

Agenda
Heritage Preservation Commission
City Of Edina, Minnesota
Virtual Meeting

**Members of the public can listen to the HPC meeting by calling 833-360-0793 with
Conference ID 9185293 to listen during the meeting.**

**Tuesday, July 14, 2020
7:00 PM**

- I. Call To Order
- II. Roll Call
- III. Approval Of Meeting Agenda
- IV. Approval Of Meeting Minutes
 - A. Minutes: June 9, 2020
- V. Reports/Recommendations
 - A. COA: 4634 Edgebrook Place
 - B. 2021 Work Plan Discussion
- VI. Chair And Member Comments
- VII. Staff Comments
- VIII. 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: July 14, 2020

Agenda Item #: IV.A.

To: Heritage Preservation Commission

Item Type:

Minutes

From: Emily Bodeker, Assistant City Planner

Item Activity:

Subject: Minutes: June 9, 2020

Action

ACTION REQUESTED:

Approve the June 9, 2020 Heritage Preservation Commission minutes.

INTRODUCTION:

ATTACHMENTS:

Minutes: June 9, 2020



Minutes
City of Edina, Minnesota
Heritage Preservation Commission
VIRTUAL MEETING
Tuesday, June 9, 2020

I. Call To Order

Chair Schilling called the meeting to order at 7:02 p.m.

II. Roll Call

Answering roll call were members Lonquist, Pollock, Cundy, Birdman, Widmoyer, Everson, Hassenstab, Chair Schilling and student member Maheshwari. Emily Bodeker, staff liaison, and Robert Vogel, Preservation Consultant, were also in attendance. Commissioner Nymo joined the meeting at 7:05 pm.

III. Approval of Meeting Agenda

Motion made by Birdman seconded by Hassenstab to approve the meeting agenda as submitted. All voted aye. The motion carried.

IV. Approval of Meeting Minutes

Motion made by Lonquist seconded by Widmoyer to approve the meeting minutes from the virtual May 12, 2020 meeting. All voted aye. The motion carried.

V. Reports/Recommendations

A. COA: 4521 Arden Avenue

Liaison Bodeker presented the Certificate of Appropriateness request for a new detached garage at 4521 Arden Avenue. The property owners, Jeff and Susan Lundgren and architect Meriwether Felt were in attendance to answer any questions.

Motion by Cundy seconded by Birdman to approve the Certificate of Appropriateness for a new detached garage at 4521 Arden Avenue with the following conditions:

- ***The maximum height for the garage is 18' and is measured from average existing grade.***
- ***A landscaping element or other element such as a garden trellis, lattice, brackets, window, etc. is required on the east elevation to break up the building wall.***
- ***Any changes to the proposed plans would require review from the Heritage Preservation Commission.***
- ***A date-built plaque is required to be installed on the new garage***

All voted aye. The motion carried.

B. COA: 4634 Edgebrook Place

Staff Liaison Bodeker introduced the Certificate of Appropriateness request for a new home at 4634 Edgebrook Place. TJ Madecki, from Murphy Design Co. and Nate Wissink from Streeter homes were present on the webex to answer questions on the requested COA.

Bodeker explained that obtaining a COA for new homes in the Country Club District is a two-step process. The plans presented fulfill the first step. Staff recommended that the HPC provide the applicant feedback on the proposed plans and identify any desired changes.

Overall, the commission asked the applicant to review the scale and massing of the proposed garage. They asked the applicant to look at the spacing, ceiling height, breezeway size could be modified to address concerns with massing and height. The Commission also asked the applicant to provide a second rendering showing a second perspective from the street. They felt this would help with understanding how the proposed house would be viewed from the street.

C. 2020 Work Plan

No update

D. Biographical Sketch S.S. Thorpe

Consultant Vogel submitted a biographical sketch of S.S. Thorpe for the review by the Heritage Preservation Commission. The Commission received correspondence with suggested changes to the proposed document. Staff recommended that the Commission direct Consultant Vogel to review the submitted correspondence and make proposed changes. Once staff has an updated draft, they will submit it to the City's Race and Equity Coordinator, Heidi Lee, for review before it comes back to the Heritage Preservation Commission.

Motion made by Cundy seconded by Birdman to direct Consultant Vogel to review correspondence and make any appropriate edits and ask the City's Race and Equity Coordinator to review the document before it comes back to the HPC at a future meeting.
All voted aye. The motion carried.

VI. Chair and Member Comments:

A. Garden Arch

Commissioner Lonnquist reached out to staff after a resident of the Country Club District asked her about the removal of a garden arch on at a property on Arden Avenue. Staff responded to Lonnquist explaining that she had been contacted by the property owner in 2017. Staff and Consultant Vogel agreed that a COA for the removal was not required due to the fact that the

garden arch was not original to the house. Commissioner Lonquist wanted to communicate this with the Commission in case anyone else received any questions.

VII. Staff Comments:

Liaison Bodeker reminded the Commission that the next meeting is scheduled for July 14th. She mentioned it will likely be another virtual meeting.

VIII. Adjournment

Motion by Cundy seconded by Widmoyer to adjourn the Heritage Preservation Commission meeting at 9:15 p.m. All voted aye. The motion carried.

Respectfully submitted,
Emily Bodeker



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: July 14, 2020

Agenda Item #: V.A.

To: Heritage Preservation Commission

Item Type:

Report and Recommendation

From: Emily Bodeker, Assistant City Planner

Item Activity:

Subject: COA: 4634 Edgebrook Place

Action, Discussion

ACTION REQUESTED:

The HPC should provide the applicant with feedback on the proposed plans, identifying any desired changes. The applicant will then take into consideration the information received when drafting final plans to be presented for approval at the July HPC meeting.

INTRODUCTION:

The review process for a replacement of a non-historic resource home in the Country Club District entails a 2-step process. The plans under consideration at this time are fulfilling the second step. Preliminary plans were reviewed by the HPC at the June 9, 2020 HPC meeting. Preservation Consultant Robert Vogel has opined that the proposed home would not look out of place relative to its surroundings; and would not detract from the historic integrity of the adjacent properties or the district as a whole, particularly since the home would be classified as infill construction and not a replacement of a historic home.

The Certificate of Appropriateness request entails the demolition of the existing home with the intention of building a new home with attached garage which meets the district's plan of treatment criteria. The existing home is not classified as a 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 HPC review and approval.

Notices were sent out to property owners within 200-feet informing residents how to provide feedback. One way to provide feedback was through the City's Better Together page.
<https://www.bettertogetheredina.org/coa>

ATTACHMENTS:

Staff Report

Applicant Submittal Meeting #2

Aerial Map



Date: July 14, 2020

To: Heritage Preservation Commission

From: Emily Bodeker, Assistant City Planner

Subject: Certificate of Appropriateness: 4634 Edgebrook Place-demolish existing home and construction of a new home and attached garage

Information / Background:

The subject property, 4634 Edgebrook Place, is located on the west and south side of Edgebrook Place. The existing home is a two-story residence that was built in 1951.

The Certificate of Appropriateness request entails the demolition of the existing home with the intention of building a new home with attached garage which meets the district's plan of treatment criteria. The existing home is not classified as a 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 HPC review and approval.

