

Agenda
Heritage Preservation Commission
City Of Edina, Minnesota
Community Room

Tuesday, May 14, 2019
7:00 PM

- I. Call To Order
- II. Roll Call
- III. Approval Of Meeting Agenda
- IV. Approval Of Meeting Minutes
 - A. Heritage Preservation Commission Minutes: April 9, 2019
- V. Special Recognitions And Presentations
 - A. Archeology Project Update
- VI. Community Comment

During "Community Comment," the Board/Commission will invite residents to share relevant issues or concerns. Individuals must limit their comments to three minutes. The Chair may limit the number of speakers on the same issue in the interest of time and topic. Generally speaking, items that are elsewhere on tonight's agenda may not be addressed during Community Comment. Individuals should not expect the Chair or Board/Commission Members to respond to their comments tonight. Instead, the Board/Commission might refer the matter to staff for consideration at a future meeting.

- VII. Reports/Recommendations
 - A. H-19-3 4604 Browndale Avenue COA
- VIII. Chair And Member Comments
 - A. History of Edina
 - B. Artifact Identification Day: May 18th 10-Noon, Edina Historical Society
- IX. Staff Comments
- X. Adjournment

The City of Edina wants all residents to be comfortable being part of the public process. If you need assistance in the way of hearing amplification, an interpreter, large-print documents or something else, please call 952-927-8861 72 hours in advance of the meeting.



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: May 14, 2019

Agenda Item #: IV.A.

To: Heritage Preservation Commission

Item Type:

Minutes

From: Emily Bodeker, Assistant City Planner

Item Activity:

Subject: Heritage Preservation Commission Minutes: April 9, 2019

Action

ACTION REQUESTED:

Approve the April 9, 2019 HPC minutes.

INTRODUCTION:

ATTACHMENTS:

HPC Minutes 4-9-19



Minutes
City Of Edina, Minnesota
Heritage Preservation Commission
Edina City Hall
Tuesday, April 9, 2019

I. Call To Order

Chair Birdman called the meeting to order at 7:00 p.m.

II. Roll Call

Answering roll call was Chair Birdman and members, Lonquist, Schilling, Davis, Widmoyer, Mondry, Blake and student members Venell and Maheshwari. Staff Liaison, Emily Bodeker and Preservation Consultant Vogel were also in attendance.

III. Approval Of Meeting Agenda

Motion was made by Blake seconded by Lonquist to approve the meeting agenda as amended. All voted aye. The motion carried.

IV. Approval Of Meeting Minutes

- A. HPC Minutes: January 8, 2019
- B. HPC Minutes: February 12, 2019
- C. HPC Minutes: March 12, 2019

Motion was made by Schilling seconded by Davis to approve the meeting minutes. All voted aye. The motion carried.

V. Special Recognitions and Presentations: None

VI. Community Comment: None

VII. Reports/Recommendations

A. Archeology Project Update

Archeology consultant, Jeremy Nienow presented to the Commission and gave an update on the Archeology project. The Artifact Identification Day will be on May 18th from 10am-noon, at the Edina Historical Society.

B. 2019 Preservation Award

Liaison Bodeker informed the Commission that two nominations were received for the 2019 Preservation Award, The 44th & France Small Area Plan and 4610 Browndale Avenue.

The Commission discussed both applications and thought each nomination would have been a good award recipient. The commission also discussed potential changes for advertising for nominations next year.

Motion by Blake seconded by Davis to award the 2019 Preservation Award to the 44th & France Small Area Plan. All voted aye. The motion carried.

C. Country Club Resurvey

Commissioners working on the Country Club Resurvey and Consultant Vogel provided an update on the research that has been found in working on the Country Club resurvey project. There was an interest to find out how Thorpe planned the Country Club Development.

VIII. Chair and Member Comments: None

IX. Staff Comments:

Consultant Vogel informed the Commission that the Preservation Conference would be held in St. Cloud this year.

X. Adjournment

Motion made by Lonnquist to adjourn the April 9, 2019 meeting at 8:17 p.m. Motion seconded by Davis. Motion carried.

Respectfully submitted,
Emily Bodeker



CITY OF EDINA

4801 West 50th Street

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Date: May 14, 2019

Agenda Item #: V.A.

To: Heritage Preservation Commission

Item Type:

Other

From: Emily Bodeker, Assistant City Planner

Item Activity:

Subject: Archeology Project Update

Discussion, Information

ACTION REQUESTED:

None.

INTRODUCTION:

Jeremy Nienow, will continue teaching the Commission more about the archeology process, general time periods and update the Commission on the Archeology grant.



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: May 14, 2019

Agenda Item #: VII.A.

To: Heritage Preservation Commission

Item Type:

Report and Recommendation

From: Emily Bodeker, Assistant City Planner

Item Activity:

Subject: H-19-3 4604 Browndale Avenue COA

Action

ACTION REQUESTED:

Approve the Certificate of Appropriateness for 4604 Browndale Avenue.

INTRODUCTION:

Staff Report attached.

ATTACHMENTS:

Staff Report

Consultant Vogel Memo

Applicant Submittal



Date: May 14, 2019

To: Heritage Preservation Commission

From: Emily Bodeker, AICP, Assistant City Planner

Subject: Certificate of Appropriateness: 4604 Browndale Avenue

Information / Background:

The subject property, 4604 Browndale Avenue, is located on the west side of Browndale Avenue, south of Bridge Street, north of Edgebrook Place and east of Minnehaha Creek. The Heritage Preservation Commission approved a Certificate of Appropriateness for 4604 Browndale Avenue in 2018. The proposed Certificate of Appropriateness includes similar updates to the home than the 2018 COA but with a few variations, specifically a bump out on the southeast corner of the front façade and a front porch expansion.

The updated COA request still includes the reorienting (removing and rebuilding) the garage back to a side loaded garage facing the north property line, a 2 level addition to the south side of the existing house, and an addition to the garage area on the front facing façade. The proposed project will also require an updated variance. The variance that was approved by the Planning Commission to exceed the allowable square footage with a non-conforming setback was contingent on the plans presented, therefore an updated variance is required. The variance will be heard by the Planning Commission on May 22, 2019.

The home, built in 1925, is a two-story Spanish Eclectic style residence. It was built in 1925 for Charles A. Moore, an executive with the United Fruit Company (who is credited with helping to perfect the mechanical process by which bananas are ripened artificially during transport). The house was designed by the architectural firm of Jacob Liebenberg and Seeman Kaplan and is **not** one of the six “model” Country Club Homes designed for Samuel Thorpe in 1927-1928.

Primary Issues:

The proposed building addition and changes will be visible from Browndale Avenue. The District plan of treatment recommends rehabilitation as the most appropriate treatment for historic home in the Country Club District. The general standards outlined in the plan of treatment allow for the construction of structural additions provided the new work is architecturally compatible with the historic house and other historic homes in the neighborhood.

Preservation Consultant Robert Vogel's Comments are included in the attached memo dated May 3, 2019.

Staff Recommendation & Findings:

Staff concurs with Consultant Vogel's evaluation of the proposed plans for the proposed additions and changes to the front facade, also recommending approval of the updated Certificate of Appropriateness request. If the applicant is agreeable to the HPC and its staff would like to inspect and record any cork insulation material that is exposed during construction.

Findings supporting the recommendation include:

- The proposed work is compatible with the historic character of the house and will require minimal alteration of the existing structure.
- The proposed changes will not result in the loss of any significant architectural character defining features.
- The proposed work will be compatible with the size scale, proportions and materials of the existing house.
- The proposed work will not have an adverse effect on the surrounding homes or the neighborhood as a whole.

Conditions for approval:

- The plans presented

MEMORANDUM

TO: Emily Bodeker, Assistant City Planner
FROM: Robert Vogel, Preservation Planning Consultant
DATE: May 3, 2019
SUBJECT: COA Application (Revised) for 4604 Browndale Avenue

I have reviewed the revised plans and project narrative for the project at 4604 Browndale Avenue in the Country Club District. A Certificate of Appropriateness was approved for this property in 2018, however the rehabilitation project was never undertaken and the owner is now seeking a COA for a different project, one that involves replacement of the existing street-facing attached garage with a new side-loading attached garage, a second-floor addition, and alteration of the front entry area.

My June 5, 2018 COA comments on the previous COA application provides background information about the subject property and makes the case for its historic significance and integrity; the memorandum also explains the general approach to rehabilitation as a preservation treatment. These statements certainly apply to the revised project and do not need to be repeated here.

