also stressed that constructing a detached garage would reduce the mass and scale of the house and be more in keeping with the 4600 block of Bruce Avenue; however, there was support from one neighbor for the plans as presented with the attached garage.

MOTION AND VOTE:

Member Benson moved preliminary approval of the COA based on staff findings, subject to staff conditions and the following additional conditions that reduce the scale and massing for the proposed new house:

- **Reduce the height of the ridge line of the attached garage, and**
- **Step-in the north wall (west) of the gable end roof**

Member Ferrara seconded the motion. Ayes; Benson, Ferrara, Fukuda, Rehkamp Larson, Bemaster, Rofidal. Nay, Forrest. Motion carried.

Mr. Porter asked that the HPB specifically address the driveway width. He explained the Zoning Board of Appeals requested at their meeting that the HPB comment on the reduced driveway width before the Board meets again on the driveway width variance request.

Member Rehkamp Larson moved to recognize that a 12-foot wide driveway width is inappropriate for this property. Member Ferrara seconded the recognition. Members unanimously agreed that a driveway width of 12 feet is not appropriate in the District.

III. PUBLIC COMMENT: None

IV. CALL FOR NOMINATIONS:

2009 HERITAGE PRESERVATION AWARD:

Planner Repya informed the Board that nominations will be taken for the 2009 Heritage Preservation Award, which will be awarded in May. Planner Repya added the award process will be advertised in the Sun Current.

V. SECRETARY OF THE INTERIOR'S STANDARDS:

Chair Rofidal acknowledged receipt of the Secretary's of Interior's Standards for Archeology and Historic Preservation.

VI. OTHER BUSINESS:

A. Heritage Preservation Resource Library

Member Forrest told the Board funding has been received from the Edina Foundation to move forward on purchasing 2 sets of resources from the list compiled by Consultant Vogel. These sets will establish a heritage preservation resource library.

Chair Rofidal thanked Member Forrest for her work on this project.

B. COA Procedure Committee Report

No committee report. More time is needed to discuss procedures. It was suggested that the committee meet soon. Planner Repya would work with committee members to schedule a date and time.

VII. CORRESPONDENCE:

Chair Rofidal told the Board he believes a “work session” with the City Council will be scheduled for sometime in May,

VIII. NEXT MEETING DATE: February 10, 2009

IX. ADJOURNMENT:

The meeting was adjourned at 9:30 pm

Submitted by