Final Plan Evaluation:

The Heritage Preservation Commission reviewed the preliminary plan at their June 9, 2020 meeting at which time they heard comments from both the applicant and received comments through the online correspondence form and Better Together Edina. The HPC took no action at that time, but rather provided the applicant with feedback relative to suggested changes to the plans. The applicant considered the commissions feedback when crafting the final plans offered for consideration at this time which includes the following modifications:

- Change in height of the attached garage
- Change in massing of the attached garage
- Floorplan modification on the second floor of the attached garage
- Removal of the chimney on the attached garage

Analysis & Recommendation:

The final plans have been reviewed by Preservation Consultant Vogel who determined that the design of the new home complies with the Secretary of the Interior's standards for rehabilitation and the guidelines for new construction in the Country Club District plan of treatment. The plan of treatment directs the design of new houses to meet the original Thorpe deed restrictions and be compatible with existing historic houses in materials, size, scale, color, and texture; however there is no requirement for new houses to imitate an earlier style or period of architecture. The proposed home is compatible with the historic character of the district and will cause no harm to adjacent historic homes.

Staff agrees with Consultant Vogel's evaluation and recommends approval of the proposed new home at 4634 Edgebrook Place. If the homeowner is agreeable consultant Vogel recommends an archeology survey or phase I shovel test. This would be completed prior to construction.

Findings supporting the recommendation for approval include:

1. The final plans reflect changes suggested by the HPC during the preliminary review at the June 9, 2020, HPC meeting;
2. The applicant has met all of the procedural requirements required for the replacement of a non-historic resource in the Country Club District;
3. The proposed plan meets the criteria set out in the design review guidelines of the Country Club District Plan of Treatment; and
4. 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.

Approval is conditioned on the following:

1. Plans electronically submitted to staff on June 25, 2020.
2. A year-built plaque is displayed on the home.
3. The HPC's staff liaison is provided a final inspection of the home prior to the issuance of a Certificate of Occupancy.
4. Photographs of all elevations of the new construction shall be provided once the house is completed.

4634 EDGEBROOK PLACE
EDINA, MINNESOTA

Statement From Homeowners

Dear Historical Preservation Committee and City of Edina Officials,

We are beyond thrilled to return to our childhood and young adult neighborhood of Country Club as empty nesters.

It has been a blessing to work with our professional team to create a home that upholds the integrity of the architecture of Country Club. It is important to us to use quality materials, design details and authenticity of the English Cottage style we favor and is represented in Country Club. Also equally important is the scale of our home and its relationship to our neighbors. The home sits beautifully on the lot adhering to the original footprint and we have minimized our two garages to reflect what we see on Edgebrook Place.

We submit this plan with great excitement and anticipation of your approval and hope you will at some point come visit us so we can meet you in person. Thank you for your time and efforts to maintain the charm and beauty of Country Club.

Our best regards,

Anastasia & William Hoeft

Project Narrative

With its idyllic views of Minnehaha Creek, the design for the home of Anastasia and William Hoeft has one goal in mind; to look as if it had always been there. Using its surroundings as a catalyst, the exterior of the house was delicately detailed and designed to pull from the time period of the neighboring homes. With the play of mass and forms, this home tells a story as if it were built upon through generations.

Situated in a similar location as the previous structure, this home pulls itself away from the curb and curves as it makes its way from the left to the right, mimicking the street. The house separates itself from the garage, only connected by a small breezeway, which allows each structure to have its own appropriate scale.

Intersecting gables help create the home and allows for its form to stay simple and understated. Romance starts to appear with wooden arches and intricate brackets, while slopping roof lines descend down to the head of the windows and doors of the main level, creating a more welcoming scale to visitors. Hip dormers and window placements offer a playfullness to the exteriors that is a result of function-follows-form approach.

The exterior of the home acts as a new friend, offering only small glimpses of its interior on first approach but opens itself up to you as you get to know it. With its more public rooms at the rear of the home to capture views of the surrounding nature, it protects itself from the world beyond.

Creating its own identity, while still holding true to its history, this home doesn’t just become a member of the neighbor, it becomes a staple.

Proposed Materials

Main Home Façade: white painted brick, with stepped surface for textural composition

Fascia Color: Sherwin Williams Pure White (SW 7005) or client selected alternative in same color range

Flashing: copper at all chimneys and exposed surfaces, colored aluminum at all roof areas and valleys to match roofing material color in close proximity