In my professional opinion, the revised project meets the Secretary of the Interior's standards for rehabilitation of historic properties and complies with the design guidelines discussed in the Country Club District Plan of Treatment. Removal of the existing attached garage should have minimal impact on the historic character of the house; the front-facing garage is not original construction and has not acquired historical significance in its own right. Attached garages are appropriate in the district and locating new attached garages on a secondary elevation is regarded as a "best management practice" for rehabilitation of historic properties. The plans presented with the COA application indicate that the doors of the new garage will not be visible from Browndale Avenue—more importantly, the new garage will not require demolition of any important character defining architectural features and while the addition will alter the house's principal façade from its as-built appearance, the new front wall surface facing Browndale should not detract from the features of the property which are significant to its historical and architectural values. The garage should have minimal visual impact on the appearance of the house.

The design of the proposed second-floor addition meets the general performance standards for rehabilitation projects and will be compatible in scale and exterior finishes with the rest of the house. The proposed window and front entry door replacement work also meets applicable preservation standards. The new windows and doors should match the originals in size, design, color and texture. Alteration of the front entry door and stoop should not have an adverse effect on the historic character of the façade.

In conclusion, I recommend approval of the COA with the stipulation that if any original cork insulation is discovered during construction, the Heritage Preservation Commission and its staff should be given a reasonable opportunity to inspect and record the exposed material.

APR 25 2019

CITY OF EDINA

Consideration for Certificate of Appropriateness at property located at 4604 Browndale Avenue

The owners of this 1925 Spanish Colonial Revival seek approval for the following updates to the street facing façade:

- Reorient garage BACK to a side loaded garage located in the north facing side yard.
- Addition of a 16' x 20' 2-level volume to the south side of the existing house
- Enlarged footprint of Front Stoop
- General maintenance and safety updates to the existing home

The original home was designed by the architects Liebenberg & Kaplan and built in 1925. The home is a wonderful example of the Spanish Colonial Revival present throughout the historic district. The garage doors of the original home faced the north side yard a 1950s addition and remodel located the garage doors to the street facing garage. The 1950s addition used panelized stucco, that does not match the original stucco. The proposed garage will be a 3-car garage with doors facing north and accessed from the sideyard. To allow for space enough for 3-car garage a 6' addition will need to be added to the street facing façade of the garage. This addition does not project beyond the face of the main volume of the house. Additionally, a 6'-6" addition will be added to the Creekside/ rear yard to create an overall width of 35'-9" for the 3-car garage. In essence, the 1950s garage is demolished in order to allow for access to the side loaded garage.

Above the garage the existing 2nd floor volume will be added onto and align with existing roof geometry (addition towards street, extrusion of existing roof geometry). The new roof will match the existing Spanish clay tile roof. The east facing double hung windows will have decorative wood shutters to match the unique style of the existing home. The material palate and character will use the existing house as precedent. The scale of the garage and bedroom volume is subordinate to the main volume of the house. Pulling from the existing roof forms, the second story addition quietly resides next to the main volume of the original home. The addition will have stucco walls, exposed rafter tails, and a clay tile roof. Proposed reworking eliminates garage doors on street facing façade, consistent with the Country Club District's Plan of Treatment.

The existing home sits on a double lot and is vastly out of scale with its neighboring grand homes. The proposed design adds a 2-level living space to the south side yard. The primary volume of the addition sits back 12" from the existing front wall of the house – preserving the charming original Spanish Colonial Revival buttress. The addition consists of a Living Room on the main level and bedroom on the 2nd level. The Living room opens to an outdoor patio space. To animate the façade of the 2-level addition a small 1-level bay is located on the south east corner of the addition, housing a cozy window seat. The hip-roof of the bay wraps the corner and extends beyond the chimney on the south where it continues as the canopy for the south stoop. The material palate of the addition will match the exiting house – stucco walls, exposed rafter rails, clay tile roof, and decorative window shutters. The scale and character of the addition compliments, but does not overshadow, the original house.

The proposed design also adds glass to the original front door; allowing light to enter the house and visibility to the front stoop. The front stoop is enlarged to accommodate a few small chairs, its size is consistent and in keeping with homes in the historic district.

The existing home needs general maintenance and upkeep, and upgrades to meet current life safety building code. Most of the wood windows are rotted and inoperable and need to be replaced. We propose replacement of all windows with energy efficient double hung or inswing casement with simulated divided lites (or "muntins"). The existing stucco will be inspected and repaired or replaced with traditional stucco as needed. Additionally, the existing clay tile roof will be inspected and repaired. Additionally, an egress double hung window will be added to north wall of existing main volume of house, to do this the window location will need to be modified. The new egress window is not on street facing façade but is visible from the street. All necessary maintenance items safeguard the longevity of the home and will be in keeping with the character of the historic district.

All proposed work simultaneously preserves the historic character of the neighborhood, while updating the home to accommodate a modern family. The additions bring the house closer in scale to the surrounding stately scaled homes. Within the context of the block and size of lot, the proposed home quietly blends into the framework of neighborhood.

The homeowners have lived in the Country Club District for almost 20 years and look forward to moving their family to their new creekside home.

PLANNING DEPARTMENT

APR 25 2019

CITY OF EDINA

4604 Browndale COA Application Supporting Images

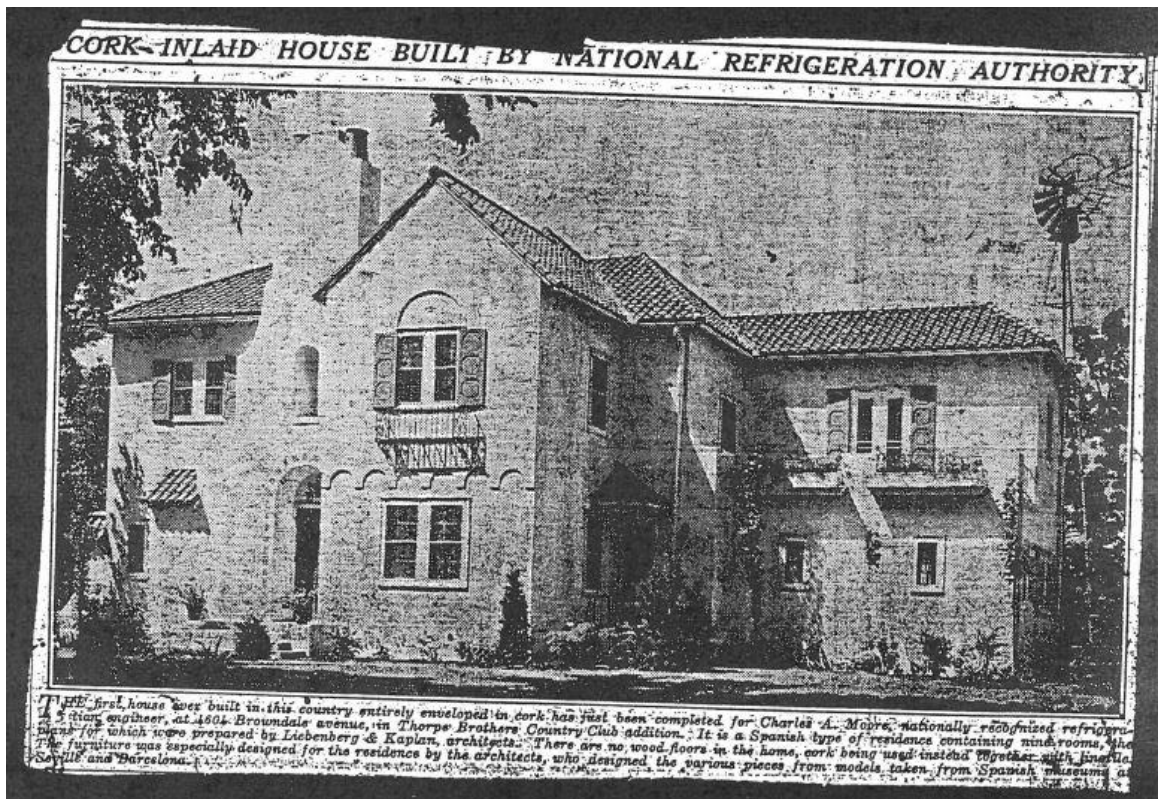


Image 1: Original 1925 home designed in the Spanish Colonial Revival Style



Image 2: 4604 Browndale



Image 3: 1950s garage addition uses panelized stucco that does not match original stucco