Roofing: Davinci Slate Tiles, or selected alternative to match in kind

Chimneys: white painted brick, with stone cap and clay chimney cap

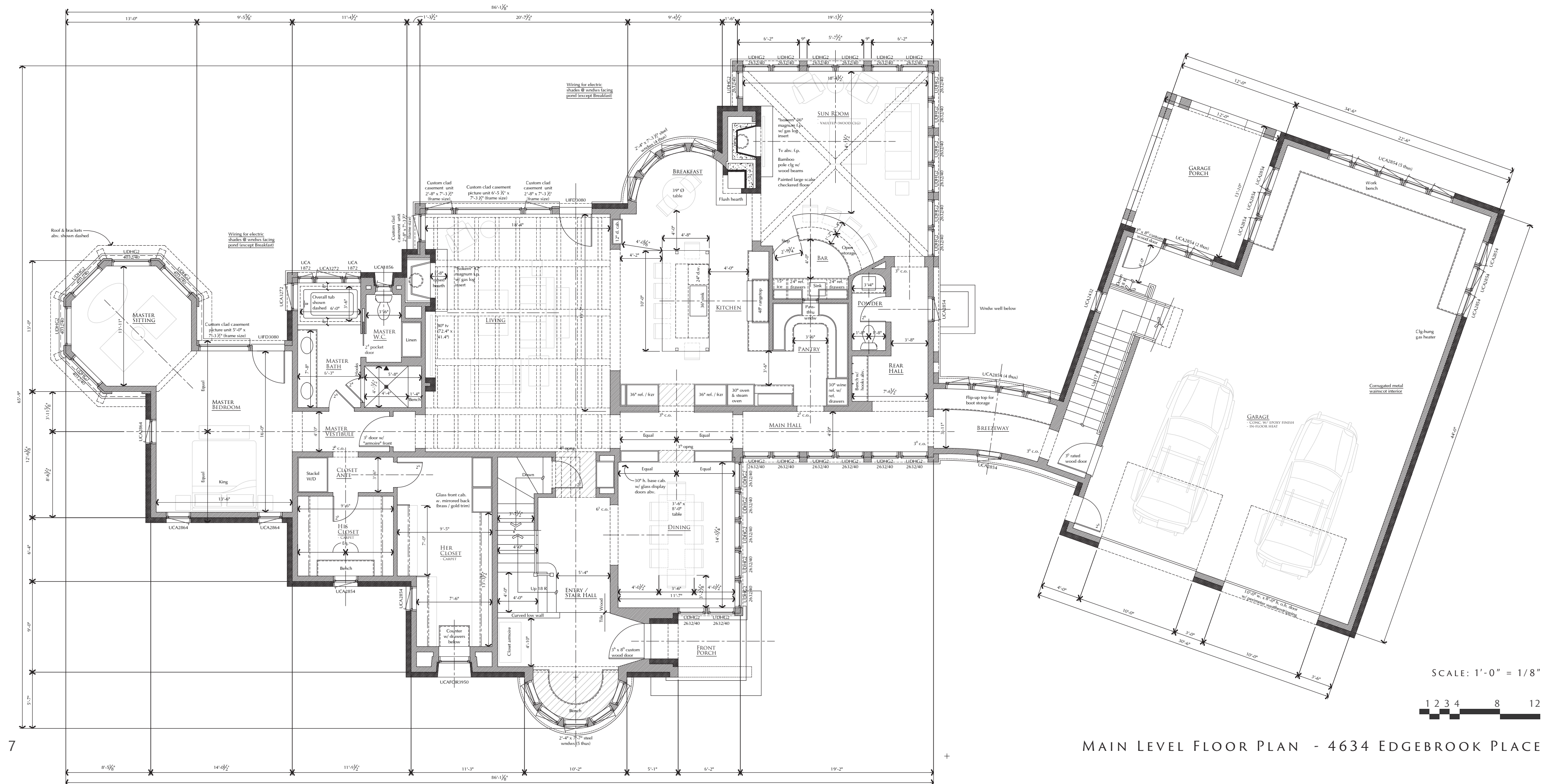




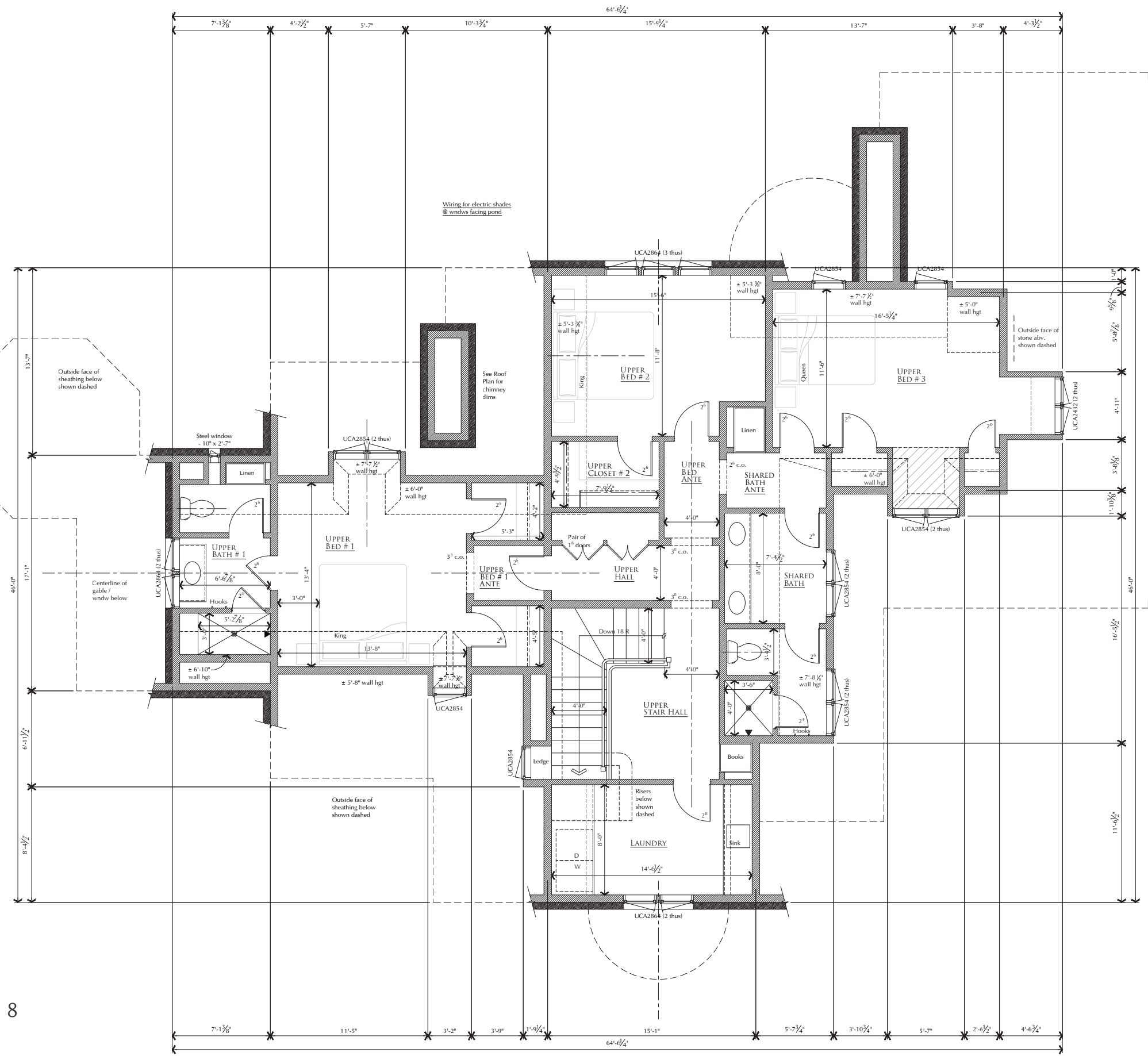






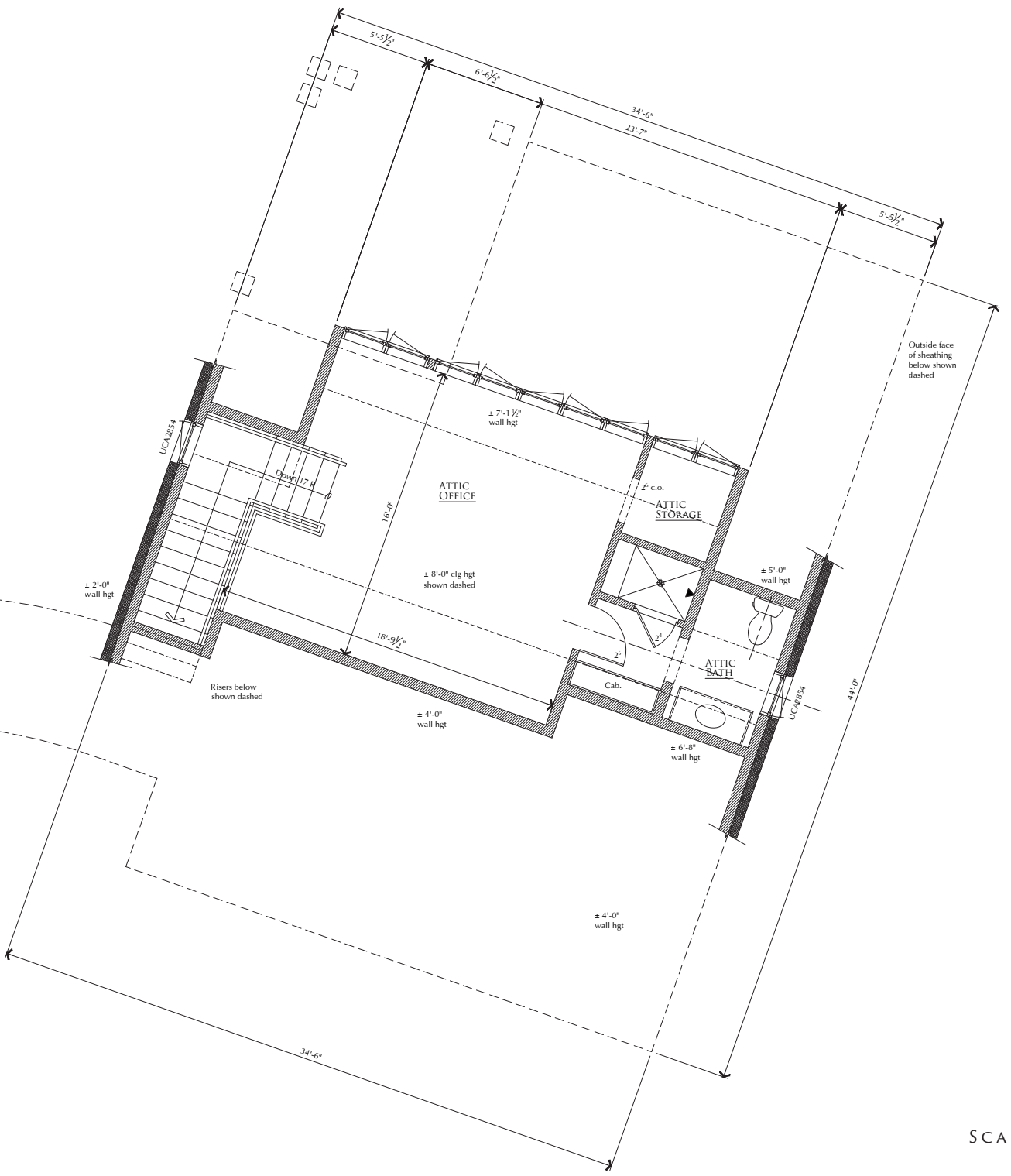


MAIN LEVEL FLOOR PLAN - 4634 EDGEBROOK PLACE