Image 4: Existing walk-out from basement establishes Alternate Setback from OHWM "B"



Image 5: Patching of existing stucco does not match color or texture of original stucco, windows and shutters are in need to repair and paint



Image 6: Surface cracking seen throughout the existing stucco



Image 7: 4604 Browndale, today



Image 9: 4604 Browndale , today



Image 9: 4604 Browndale , today as seen from creek



Image 10: 3D Rendering of proposed additions



Image 11: 3D Rendering of proposed additions



Image 12: 3D Rendering of proposed additions (Original July 2018 Submittal)



Image 13: 3D Rendering of proposed additions (Original July 2018 Submittal)



Mulligan Residence
4604 Browndale Avenue Edina, MN
Original Architect Liebenberg & Kaplan
Built 1925

REHKAMP LARSON ARCHITECTS INC.
2732 West 43rd Street, Mpls, MN 55410
Tel. 612-285-7275 Fax. 612-285-7274

Mulligan Residence
4604 Browndale Ave
Edina, MN 55424

PROJECT PHASE:
CONSTRUCTION
DOCUMENTS
PROJECT NUMBER:
18-003
ISSUE DATE:
April 25, 2019

DRAWN BY:

COVER

The Gregory Group, Inc.
d.b.a.

LOT SURVEYS COMPANY

Established in 1962

LAND SURVEYORS

REGISTERED UNDER THE LAWS OF STATE OF MINNESOTA

(763) 560-3093

7601 73rd Avenue North

Fax No. 560-3522

Minneapolis, Minnesota 55428

Surveyors Certificate

Proposed Site Plan Survey For:

DIANE MULLIGAN

Property located in Section
18, Township 28, Range 24,
Hennepin County, Minnesota

Benchmark: Top of hydrant Browndale Avenue
and Edgebrook Place
Elevation = 906.82

Property Address: 4604 Browndale Avenue
Edina, MN

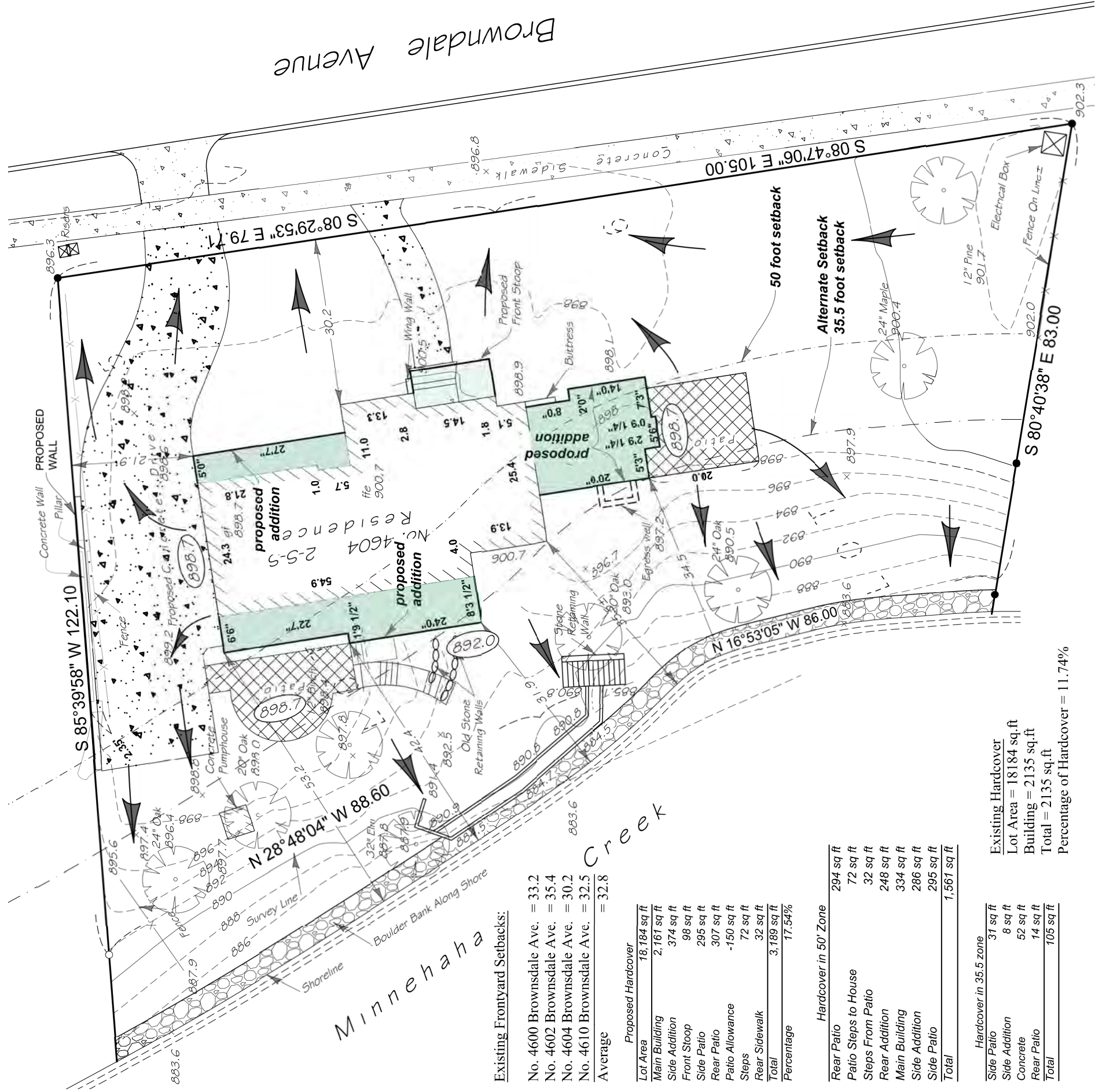
INVOICE NO. 87774

F.B.NO. -

SCALE: 1" = 20'

- Denotes Found Iron Monument
- Denotes Iron Monument
- Denotes Existing Contours
- Denotes Existing Elevation
- Denotes Proposed Elevation
- Denotes Surface Drainage

Basis for
bearings is
assumed



Existing Frontyard Setbacks:

No. 4600 Brownsdale Ave.	= 33.2
No. 4602 Brownsdale Ave.	= 35.4
No. 4604 Brownsdale Ave.	= 30.2
No. 4610 Brownsdale Ave.	= 32.5
Average	= 32.8

Proposed Hardcover	
Lot Area	18,184 sq ft
Main Building	2,161 sq ft
Side Addition	374 sq ft
Front Stoop	98 sq ft
Side Patio	295 sq ft
Rear Patio	307 sq ft
Patio Allowance	-150 sq ft
Steps	72 sq ft
Rear Sidewalk	32 sq ft
Total	3,189 sq ft
Percentage	17.54%

Hardcover in 50' Zone	
Rear Patio	294 sq ft
Patio Steps to House	72 sq ft
Steps From Patio	32 sq ft
Rear Addition	248 sq ft
Main Building	334 sq ft
Side Addition	286 sq ft
Side Patio	295 sq ft
Total	1,561 sq ft

Hardcover in 35.5 zone	
Side Patio	31 sq ft
Side Addition	8 sq ft
Concrete	52 sq ft
Rear Patio	14 sq ft
Total	105 sq ft

Existing Hardcover
Lot Area = 18184 sq.ft
Building = 2135 sq.ft
Total = 2135 sq.ft
Percentage of Hardcover = 11.74%

Lots 5 and 6, Block 14, Country Club District, Brown Section

The only easements shown are from plats of record or information provided by client.

I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota
Surveyed by us this 31st day of May 2018.