Outside face of sheathing below shown dashed

Outside face of sheathing below shown dashed



SCALE: 1'-0" = 1/8"

UPPER LEVEL FLOOR PLAN - 4634 EDGEBROOK PLACE



SCALE: 1'-0" = 1/8"





SCALE: 1'-0" = 1/8"





SCALE: 1'-0" = 1/8"

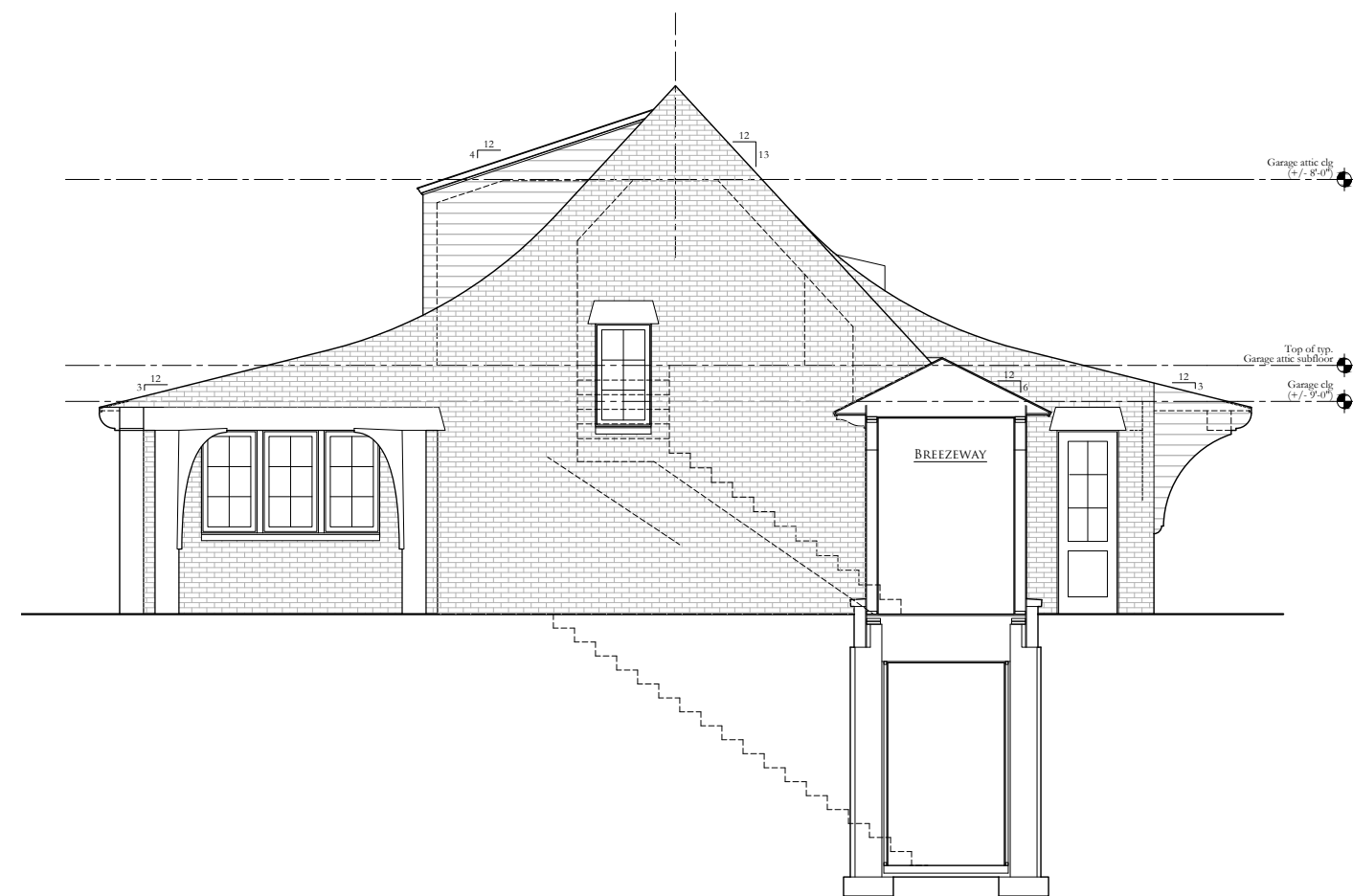
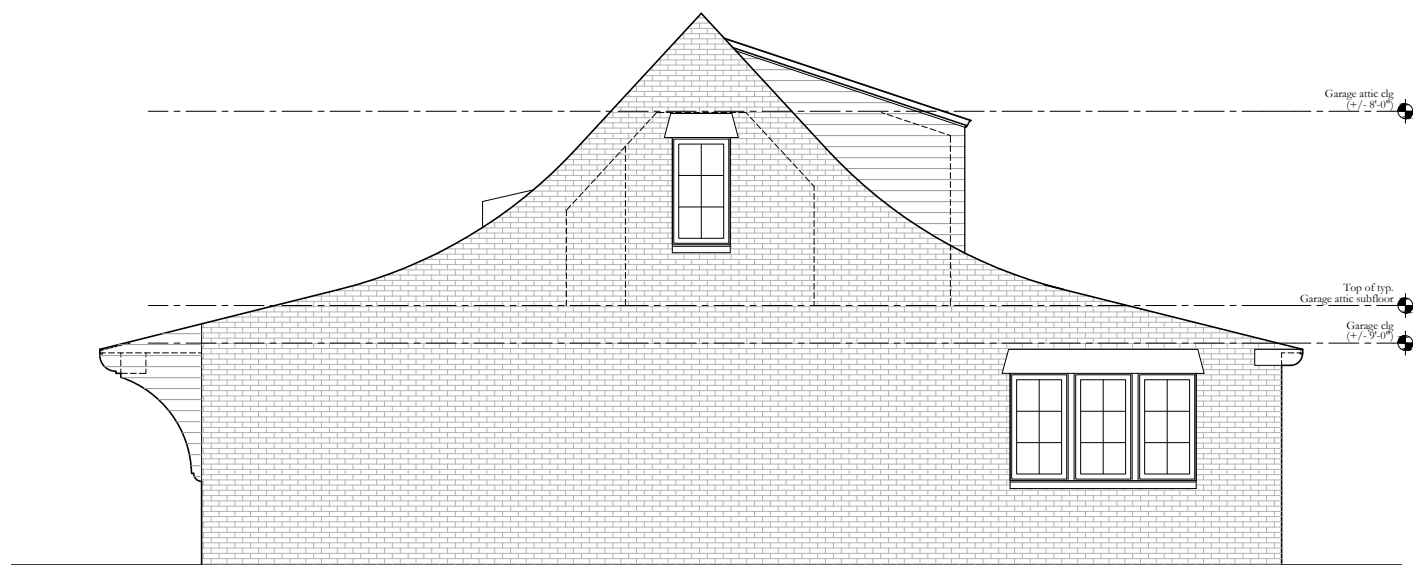