Rev	06.01.18 proposed grades/driveway	Drawn By
	06.04.18 setback lines/areas	
	06.22.18 drainage arrows	
	4-19-19 updates per client	

F:\survey\country club district brown section - hennepin\5 - 6 -14\ccdb-5-14inv87774siteplan.dwg

Signed
Gregory R. Prasch, Minn. Reg. No. 24992

ZONING SUMMARY:

R-1 DISTRICT , EHLD (EDINA HERITAGE LANDMARK DISTRICT)

SETBACKS:

- FRONT: 32.8' (BASED ON AVERAGE FRONTYARD SETBACKS OF NEIGHBORING HOMES)
- BACKYARD/ CREEKSIDE: 50' FROM OHWM
- INTERIOR SIDE: 10'

MAX HEIGHT:

- 35' MEASURED TO THE HIGHEST POINT OF THE ROOF FOR LOTS

LOT COVERAGE:

- LOTS GREATER THAN 9,000 S.F. BUILDING COVERAGE MAX = 25%.
- BUILDING COVERAGE INCLUDES ALL PRINCIPAL AND ACCESSORY BUILDINGS INCLUDING DECKS AND PATIOS, BALCONIES, PORCHES (THE FIRST 150 S.F. OF AN UNENCLOSED DECK OR PATIO SHALL NOT BE INCLUDED WHEN COMPUTING BUILDING COVERAGE.
- EXCLUDED FROM BUILDING COVERAGE: DRIVEWAYS, SIDEWALKS, UNENCLOSED STEPS AND STOOPS LESS THAN 50 S.F., OVERHANGING EAVES OR ROOF PROJECTIONS NOT SUPPORTED BY POSTS OR PILLARS.
- PER EDINA CODE OF ORDINANCES 36.438

EXISTING SITE INFORMATION

EXISTING LOT AREA: 18,184 S.F.

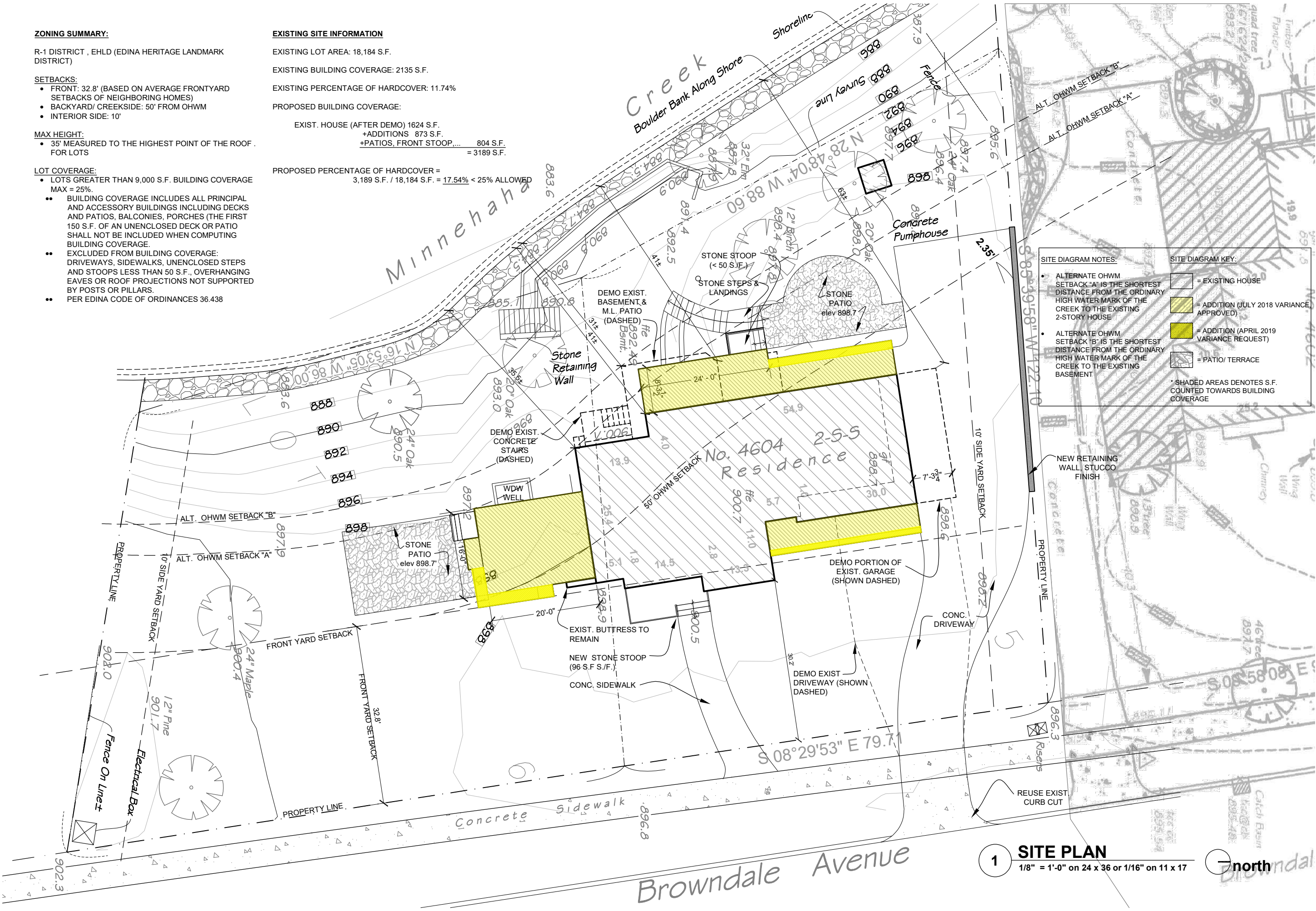
EXISTING BUILDING COVERAGE: 2135 S.F.

EXISTING PERCENTAGE OF HARDCOVER: 11.74%

PROPOSED BUILDING COVERAGE:

EXIST. HOUSE (AFTER DEMO) 1624 S.F.
+ADDITIONS 873 S.F.
+PATIOS, FRONT STOOP,.... 804 S.F.
= 3189 S.F.

PROPOSED PERCENTAGE OF HARDCOVER =
3,189 S.F. / 18,184 S.F. = 17.54% < 25% ALLOWED



REHKAMP LARSON ARCHITECTS INC.
2732 West 43rd Street, Mpls, MN 55410
Tel. 612-285-7275 Fax. 612-285-7274

Mulligan Residence
4604 Browndale Ave
Edina, MN 55424

PROJECT PHASE:
CONSTRUCTION DOCUMENTS

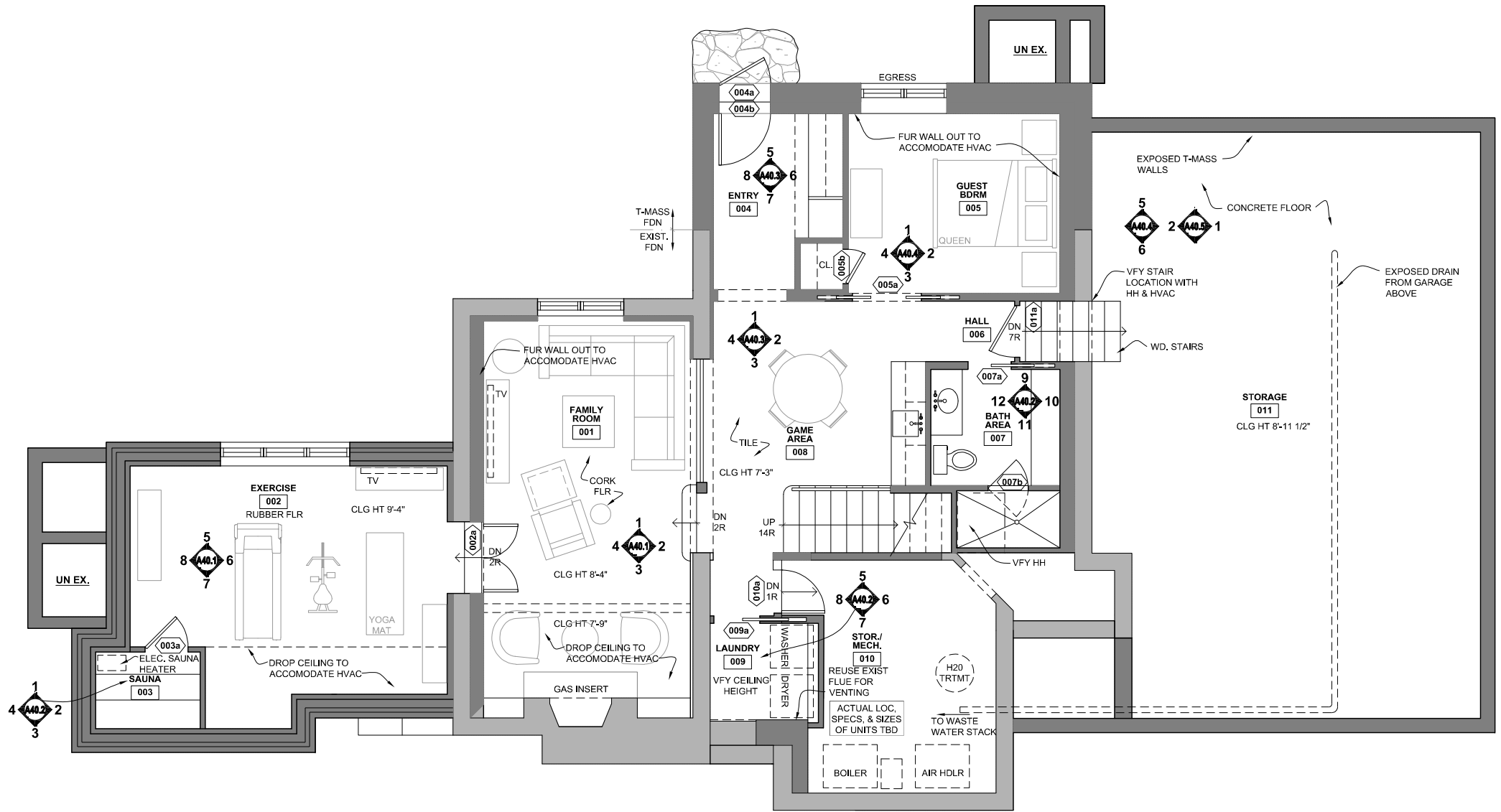
PROJECT NUMBER:
18-003

ISSUE DATE:
April 25, 2019

DRAWN BY:
JRL, STN

A01

SITE PLAN



1 LOWER LEVEL PLAN
1/8" = 1'-0" on 24 x 36 OR 1/8" = 1'-0" on 11x17

north plan north

EXISTING
 NEW CONSTRUCTION

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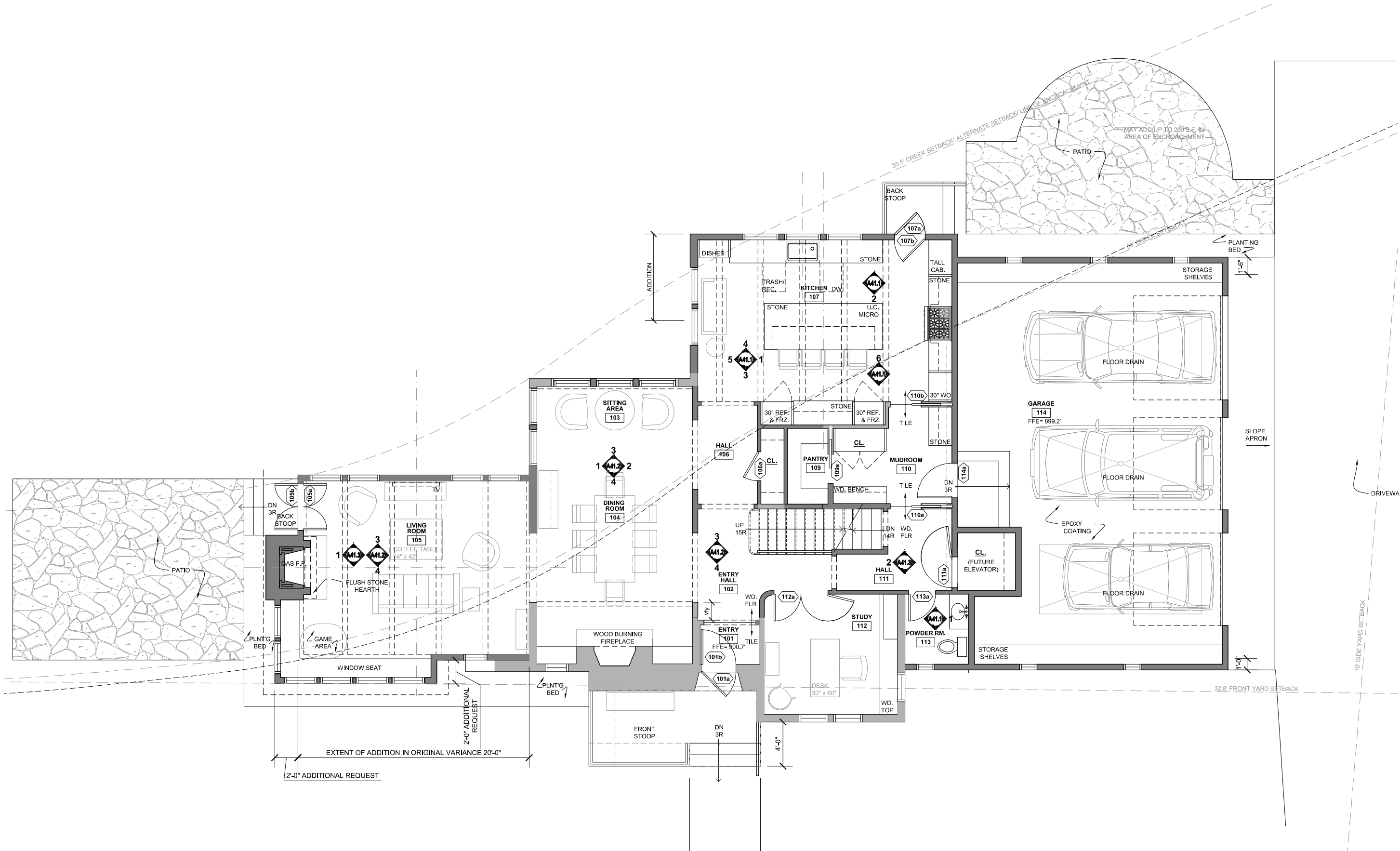
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DRAWN BY:
JRL, STN

A10

LOWER LEVEL



1 MAIN LEVEL PLAN
1/8" = 1'-0" on 24 x 36 OR 1/8" = 1'-0" on 11x17

north
plan north
EXISTING
NEW CONSTRUCTION

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2732 West 43rd Street, Mpls, MN 55410
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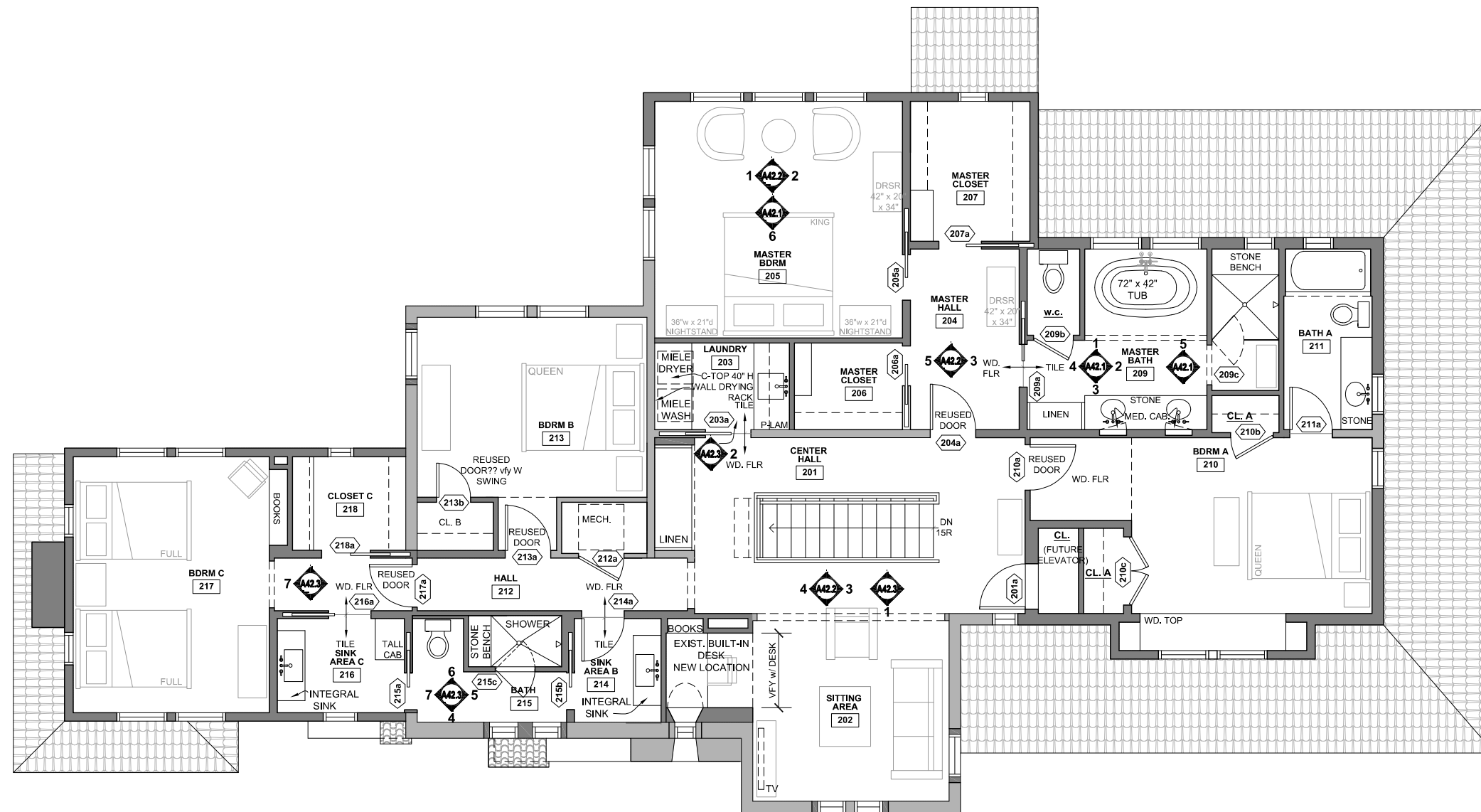
Mulligan Residence
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DRAWN BY:
JRL, STN