SCALE: 1'-0" = 1/8"



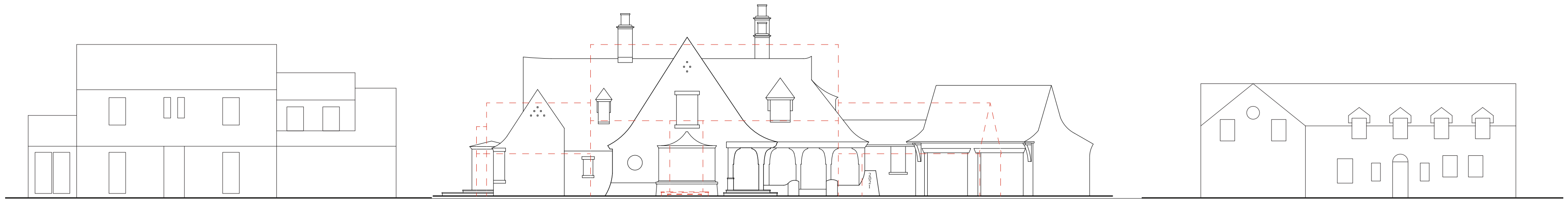
SOUTH ELEVATION OF THE HOUSE - 4634 EDGEBROOK PLACE



SCALE: 1'-0" = 1/8"



NORTH AND SOUTH ELEVATIONS OF THE GARAGE - 4634 EDGEBROOK PLACE





STREET-FACING DRIVEWAYS/GARAGES

AERIEL VIEW OF EDGEBROOK PLACE AND BROWNDALE AVENUE









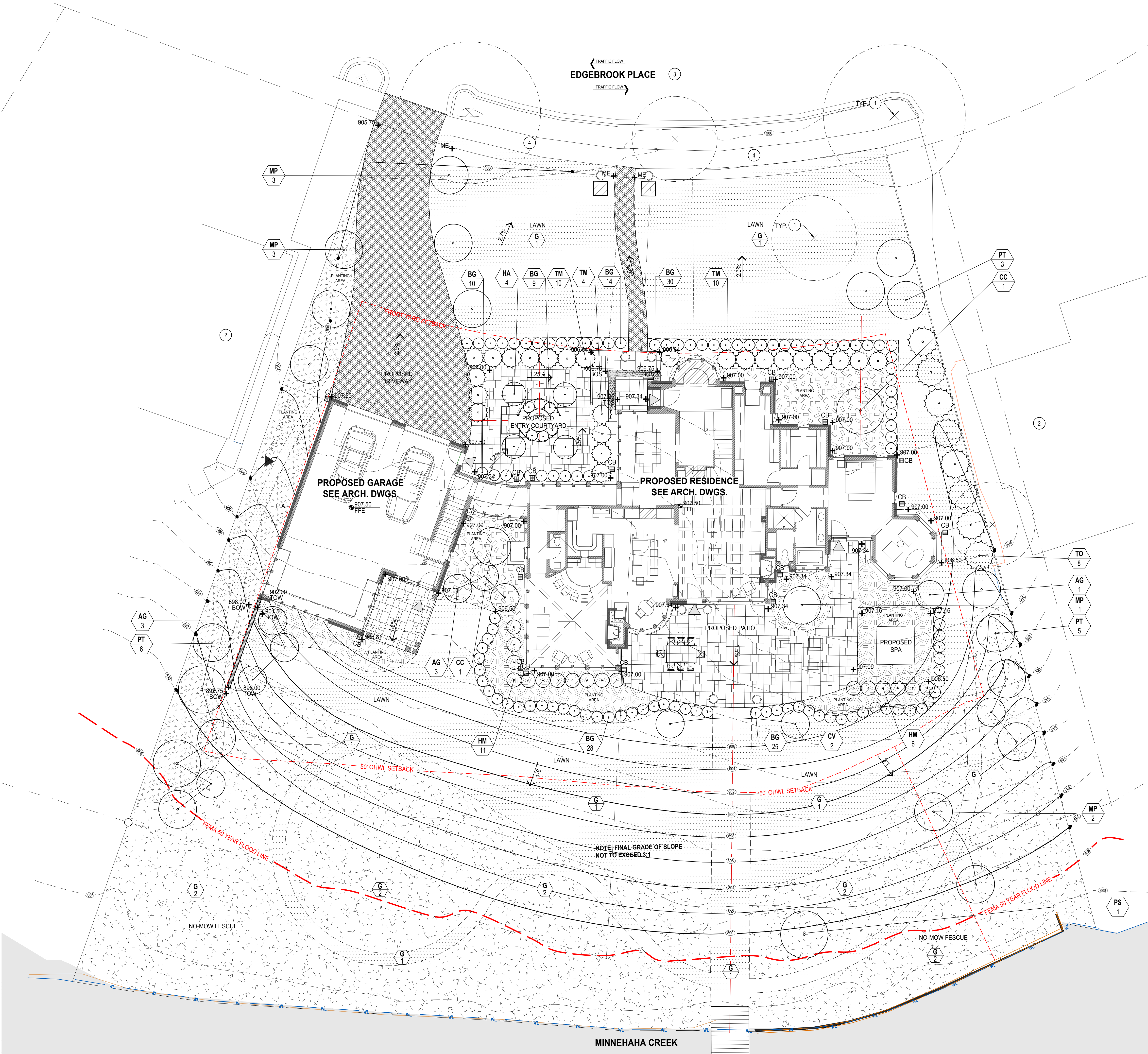






creation date: 6/23/2020
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last saved: June 24, 2020 12:34 PM

1 SITE PLAN



GENERAL NOTES

- SEE SHEET L001 FOR GENERAL NOTES.
- REFER TO ARCHITECTURAL DRAWINGS FOR BUILDING INFO.
- ELECTRICAL CONTRACTOR, MECHANICAL CONTRACTOR, AND IRRIGATION CONTRACTOR TO COORDINATE W/ PAVING, CONCRETE, AND WALL CONTRACTORS ON SLEEVE LOCATIONS UNDER DRIVEWAYS, WALKS, AND WALLS.
- REFER TO SHEET L010 - EXISTING CONDITIONS PLAN FOR BOUNDARY INFORMATION. ALL CONSTRUCTION STAKING MUST BE PERFORMED BY A REGISTERED LAND SURVEYOR.
- DO NOT SCALE THE DRAWINGS. WRITTEN DIMENSIONS ARE TO BE USED FOR ALL LAYOUT WORK.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT OF ANY LAYOUT DISCREPANCIES.
- ALL SITE ELEMENTS SHALL BE STAKED IN THE FIELD AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
- AUTOCAD FILE AVAILABLE TO CONTRACTOR UPON REQUEST FOR FIELD LAYOUT.