A11
MAIN LEVEL



1 UPPER LEVEL PLAN
1/8" = 1'-0" on 24 x 36 OR 1/8" = 1'-0" on 11x17



 EXISTING
 NEW CONSTRUCTION

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Mulligan Residence
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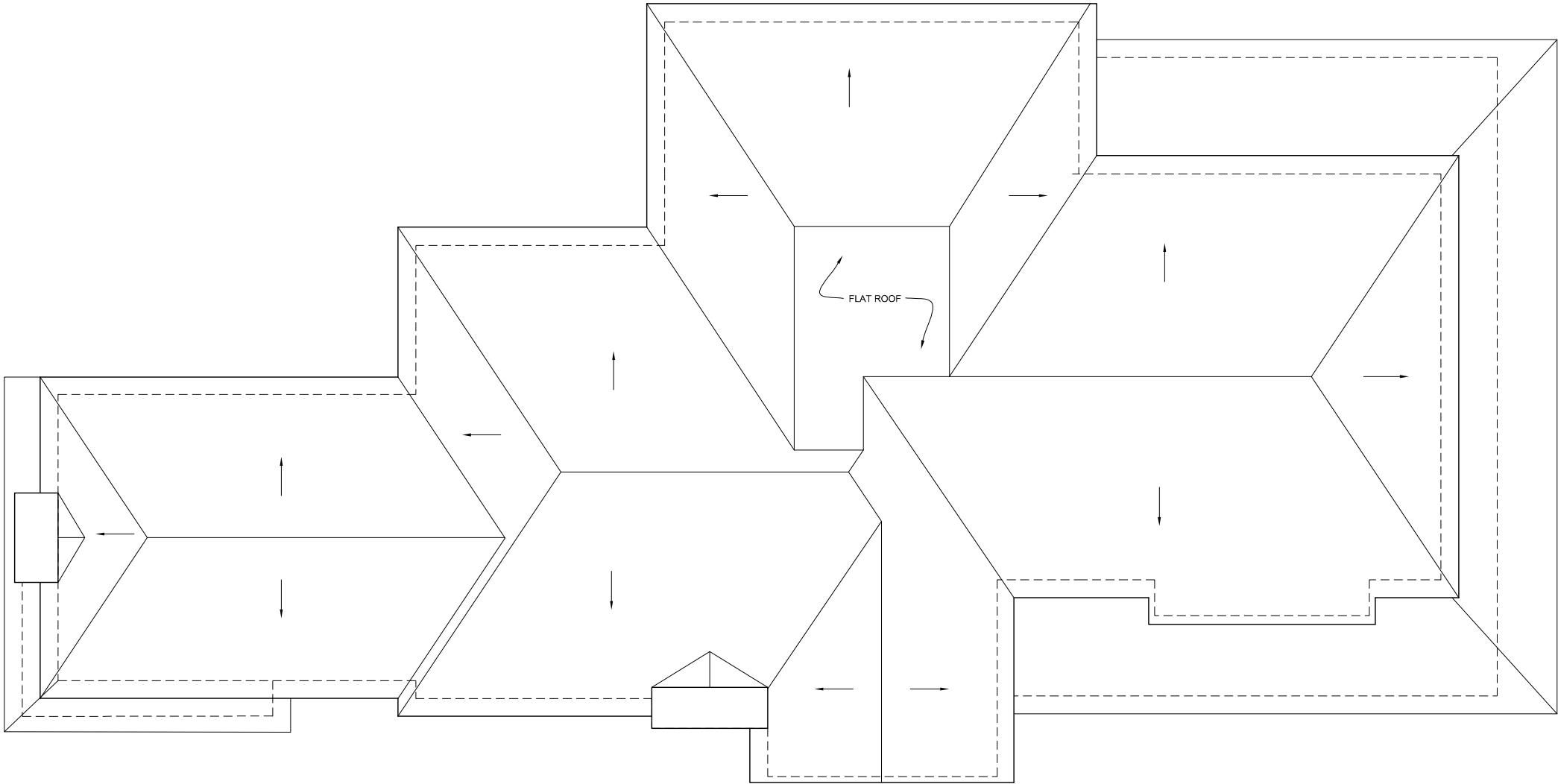
PROJECT NUMBER:
18-003

SUE DATE:
April 25, 2019

RAWN BY:
JRL, STN

A12

UPPER LEVEL



1 **ROOF DIAGRAM**
1/8" = 1'-0" on 24 x 36 OR 1/8" = 1'-0" on 11x17



- EXISTING
- NEW CONSTRUCTION

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DRAWN BY:
JRL, STN

A13
UPPER LEVEL



REHKAMP LARSON ARCHITECTS INC.
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Mulligan Residence
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DRAWN BY:
JRL, STN

A20

ELEVATIONS



1 **WEST (CREEKSIDE) ELEVATION**
1/4" = 1'-0" on 24 x 36 or 1/8" on 11 x 17



2 **NORTH ELEVATION**
1/4" = 1'-0" on 24 x 36 or 1/8" on 11 x 17

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Mulligan Residence
4604 Browndale Ave
Edina, MN 55424

PROJECT PHASE:
CONSTRUCTION
DOCUMENTS
PROJECT NUMBER:
18-003

ISSUE DATE:
April 25, 2019

DRAWN BY:
JRL, STN

A21
ELEVATIONS

d.b.a.



Basis for bearings is assumed

Established in 1962

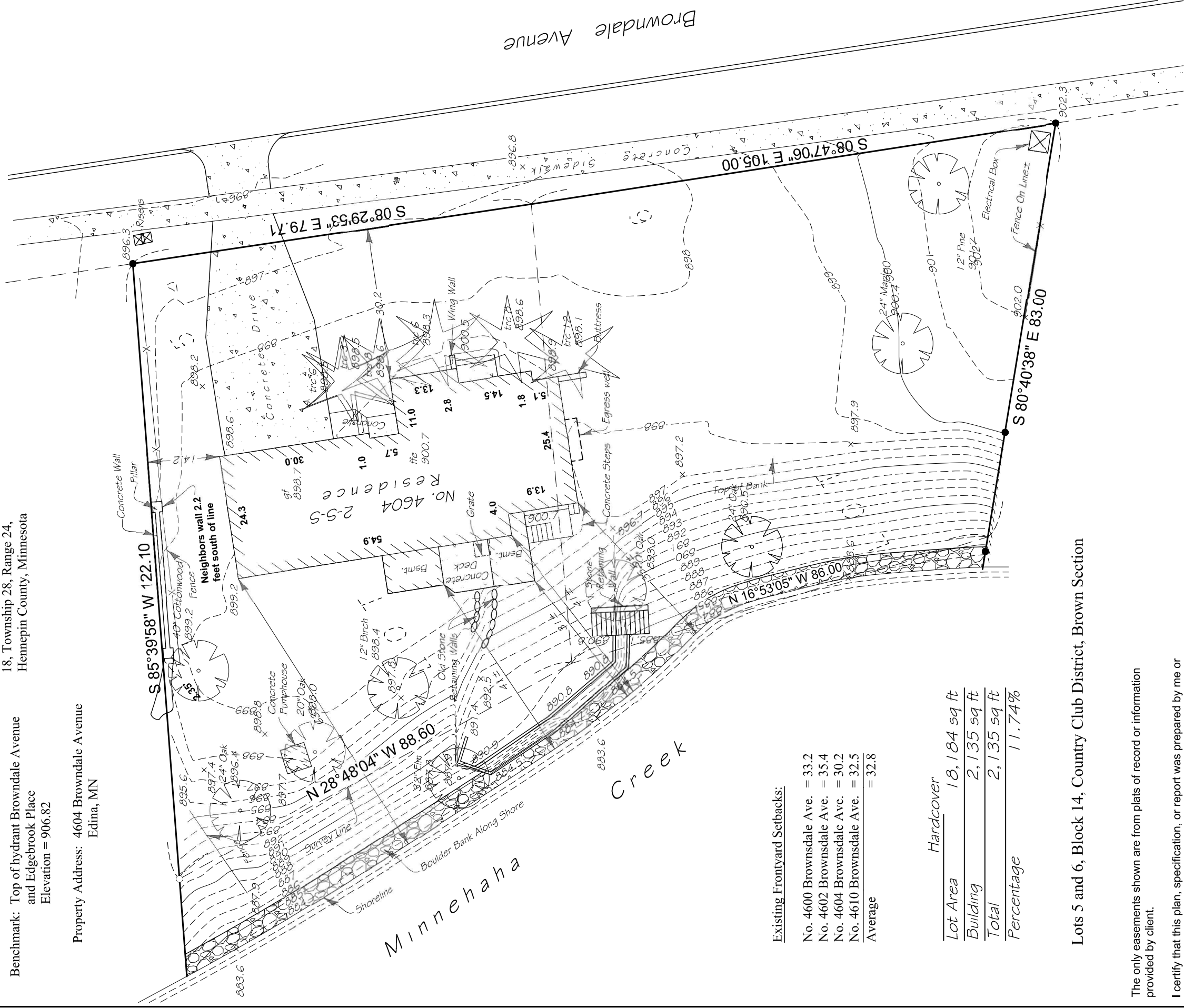
AND SURVEYORS

7601 73rd Avenue North
Minneapolis, Minnesota 55428

Existing Conditions Survey For:

Benchmark: Top of hydrant Browndale Avenue
and Edgebrook Place
Elevation = 906.82

Property Address: 4604 Browndale Avenue
Edina, MN



Existing Frontyard Setbacks:

No. 4600 Brownsdale Ave.	= 33.2.
No. 4602 Brownsdale Ave.	= 35.4
No. 4604 Brownsdale Ave.	= 30.2
No. 4610 Brownsdale Ave.	= 32.5
Average	= 32.8

<u>Lot Area</u>	<u>Handcover</u>
<u>Building</u>	<u>18,184 sq ft</u>
<u>Total</u>	<u>2,135 sq ft</u>
<u>Percentage</u>	<u>11.74%</u>

The only easements shown are from plats of record or information provided by client.

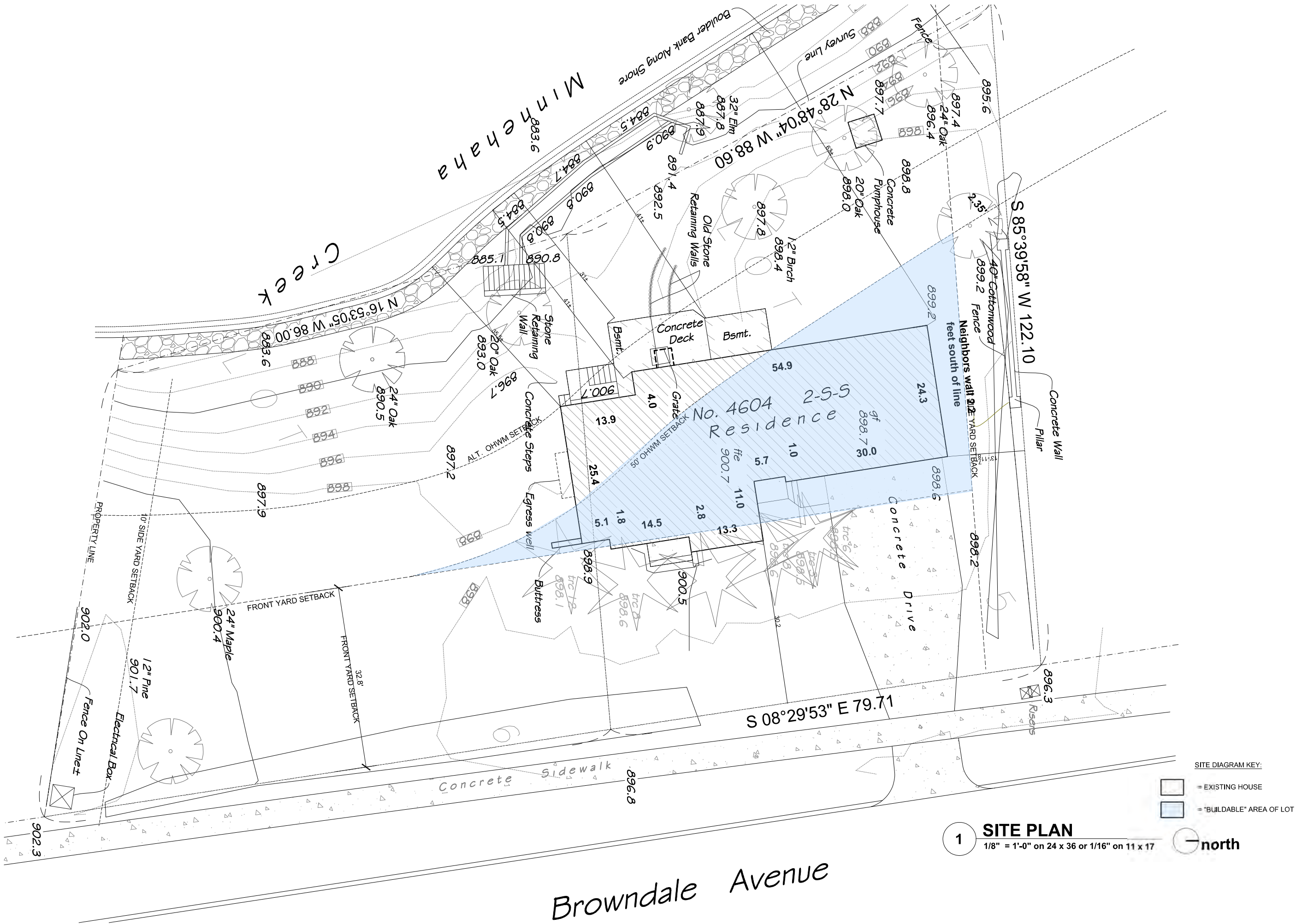
I certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota
Surveyed by us this 1st day of March 2018.

Rev

Drawn By *J. Munson*

Signed

Gregory R. Prasch, Minn. Reg. No. 24992



1 **SITE PLAN**
1/8" = 1'-0" on 24 x 36 or 1/16" on 11 x 17

NOT FOR CONSTRUCTION

PROJECT PHASE:
As-Built

PROJECT NUMBER:
18-003

ISSUE DATE:

DRAWN BY:
JRL, STN



Mulligan Residence
4604 Browndale Ave
Edina, MN 55424

REHKAMP LARSON ARCHITECTS INC.
2732 West 43rd Street, Mpls, MN 55410
Tel. 612-285-7275 Fax. 612-285-7274