KEYNOTES

- EXISTING SIGNIFICANT TREE(S) TYP. - SAVE AND PROTECT
- EXISTING NEIGHBORING PROPERTY/SITE FEATURE - SAVE AND PROTECT
- EXISTING CITY STREET/ALLEY - SAVE AND PROTECT, REPAIR ANY DAMAGED AREAS PER CITY STANDARDS
- EXISTING CITY SIDEWALK - SAVE AND PROTECT, REPAIR ANY DAMAGED AREAS PER CITY STANDARDS

SHEET NOTES

- PROPOSED RETAINING WALL, STEP WITH GRADE
- PROPOSED COVERED PORCH, SEE ARCH. DWGS.
- EXISTING DOCK

TOTAL HARDCOVER

PROPOSED STRUCTURE	4,972 s.f.
PROPOSED BACK TERRACE SURFACING	960 s.f.
PROPOSED ENTRY PATIO AND WALK SURFACING	683 s.f.
PROPOSED SPA	64 s.f.
PROPOSED RETAINING WALL	13 s.f.
PROPOSED DRIVEWAY (EXCLUDED FROM CALC.)	0 s.f.
AREA OF PROPOSED HARDCOVER	6,692 s.f.
AREA OF PROPERTY	29,625 s.f.
LOT COVERAGE AREA RATIO	22.59%
LOT COVERAGE AREA RATIO ALLOWED BY CODE	25%

PLANT SCHEDULE

KEY	NAME	QTY	SIZE
PT	Populus tremula SWEDISH ASPEN	14 EA.	3" CA. B&B
PS	Pinus Strobus WHITE PINE	1 EA.	14' HT. B&B
MP	Malus sp. 'Prairiefire' PRAIRIEFIRE CRABAPPLE	9 EA.	3" CA. B&B
CC	Cercis canadensis Northern Strain Redbud	2 EA.	3" CA. B&B
CV	Chionanthus virginicus WHITE FRINGE TREE	2 EA.	3" CA. B&B
AA	Amelanchier grandifolia AUTUMN BRILLIANCE	7 EA.	10-12" HT. B&B

KEY	NAME	QTY	SIZE
HA	Hydrangea arborecens VANILLA STRAWBERRY HYDRANGEA	4 EA.	1.5" CA. STANDAR RD
TO	Thuja occidentalis 'Techny' TECHNYY ARBORVITAE	8 EA.	10-12' HT. B&B
HM	Hydrangea macrophylla x 'Endless Summer' HYDRANGEA ENDLESS SUMMER	15 EA.	#10 CONT.
TM	Taxus x media 'Taunton' JAPANESE YEW TAUNTON	24 EA.	#10 CONT.
BG	Buxus x 'Glencoe' CHICAGOLAND BOXWOOD	96 EA.	24" HT. CON T. OR B&B

KEY	NAME	QTY	SIZE
FORMAL SHADE GARDEN:			
FOAMFLOWER	Tarella 'Spring Symphony'	6820SQ.FT.	
DWARF MEADOWSWEET	-Filipendula 'Kahome'		
LEOPARD PLANT	-Farfugium japonicum		
JAPANESE ANEMONE	-Anemone tomentosa 'Robustissima'		
SWEET WOODRUFF	-Galium odoratum		
WOODLAND SHADE GARDEN:			
HYBRID TRILLIUM	grandiflorum var.	1060SQ.FT.	
VIRGINIA BLUEBELLS	- Mertensia virginica		
GOLDEN GROUNDSEL	-Packera aurea		
LAVENDER MIST MEADOW RUE	-Thalictrum rochebrunianum		
IRISH LUCK HOSTA	-Hosta 'Irish Luck'		
AUTUMN FERN	-Dryopteris erythrosora		
SUN BORDERS:			
MONTROSE WHITE	-CALAMINT--Calaminta nepeta	714SQ.FT.	
BLUE NOTE	-BLUE EYED GRASS 'Sisyrinchium angustifolium'		
MILLENNIUM ALLIUM	-Allium 'Millenium'		
SEPTEMBER SUN	-HOSTA- Hosta 'September Sun'		

KEY	NAME	QTY	SIZE
G1	SOD	9285SQ.FT.	
G2	NO MOW FESCUE SEED MIX	8275SQ.FT.	

4634 EDGEBROOK PLACE, EDINA MN 55424

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I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Landscape Architect under the laws of the State of Minnesota.

TRAVIS VAN LIERE
license no: 43728
date: 6/23/2020

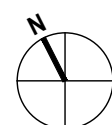
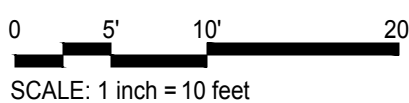
NOT FOR CONSTRUCTION

Rev #	Description	Date
1	ISSUED FOR PERMIT	05-22-20

Drawing:
SITE PLAN

Drawn By: AB
Date: 6/24/2020
Scale: 1" = 10'-0"

Sheet:



L101

Lot 15, also Lot 16 except the easterly 10 feet of Lot 16 as measured at right angles to the Easterly line of Lot 16; all in Block 14, County Club District, Brown Section Hennepin County.

Site Address: 4634 Edgebrook Place, Edina, Minnesota 55424

Flood Zone Information: This property appears to lie in Zone X (area determined to be outside of the 0.2% annual chance floodplain) and Zone AE (Areas subject to inundation by the 1-percent-annual-chance flood event determined by detailed methods. Base Flood Elevations (BFEs) are shown at 888.0 feet per Flood Insurance Rate Map, Community Panel No. 17053C0362F effective date of November 4th, 2016.

Parcel Area Information: Gross Area: 29,675 s.f. = ~ 0.681 acres (to a Ordinary High Water line)

Benchmark: Elevations are based on City of Edina benchmark No. 1039, TNH at the NE corner of Browder and Edgebrook which has an elevation of: 909.25 feet (NGVD29).

Zoning Information: The current Zoning for the subject property is R1 (Single Dwelling Unit) per the City of Edina's zoning map. The setback, height, and floor space area restrictions for said zoning designation are as follows:

Please note that the zoning information shown hereon may have been amended through a city process. We recommend that a zoning letter be obtained from the Zoning Administrator for the current restrictions for this site. All setback information and hardcover data for planning and design must be verified by all parties involved in the design and planning process.

We have not received the current zoning classification and building setback requirements from the insurer.

- 7) **Utilities:** We have shown the location of utilities on the surveyed property by observed evidence only. There may be underground utilities encompassing the subject property we are unaware of. Please note that we have not placed a Gopher State One Call for this survey. There may or may not be underground utilities in the mapped area, therefore extreme caution must be exercised before any excavation takes place on or near this site. Also, please note that seasonal conditions may inhibit our ability to visibly observe all the utilities located on the subject property. Before digging, you are required by law to notify Gopher State One Call at least 48 hours in advance at 651/454-0002.