LOWER LEVEL
EXISTING PLAN



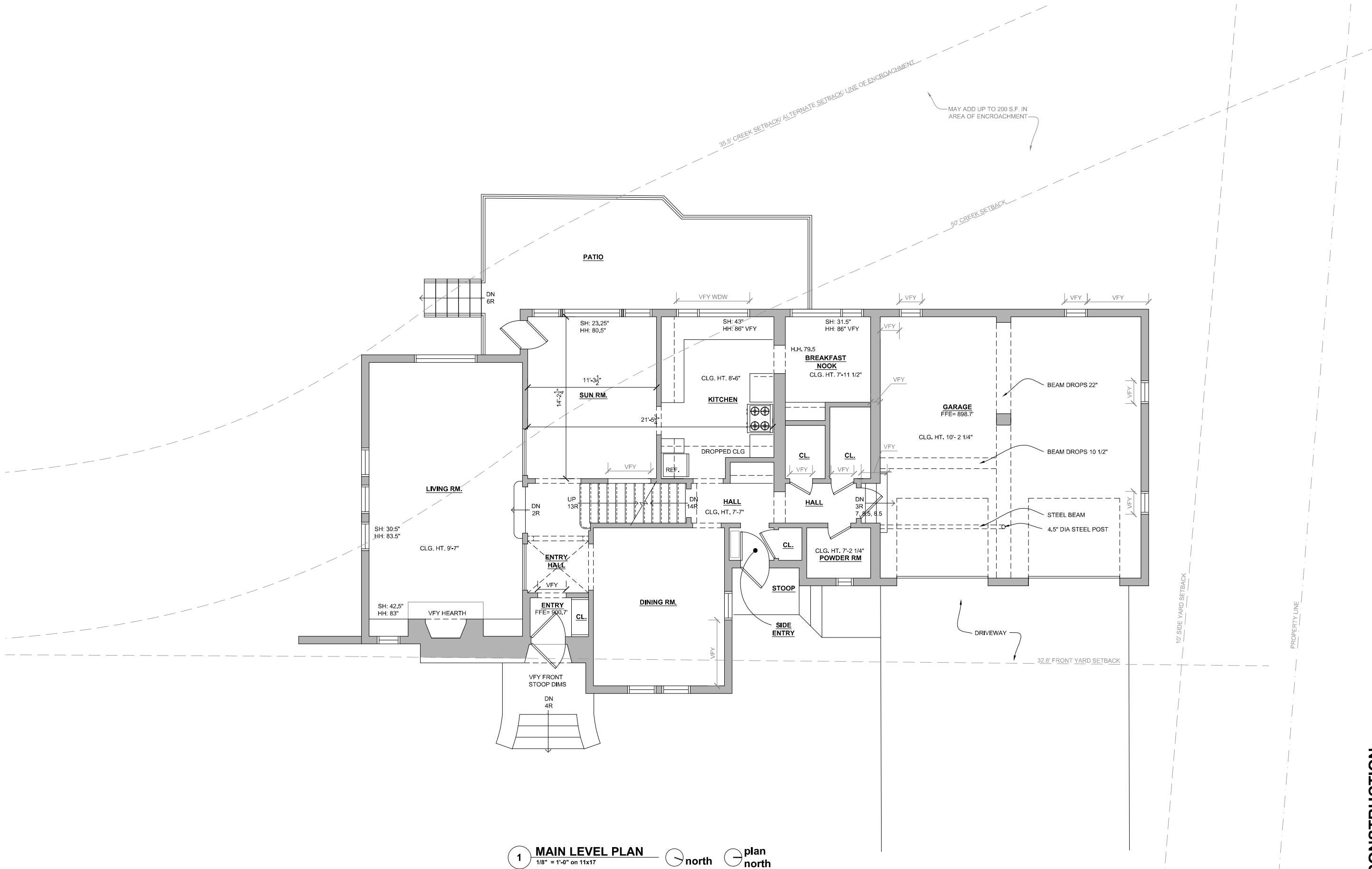
PROJECT PHASE:
As-Builts

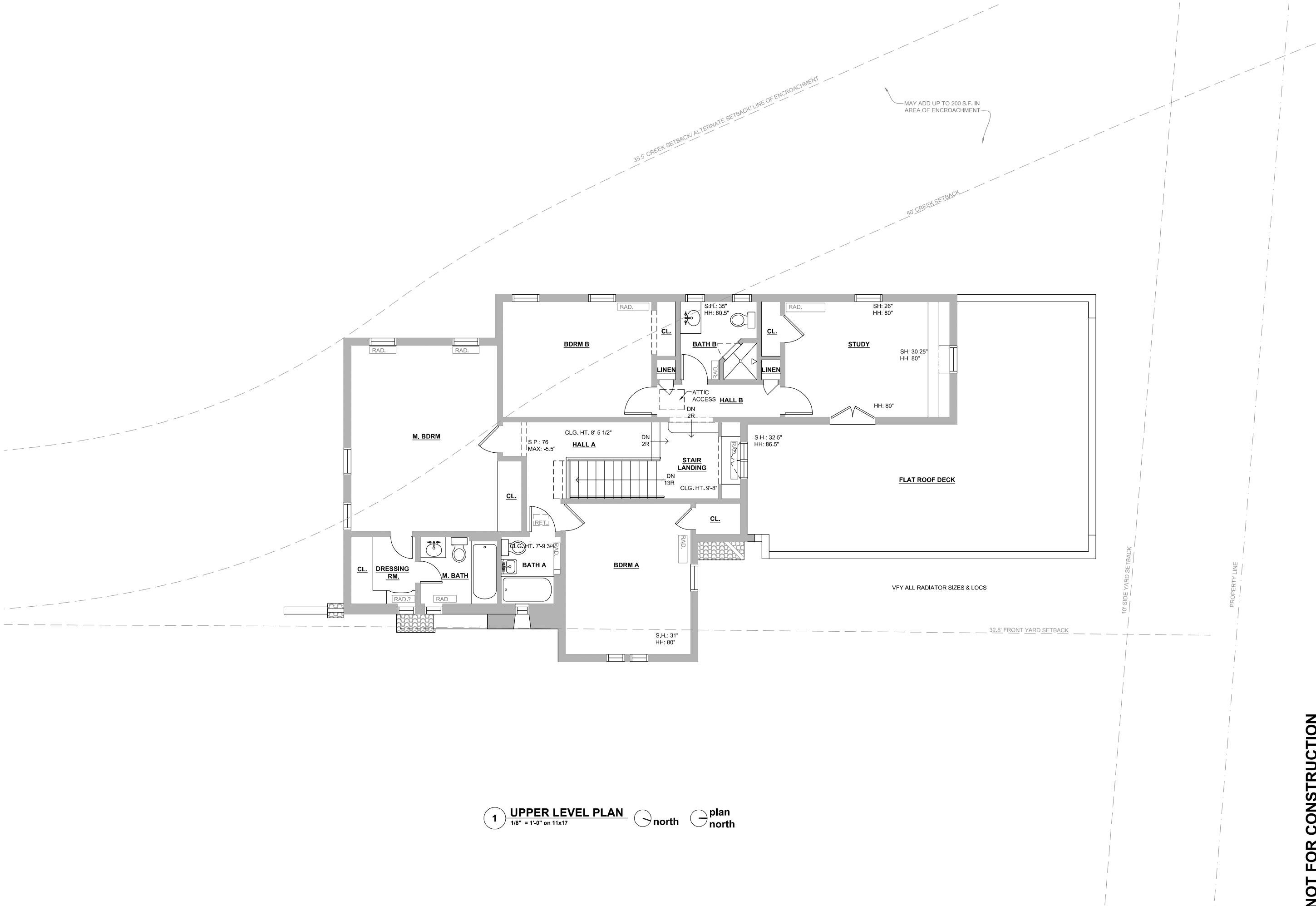
ISSUE DATE:

DRAWN BY:
JRL, STN

MAIN LEVEL EXISTING PLAN

NOT FOR C





1 UPPER LEVEL PLAN
1/8" = 1'-0" on 11x17



REHKAMP LARSON ARCHITECTS INC.
2732 West 43rd Street, Mpls, MN 55410
Tel. 612-285-7275 Fax. 612-285-7274

Mulligan Residence
4604 Browndale Ave
Edina, MN 55424

PROJECT PHASE:
As-Builts

PROJECT NUMBER:
18-003

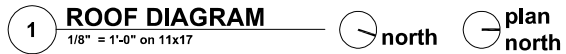
ISSUE DATE:

DRAWN BY:
JRL, STN

x12

UPPER LEVEL
EXISTING PLAN

NOT FOR CONSTRUCTION



x13

**EXISTING ROOF
DIAGRAM**

PROJECT PHASE:
As-Builts
PROJECT NUMBER:
18-003
ISSUE DATE:
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CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: May 14, 2019

Agenda Item #: VIII.A.

To: Heritage Preservation Commission

Item Type:

Other

From: Emily Bodeker, Assistant City Planner

Item Activity:

Subject: History of Edina

Information

ACTION REQUESTED:

None.

INTRODUCTION:

Arjun Maheshwari, student commissioner, has asked to give a presentation on the History of Edina to the Heritage Preservation Commission.