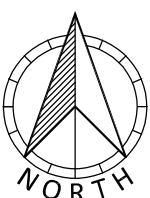
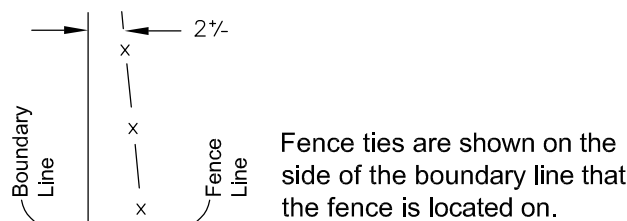
4638 Edgebrook Place	= 32.6 Feet
4630 Edgebrook Place	= 40.8 Feet
Average Setback	= 36.7 Feet

Garage Floor Elevation	= 907.1
First Floor Elevation	= 908.0
Walkout Elevation	= 899.5

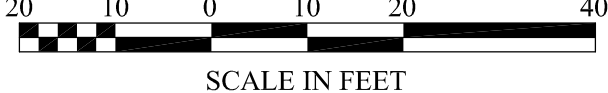
Lot Area	=	29,675 S.F.
House Area	=	2,987 S.F.
Driveway Area	=	1,018 S.F.
Paver Area	=	44 S.F.
Concrete Area	=	1,682 S.F.
Total Coverage	=	5,731 S.F.
Coverage	=	19.31%

Proposed First Floor Elevation	= 907.5
Proposed Garage Floor Elevation	= 907.5

Lot Area	=	29,675 S.F.
House & Garage Area	=	4,650 S.F.
Front Porch Area	=	75 S.F.
Garage Porch Area	=	164 S.F.
Courtyard Area	=	494 S.F.
Patio Area	=	973 S.F.
Spa Area	=	64 S.F.
Retaining Wall Area	=	13 S.F.
Total Coverage	=	6,443 S.F.
Coverage =	21.68%	



Bearings are based on the Hennepin County
Coordinate System (NAD 83 - 1986 adj.)



○	CAST IRON MONUMENT	⊗	PIEZOMETER	WFE	WALKOUT ELEVATION
●	CAST IRON MONUMENT SET	⊕	POWER POLE	WF	FIRST FLOOR ELEVATION
○	IRON PIPE MONUMENT FOUND	—	GUY WIRE	GFE	GARAGE FLOOR ELEVATION
○	DRILL HOLE FOUND	—	ROOF DRAIN	TOF	TOP OF FOUNDATION ELEV.
×	CHISELED "X" MONUMENT SET	—	LIFT STATION	LOE	LOWEST OPENING ELEV.
○	CHISELED "X" MONUMENT FOUND	—	SANITARY MANHOLE		CONCRETE
○	SEAR MONUMENT SET	—	SANITARY CLEANOUT		CONCRETE
○	PK NAIL MONUMENT SET	—	STORM MANHOLE	—	BUILDING SETBACK LINE
○	PK NAIL MONUMENT FOUND	—	STORM DRAIN	—	CABLE TV
○	PK NAIL W/ ALUMINUM DISC	—	CATCH BASIN	—	CONCRETE CURB
○	SURVEY CONTROL POINT	—	FLARED END SECTION	—	CONTOUR EXISTING
A/○	UNIT	—	TREE CONIFEROUS	—	CONTOUR PROPOSED
○	CABLE TV PEDESTAL	—	TREE DECIDUOUS	—	GUARD RAIL
○	ELECTRIC TRANSFORMER	—	ELECTRIC CONFEIGNER REMOVED	—	DRAIN TILE
○	ELECTRIC MANHOLE	—	TREE DECIDUOUS REMOVED	—	ELECTRIC UNDERGROUND
○	ELECTRIC METER	—	TELEPHONE MANHOLE	—	FENCE
○	ELECTRIC OUTLET	—	TELEPHONE PEDESTAL	—	FIBER OPTIC UNDERGROUND
○	YARD LIGHT	—	UTILITY MANHOLE	—	GAS UNDERGROUND
○	LIGHT POLE	—	UTILITY PEDESTAL	—	OVERHEAD UTILITY
○	FIBER OPTIC MANHOLE	—	UTILITY VAULT	—	TREE LINE
○	FIRE DEPT. HOOK UP	—	WATERMAN MANHOLE	—	SANITARY SEWER
○	FLAG POLE	—	WATER METER	—	STORM SEWER
○	FUEL PUMP	—	WATER SPIGOT	—	TELEPHONE UNDERGROUND
○	FUEL TANK	—	WELL	—	RETAINING WALL
○	PROPANE TANK	—	MONITORING WELL	—	UTILITY UNDERGROUND
○	GAS METER	—	CURB STOP	—	WATERMAIN
○	GAS VALVE	—	GATE VALVE	—	TRAFFIC SIGNAL
○	GAS MANHOLE	—	HYDRANT	—	RAILROAD TRACKS
○	GENERATOR	—	IRRIGATION VALVE	—	RAILROAD SIGNAL
○	GUARD POST	—	POST INDICATOR VALVE	—	RAILROAD SWITCH
○	HAND HOLE	—	SIGN	—	SATELLITE DISH
○	MAIL BOX	—	SOIL BORING	—	WETLAND BUFFER SIGN

FIELD CREW	NO.	BY	DATE	REVISION
DM BB AK	1	JRS	5/22/2020	PROPOSED CONDITIONS
DRAWN	2	JRS	5/28/2020	UPDATED PROPOSED CONDITIONS
EMW	3	JRS	6/24/2020	UPDATED PROPOSED CONDITIONS (NEW PLANS)
CHECKED				
DBP				
DATE				
11-19-19				

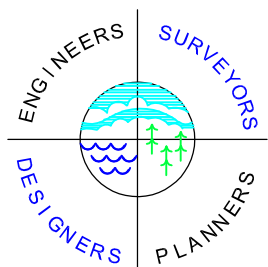
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I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Dated this 22nd day of May, 2020.

Janet Averback

Jared J. Averbek, PLS
javerbeck@sathre.com



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TWP:028-RGE.24-SEC.18
Hennepin County

EDINA,
MINNESOTA

CERTIFICATE OF SURVEY
PROPOSED CONDITIONS
PREPARED FOR:
ELEVATION HOMES

FILE NO.

23660-012

1

1

4634 Edgebrook Place



1 in = 75 ft



The CITY of
EDINA



April 29, 2020

MEMORANDUM

TO: Emily Bodeker, Assistant Planner
FROM: Robert Vogel, Preservation Planning Consultant
DATE: June 30, 2020
SUBJECT: Additional comments re: 4634 Edgebrook Place (COA for new construction)

I have reviewed the revised COA application for construction of a new house at 4634 Edgewood Place in the Country Club District. The plans submitted are not substantially different from the plans reviewed for my previous memorandum (dated May 29, 2020).

Based on the discussion I heard when this project was discussed at last month's HPC meeting, I would like to reaffirm my recommendation for approval of the COA. The existing house is not a heritage preservation resource and contemporary design for infill construction is allowed by the Secretary of the Interior's standards for rehabilitation, which are, by ordinance, the program regulations for COA decisions. The proposed new construction will not have an adverse effect on the essential historic character of the neighborhood. The replacement home is architecturally compatible in size, scale, color and texture with the surrounding historic homes and in my opinion the postmodernist "New Classical Revival" aesthetic is well suited for infill construction in the Country Club District.

As I mentioned in my previous memorandum, this project might provide an important opportunity for the HPC to conduct some useful archaeological work. The predictive model data compiled by Dr. Jeremy Nienow, the HPC's archaeological consultant, identifies the area bordering Minnehaha Creek as having moderate potential for buried cultural resources associated with ancient Native Americans; the "Mill Pond" area adjoining the Country Club District has also been predicted to contain archaeological evidence of the earliest Euro-American occupation of the Edina Mills community (including Henry Brown's original Browndale Farm). I believe it would be appropriate for the HPC to request the applicant's permission to conduct a phase-one archaeological survey of the subject property prior to any construction activities. This investigation could be carried out as a "walk-over" inspection, perhaps coupled with small-scale "shovel-test" excavations, to recover artifacts and other cultural data that might otherwise be destroyed by development activities. The survey could be carried out within a very short timeframe (one or two days) and would not interfere with construction work.



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: July 14, 2020

Agenda Item #: V.B.

To: Heritage Preservation Commission

Item Type:

Other

From: Emily Bodeker, Assistant City Planner

Item Activity:

Subject: 2021 Work Plan Discussion

Discussion

ACTION REQUESTED:

Discuss the 2021 Heritage Preservation Commission work plan.

INTRODUCTION:

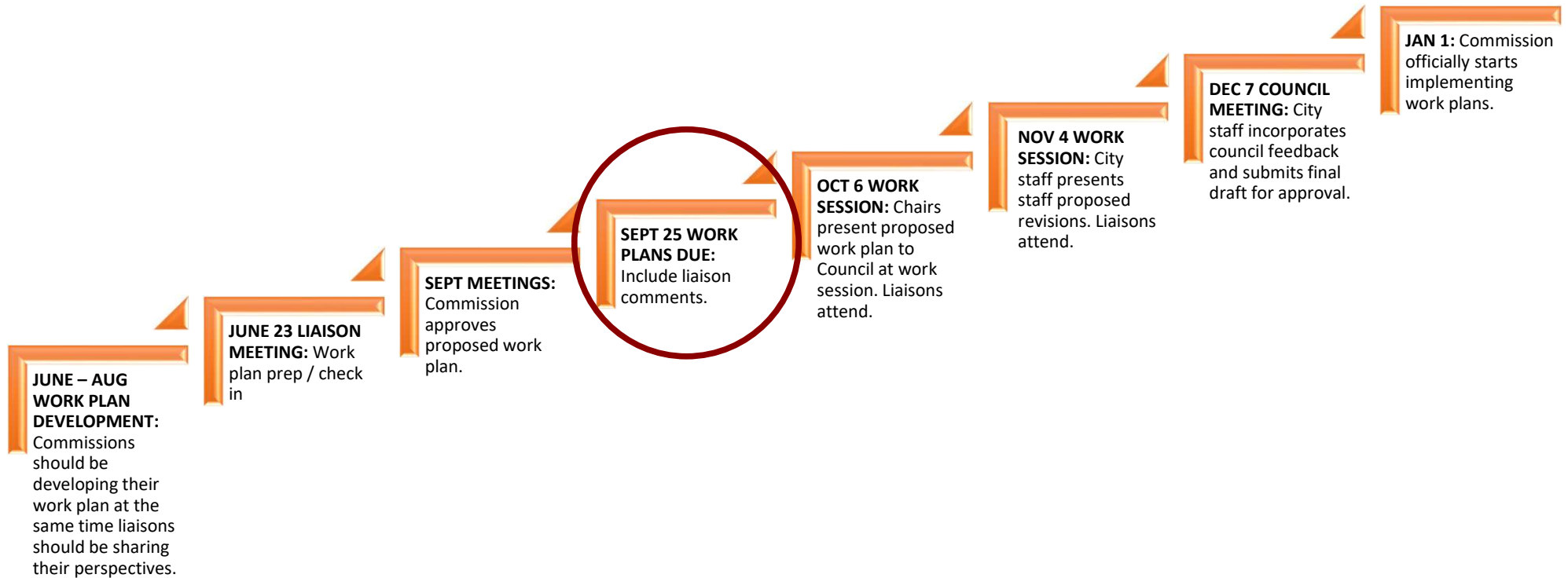
2021 Commission work plans are due on September 25th.

ATTACHMENTS:

Work Plan Timeline

2020 Heritage Preservation Commission Work Plan

2020 Workplan Development Timeline



Heritage Preservation

2020 DRAFT Commission Work Plan Template



Initiative #1	Initiative Type	Completion Date	Council Charge
Review and Recommend	Ongoing	Ongoing	3 (review and recommend)
Evaluate and recommend potential properties to be added to the Heritage Preservation eligible landmark list.	Lead Commissioners		Budget
	Staff Support		
	All Commission	Funds available	Staff Liaison
Progress Report:			

Initiative #2	Initiative Type	Completion Date	Council Charge
Review and Recommend	Ongoing	Ongoing	3 (review and recommend)
Invite owners of determined eligible properties to designate their properties as Edina Heritage Landmarks and recommend to Planning Commission and City Council.	Lead Commissioners		Budget
	Staff Support		
	All Commission	Funds available	Staff Liaison
Progress Report:			

Initiative #3	Initiative Type	Completion Date	Council Charge
Review and Decide	Ongoing	Ongoing	4 (review and decide)
Review and decide on Certificates of Appropriateness (COA) applications for changes to heritage landmark designated properties.	Lead Commissioners		Budget
	Staff Support		
	All Commission	Funds available	Staff Liaison
Progress Report:			

Initiative #4	Initiative Type	Completion Date	Council Charge
Review and Decide	Ongoing	May-20	4 (review and decide)
Award the 2020 Edina Heritage Award during National Preservation Month in May. Use different media outlets to help increase awareness during the	Lead Commissioners		Budget
	Staff Support		

nomination period to increase interest.	All Commission	Funds available	
			CTS - 5 hrs

Progress Report:

Initiative #5	Initiative Type	Completion Date	Council Charge
Review and Decide Coordinate a public walking tour around the Edina Country Club golf course area to view historic properties and pieces of the Edina Mill.	Event	May-20	4 (review and decide)
	Lead Commissioners	Budget	Staff Support
	All Commission, Lead: Annie Schilling	Funds available	
			Liaison - 5 hrs, CTS

Progress Report:

Initiative #6	Initiative Type	Completion Date	Council Charge
Review and Comment Review and comment on staff's administrative process improvement for Certificates of Appropriateness.	New	Dec-20	2 (review and comment)
	Lead Commissioners	Budget	Staff Support
	All Commission	Funds available	Staff Liaison
			Preservation Consultant-Robert Vogel

Progress Report:

Initiative #7	Initiative Type	Completion Date	Council Charge
Review and Comment Continue the 2019 resurvey of the Country Club District and review the plan of treatment.	Continue	Dec-20	2 (review and comment)
	Lead Commissioners	Budget	Staff Support
	All Commission	Funds available	Staff Liaison
			Preservation Consultant-Robert Vogel

Progress Report:

Initiative #8	Initiative Type	Completion Date	Council Charge
Review and Decide Apply for CLG grant to test the archeological model.		Dec-20	
	Lead Commissioners	Budget	Staff Support
	All Commission		Staff Liaison
		NA	Preservation Consultant-Robert Vogel

Progress Report:

Initiative #9	Initiative Type	Completion Date	
Review and Comment	Continue	Ongoing	2 (review and comment)
Appoint up to two members members to provide feedback on HRRC's initiative (#4) to create an assessment rubric / recommendation process for City facility artwork and décor before final recommendation goes to City	Lead Commissioners	Budget	Staff Support
		NA	

Progress Report: