

Agenda
Heritage Preservation Commission
City Of Edina, Minnesota
Virtual Meeting

This meeting will be held electronically using Webex software. The meeting will be streamed live on the City's YouTube channel, [YouTube.com/EdinaTV](https://www.youtube.com/EdinaTV) or you can listen to the meeting via telephone by calling 1-415-655-0001, Access code:133 753 6490

Tuesday, April 13, 2021

7:00 PM

- I. Call To Order
- II. Roll Call
- III. Approval Of Meeting Agenda
- IV. Approval Of Meeting Minutes
 - A. Minutes: March 9, 2021
- V. Reports/Recommendations
 - A. COA: 4600 Browndale Avenue
 - B. COA: 4518 Casco Avenue
 - C. COA: 4633 Arden Avenue
 - D. 2021 Edina Heritage Award
- VI. Chair And Member Comments
 - A. 2021 Work Plan Updates
 - B. Commissioner Birdman's Last Meeting
- 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: April 13, 2021

Agenda Item #: IV.A.

To: Heritage Preservation Commission

Item Type:

Minutes

From: Emily Bodeker, Assistant City Planner

Item Activity:

Subject: Minutes: March 9, 2021

Action

ACTION REQUESTED:

Approve the March 9, 2021 Heritage Preservation Commission minutes.

INTRODUCTION:

ATTACHMENTS:

March 9, 2021 HPC Minutes



Minutes
City of Edina, Minnesota
Heritage Preservation Commission
VIRTUAL MEETING
Tuesday, March 9, 2021

I. Call to Order

Chair Schilling called the meeting to order at 7:01 p.m.

II. Roll Call

Answering roll call were members Lonquist, Pollock, Cundy, Birdman, Widmoyer, Everson, Hassenstab, and Chair Schilling. Emily Bodeker, staff liaison, and preservation consultant, Robert Vogel were also in attendance.

III. Approval of Meeting Agenda

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

IV. Approval of Meeting Minutes

Motion made by Cundy seconded by Lonquist to approve the meeting minutes from the virtual February 9, 2021 with the addition of the statement, "The Commission asked the Building Official questions on procedures and recourse for non-permitted demolition" after the motion for the 4630 Drexel agenda item motion. All voted aye. The motion carried.

V. Community Comment

The Commission is not taking Community Comment during Virtual Meetings. All community comment is taking place at City Council meetings.

VI. Reports and Recommendations

A. Annual Elections

Motion made by Pollock, seconded by Birdman to elect Commissioner Schilling for Chair. All voted aye. The motion carried.

A motion was made to elect Commissioner Pollock as vice chair. Commissioner Pollock declined.

A motion was made to elect Commissioner Nymo as vice chair. All voted aye. The motion carried.

VII. Chair and Member Comments

A. 2021 Work Plan Updates

Commissioners updated the group with updates on progress with 2021 work plan items.

Commissioner Cundy discussed 4630 Drexel Avenue. The commission discussed concerns with demolition by neglect and the opportunity to discuss their concerns with City Council at their April 6th work session with City Council.

VI. Staff Comments:

A. 100 year Anniversary of CC District-Historical Society

Staff informed the Commission that the Liaison to the Historical Society reached out to ask the Commission about their interest in working together on an event in 2024 to celebrate the 100 year anniversary of the Country Club District

B. Edina Heritage Award

Staff informed the City and HPC is now taking nominations for the Heritage Award. Nominations are due by Monday, April 5th.

VII. Adjournment

Motion by Birdman seconded by Hassenstab to adjourn the Heritage Preservation Commission meeting at 7:52 p.m. All voted aye. The motion carried.

Respectfully submitted,
Emily Bodeker



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

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Date: April 13, 2021

Agenda Item #: V.A.

To: Heritage Preservation Commission

Item Type:

Report and Recommendation

From: Emily Bodeker, Assistant City Planner

Item Activity:

Subject: COA: 4600 Browndale Avenue

Action

ACTION REQUESTED:

Approve the Certificate of Appropriateness for 4600 Browndale as submitted based on the findings and conditions listed in the staff report.

INTRODUCTION:

The subject property, 4600 Browndale Avenue is located on the west side of Browndale Avenue, south of Bridge Street and north of Edgebrook Place. The existing home was built in 1925 and is an example of Tudor Revival Style.

The Certificate of Appropriateness request includes changes to the street facing façade associated with a remodel project at 4600 Browndale Avenue. Proposed changes to the street facing façade include a change in the front door location, enlarging an attic gable window, covered entry/porch addition and removing a portion of existing decorative detailing to utilize the existing driveway location. The remodel project also includes reorienting the tuck under garage to a side load garage, and a large addition off the rear of the existing home.

ATTACHMENTS:

Staff Report

Consultant Vogel Memo

Applicant Submittal

Aerial Map



Date: April 13, 2021

To: Heritage Preservation Commission

From: Emily Bodeker, Assistant City Planner

Subject: Certificate of Appropriateness: 4600 Browndale Avenue-Changes to Street Facing Facade

Information / Background:

The subject property, 4600 Browndale Avenue is located on the west side of Browndale Avenue, south of Bridge Street and north of Edgebrook Place. The existing home was built in 1925 and is an example of Tudor Revival Style.

The Certificate of Appropriateness request includes changes to the street facing façade associated with a remodel project at 4600 Browndale Avenue. Proposed changes to the street facing façade include a change in the front door location, enlarging an attic gable window, covered entry/porch addition and removing a portion of existing decorative detailing to utilize the existing driveway location. The remodel project also includes reorienting the tuck under garage to a side load garage, and a large addition off the rear of the existing home.

Primary Issues:

There are proposed changes to the street facing façade which is why the proposed project requires a Certificate of Appropriateness. The proposed project also includes an addition off the rear of the existing house that is not visible from the street facing façade.

Preservation Consultant Robert Vogel's Comments:

"I have reviewed the plans and other information provided in relation to the COA application for alteration of the house located at 4600 Browndale Avenue in the Country Club District. Built in 1925, the subject property is classified as an example of the Tudor Revival style; although it is not individually eligible for designation as an Edina Heritage Landmark, the house is considered a contributing heritage resource in the Country Club District. Therefore, a Certificate of Appropriateness (COA) is required for certain types of exterior alterations and new construction."

The applicant proposes a number of minor façade alterations which in my opinion will have minimal impact on the property's historic character. Based on the plans presented, all of the historically significant architectural character defining features of the street façade will be retained intact. The proposed renovation program obviously encompasses a good deal of exterior repair work to address deteriorated features and finishes. (The house has been altered from its as-built appearance—such change is inevitable and the Standards for Rehabilitation recognize this by not requiring restoration of all of a property's original architectural features.) In my opinion, the new front porch with its standing seam metal roof is architecturally compatible with the house's original design, does not require extensive demolition, and is therefore an appropriate rehabilitation treatment; it is also compatible with other historic houses in the neighborhood in terms of its size, scale and materials. The plans do not indicate any major loss of original masonry or significant changes in roof shape on the principal elevation. The project narrative does not mention any major structural systems stabilization or repair work.

The proposed changes on the creek-side elevation also appear to be compatible with the historic house in size, shape and materials and will not require demolition of any historically important architectural features. Contemporary design for exterior additions is generally considered appropriate in historic districts when the loss of historic fabric is kept to a minimum and there is a visual distinction between old and new architectural features. In this case, the rear addition is readily distinguishable from the original house in appearance and should not detract from the visual qualities that make the 1925 house a heritage preservation resource. Although the planned addition and new landscaping will be visible from Minnehaha Creek (an important heritage resource in its own right), I do not believe they would compromise the historic integrity of the historic house or the Country Club District as a whole.

The owners and their design team have done a good job exploring rehabilitation options so that the house could be thoroughly renovated and modernized, while at the same time preserving those exterior features which are most important to its heritage preservation value. Therefore, I recommend approval of the COA.”

Staff Recommendation & Findings:

Staff concurs with Consultant Vogel's evaluation of the proposed plans at 4600 Browndale Avenue, also recommending approval of the Certificate of Appropriateness request.

Findings supporting the recommendation include:

- The information provided supporting the subject Certificate of Appropriateness is consistent with the Country Club District Plan of Treatment.

Conditions for approval:

- Any changes to the proposed plans would require review from the Heritage Preservation Commission.

MEMORANDUM

TO: Emily Bodeker
FROM: Robert Vogel
DATE: April 1, 2021
SUBJECT: COA for 4600 Browndale Avenue

I have reviewed the plans and other information provided in relation to the COA application for alteration of the house located at 4600 Browndale Avenue in the Country Club District. Built in 1925, the subject property is classified as an example of the Tudor Revival style; although it is not individually eligible for designation as an Edina Heritage Landmark, the house is considered a contributing heritage resource in the Country Club District. Therefore, a Certificate of Appropriateness (COA) is required for certain types of exterior alterations and new construction.

The applicant proposes a number of minor façade alterations which in my opinion will have minimal impact on the property's historic character. Based on the plans presented, all of the historically significant architectural character defining features of the street façade will be retained intact. The proposed renovation program obviously encompasses a good deal of exterior repair work to address deteriorated features and finishes. (The house has been altered from its as-built appearance—such change is inevitable and the Standards for Rehabilitation recognize this by not requiring restoration of all of a property's original architectural features.) In my opinion, the new front porch with its standing seam metal roof is architecturally compatible with the house's original design, does not require extensive demolition, and is therefore an appropriate rehabilitation treatment; it is also compatible with other historic houses in the neighborhood in terms of its size, scale and materials. The plans do not indicate any major loss of original masonry or significant changes in roof shape on the principal elevation. The project narrative does not mention any major structural systems stabilization or repair work.

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The owners and their design team have done a good job exploring rehabilitation options so that the house could be thoroughly renovated and modernized, while at the same time preserving those exterior features which are most important to its heritage preservation value. Therefore, I recommend approval of the COA.

March 26, 2021

Explanation of Request
4600 Browndale Ave, Edina MN 55424

Zoning/Description:

- R1; Edina Heritage Landmark District:
- Existing structure is designated as a Contributing Historic Resource
- Structure was built in 1925 – English Cottage with Norman Influence, with significant addition completed in 1960.

Request

The home-owners and design team request a Certificate of Appropriateness for renovation and addition to the existing home on the basis of adherence to the Country Club District Plan of Treatment.

Explanation of Request:

The existing structure at 4600 Browndale Avenue needs rehabilitation and renovation so that it can continue to be a contributing architectural resource to the unique character of the neighborhood all while meeting the needs of a growing modern family. The proposed renovation and addition respect the existing architectural massing, form, and materiality of the home while significantly improving the structure's sense of entry and connection to Browndale Avenue and relationship to Minnehaha Creek.

In the design of the proposed renovation and addition, the homeowners and design team were careful to retain and expand on the distinctive materials, features, spaces, and spatial relationships of the property. The central gable facing Browndale Avenue is the architectural device used to expand the property towards the creek. Its height and size are matched adding respectfully to the massing of the existing structure. Likewise, the material palette on the new and renovated portions of the structure matches the established material language that exists within the architectural style.

On the front façade, the existing entry, which is understated and atypical to the neighborhood, is updated to a more formal covered porch. The massing of this new porch is derived from the existing massing of the front façade, placing a new roof that extends towards the street on top of an existing roof that was part of the original structure. The driveway location is preserved while making it more usable for the homeowners by removing two small decorative fins on the side of the home.

On the creek facing portion of the property, the new addition changes the orientation of the existing rear-facing garage, allowing additional views and access to Minnehaha Creek. The removal of the non-contributing 1960's addition gives a more cohesive architectural character to the property from the rear while allowing more space for the property owners' growing family.

The proposed changes to this property, as presented in the following documents, allows the home to continue to be a key contributing historic resource for years to come while enhancing the existing architectural aesthetic.

P/K



4600 Browndale Avenue - Certificate of Appropriateness

INTRODUCTION Historic Conditions



1926 - Star Tribune



2018 - Realtor Ad



1980 - NRHP nomination



2020 - photo by Peterssen/Keller

4600 Browndale Avenue - Certificate of Appropriateness

PETERSSSEN/KELLER ARCHITECTURE
2919 JAMES AVENUE SOUTH
MINNEAPOLIS, MN 55408



INTRODUCTION Existing Conditions



VIEW FROM BACKYARD



FRONT ENTRY



VIEW FROM STREET



VIEW DRIVEWAY ENTRY PATH

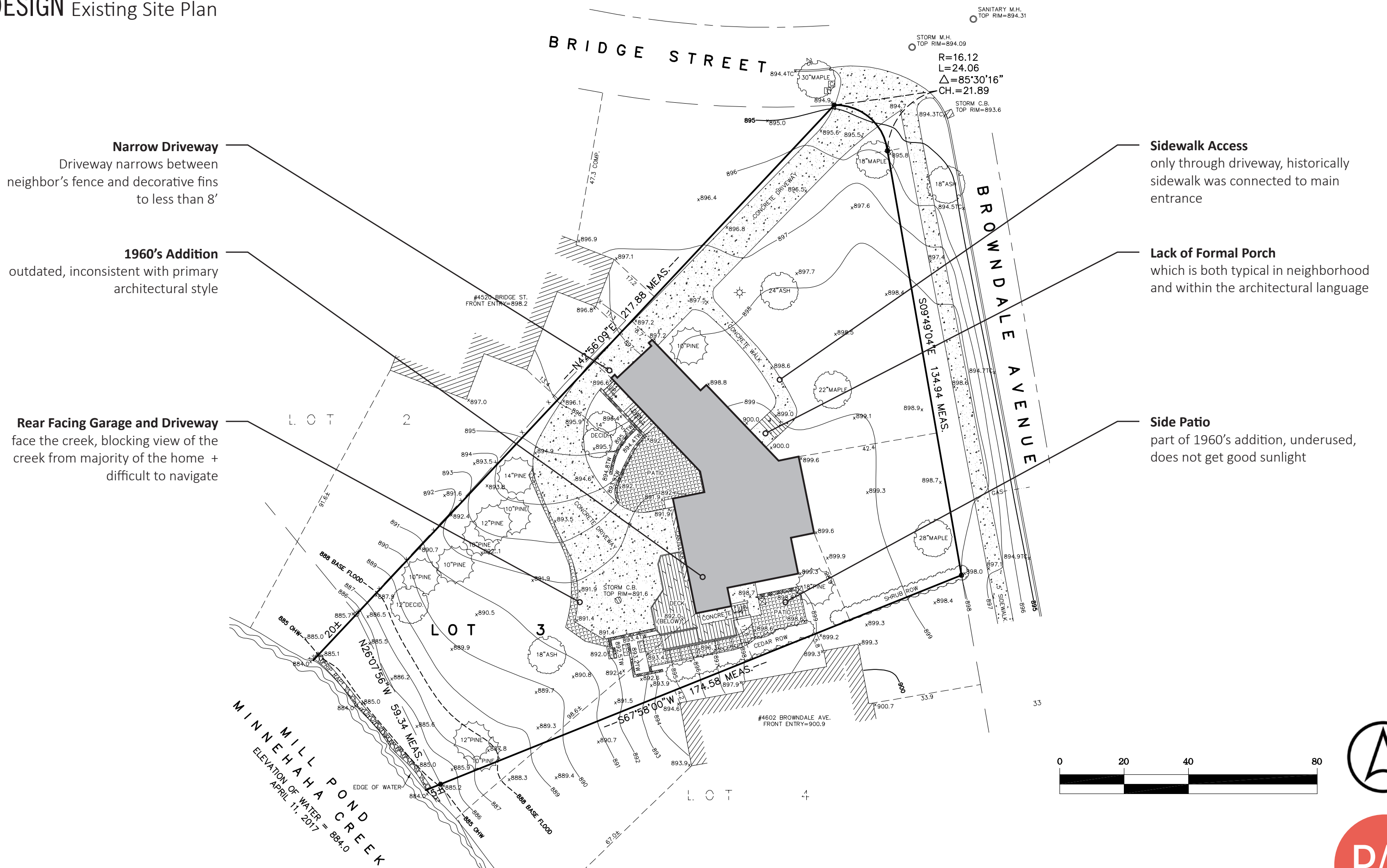


VIEW OF SIDE ENTRY FROM STREET



VIEW OF DRIVEWAY AT FIN

DESIGN Existing Site Plan



DESIGN Proposed Site Plan

Less Narrow Driveway
Decorative fins removed from home to help with accessibility and maintain driveway location

New Addition
utilizes existing mass by extending the primary gable towards the creek

Side Facing Garage with Terrace
hides view of the garage from the creek + allows more active house spaces to take advantage of views

Original Driveway Location
maintained as well as lowest driveway point and view to creek

Formal Porch
added aligned with primary wing of the home that faces the street

Side Entrance
side entrance in similar location allows ease of access and location for trash/recycling more central to kitchen





Attic gable window enlarged to match size and style of other existing windows on the third level (previously approved by HPC)

Front door location adjusted to allow easier access from porch and views to creek

Original stone details maintained on traditional facade and added to new portion

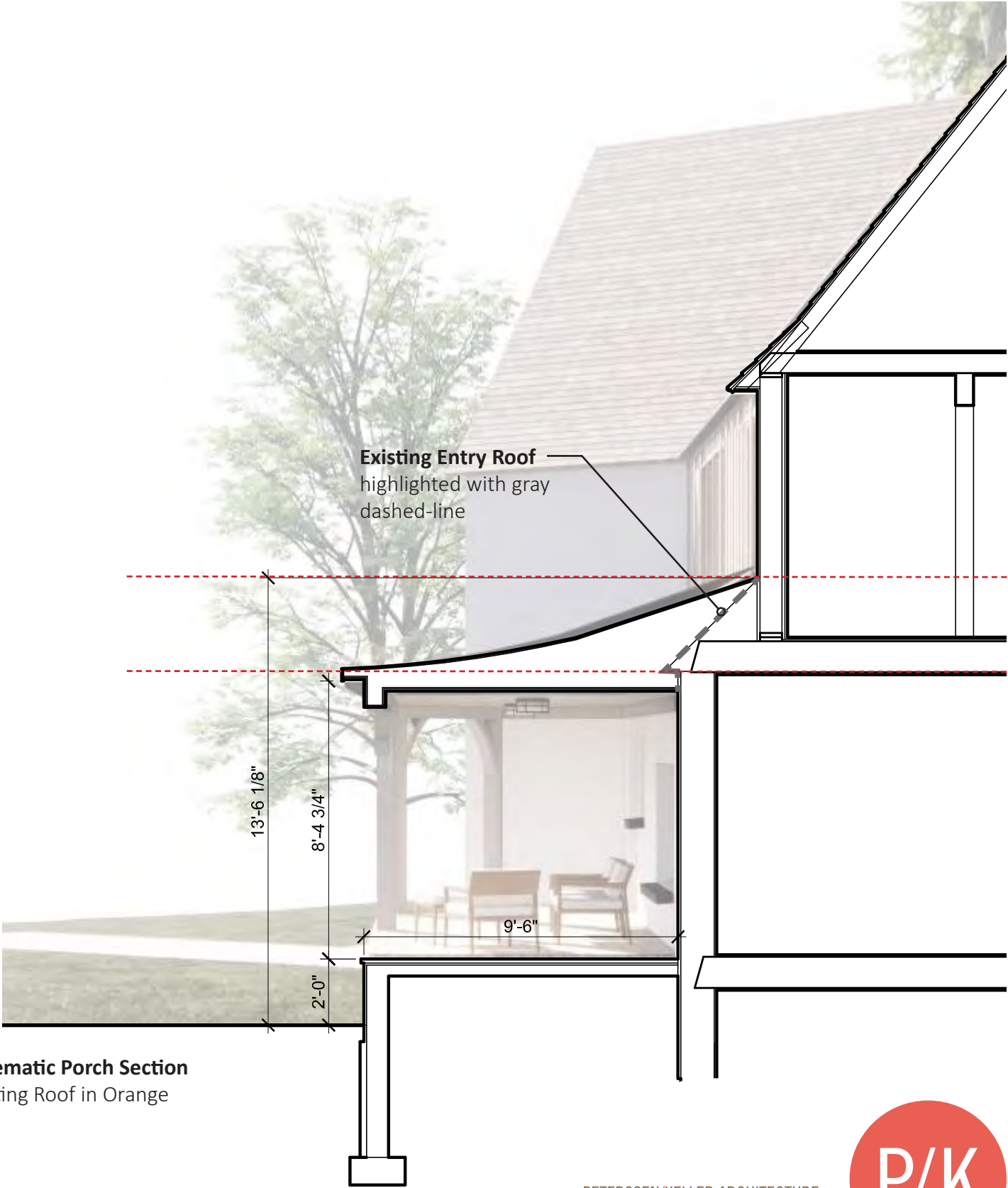




Front Elevation (East)
Existing Conditions



Front Elevation (East)
Proposed Front Porch



Schematic Porch Section
Existing Roof in Orange



DESIGN Perspective Views- View of Side Porch From Street



New Window matching size of existing attic level windows

Original Chimney maintained as major facade feature

New Windows that maintain original shape, size, and detailing

Paneled Cantilever expanded bedroom on second floor in traditional tudor architectural language

Minimal Side Porch in same location as the removed 1960's addition





Windows added above existing windows to match height of arched windows

Decorative fin removed to allow widened driveway

Retaining Wall built along property line to allow lower driveway access





Upper Level Hangout pushed into expressed gable face

Catslide roof and dormers added to creek facing side

Traditional decorative details applied within half-timbering

Original foundation repurposed as large outdoor storage with side porch above for kitchen access

Lower Patio does not exceed where the original driveway of the house was





Dominant gable ridge line maintained and carried through to be expressed on the creek side

Decorative half-timbering traditional english tudor/ cottage detailing

Access from front yard terraced steps built into mass of the house

Lower level garage location moved to allow more active use on creek facing lower level



DESIGN Perspective Views- Aerial 2



Existing dormer expanded to allow additional windows in upper level bedroom

Balcony added where angle of original facade meets creek facing new gable

Painted wood paneling to match finish of windows and existing half-timbering on front facade

Existing Side Porch minimized but offers same access to kitchen spaces as the 1960's addition



DESIGN East Elevation (Front)

Material Palette



Stucco



Painted Wood



Accent Stone/ Brick



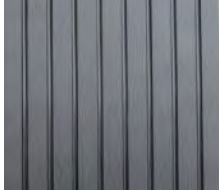
Stone and Brick Sills



Painted Wood Windows



Wood Shingle Roof



Metal Standing Seam Roof



SCALE: 1/8" = 1'0"



DESIGN South-West Elevation



SCALE: 1/8" = 1'0"

4600 Browndale Avenue - Certificate of Appropriateness

Material Palette



Stucco



Painted Wood



Existing Accent Stone



Stone and Brick Sills



Painted Wood Windows

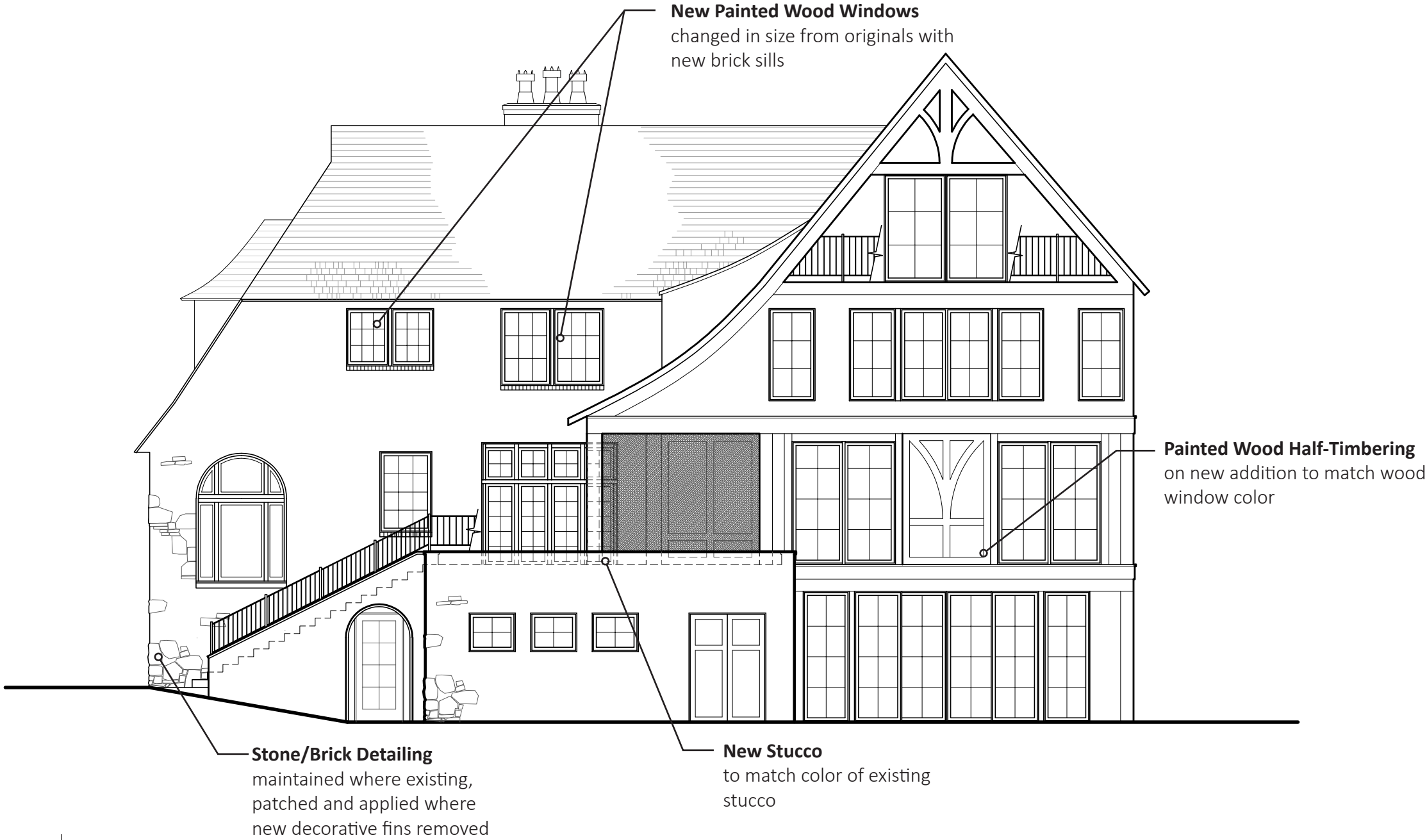


Wood Shingle Roof

PETERSSEN/KELLER ARCHITECTURE
2919 JAMES AVENUE SOUTH
MINNEAPOLIS, MN 55408

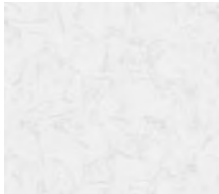


DESIGN West Elevation (Creek)



SCALE: 1/8" = 1'0"

Material Palette



Stucco



Painted Wood



Existing Accent Stone



Stone and Brick Sills



Painted Wood Windows



Wood Shingle Roof

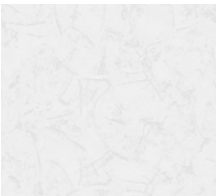


DESIGN North Elevation (Driveway)



SCALE: 1/8" = 1'0"

Material Palette



Stucco



Painted Wood



Existing Accent Stone



Stone and Brick Sills



Painted Wood Windows



Wood Shingle Roof



ANALYSIS Exterior Walls Preserved

Per Edina Zoning Code Definitions:

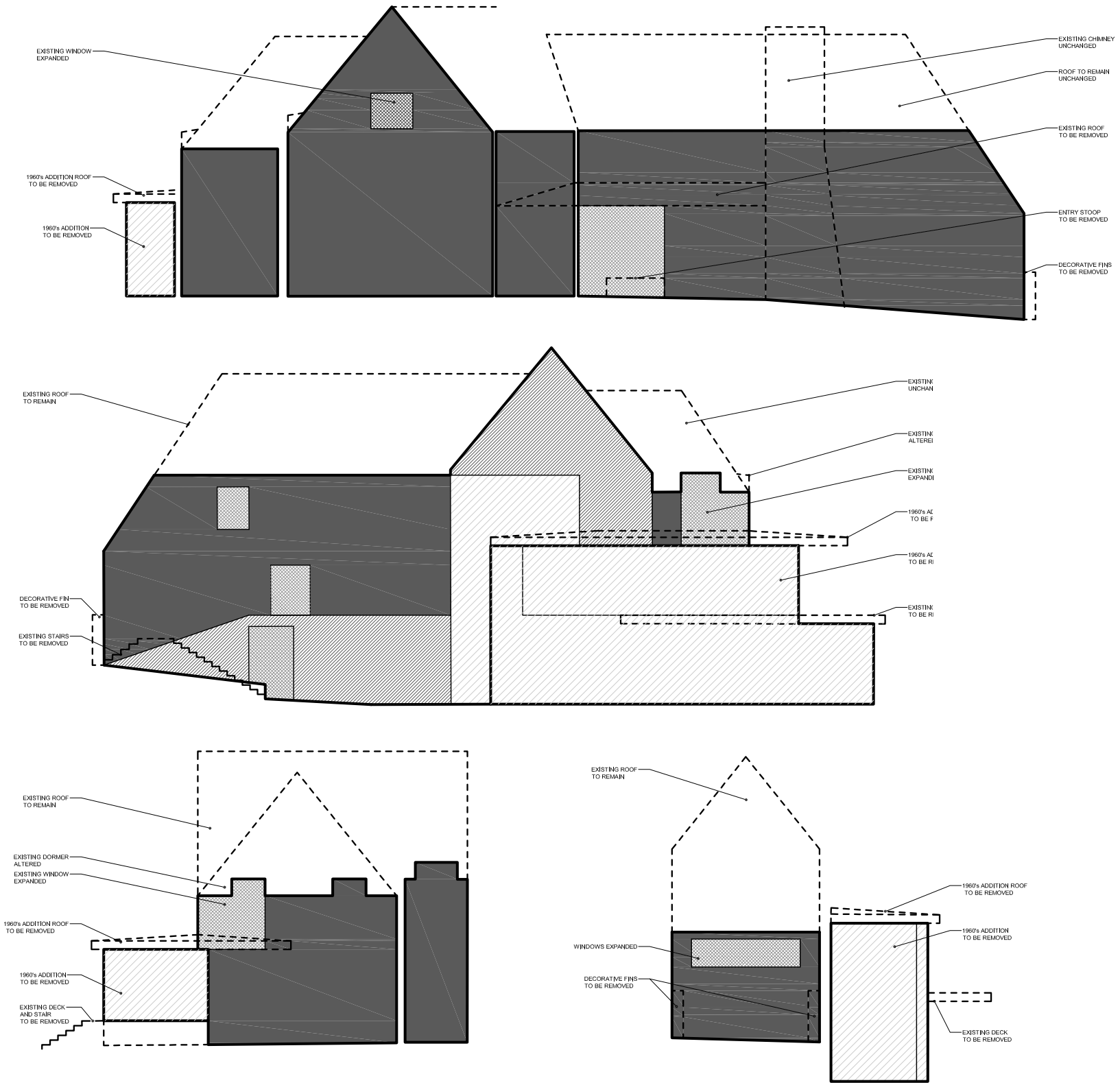
Demolition shall mean the physical alteration of a building that requires a city permit and where:

- a) 50% or more of the surface area of all exterior walls, in aggregate, are removed; or
- b) 50% or more of the principal roof structure is removed, changing it’s shape, pitch, or height; or
- c) A front porch, side porch, vestibule, dormer, chimney, attached garage, or porch-cochere is removed or destroyed.

This definition does not include removal of existing siding, roofing, trim, fascia, soffit, eave, moldings, windows, and doors.

Conclusion for 4600 Browndale Proposal:

This building does not qualify under the definition of demolition seeing as ___% of existing building exterior is proposed to be removed, minimal amounts of the original roof will be removed, and it does not meet any conditions is point c).

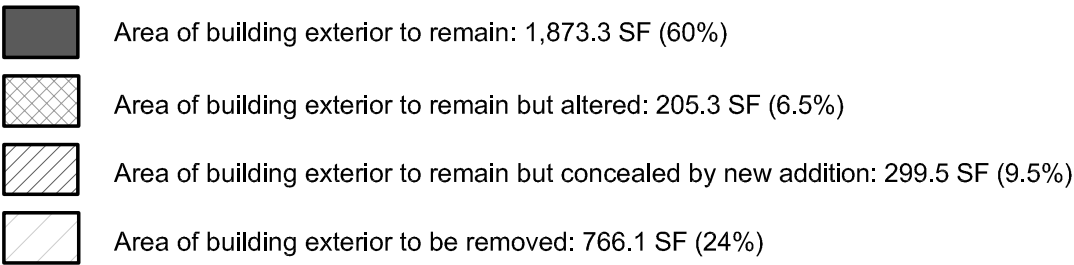


DEMOLITION CALCULATION

Total Area: 3,144.2 sqft

Area of Building Exterior to be Removed: 766.1 sqft (24%)

Area of Building Exterior to Remain: 2,378.1sqft (76%)



4600 Browndale Avenue - Certificate of Appropriateness



ANALYSIS Basement Calculation

Per Edina Zoning Code Definitions:

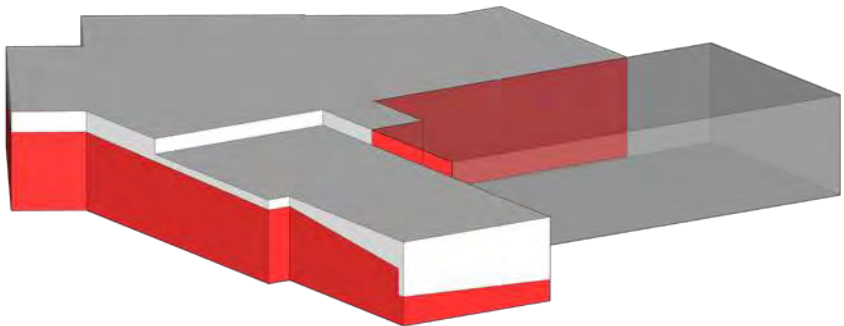
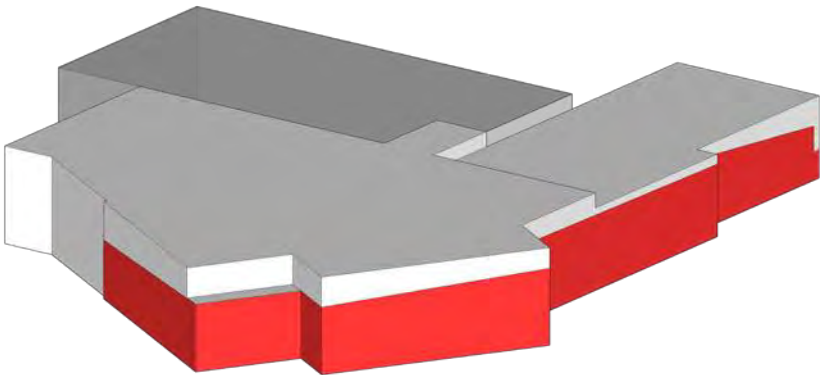
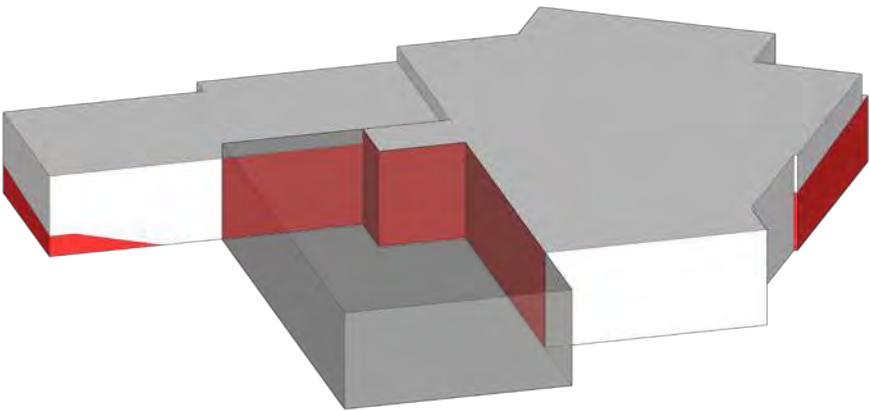
Basement means a floor level of a building which is located partly or completely underground.

Story means that portion of the building included between the surface of any floor and the surface of the floor next above, of if there is not a floor above, the space between the floor and the ceiling above. A basement with more than 50 percent of its exterior wall area located entirely below the proposed ground elevation adjoining the basement shall not be counted as a story.

Conclusion for 4600 Browndale Proposal:

The basement will be 61% buried, so it will comply. In the graphics, the white is the portion above grade, the red is the below grade. (Note: the software that was used to create the drawing also calculates the area)

It is the architect’s understanding from Zoning Staff (Bodeker) that the garage area, shown as a gray “wireframe” is not to be included in the calculation and instead, the full height of the garage common wall with the house is included but not counted toward total exposed exterior space.



BASEMENT CALCULATION

Total Area (measured from finished floor to finished floor): 2582.17 sqft

White Area (above ground): 999.03 sqft (38.7%)

Red Area (completely buried):1583.14 sqft (61.3%)



ANALYSIS Attic Calculation- Half Story

Per Edina Zoning Code Definitions:

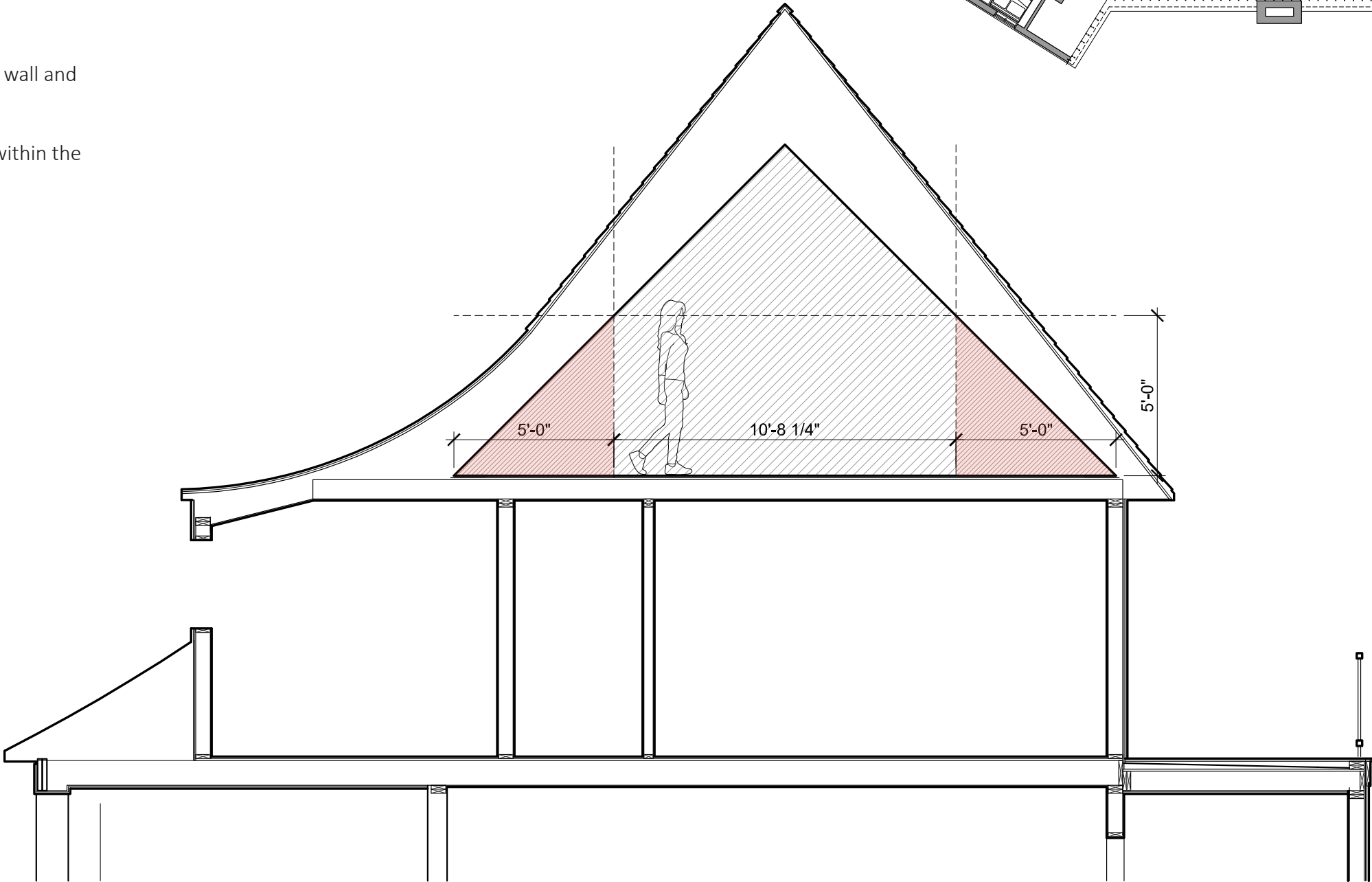
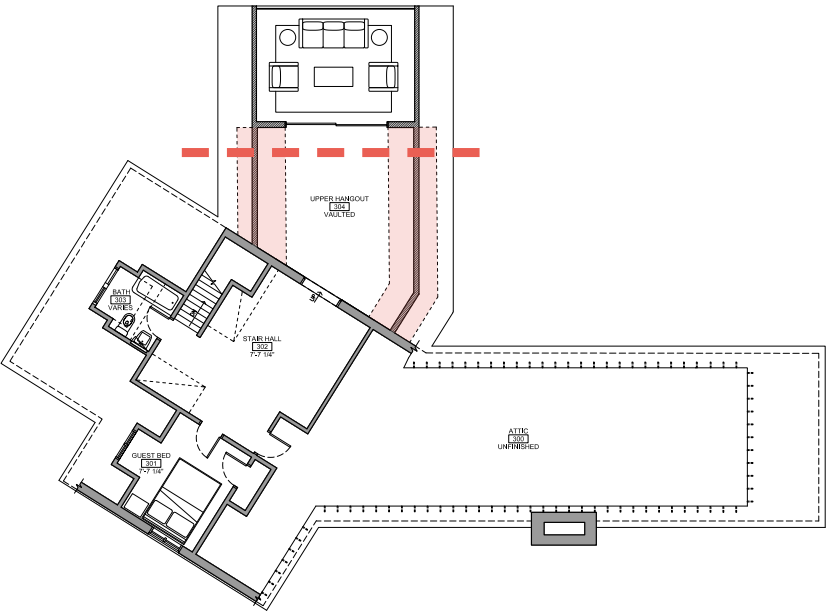
Half Story Mean the uppermost floor of a building in which:

- (1) The intersection of the exterior wall and the roof is not more than three feet above the floor elevation
- (2) No more than 60 percent of the floor’s area exceeds five feet in height, as measured from the floor to the rafters

Conclusion for 4600 Browndale:

The attic level of the addition meets half story calculation having both no exterior wall and having 51.5% of the floor’s area exceeding five feet in height.

It is the architect’s understanding from Zoning Staff (Bodeker) that only the area within the addition needs to be calculated for this committee.



HALF STORY CALCULATION

Total Floor Area: 355.5 sqft

Floor Area < 5'0" (Shaded Pink): 172.7 sqft (48.5%)

Floor Area > 5'0" (White): 182.8 sqft (51.5%)



Thank you!

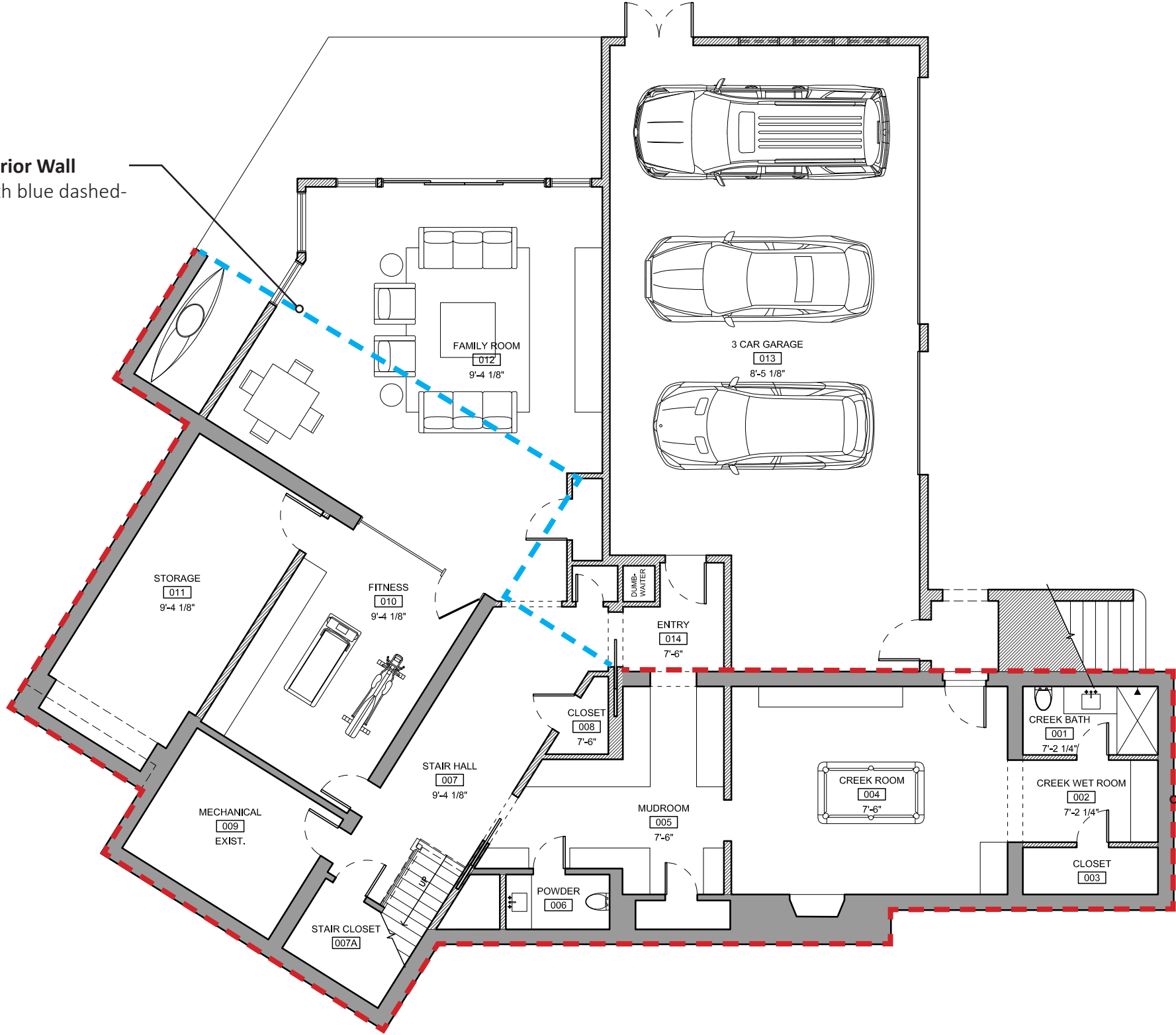


REFERENCE Porch Precedents- Inspiration



REFERENCE Lower Level Plan

Removed Exterior Wall
highlighted with blue dashed-
line

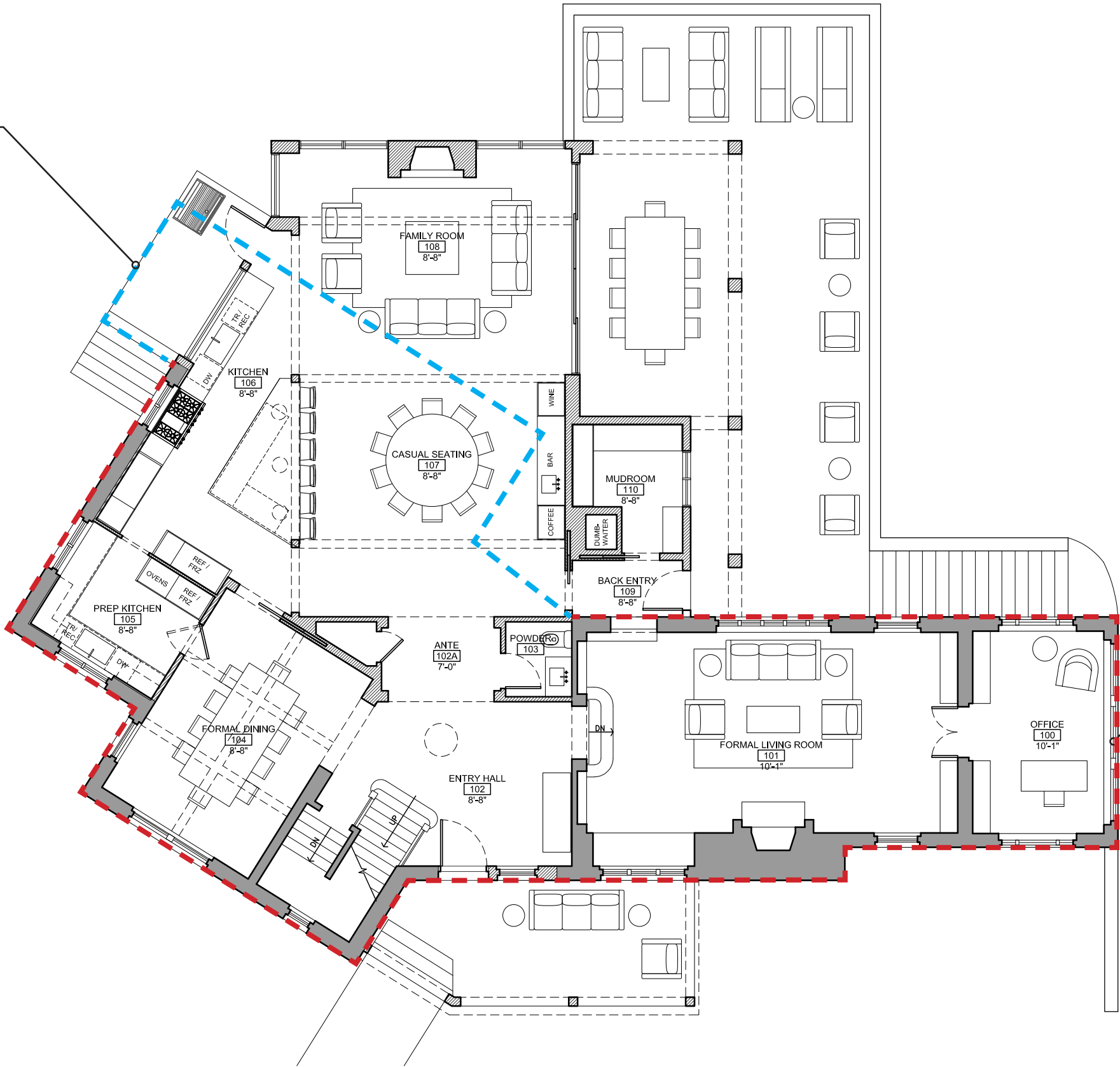


Maintained Existing Exterior
Wall highlighted with red
dashed-line



REFERENCE Main Level Plan

Removed Exterior Wall
highlighted with blue dashed-
line

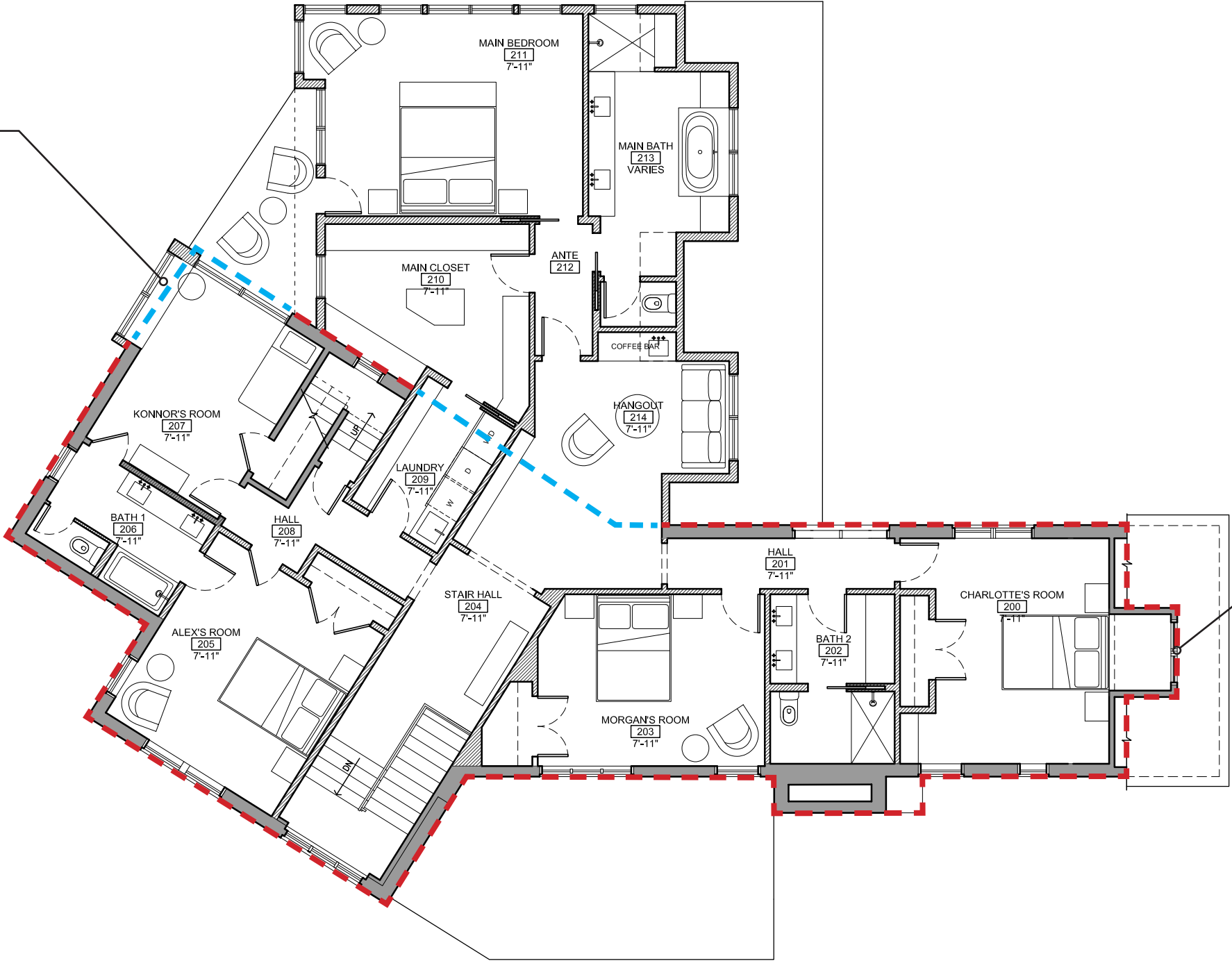


Maintained Existing Exterior
Wall highlighted with red
dashed-line



REFERENCE Upper Level Plan

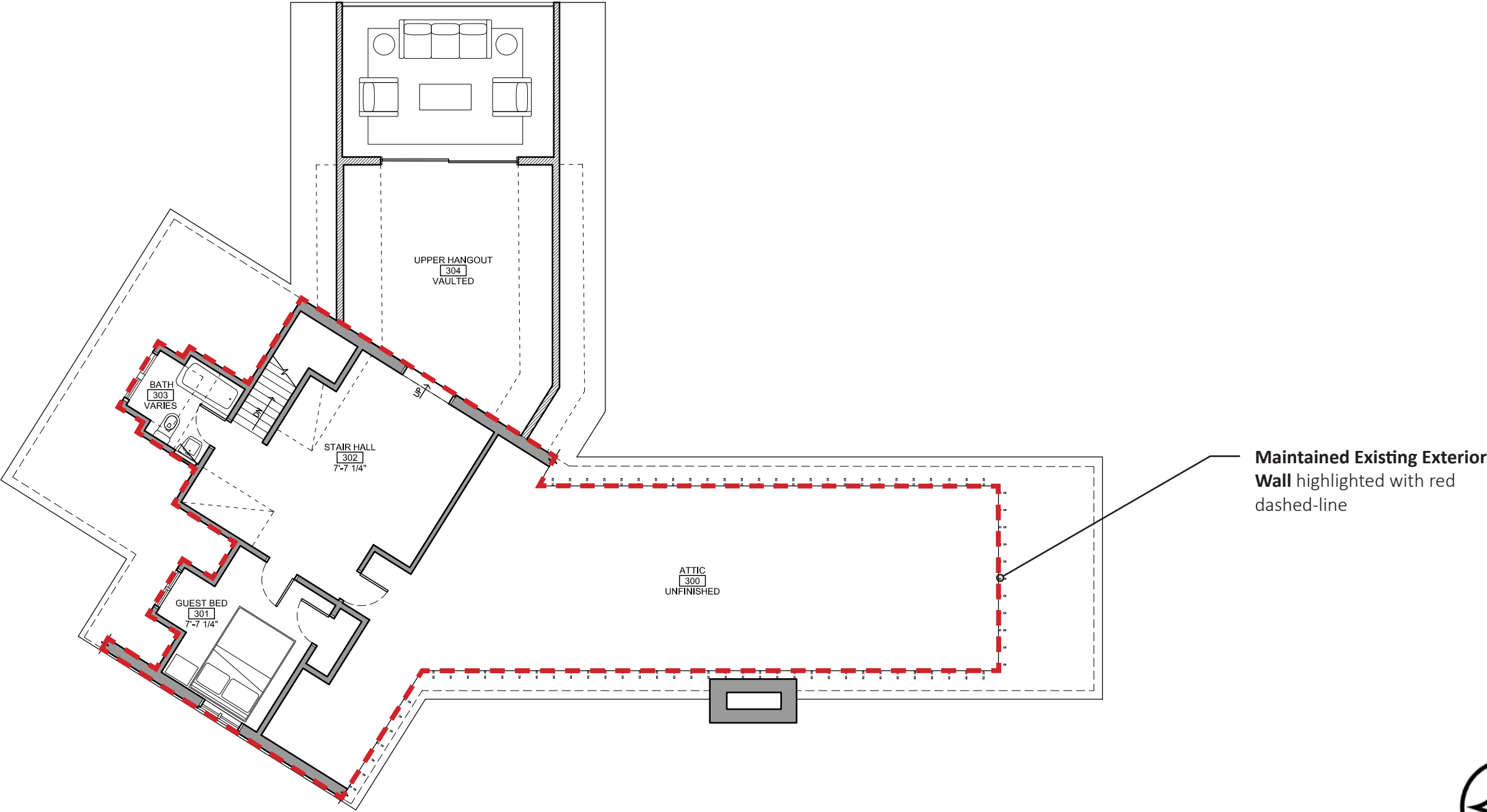
Removed Exterior Wall
highlighted with blue dashed-
line



Maintained Existing Exterior
Wall highlighted with red
dashed-line



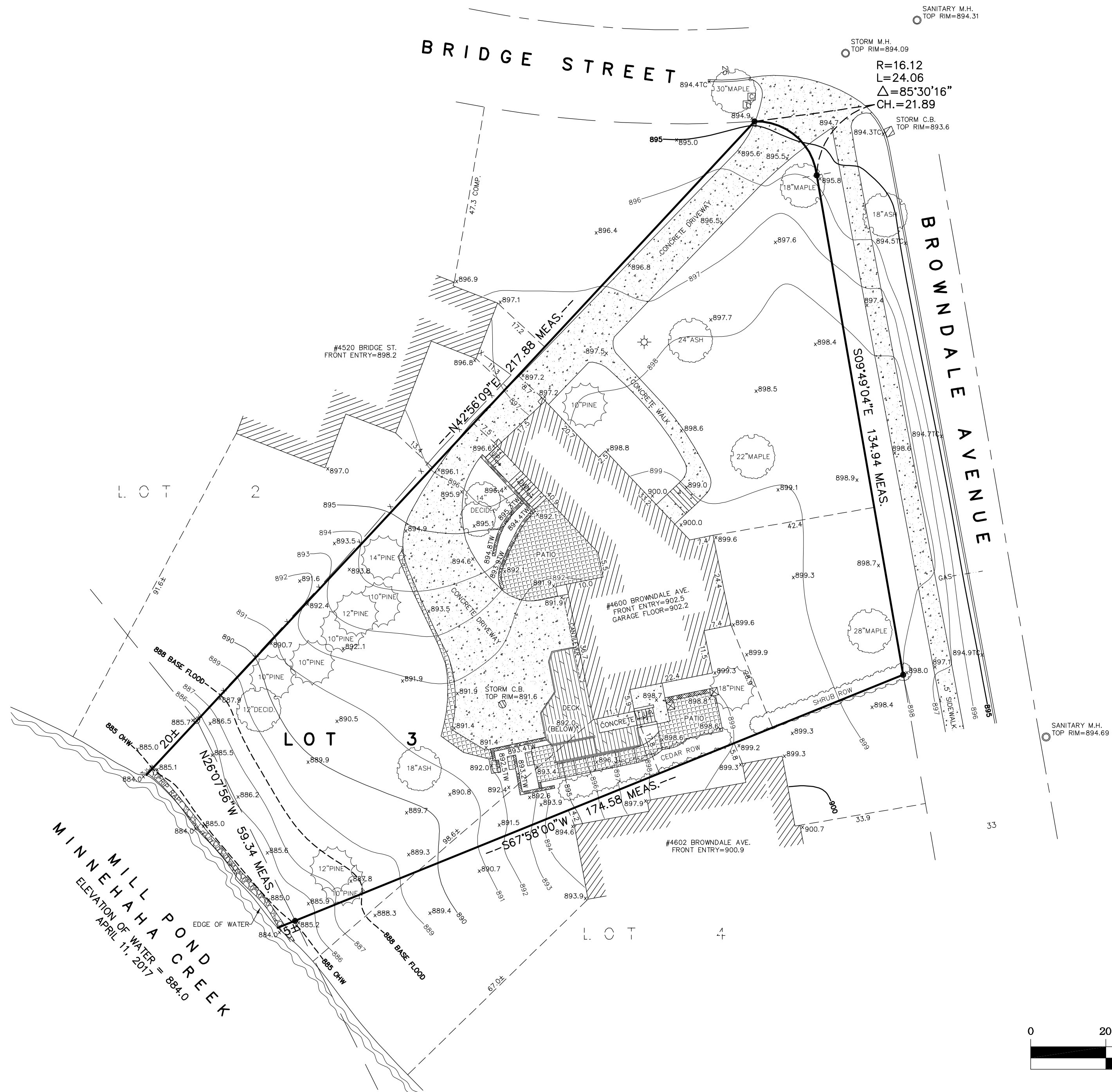
REFERENCE Attic Level Plan



EXISTING CONDITION SURVEY FOR: KUHLMAN DESIGN + BUILD

Legend

- | | |
|----------|-----------------------|
| | Fence |
| | Telephone Pedestal |
| | Cable Box |
| | Catch Basin |
| | Catch Basin |
| | Manhole |
| | Light Pole |
| | Stone Retaining Wall |
| x900.0 | Existing Elevation |
| x900.0TC | Top of Curb Elevation |
| x900.0TW | Top of Wall Elevation |
| | Existing Contour |
| | Found Iron Monument |
| | Set Iron Monument |
| | Inscribed R.L.S 15230 |



LOT COVERAGE CALCULATION:

Lot Area to OHW = 20,750 SF

COVERAGE:

House w/ Cantilever = 2,320 SF
Deck = 373 SF
Patios = 674 SF

ALLOWANCES:

Patio/Deck = -150 SF

Total = 3,367 SF
= 16.2%


25% Maximum Allowable Lot Coverage


NOTES:

- All existing building dimensions are measured to the finished siding and not the building foundation.

- No search was made for any easements.

- The location of all utilities shown are from either observed evidence in the field and/or from plans furnished by the utility companies and are approximate. Utility companies should be notified for exact location before doing any excavation.












JOB NO. 55-17	SCALE 1" = 20'	REVISIONS		SITE ADDRESS 4600 Browndale Ave. Edina, MN 55424	I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota. W. BROWN LAND SURVEYING, INC.  Dated: <u>04-17-2017</u> Woodrow A. Brown, R.L.S. MN REG 15230
BOOK/PAGE 143/65	DRAWN CME	DATE	REMARKS	PROPERTY DESCRIPTION Lot 3, Block 14, COUNTRY CLUB DISTRICT BROWN SECTION, Hennepin County, Minnesota.	
SHEET 1 of 1	REFERENCE			BENCHMARK T.N.H. at the Northwest Corner of Browndale Ave. and Bridge St. Elevation = 897.38.	



W. BROWN LAND SURVEYING, INC.
 8030 Cedar Avenue So., Suite 228.
 Blomington, MN 55425
 Bus: (952) 854-4055
 Fax: (952) 854-4268
 EMAIL: WBLANDSURVEY@AOL.COM

PRELIMINARY SITE PLAN FOR: PKA ARCHITECTURE

LEGEND

- | | |
|---|-----------------------|
|  | Fence |
|  | Telephone Pedestal |
|  | Cable Box |
|  | Catch Basin |
|  | Catch Basin |
|  | Manhole |
|  | Light Pole |
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|  | Existing Contour |
|  | Found Iron Monument |
|  | Set Iron Monument |
| | Inscribed R.L.S 15230 |

EXISTING LOT COVERAGE:

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COVERAGE:

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Deck = 373 SF
Patios = 674 SF

ALLOWANCES:

Patio/Deck = -150 SF

Total = 3,367 SF
= 16.2%

25% Maximum Allowable Lot Coverage

PROPOSED LOT COVERAGE:

Lot Area to OHW = 20,750 SF

COVERAGE:

Finished House Footprint = 3,711 SF
Covered Porch = 213 SF
South Side Stoop = 83 SF
Lower Level Patio = 308 SF

ALLOWANCES:

Covered Entry = -50 SF
Stoop = -50 SF
Patio = -150 SF

Total = 4,115 SF
= 19.8%

25% Maximum Allowable Lot Coverage

PROPOSED IMPERVIOUS SURFACE:

Lot Area to OHW = 20,750 SF

IMPERVIOUS:

Finished House Footprint = 3,711 SF
Covered Porch = 213 SF
South Side Stoop = 83 SF
Lower Level Patio = 308 SF
Steps = 175 SF
Walk = 548 SF
Driveway = 2,200 SF

Total = 7,238 SF
= 34.9%

50% Maximum Allowable Impervious Surface

NOTES:

- All existing building dimensions are measured to the finished siding and not the building foundation.



-No search was made for any easements.

- The location of all utilities shown are from either observed evidence in the field and/or from plans furnished by the utility companies and are approximate. Utility companies should be notified for exact location before doing any excavation.



**PRELIMINARY
NOT FOR CONSTRUCTION**



JOB NO. 111-21	SCALE 1" = 20'	REVISIONS		SITE ADDRESS 4600 Browndale Ave. Edina, MN 55424	I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota. W. BROWN LAND SURVEYING, INC.  DATED: 04-17-2017 WOODROW A. BROWN, R.L.S. MN REG 15230	 W. BROWN LAND SURVEYING, INC. 8030 CEDAR AVENUE SO., SUITE 228. BLOOMINGTON, MN 55425 Bus: (952) 854-4055 Fax: (952) 854-4268 EMAIL: WBLANDSURVEY@AOL.COM
BOOK/PAGE 143/65	DRAWN CME	DATE	REMARKS	PROPERTY DESCRIPTION Lot 3, Block 14, COUNTRY CLUB DISTRICT BROWN SECTION, Hennepin County, Minnesota.		
SHEET 1 of 1	REFERENCE 55-17			BENCHMARK T.N.H. at the Northwest Corner of Browndale Ave. and Bridge St. Elevation = 897.38.		

4600 Browndale Ave



1 in = 50 ft



The CITY of
EDINA



April 8, 2021



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: April 13, 2021

Agenda Item #: V.B.

To: Heritage Preservation Commission

Item Type:

Report and Recommendation

From: Emily Bodeker, Assistant City Planner

Item Activity:

Subject: COA: 4518 Casco Avenue

Action

ACTION REQUESTED:

Approve the Certificate of Appropriateness as submitted for 4518 Casco Avenue based on the findings and conditions outlined in the staff report.

INTRODUCTION:

The subject property, 4518 Casco Avenue, is located on the west side of Casco Avenue, between Bridge Street and Sunnyside Avenue. The home on the subject property was built in 1928 and is classified as a Tudor Revival style home.

The Certificate of Appropriateness request includes the demolition of an existing detached garage and construction of a new detached garage at 4518 Arden Avenue. The proposed 22' x 22', 17 foot tall garage is slightly larger than the existing 20.4' x 20.4', 13.5' tall garage.

ATTACHMENTS:

Staff Report

Consultant Vogel Memo

Applicant Submittal

Aerial Map



Date: April 13, 2021

To: Heritage Preservation Commission

From: Emily Bodeker, Assistant City Planner

Subject: Certificate of Appropriateness: 4518 Casco Avenue- new detached garage

Information / Background:

The subject property, 4518 Casco Avenue, is located on the west side of Casco Avenue, between Bridge Street and Sunnyside Avenue. The home on the subject property was built in 1928 and is classified as a Tudor Revival style home.

The Certificate of Appropriateness request includes the demolition of an existing detached garage and construction of a new detached garage at 4518 Arden Avenue. The proposed 22' x 22', 17 foot tall garage is slightly larger than the existing 20.4' x 20.4', 13.5' tall garage.

Primary Issues:

The Country Club District Plan of Treatment allows for the demolition and construction of a new garage with a Certificate of Appropriateness which is the reason for the COA application. Garages should match the architectural style of the house and the historic character of the neighborhood. New garages should be subordinate to the house and should be placed in the rear of the lot to minimize the visual impact on adjacent homes and streetscapes. The plan of treatment also suggests that undecorated exterior walls longer than 16 feet should be avoided on elevations visible from the street or adjacent properties.

The proposed garage is located in the southwest corner of the subject property and is generally in the same location as the existing detached garage. The proposed structure is 3.5 feet from the rear property line and 4 feet from the south property line. The required setback is 3 feet, including any overhang.

Based on zoning requirements, the garage is allowed to be up to 18 feet in height, measured from average existing grade on site. The proposed garage height is 17 feet. The proposed garage height is

compatible with the surrounding garages and is within 10% of the average of the existing detached garage heights on surrounding properties. The proposed garage is also adjacent to an existing privacy fence.

The proposed garage will match the building materials of the existing home (stucco, trim and asphalt shingles).

Preservation Consultant Robert Vogel's Comments:

"I have reviewed the plans and supporting documents submitted in relation to the COA application for construction of a new detached garage at 4518 Casco Avenue in the Country Club District.

The subject property is a two-story Tudor Revival style residence built in 1928. The applicant proposes to demolish the existing garage and construct a new detached garage on the back part of the lot. The house is not individually eligible for heritage landmark designation but retains sufficient historic integrity of those features necessary to be considered a contributing heritage preservation resource in the district.

Design review for this project is fairly straightforward. The construction of new detached garages is considered an appropriate undertaking in the Country Club District if it can be shown that the essential historic character of the house and streetscape will be preserved. No significant architectural features will be damaged or destroyed. Because it will be constructed on the rear of the lot, the new garage will partially screened by the house and therefore not highly visible from the public right-of-way. Based on the plans presented with the COA application, the proposed new construction will be visually compatible with surrounding properties and will reflect the architectural character of the house. The structure also meets the design guidelines for garages outlined in the district plan of treatment. I recommend approval of the COA with the usual conditions."

Staff Recommendation & Findings:

Staff concurs with Consultant Vogel's evaluation of the proposed plans for a new detached garage at 4518 Casco Avenue, also recommending approval of the Certificate of Appropriateness request.

Findings supporting the recommendation include:

- The information provided supporting the subject Certificate of Appropriateness is consistent with the Country Club District Plan of Treatment.

Conditions for approval:

- 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

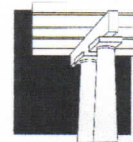
MEMORANDUM

TO: Emily Bodeker, Assistant City Planner
FROM: Robert Vogel, Preservation Planning Consultant
DATE: April 1, 2021
SUBJECT: COA for 4518 Casco Avenue

I have reviewed the plans and supporting documents submitted in relation to the COA application for construction of a new detached garage at 4518 Casco Avenue in the Country Club District.

The subject property is a two-story Tudor Revival style residence built in 1928. The applicant proposes to demolish the existing garage and construct a new detached garage on the back part of the lot. The house is not individually eligible for heritage landmark designation but retains sufficient historic integrity of those features necessary to be considered a contributing heritage preservation resource in the district.

Design review for this project is fairly straightforward. The construction of new detached garages is considered an appropriate undertaking in the Country Club District if it can be shown that the essential historic character of the house and streetscape will be preserved. No significant architectural features will be damaged or destroyed. Because it will be constructed on the rear of the lot, the new garage will partially screened by the house and therefore not highly visible from the public right-of-way. Based on the plans presented with the COA application, the proposed new construction will be visually compatible with surrounding properties and will reflect the architectural character of the house. The structure also meets the design guidelines for garages outlined in the district plan of treatment. I recommend approval of the COA with the usual conditions.



ARCHOS

ARCHITECTURE & DESIGN, P.A.

MARCH 19, 2021

HERITAGE PRESERVATION COMMISSION
THE CITY OF EDINA
4801 WEST 50TH STREET
EDINA, MN 55424

EMILY BODEKER, ASSISTANT CITY PLANNER

PROJECT NARRATIVE

THIS LETTER IS TO INFORM YOU OF THE DEMOLITION OF THE EXISTING GARAGE AND PROPOSED NEW CONSTRUCTION OF A DETACHED GARAGE AT 4518 CASCO AVENUE, EDINA, MN. WE ARE REQUIRED TO SUBMIT TO THE HERITAGE PRESERVATION COMMISSION FOR EDINA HERITAGE LANDMARK APPROVAL.

THE PROPOSE OF THIS NARRATIVE IS TO EXPLAIN HOW THE PROPOSED PROJECT MEETS THE CITY OF EDINA'S, HISTORIC COUNTRY CLUB DISTRICT, PLAN OF TREATMENT.

PLANNING OBJECTIVE:

THE PROPERTY OWNERS INTEND ON MAINTAINING THE HISTORIC HOME FAÇADE BY CONSTRUCTING A NEW GARAGE. THE INTENT IS TO MATCH THE CHARACTER OF THE EXISTING FRONT OF THE HOME AND APPLY THAT AESTHETIC TO THE GARAGE FRONT FAÇADE.

SECRETARY OF INTERIOR'S STANDARDS:

THE NEW DETACHED GARAGE IS LARGER THAN THE EXISTING STRUCTURE. IT WILL BE LOCATED IN A SIMILAR POSITION AS THE EXISTING GARAGE. IT WILL BE PLACED CLOSER TO THE WEST PROPERTY LINE, BUT COMPLY WITH THE CITY SETBACK AND BUILDING LOT COVERAGE REQUIREMENTS. THE CHARACTER OF THE EXTERIOR IS TO MATCH THE HISTORIC STYLE OF THE FRONT FAÇADE OF THE EXISTING HOME AND USE SIMILAR EXTERIOR MATERIALS. THE PROPORTIONS OF THE NEW STRUCTURE ARE INTENDED TO COMPLEMENT THE EXISTING HOME.

CERTIFICATE OF APPROPRIATENESS:

THE OWNER ARE SEEKING APPROVAL FOR CERTIFICATE OF APPROVAL. THE EXISTING GARAGE WILL BE DEMOLISHED FOR A NEW GARAGE STRUCTURE. THE EXISTING GARAGE IS TOO SMALL FOR MODERN DAY USE AND IS BEYOND REPAIR.

DESIGN REVIEW GUIDELINES:

IN THE SUBMITTAL PACKET, INCLUDED ARE PHOTOS OF THE EXISTING HOMES FRONT FAÇADE, THE EXISTING GARAGE, EXISTING PATIO AND PHOTOS OF THE ADJACENT PROPERTIES, DETACHED GARAGES. THIS EVIDENCE IS DOCUMENTATION OF SIZE, SCALE AND MASSING OF THE CHARACTER OF THE ADJACENT STRUCTURES. THE ARCHITECTURAL PLANS AND EXTERIOR ELEVATIONS SHOW THE EXTERIOR FINISHES THAT ARE TRADITIONAL AND COMPLIMENTARY TO THE EXISTING HOME. THE INCLUDED SITE PLAN/ SURVEYS SHOW THE EXISTING AND PROPOSED MODIFICATION FOR BUILDING LOT COVERAGES AND IMPERVIOUS SURFACE CALCULATIONS.

GARAGES:

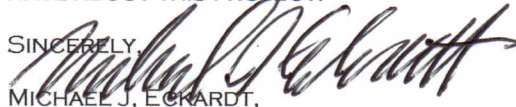
THE PROPOSED STRUCTURE IS MEANT TO BE SUBORDINATE TO THE EXISTING HOME AND PLACED ACCORDANCE WITH THE CITY REQUIREMENTS. A PLAQUE WITH THE YEAR OF CONSTRUCTION WILL BE PLACED FACING THE STREET.

DRIVEWAYS:

THE CURRENT DRIVEWAY WILL BE MODIFIED AT THE PLACEMENT OF THE NEW GARAGE. ALONG THE EXISTING DRIVEWAY, CURBS WILL BE ELIMINATED AND THE GRADE TO BE RECONTOURED.

WE LOOK FORWARD TO PRESENTING THE PLANS TO THE HERITAGE PRESERVATION COMMISSION,
SHOULD YOU SO DESIRE OR REQUIRE. FEEL FREE TO CONTACT ME WITH ANY QUESTIONS YOU MAY
HAVE ABOUT THIS PROJECT.

SINCERELY,

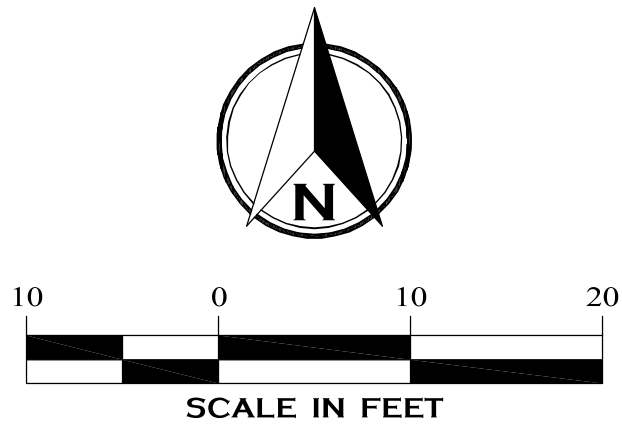


MICHAEL J. ECKARDT,
ARCHITECT/ OWNER:

ARCHOS
ARCHITECTURE & DESIGN, P.A.

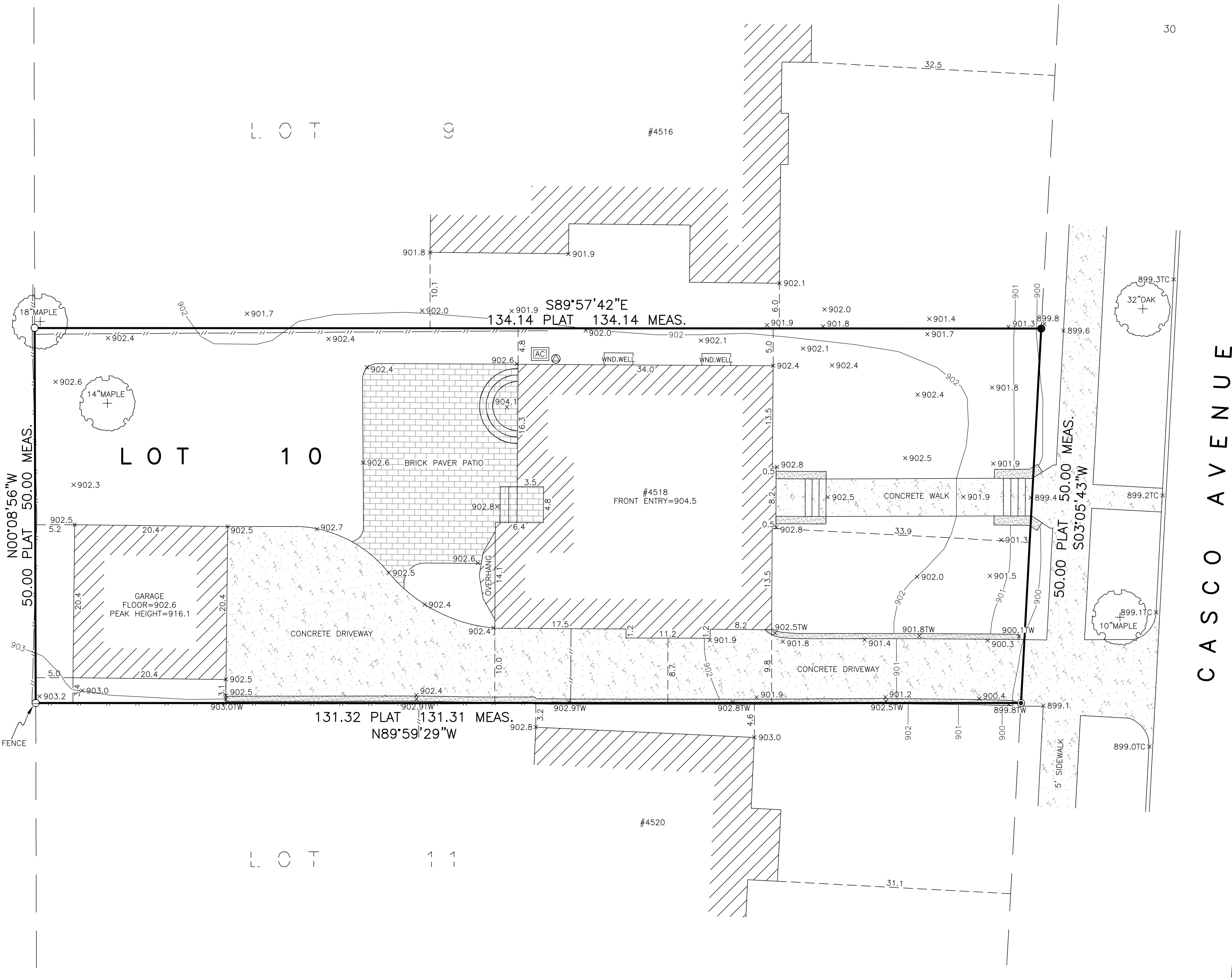
ON BEHALF OF:
LISA & MARC UNGERMAN
4518 CASCO AVENUE
EDINA, MN 55424

EXISTING CONDITION SURVEY FOR:
MARC & LISA UNGERMAN



LEGEND



- Fence
- Retaining Wall
- ⊙ Gas Meter
- x900.0 Existing Elevation
- x900.0TC Top of Curb Elevation
- x900.0TW Top of Wall Elevation
- Existing Contour
- Found Iron Monument
- ⊙ Set Mag Nail
- Set Iron Monument
- Inscribed R.L.S. 15230



LOT COVERAGE:
Lot Area = 6,632 SF
COVERAGE:
House = 1,254 SF
Detached Garage = 416 SF
Patio = 480 SF
ALLOWANCES:
Patio = -150 SF
Total = 2,000 SF
= 30.2%
30% Maximum Allowable Lot Coverage

IMPERVIOUS SURFACE:
Lot Area = 6,632 SF
IMPERVIOUS SURFACE:
House = 1,254 SF
Detached Garage = 416 SF
Front Walk & Stoop = 196 SF
Driveway = 1,227 SF
Patio & Stoops = 549 SF
Total = 3,642 SF
= 54.9%
50% Maximum Allowable Impervious Surface

NOTES:
- All existing building dimensions are measured to the finished siding and not the building foundation.
- No search was made for any easements.
- The location of all utilities shown are from either observed evidence in the field and/or from plans furnished by the utility companies and are approximate. Utility companies should be notified for exact location before doing any excavation.

JOB NO. 454-20	SCALE 1" = 10'	REVISIONS		SITE ADDRESS 4518 Casco Ave. Edina, MN 55424	<div>I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota.</div> <div>W. BROWN LAND SURVEYING, INC.</div> <div> DATED: 01-14-2021</div> <div>WOODROW A. BROWN, R.L.S. MN REG 15230</div>	<div></div> <div>W. BROWN LAND SURVEYING, INC.</div> <div>8030 CEDAR AVENUE SO., SUITE 228.</div> <div>BLOOMINGTON, MN 55425</div> <div>BUS: (952) 854-4055</div> <div>FAX: (952) 854-4268</div> <div>EMAIL: INFO@WBROWNLANDSURVEYING.COM</div>
BOOK/PAGE	DRAWN CME	DATE	REMARKS	PROPERTY DESCRIPTION Lot 10, Block 5, COUNTRY CLUB DISTRICT FAIRWAY SECTION, Hennepin County, Minnesota.		
SHEET	REFERENCE			BENCHMARK T.N.H. at the southeast corner of Casco Ave. and Sunnyside Rd. Elevation = 907.99.		
1 of 1						



— // — // — //	Fence
	Retaining Wall
⊗	Gas Meter
x900.0	Existing Elevation
x900.0TC	Top of Curb Elevation
x900.0TW	Top of Wall Elevation
— 900 —	Existing Contour
●	Found Iron Monument
⊙	Set Mag Nail
○	Set Iron Monument
	Inscribed R.L.S 15230
x(900.0)	Proposed Elevation

LOTI

#4516

30

CASCO AVENUE

N00°08'56"W
PLAT 50.00 MEAS.

L O T 1 0



PROPOSED GARAGE
FLOOR=(902.8)
PEAK HEIGHT=(919.8)
EXISTING FLOOR=902.6
EXISTING PEAK=916.1

PROPOSED/REDESIGNED
CONCRETE DRIVEWAY

131.32 PLAT 131.31 MEAS
N89°59'29"W

#4520

L O T I

JOB NO. 95-21	SCALE 1" = 10'			REVISIONS	SITE ADDRESS 4518 Casco Ave. Edina, MN 55424	I hereby certify that this survey, plan, or report was prepared by me or under my direct supervision and that I am a duly registered Land Surveyor under the laws of the State of Minnesota. W. BROWN LAND SURVEYING, INC.  DATED: 03-19-2021 WOODROW A. BROWN, R.L.S. MN REG 15230	 W. BROWN LAND SURVEYING, INC. 8030 CEDAR AVENUE SO., SUITE 228. BLOOMINGTON, MN 55425 BUS: (952) 854-4055 FAX: (952) 854-4268 EMAIL: INFO@WBROWNLANDSURVEYING.COM
BOOK/PAGE	DRAWN CME	DATE	REMARKS	PROPERTY DESCRIPTION Lot 10, Block 5, COUNTRY CLUB DISTRICT FAIRWAY SECTION, Hennepin County, Minnesota.			
SHEET	REFERENCE 454-20			BENCHMARK T.N.H. at the southeast corner of Casco Ave. and Sunnyside Rd. Elevation = 907.99.			
1 of 1							

UNGERMAN RESIDENCE:

CUSTOM HOME,
DETACHED GARAGE

LISA & MARK UNGERMAN
4518 CASCO AVENUE
EDINA, MN 55424

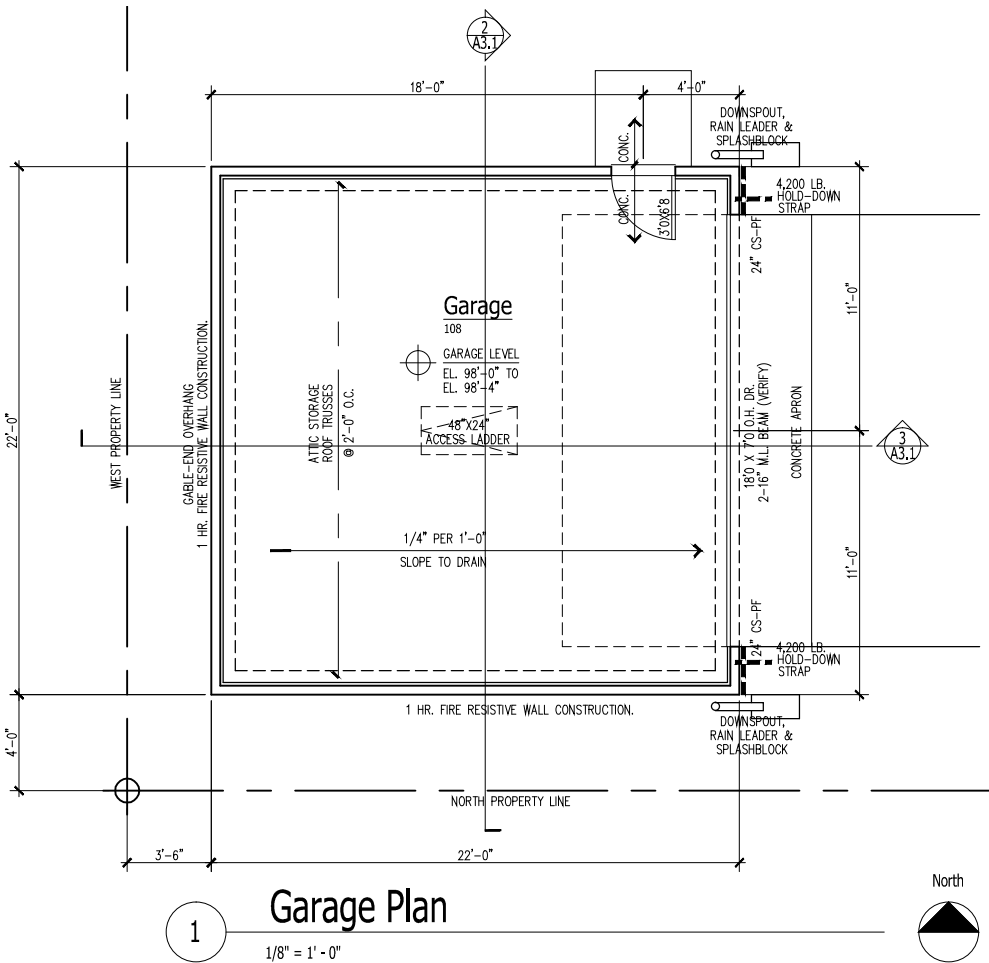
CERTIFICATE OF
APPROPRIATENESS SUBMITTAL
03 - 19 - 2021

Drawing Index:

- A1.1. Title Sheet & First Floor Plan
- A1.2. Braced Wall Details
- A2.1. Exterior Elevations
- A3.1. Roof Plan & Building Sections

ALLOWABLE LOT COVERAGE:	
EXISTING PROPERTY AREA-	
50' X 131' & 134' =	6,632 SQ. FT.
ALLOWABLE (BUILDING) LOT COVERAGE-	
6,632 SQ. FT. X 30% =	1,990 SQ. FT.
EXTG. HOUSE -	1,254 SQ. FT.
PROPOSED GARAGE -	484 SQ. FT.
STOOPS (OVER 50 SF.)	0 SQ. FT.
PATIO (OVER 150 SF.) -	
252 SQ. FT.	
TOTAL-	1,990 SQ. FT.

ALLOWABLE AREA OVERAGES:
50 SQ. FT. ALLOWED FOR STOOPS. 150 SQ. FT. ALLOWED
FOR SURFACE PATIO. CONCRETE WALKS NOT INCLUDED.
DRIVEWAY NOT INCLUDED. OVERHANGS AND CANOPIES
NOT INCLUDED.





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& DESIGN, P.A.

CELL 651.245.8401
MIKEECKARDT@CCMCAS1.NET

1039 NEBRASKA AVE. WEST
ST. PAUL, MINNESOTA
55107

MICHAEL J. ECKARDT,
OWNER/ARCHITECT

2021

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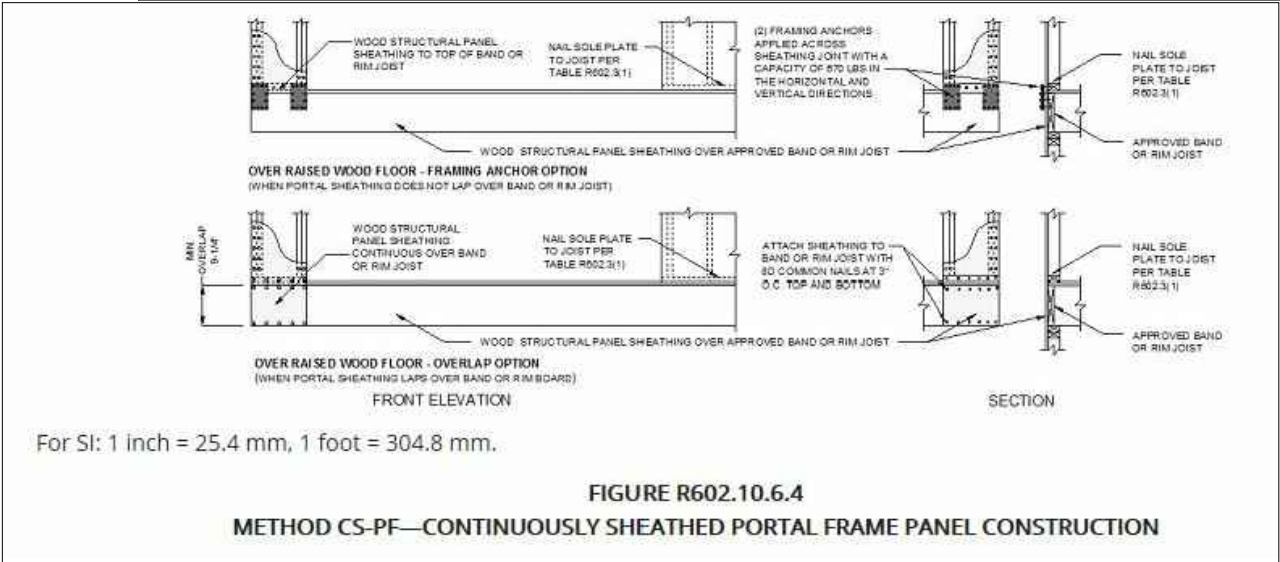
UNGERMAN RESIDENCE
CUSTOM HOME: DETACHED GARAGE

LISA & MARK UNGERMAN
4518 CASCO AVENUE
EDINA, MN 55424

SHEET:

A1.1

STRUCTURAL NOTES/ BRACING METHODS:
CB- GYPSUM BOARD- 1/2" MINIMUM THICKNESS. NAILS OR SCREWS PER MINNESOTA RESIDENTIAL CODE, TABLE R602.3 (1) FOR EXTERIOR LOCATIONS. FOR ALL BRACED WALL PANEL LOCATIONS: 7" EDGES (TOP & BOTTOM) 7" FIELD.
CS-WSP- CONTINUOUSLY SHEATHED WOOD STRUCTURAL PANEL- 3/8" MINIMUM THICKNESS. SEE MINNESOTA RESIDENTIAL CODE, TABLE R602.3 (3) FOR FASTENERS AND 6" EDGES, 12" FIELD SPACING.
CS-PF- CONTINUOUSLY SHEATHED PORTAL FRAME- 7/16" MINIMUM THICKNESS. REFER TO DETAIL 1/A0.1; SEE MINNESOTA RESIDENTIAL CODE, SECTION R602.10.6.4 FOR FASTENERS AND SPACING.
ABW- ALTERNATE BRACED WALL PANEL- 3/8" MINIMUM THICKNESS. REFER TO DETAIL 3/A0.1; SEE MINNESOTA RESIDENTIAL CODE, SECTION R602.10.6.4 FOR FASTENERS AND SPACING.





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2021

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REGISTRATION NUMBER:
MICHAEL J. ECKARDT, 21243

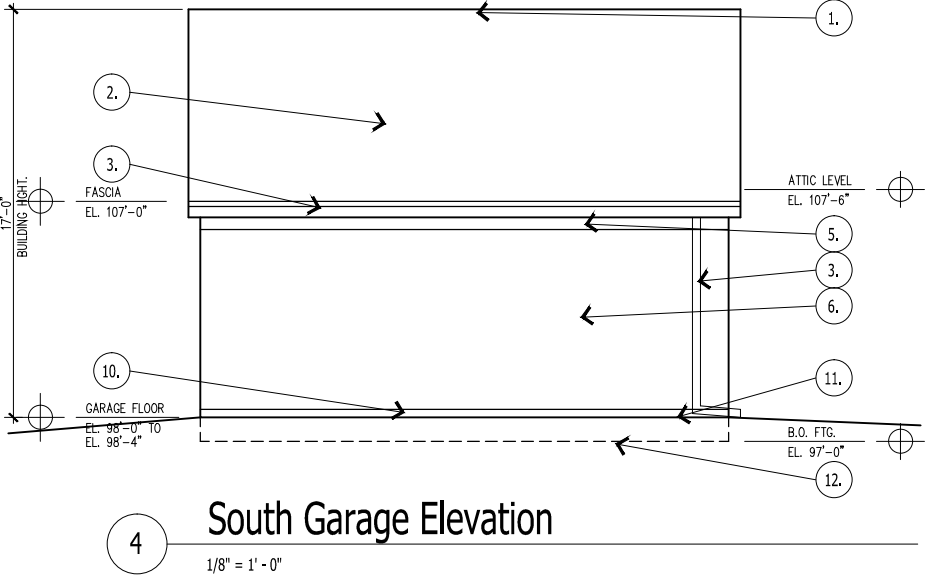
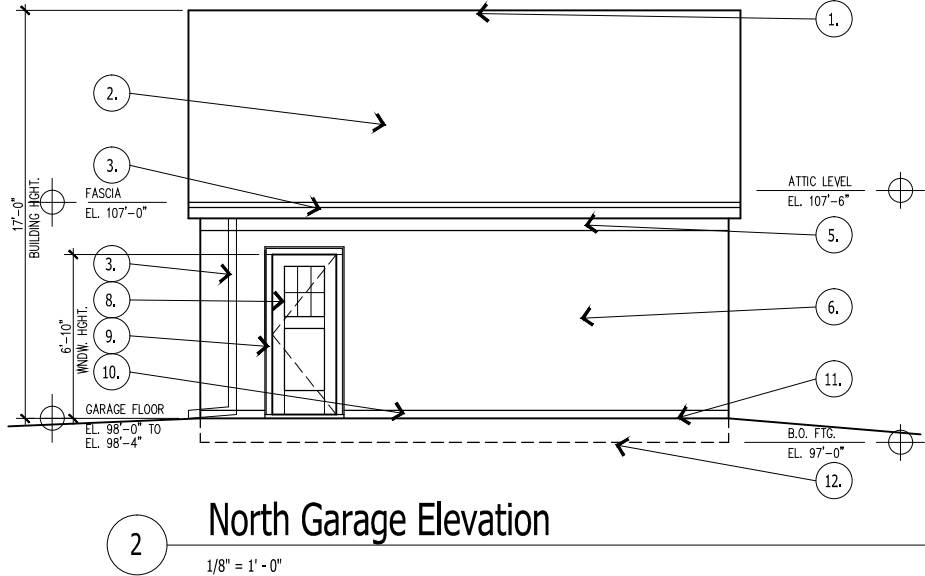
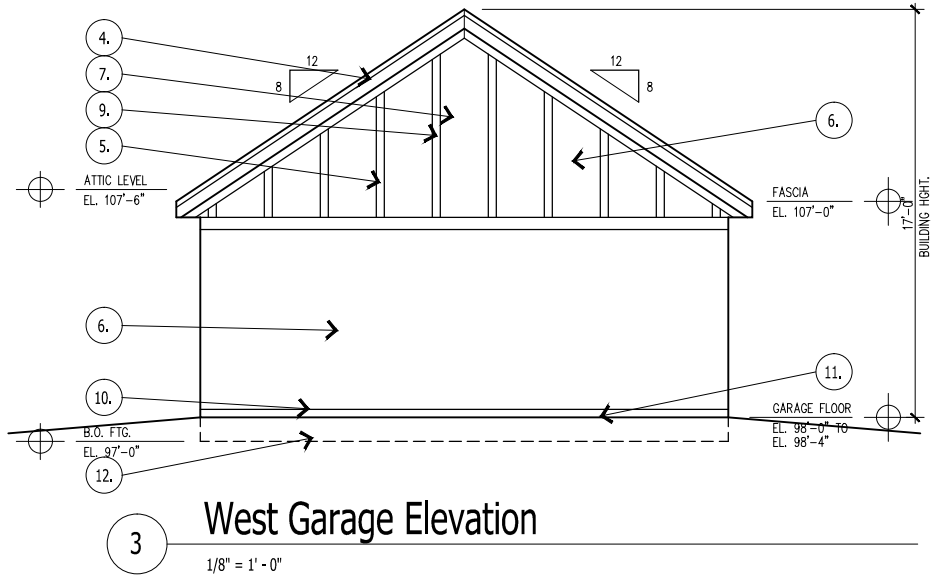
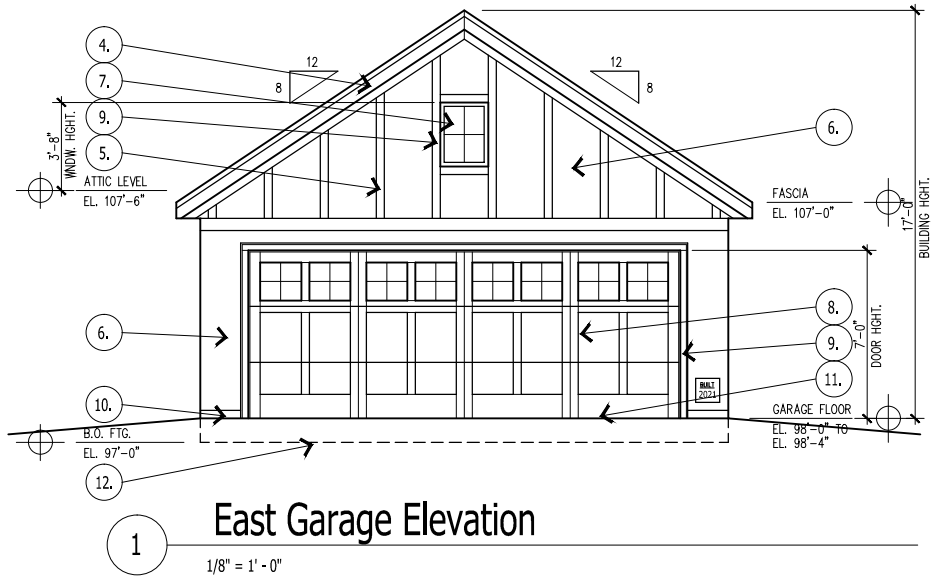
CERTIFICATE OF
APPROPRIATENESS SET:
03 - 19 - 2021

UNGERMAN RESIDENCE
CUSTOM HOME: DETACHED GARAGE

LISA & MARC UNGERMAN
4518 CASCO AVENUE
EDINA, MN 55424

SHEET:

A1.2



- EXTERIOR ELEVATION KEYNOTES:
KEYNOTES APPLY TO SHEETS A&2 ONLY.
ALL KEYNOTES ARE "GENERIC" FOR THE PURPOSE OF EXTERIOR BUILDING MATERIAL PLACEMENT. THE BUILDING CONTRACTOR WILL SELECT ALL MATERIALS & FINISHES.
1. RIDGE VENT.
 2. ASPHALT ROOF SHINGLES, MATCH EXISTING/ HOUSE. PROVIDE BUTYTHENE ICE AND WATER SHIELD. EXTEND UP ROOF TO A POINT 3'-0" INSIDE OF THE INTERIOR FACE OF THE WALL.
 3. PREFINISHED METAL GUTTER & LEAF GUARD, OVER 5/4"x8 PROFILE FASCIA TRIM. PROVIDE PREFINISHED METAL DRIP EDGE.
 4. 5/4"x3 OVER 5/4"x8 CABLE-END FASCIA TRIM & 5/4"x4 CABLE END TRIM.
 5. 5/4"x6 HORIZONTAL AND 5/4"x4 VERTICAL TRIM.
 6. STUCCO EXTERIOR FINISH SYSTEM, MATCH EXISTING COLOR, TEXTURE AND FINISH.
 7. EXTERIOR CLAD, MARVIN INTEGRITY WINDOW UNITS. REFER TO FLOOR PLANS FOR UNIT SIZE. ALL UNITS (WINDOWS AND DOORS) TO BE LOW-E ARGON GAS INSULATED TYPE GLASS. PROVIDE DIVIDED LITES, AS SHOWN.
 8. EXTERIOR DOOR UNITS, REFER TO FLOOR PLANS FOR UNIT SIZE.
 9. EXTERIOR WINDOW & DOOR TRIM PROFILES: 5/4" x 4 HEAD, JAMB AND SILL. PROVIDE PREFINISHED METAL DRIP CAP FLASHING, AS REQUIRED.
 10. STUCCO EXTERIOR, EXPOSED FOUNDATION WALL FINISH.
 11. GRADE, SLOPE AWAY FROM BUILDING.
 12. DASHED LINES INDICATE FOUNDATION AND FOOTINGS, BELOW GRADE. VERIFY 4'-0" (5'-0" PERS) MINIMUM DEPTH BELOW GRADE & FROST LINE.
- END.



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MICHAEL J. ECKARDT,
OWNER/ARCHITECT

2021

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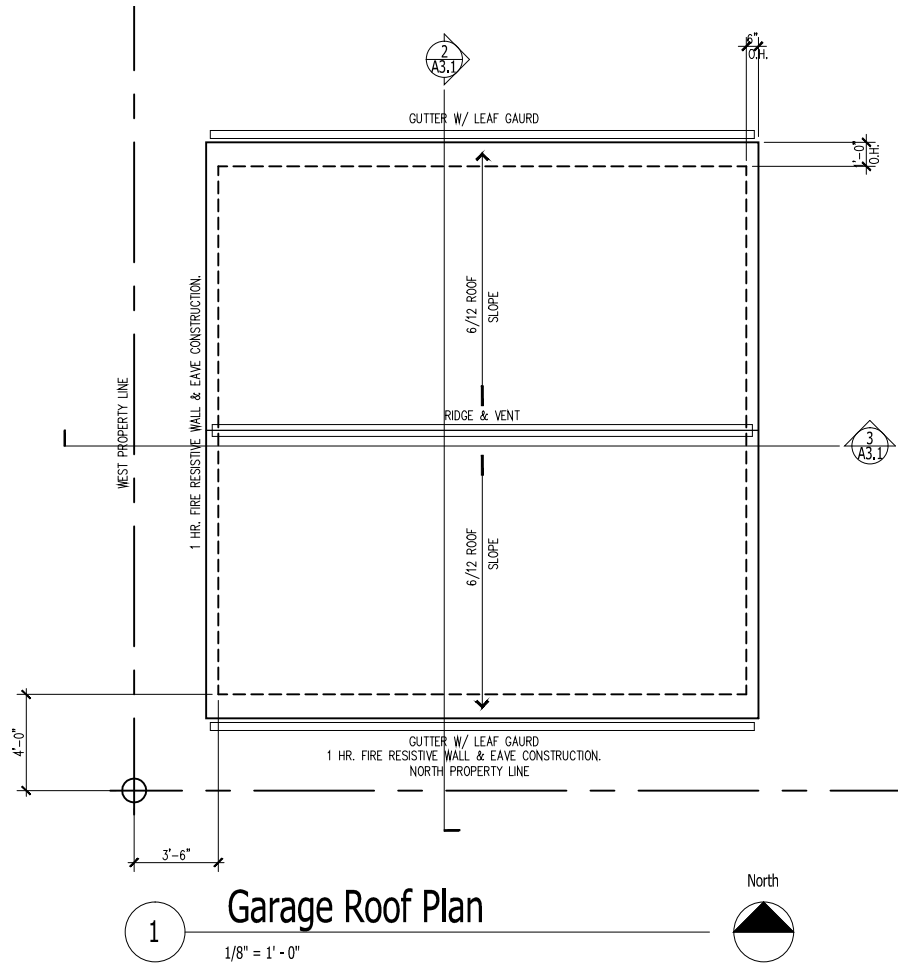
REGISTRATION NUMBER:
MICHAEL J. ECKARDT, 21243

CERTIFICATE OF
APPROPRIATENESS SET:
03 - 19 - 2021

UNGERMAN RESIDENCE
CUSTOM HOME: DETACHED GARAGE

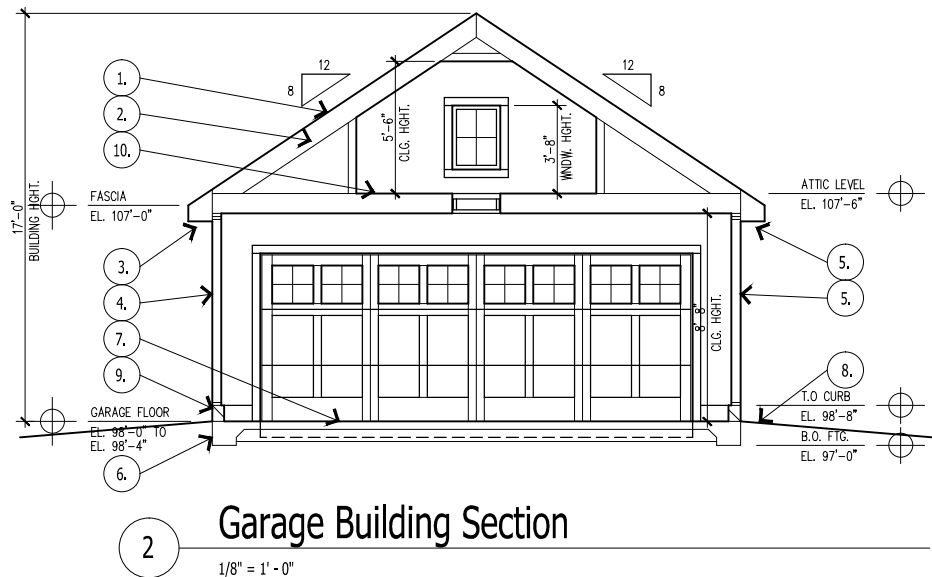
LISA & MARC UNGERMAN
4518 CASCO AVENUE
EDINA, MN 55424

SHEET:
A2.1



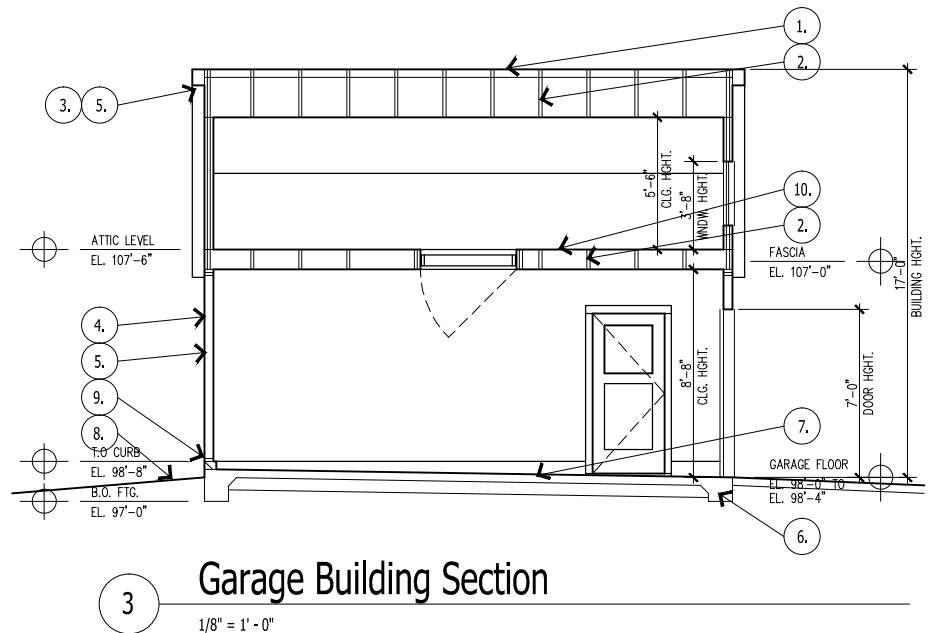
Garage Roof Plan

1/8" = 1' - 0"



Garage Building Section

1/8" = 1' - 0"



Garage Building Section

1/8" = 1' - 0"

GARAGE BUILDING SECTION KEYNOTES:
KEYNOTES APPLY TO SHEETS: A8.3 ONLY.

1. ROOF CONSTRUCTION: TIMBERLINE T-30, ASPHALT ROOF SHINGLES, OVER 30# SATURATED FELT, OVER 1/2" STRUCTURAL SHEATHING. PROVIDE BITUTHENE ICE AND WATER SHIELD, EXTEND UP ROOF TO A POINT 3'-0" INSIDE OF THE INTERIOR FACE OF THE WALL. PROVIDE PREFINISHED FLASHING AT ROOF AND EXTERIOR WALL INTERSECTIONS. PROVIDE DRIP EDGE FLASHING.
2. ROOF FRAMING: PRE-ENGINEERED WOOD ROOF TRUSSES @ 24" O.C., MICRO-LAM BEAMS, AS REQUIRED. LUMBER/TRUSS MANUFACTURER TO PROVIDE TRUSS HOLD-DOWN STRAPS, METHOD AND SPACING.
3. HARDI-BOARD (PAINTED), PERFORATED PANEL SOFFIT, CONTINUOUS VENT STRIP, OVER 2X4 WOOD STUD BLOCKING AND TRUSS SOFFIT FRAMING.
4. EXTERIOR HORIZONTAL LAP SIDING FINISH, OVER 15 LB. ASPHALT BUILDING PAPER, OVER 1/2" OVER 1/2" STRUCTURAL SHEATHING. 2 X 6 WOOD STUD FRAMING AT 16" O.C. WEST & SOUTH WALLS TO BE 1 HOUR FIRE RESISTIVE CONSTRUCTION: 5/8" GYPSUM EXTERIOR SHEATHING AND 5/8" TYPE "X" GYPSUM BOARD INTERIOR FINISH.
5. PROTECT EXTERIOR WALL AT SOFFIT AND FASCIA OVERHANGS AT 1-HOUR WALL CONSTRUCTION: PROVIDE 5/8" EXTERIOR GYPSUM SHEATHING TO ROOF DECK. SEE: RES-MS-015-GARAGE, DETACHED PROTECTED WALL-OCT 2008.
6. FOOTING CONSTRUCTION: 1'-0" X 1'-0" CONTINUOUS FLOATING SLAB FOOTINGS WITH 2- #4 REBAR, CONTINUOUS.
7. GARAGE FLOOR CONSTRUCTION: SEALED, 3 1/2" CONCRETE, FLOATING FLOOR SLAB (FIBER REINFORCED), OVER 6" COMPACT GRANULAR FILL CUSHION.
8. GRADE, SLOPE AWAY FROM BUILDING.
9. GARAGE WALL CURB: 6" X 6" CONTINUOUS CONCRETE CURB FOR WALL ABOVE, WITH 1- #4 REBAR, CONTINUOUS. PROVIDE 1/2"x12" ANCHOR BOLTS AT 48" O.C. FOR WALL/FOUNDATION TIE-DOWN.
10. FLOOR CONSTRUCTION: FLOOR FINISH (SEE PLANS), OVER "ADVANTEK" STRUCTURAL SHEATHING SUBFLOOR, GLUED & SCREWED.

END.

STRUCTURAL NOTES:
ALL BEAMS TO BE WITHIN THE FLOOR STRUCTURE DEPTH UNLESS NOTED AS "DROPPED" OR "HEADER".



ARCHOS
ARCHITECTURE
& DESIGN, P.A.

CELL 651.245.8401
MIKE@ECKARDT@CCMC.AST.NET

1039 NEBRASKA AVE. WEST
ST. PAUL, MINNESOTA
55107

MICHAEL J. ECKARDT,
OWNER/ARCHITECT

2021

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REGISTRATION:
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER DIRECT SUPERVISION AND AM A DULY REGISTERED ARCHITECT UNDER THE LAWS OF THE STATE OF MINNESOTA.

REGISTRATION NUMBER:
MICHAEL J. ECKARDT, 21243

CERTIFICATE OF
APPROPRIATENESS SET:
03 - 19 - 2021

UNGERMAN RESIDENCE
CUSTOM HOME: DETACHED GARAGE
LISA & MARC UNGERMAN
4518 CASCO AVENUE
EDINA, MN 55424

SHEET:
A3.1

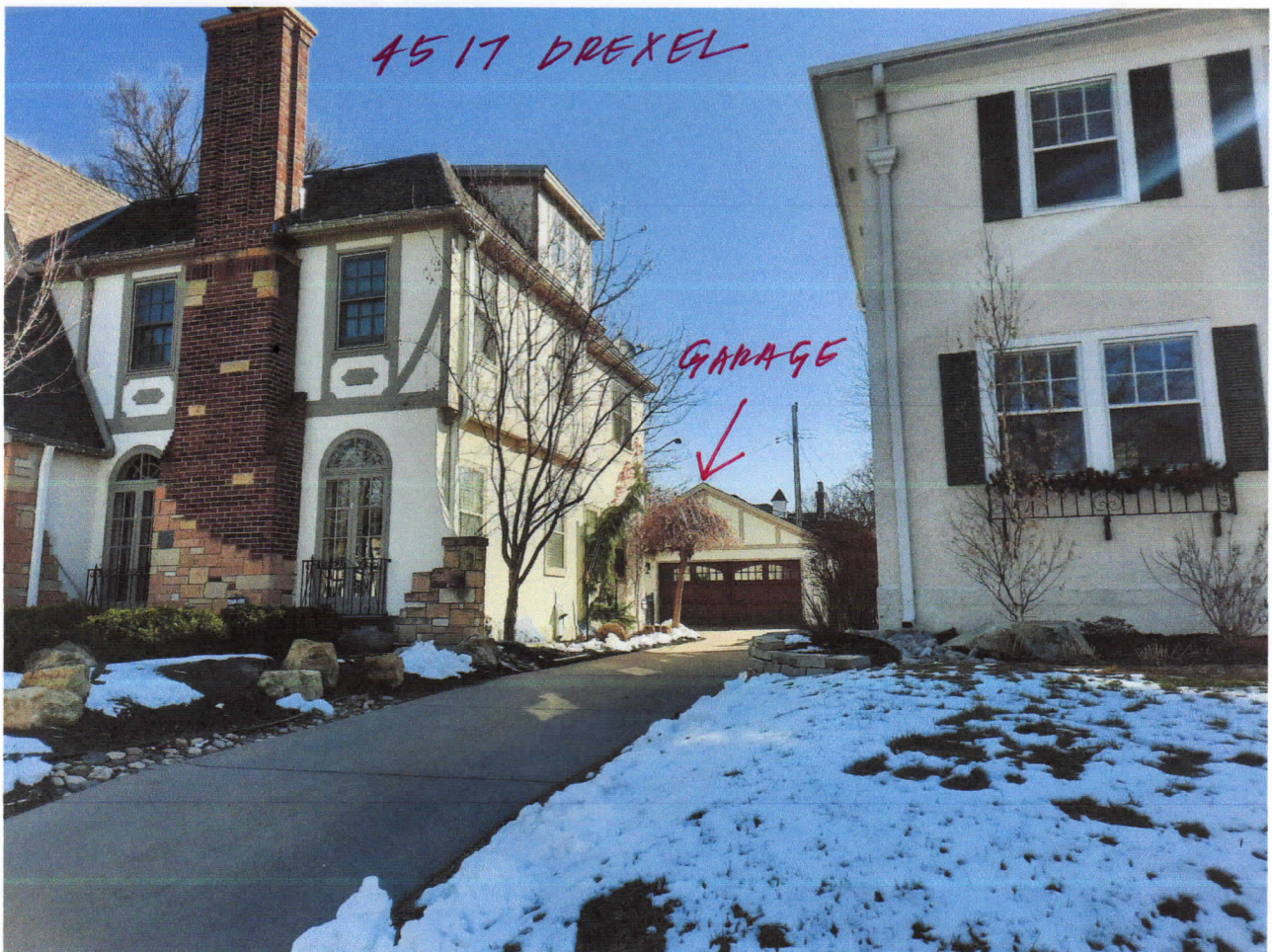


4518 CASCO - FRONT OF HOUSE



4518 CASCO - BACK PATIO

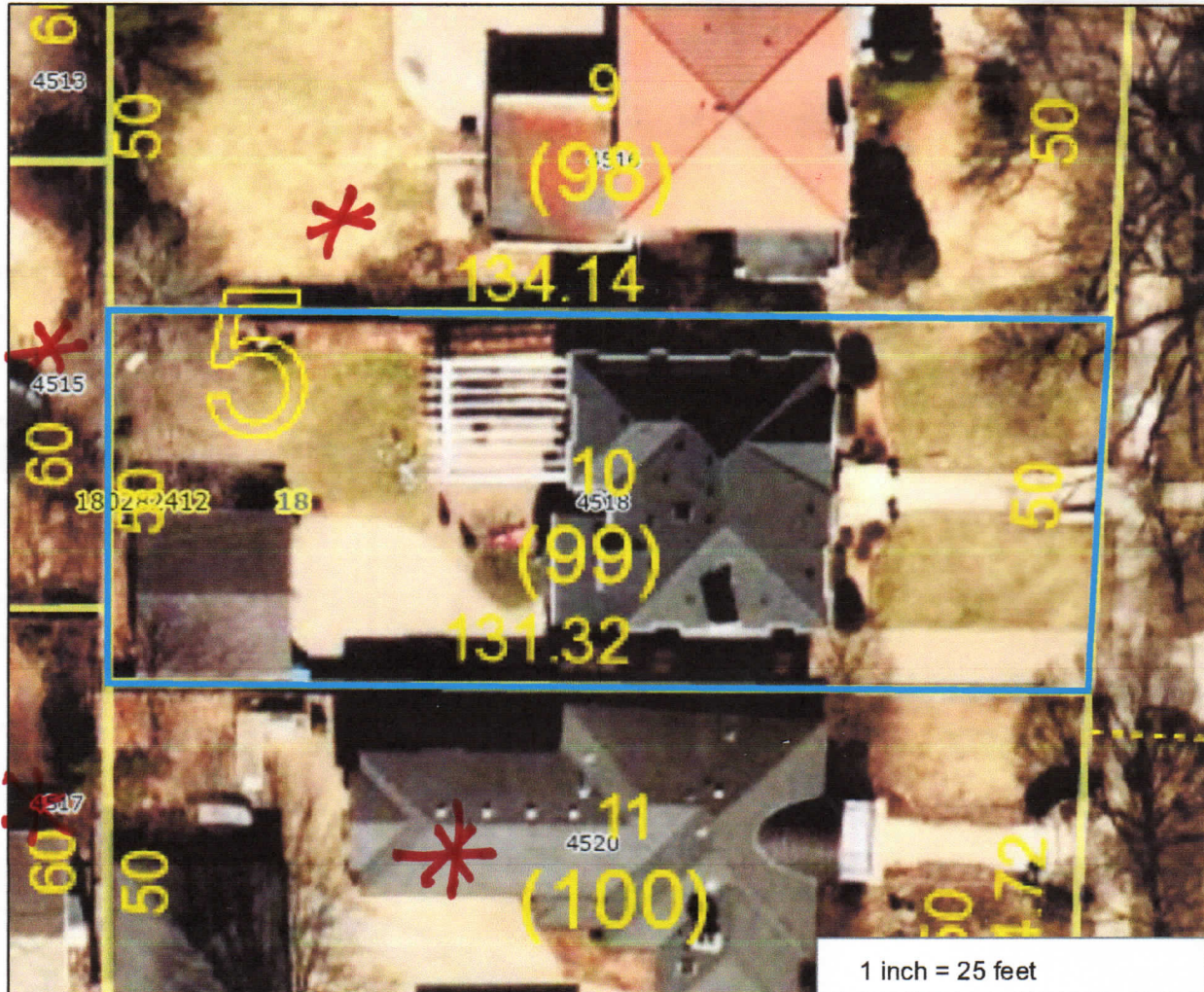






Hennepin County Property Map

Date: 3/17/2021



PARCEL ID: 1802824120099

OWNER NAME: Marc Ungerman/Lisa Ungerman

PARCEL ADDRESS: 4518 Casco Ave, Edina MN 55424

PARCEL AREA: 0.15 acres, 6,618 sq ft

A-T-B: Abstract

SALE PRICE: \$921,000

SALE DATA: 11/2017

SALE CODE: Warranty Deed

ASSESSED 2020, PAYABLE 2021
PROPERTY TYPE: Residential
HOMESTEAD: Homestead
MARKET VALUE: \$823,800
TAX TOTAL: \$11,496.96

ASSESSED 2021, PAYABLE 2022
PROPERTY TYPE: Residential
HOMESTEAD: Homestead
MARKET VALUE: \$838,400

Comments:

*EXISTING DETACHED
GARAGE*

13'6" BLDG. HGT.

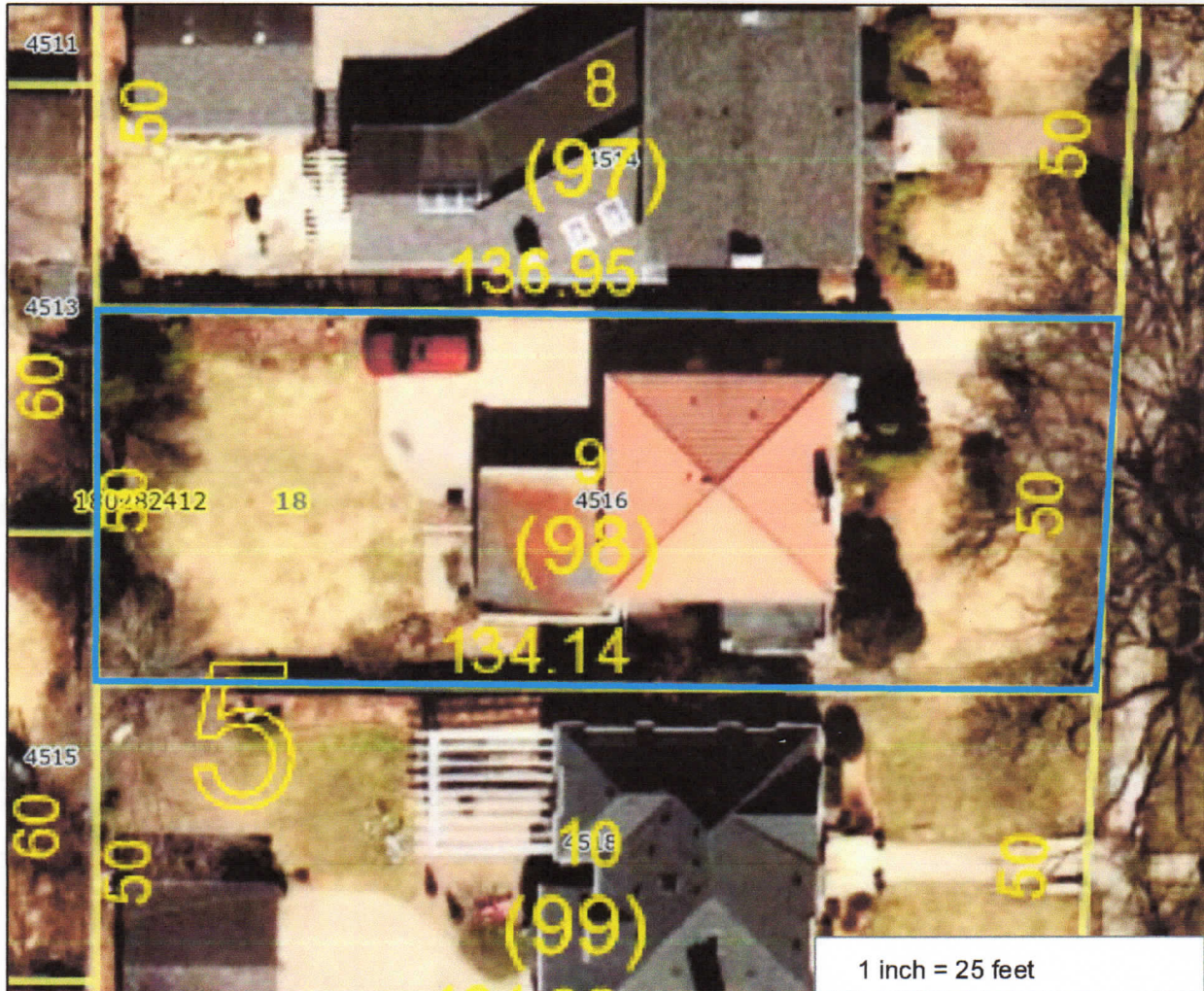
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COUNTY 2021



Hennepin County Property Map

Date: 3/17/2021



PARCEL ID: 1802824120098

OWNER NAME: Virginia M Johnston

PARCEL ADDRESS: 4516 Casco Ave, Edina MN 55424

PARCEL AREA: 0.16 acres, 6,760 sq ft

A-T-B: Abstract

SALE PRICE: \$172,500

SALE DATA: 04/1985

SALE CODE: Warranty Deed

ASSESSED 2020, PAYABLE 2021
PROPERTY TYPE: Residential
HOMESTEAD: Homestead
MARKET VALUE: \$683,900
TAX TOTAL: \$9,315.36

ASSESSED 2021, PAYABLE 2022
PROPERTY TYPE: Residential
HOMESTEAD: Homestead
MARKET VALUE: \$698,700

Comments:

*EXTG. ATTACHED
GARAGE.*

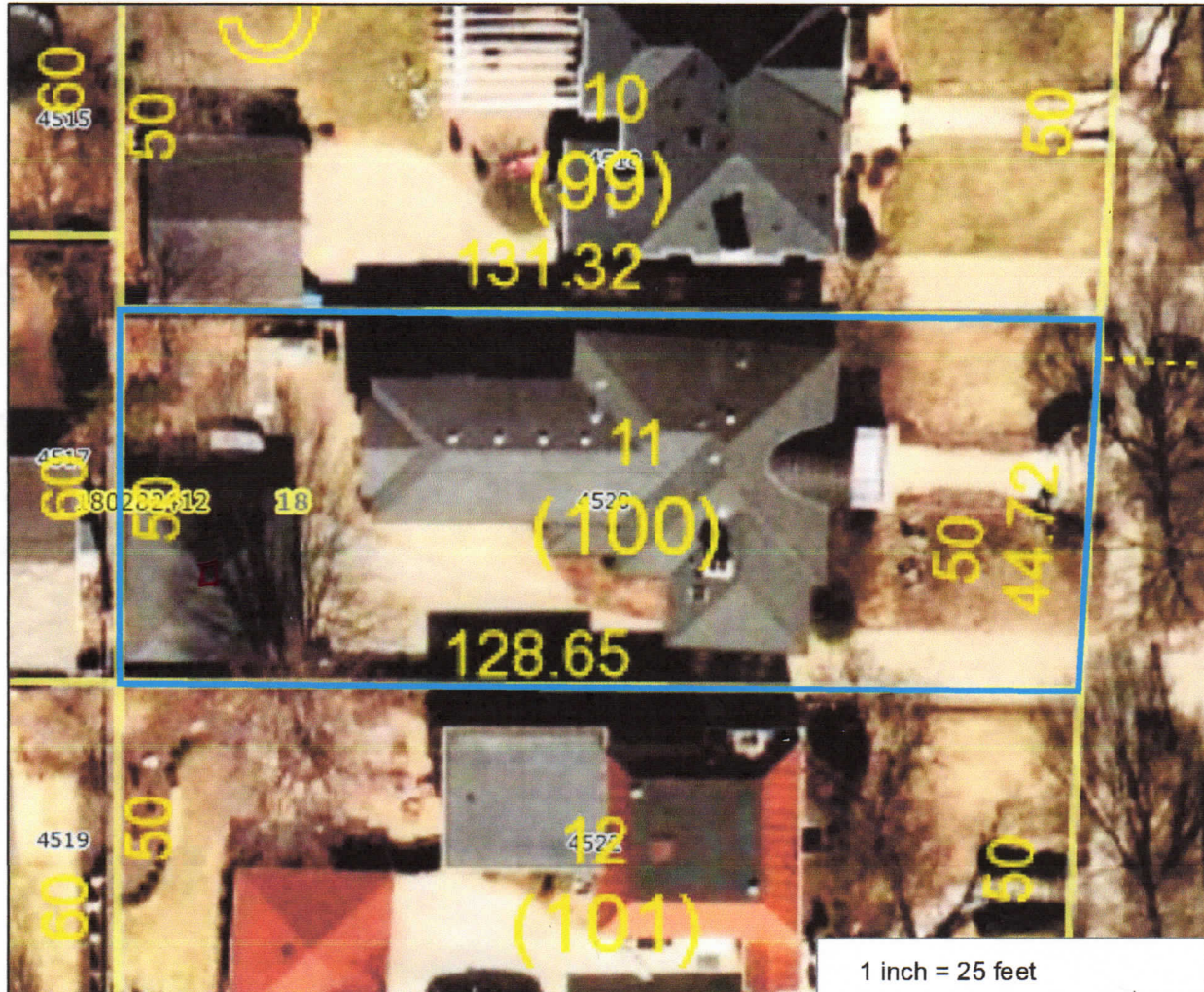
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COUNTY 2021



Hennepin County Property Map

Date: 3/17/2021



PARCEL ID: 1802824120100

OWNER NAME: T D Scallen & J D Smith

PARCEL ADDRESS: 4520 Casco Ave, Edina MN 55424

PARCEL AREA: 0.15 acres, 6,472 sq ft

A-T-B: Abstract

SALE PRICE: \$1,210,000

SALE DATA: 04/2018

SALE CODE: Warranty Deed

ASSESSED 2020, PAYABLE 2021
PROPERTY TYPE: Residential
HOMESTEAD: Homestead
MARKET VALUE: \$1,209,400
TAX TOTAL: \$17,509.20

ASSESSED 2021, PAYABLE 2022
PROPERTY TYPE: Residential
HOMESTEAD: Homestead
MARKET VALUE: \$1,222,300

Comments:

*EXISTING DETACHED
GARAGE.
14'-0" BLDG HEIGHT.*

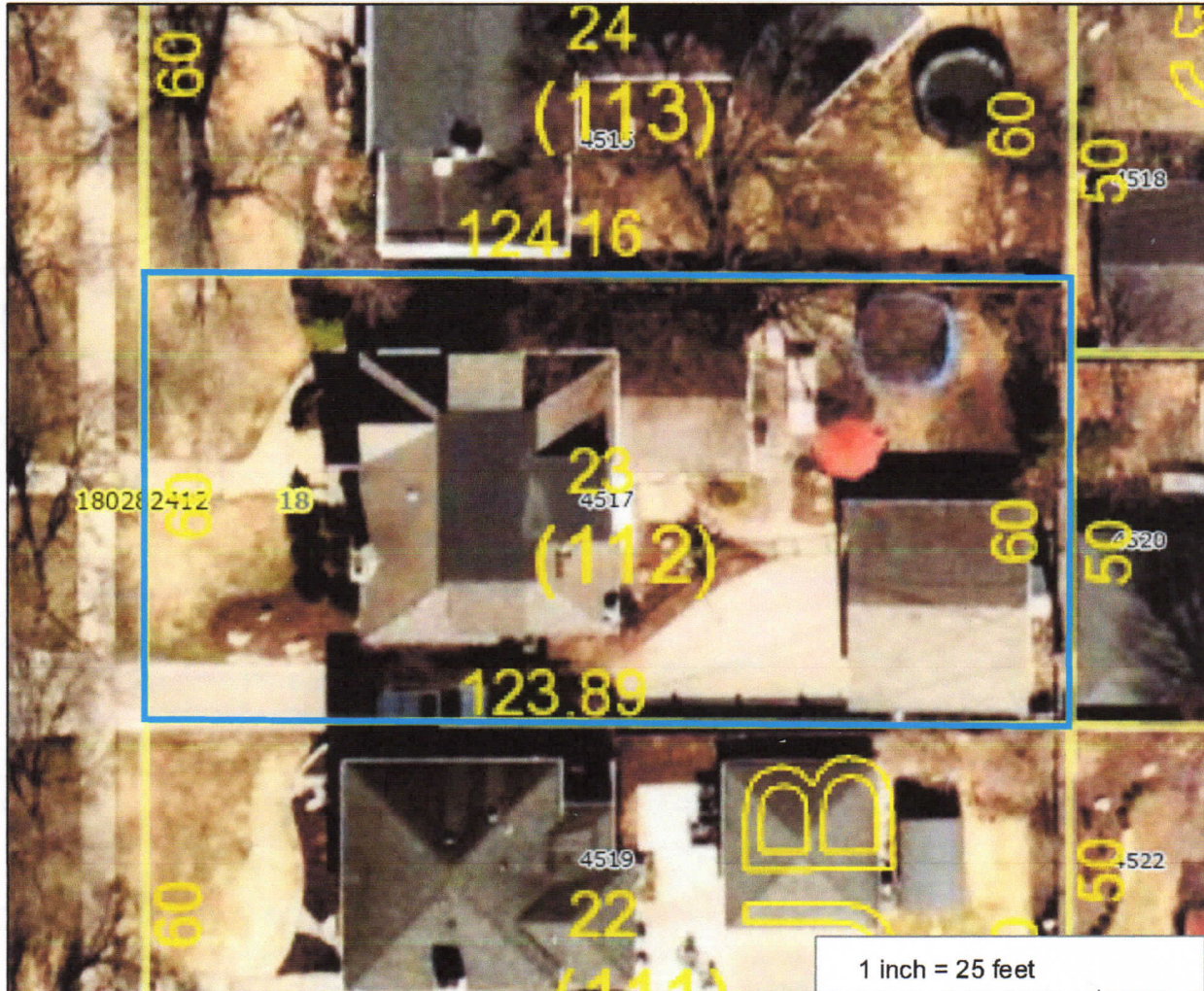
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Hennepin County Property Map

Date: 3/17/2021



PARCEL ID: 1802824120112

OWNER NAME: Nathan Malek & Martina Malek

PARCEL ADDRESS: 4517 Drexel Ave, Edina MN 55424

PARCEL AREA: 0.17 acres, 7,435 sq ft

A-T-B: Abstract

SALE PRICE: \$940,000

SALE DATA: 04/2016

SALE CODE: Warranty Deed

ASSESSED 2020, PAYABLE 2021
PROPERTY TYPE: Residential
HOMESTEAD: Homestead
MARKET VALUE: \$969,600
TAX TOTAL: \$13,769.72

ASSESSED 2021, PAYABLE 2022
PROPERTY TYPE: Residential
HOMESTEAD: Homestead
MARKET VALUE: \$984,200

Comments:

EXISTING
DETACHED
GARAGE
15'-0"
BUDG. HEIGHT.

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COUNTY 2021

4518 Casco Ave



Edina, Hennepin, MetroGIS, Edina, Hennepin, MetroGIS | © WSB & Associates
2013, © WSB & Associates 2013

1 in = 50 ft



The CITY of
EDINA



April 8, 2021



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: April 13, 2021

Agenda Item #: V.C.

To: Heritage Preservation Commission

Item Type:

Report and Recommendation

From: Emily Bodeker, Assistant City Planner

Item Activity:

Subject: COA: 4633 Arden Avenue

Action

ACTION REQUESTED:

Approve the Certificate of Appropriateness request for 4633 Arden Avenue based on the findings and conditions outlined in the staff report.

INTRODUCTION:

The subject property, 4633 Arden Avenue is located on the east side of Arden Avenue, just north of Country Club Road. The existing home on the subject property was built in 1938 and is identified as an example of English Cottage style but classified as an American Colonial Cottage in the Country Club National Register nomination documents.

The Certificate of Appropriateness request includes the construction of a new detached garage, a second-floor addition that is visible from the street facing façade, changes to the existing dormer on the street facing façade and changes to the entryway.

ATTACHMENTS:

Staff Report

Consultant Vogel Memo

Aerial Map

Applicant Submittal



Date: April 13, 2021

To: Heritage Preservation Commission

From: Emily Bodeker, Assistant City Planner

Subject: Certificate of Appropriateness: 4633 Arden Avenue-Changes to Street Facing Facade

Information / Background:

The subject property, 4633 Arden Avenue is located on the east side of Arden Avenue, just north of Country Club Road. The existing home on the subject property was built in 1938 and is identified as an example of English Cottage style but classified as an American Colonial Cottage in the Country Club National Register nomination documents.

The Certificate of Appropriateness request includes the construction of a new detached garage, a second-floor addition that is visible from the street facing façade, changes to the existing dormer on the street facing façade and changes to the entryway.

Primary Issues:

The project includes a new detached garage and there are proposed changes to the street facing façade which are the reasons why the proposed project requires a Certificate of Appropriateness.

The Country Club District Plan of Treatment allows for the demolition and construction of a new garage with a Certificate of Appropriateness. Garages should match the architectural style of the house and the historic character of the neighborhood. New garages should be subordinate to the house and should be placed in the rear of the lot to minimize the visual impact on adjacent homes and streetscapes. The plan of treatment also suggests that undecorated exterior walls longer than 16 feet should be avoided on elevations visible from the street or adjacent properties.

Preservation Consultant Robert Vogel's Comments:

"I have reviewed the plans and supporting documents submitted in relation to the COA application for construction of a new detached garage and an exterior addition to the house at 4633 Arden Avenue in the Country Club District.

Built in 1938, the subject property is identified in the COA project narrative as an example of the “English Cottage style” but is classified as an “American Colonial Cottage” in the 1980 National Register nomination documents. I would categorize it as a Minimal Traditional house, which is described in McAlester’s Field Guide to American Houses as a “compromise style which reflects the form of traditional Eclectic houses but lacks their decorative detailing” (page 478). Inspired by a popular FHA small house prototype, this vernacular house form was widely built in suburban neighborhoods between about 1934 and 1955. Minimal Traditional style houses are not particularly well represented in the Country Club inventory and most surviving specimens were built after World War Two and are therefore not considered heritage preservation resources. Because the house at 4633 Arden Avenue was constructed in 1938, it was designed to meet the architectural standards contained in the developer’s original deed restrictions, which at that time were enforced by the Country Club’s homeowners association rather than Thorpe Bros. Realty. Thus, it meets the minimum requirements for a heritage preservation resource in the Country Club District on the basis of its age and association with the historical plan of development.

One-and-one-half story houses are relatively uncommon in the Country Club District, where the predominant historic property types are two-story houses in the Anglo-American and Mediterranean period styles. It is worth noting that the Thorpe deed restrictions did not require houses in the district to be designed in any particular architectural style or built to a full two stories in height. Nevertheless, approximately 90% of the houses constructed between 1924 and 1944 are two-story Colonial or Tudor Revival style houses. I think it would be fair to say that the shift toward smaller houses in the district, already underway by 1938, should be recognized as evidence of the district’s history and development and that Minimal Traditional style houses should be treated as potential preservation resources whenever they possess the distinctive physical characteristics of the property type.

The applicant plans to renovate and construct an addition to the existing home. Construction of a new detached garage is also proposed. The proposed exterior alterations, including changes to the front entrance and windows, are minimal and appear to be compatible with the house’s original design. Based on the plans presented, the changes to the sunroom also meet the general standards for rehabilitation—no significant architectural character defining features will be destroyed and the remodeled structure will be compatible with the size, scale, color and materials of the body of the house. The new shed-roofed dormers (on the principal and sunroom roofs), curved entry porch roof, and multi-pane replacement windows are also consistent with the Minimal Traditional style and are appropriate to the neighborhood streetscape. All of the new construction materials are appropriate to the house and in my opinion will not have an adverse effect on surrounding historic homes.

Construction of new detached garages has been generally viewed as an appropriate undertaking in the Country Club District. In this case, no distinctive historic character defining features or materials will be destroyed and the new garage matches the exterior finishes and overall architectural character of the house.

I recommend approval of the COA with the usual conditions.”

Staff Recommendation & Findings:

Staff concurs with Consultant Vogel's evaluation of the proposed plans at 4633 Arden Avenue, also recommending approval of the Certificate of Appropriateness request.

Findings supporting the recommendation include:

- The information provided supporting the subject Certificate of Appropriateness is consistent with the Country Club District Plan of Treatment.

Conditions for approval:

- Any changes to the proposed plans would require review from the Heritage Preservation Commission.
- An as-built date plaque is required on the new detached garage.

MEMORANDUM

TO: Emily Bodeker, Assistant City Planner
FROM: Robert Vogel, Preservation Planning Consultant
DATE: April 1, 2021
SUBJECT: COA for 4633 Arden Avenue

I have reviewed the plans and supporting documents submitted in relation to the COA application for construction of a new detached garage and an exterior addition to the house at 4633 Arden Avenue in the Country Club District.

Built in 1938, the subject property is identified in the COA project narrative as an example of the “English Cottage style” but is classified as an “American Colonial Cottage” in the 1980 National Register nomination documents. I would categorize it as a Minimal Traditional house, which is described in McAlester’s *Field Guide to American Houses* as a “compromise style which reflects the form of traditional Eclectic houses but lacks their decorative detailing” (page 478). Inspired by a popular FHA small house prototype, this vernacular house form was widely built in suburban neighborhoods between about 1934 and 1955. Minimal Traditional style houses are not particularly well represented in the Country Club inventory and most surviving specimens were built after World War Two and are therefore not considered heritage preservation resources. Because the house at 4633 Arden Avenue was constructed in 1938, it was designed to meet the architectural standards contained in the developer’s original deed restrictions, which at that time were enforced by the Country Club’s homeowners association rather than Thorpe Bros. Realty. Thus, it meets the minimum requirements for a heritage preservation resource in the Country Club District on the basis of its age and association with the historical plan of development.

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Minimal Traditional style and are appropriate to the neighborhood streetscape. All of the new construction materials are appropriate to the house and in my opinion will not have an adverse effect on surrounding historic homes.

Construction of new detached garages has been generally viewed as an appropriate undertaking in the Country Club District. In this case, no distinctive historic character defining features or materials will be destroyed and the new garage matches the exterior finishes and overall architectural character of the house.

I recommend approval of the COA with the usual conditions.

4633 Arden Ave



1 in = 50 ft



The CITY of
EDINA



April 8, 2021

Busyn Residence
4633 Arden Avenue

Narrative for Certificate of Appropriateness (COA) for Changes to Street Facing Façade and New Detached Garage

We are doing a rehabilitation and addition to the home at 4633 Arden Avenue and are proposing changes to the street facing façade and a new detached garage at 4633 Arden Avenue.

Existing Home





The existing home is an expansion 1 ½ story English Cottage style home built in 1938. We will be rehabilitating the home and doing an addition which will include living space over the sunroom on the right side of the home. The changes being proposed for the street facing façade are as follows:

- Raising the roof of the sunroom to allow for living space above. This roof will match the pitch and not exceed the height of the existing roof. This roof is set back considerably from the main roof of the home so will not alter the main roof line. Adding a dormer to this space.
- We will be pulling the front entry 3' 4" forward, replacing the deteriorating existing flat roof covered entry with a new covered entry roof that blends into the roofline of the front living room.
- Replacing a small dormer with a shed dormer with 5 windows to the left side of the principal roof structure
- Changing the front door to a door with sidelights.
- Separating the front left pair of windows.
- Adding a new chimney cap.

Existing Home Street Facing Façade

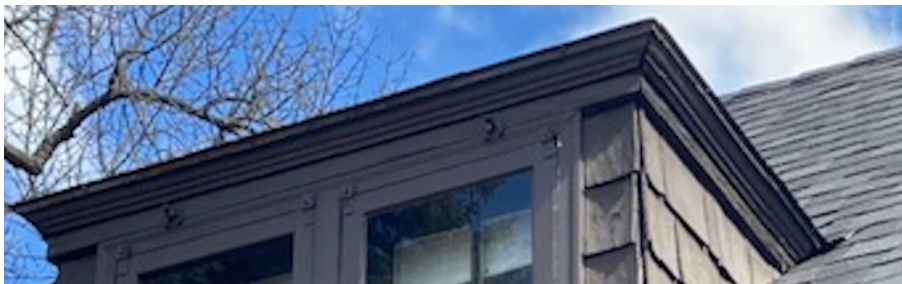


Changes to Street Facing Façade



Material List:

- Maintain existing brick
- Exterior trim all prime wood with matching crown molding of existing home:



- New Marvin Windows.
- Wood Front Door
- Horizontal lap siding on dormers
- Wood posts for covered entry wrapped in Boral (synthetic wood) trim for durability. Match wood post bracket detail of existing home:



These changes to the street facing façade meet the Plan of Treatment because we are creating a compatible use for the property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

Here are other examples of similar curved entry roofs and shed dormers on 1 ½ story homes in the district:



New Detached Garage

The existing home has a difficult to access, undersized attached garage which we will be removing and replacing it with a new detached garage.



We are proposing a new detached garage in the southeast corner of the property. This is the best position as it nestles in behind the detached garage at the home to the south, is the furthest away from the yard for the home to the north, and will be the least visible from the street. The garage will be positioned for the doors to face north. This will allow for the lowest portion of the structure (eve) to be facing the home on Maple Road to the East.

The home on Maple Road also has a door they use to get into the Country Club District. This garage position will allow neighbors to continue to access the door:



View from new garage to the south



View from new garage to the east



Views from new garage to the home to the north



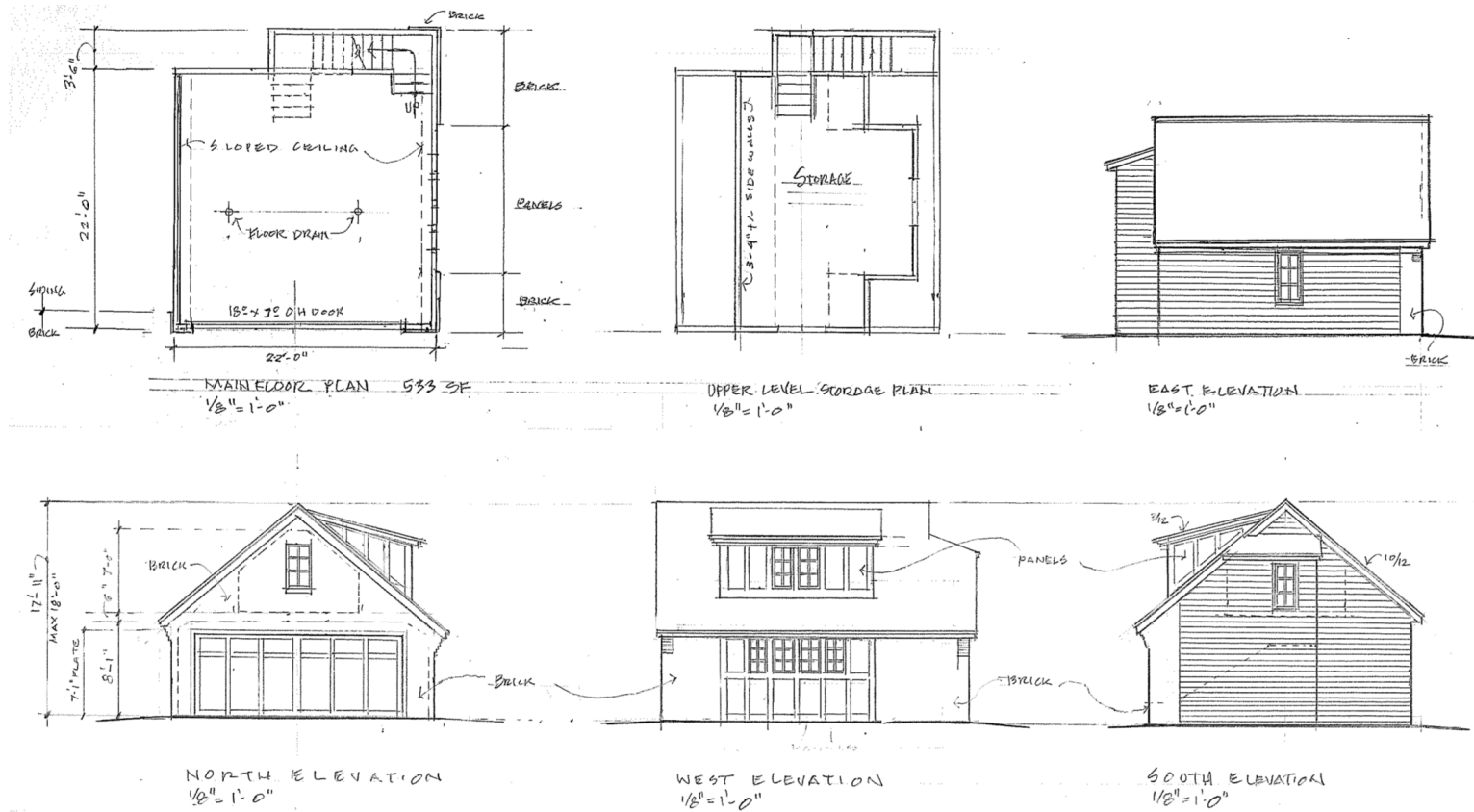
The only adjacent detached garage in the District is at the home to the south and it measures 19.35' high.



There is a detached garage on Maple Road behind 4633 Arden (not in the District) that measures 18' high



The new detached garage will be 18' high measured from average existing grade.



[illegible]

Materials list for new garage:

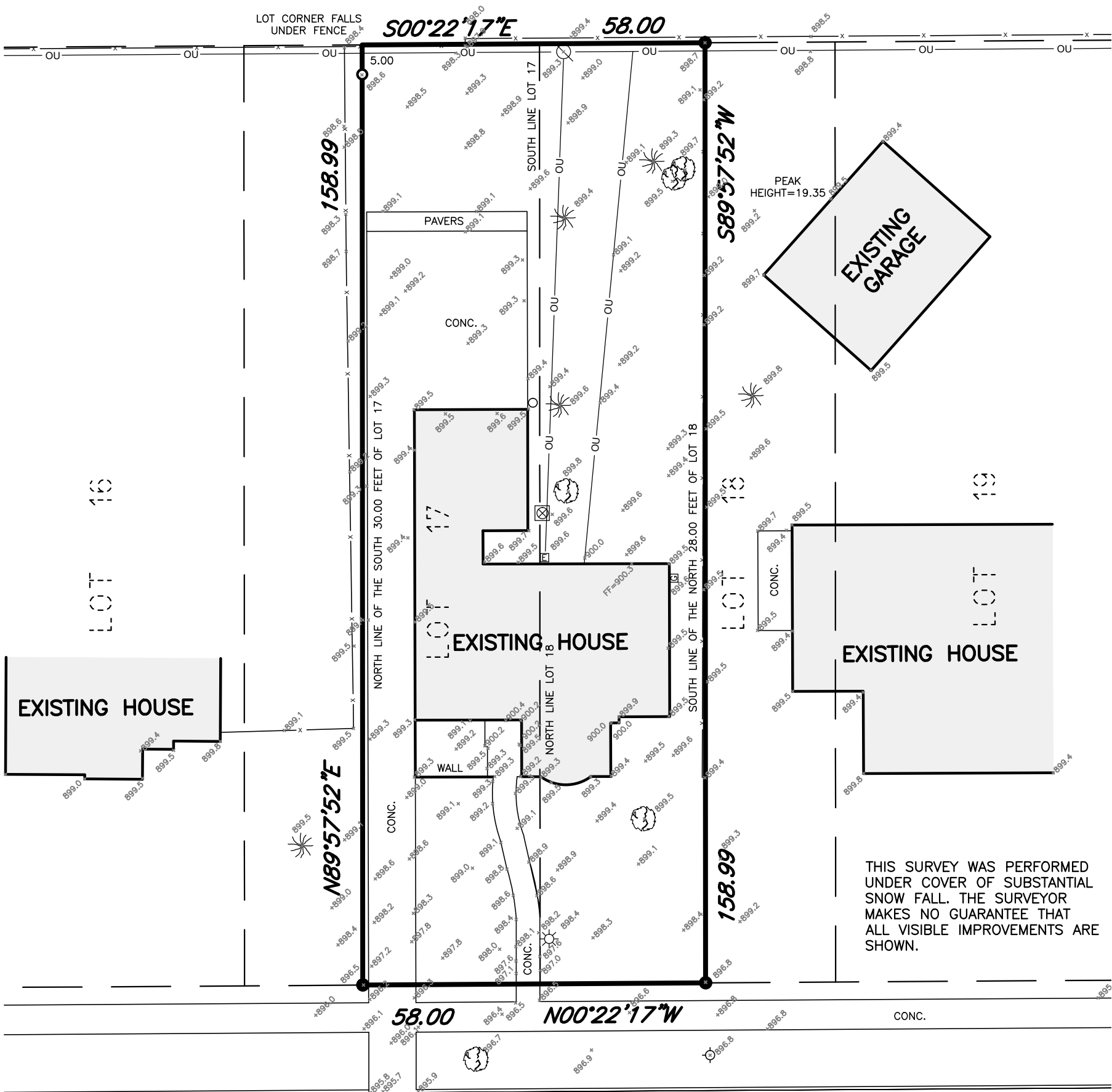
- Reuse/match existing brick. Match corner details from home



- Horizontal lap siding
- Marvin windows
- Exterior trim all prime wood with matching crown molding of existing home.
- Steel garage doors with PVC overlay paintable trim and divided light windows.

BOUNDARY SURVEY FOR:
GREAT NEIGHBORHOOD HOMES

4633 ARDEN AVENUE, CITY OF EDINA, HENNEPIN COUNTY, MINNESOTA
(EXISTING CONDITIONS)



THIS SURVEY WAS PERFORMED
UNDER COVER OF SUBSTANTIAL
SNOW FALL. THE SURVEYOR
MAKES NO GUARANTEE THAT
ALL VISIBLE IMPROVEMENTS ARE
SHOWN.

ARDEN AVENUE

LEGAL DESCRIPTION:

THE SOUTH 30.00 FEET OF LOT 17 AND THE NORTH 28.00
FEET OF LOT 18, BLOCK 1, COUNTRY CLUB DISTRICT FAIRWAY
SECTION ADDITION ACCORDING TO THE PLAT ON FILE AND
OF RECORD IN THE OFFICE OF THE COUNTY RECORDER,
HENNEPIN COUNTY, MINNESOTA.

LOT AREA EQUALS 9,221 SQUARE FEET.
IMPERVIOUS SURFACE EQUALS 3628 SQUARE FEET OR 39%

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY 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.

SIGNED THE 23RD OF FEBRUARY, 2021

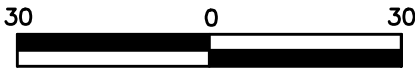
Dennis M. Honsa

DENNIS M. HONSA
MINNESOTA LICENSE No. 22440
FOR: HONSA SURVEYING

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WRITTEN PERMISSION OF HONSA SURVEYING COPYRIGHT 2021.

LEGEND

- ⊙ FIRE HYDRANT
- ⊗ WATER VALVE
- ⊙ MANHOLE
- ▣ CATCH BASIN
- ⊘ POWERPOLE
- ☼ LIGHT POLE
- IRON MONUMENT FOUND
- IRON PIPE MONUMENT SET
- 281.26 x EXISTING SPOT ELEVATION



SCALE: 1" = 30'

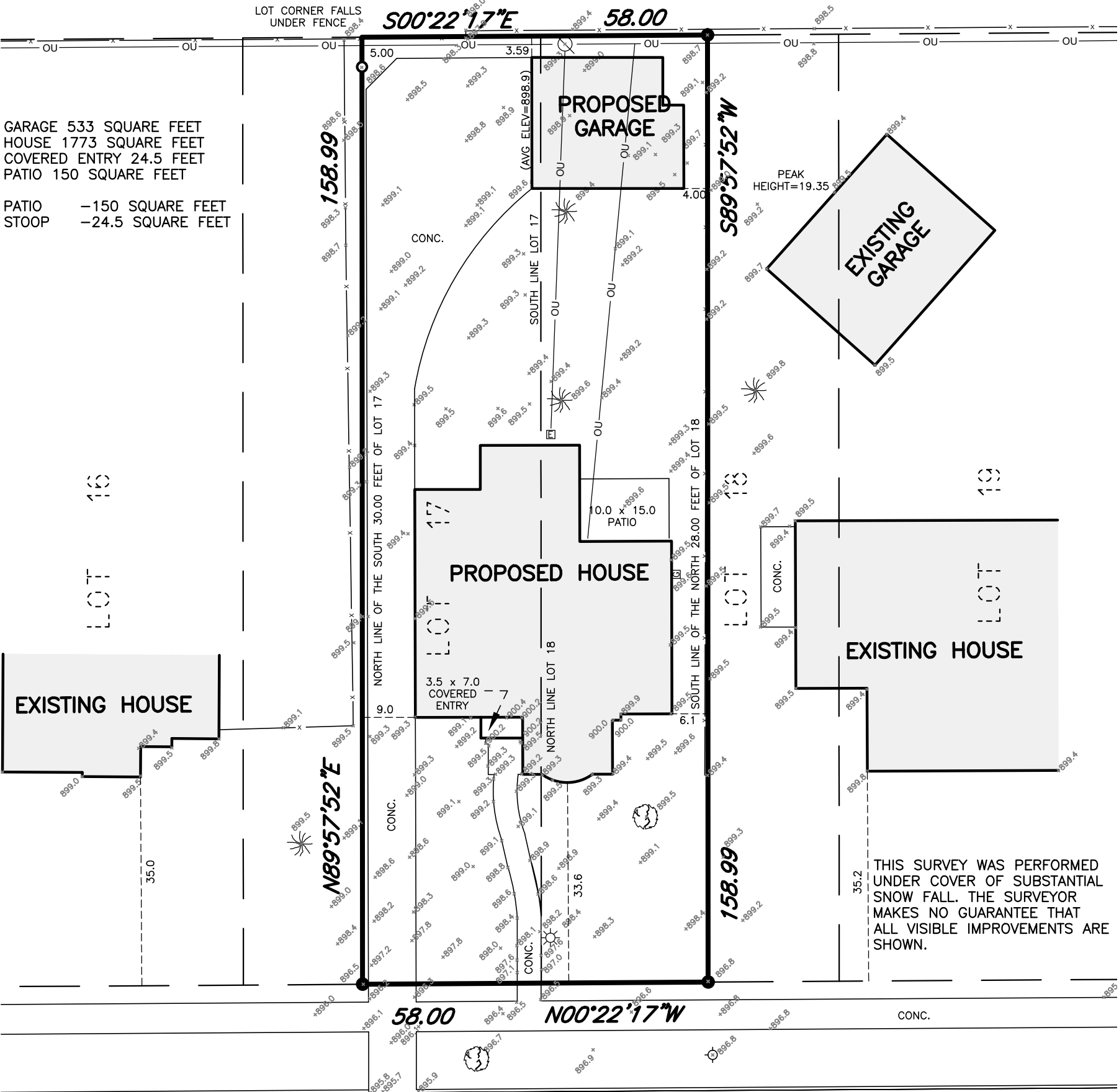
JOB NO: 2021 GNH 001

HONSA SURVEYING

1592 PACIFIC AVENUE, EAGAN, MN 55122 (651) 492-6725

BOUNDARY SURVEY FOR:
GREAT NEIGHBORHOOD HOMES

4633 ARDEN AVENUE, CITY OF EDINA, HENNEPIN COUNTY, MINNESOTA
(PROPOSED CONDITIONS)



LEGAL DESCRIPTION:

THE SOUTH 30.00 FEET OF LOT 17 AND THE NORTH 28.00 FEET OF LOT 18, BLOCK 1, COUNTRY CLUB DISTRICT FAIRWAY SECTION ADDITION ACCORDING TO THE PLAT ON FILE AND OF RECORD IN THE OFFICE OF THE COUNTY RECORDER, HENNEPIN COUNTY, MINNESOTA.

LOT AREA EQUALS 9,221 SQUARE FEET.
IMPERVIOUS SURFACE EQUALS 2306 SQUARE FEET OR 25%

CERTIFICATION:

I HEREBY CERTIFY THAT THIS SURVEY 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.

SIGNED THE 24TH OF MARCH, 2021

Dennis M. Honsa

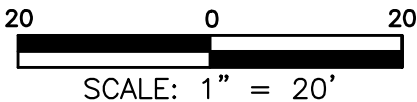
DENNIS M. HONSA
MINNESOTA LICENSE No. 22440
FOR: HONSA SURVEYING

REVISED: 2021-03-25

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LEGEND

- ⊙ FIRE HYDRANT
- ⊗ WATER VALVE
- ⊙ MANHOLE
- ▣ CATCH BASIN
- ⊘ POWERPOLE
- ☀ LIGHT POLE
- IRON MONUMENT FOUND
- IRON PIPE MONUMENT SET
- 281.26 x EXISTING SPOT ELEVATION



JOB NO: 2021 GNH 001

HONSA SURVEYING

1592 PACIFIC AVENUE, EAGAN, MN 55122 (651) 492-6725



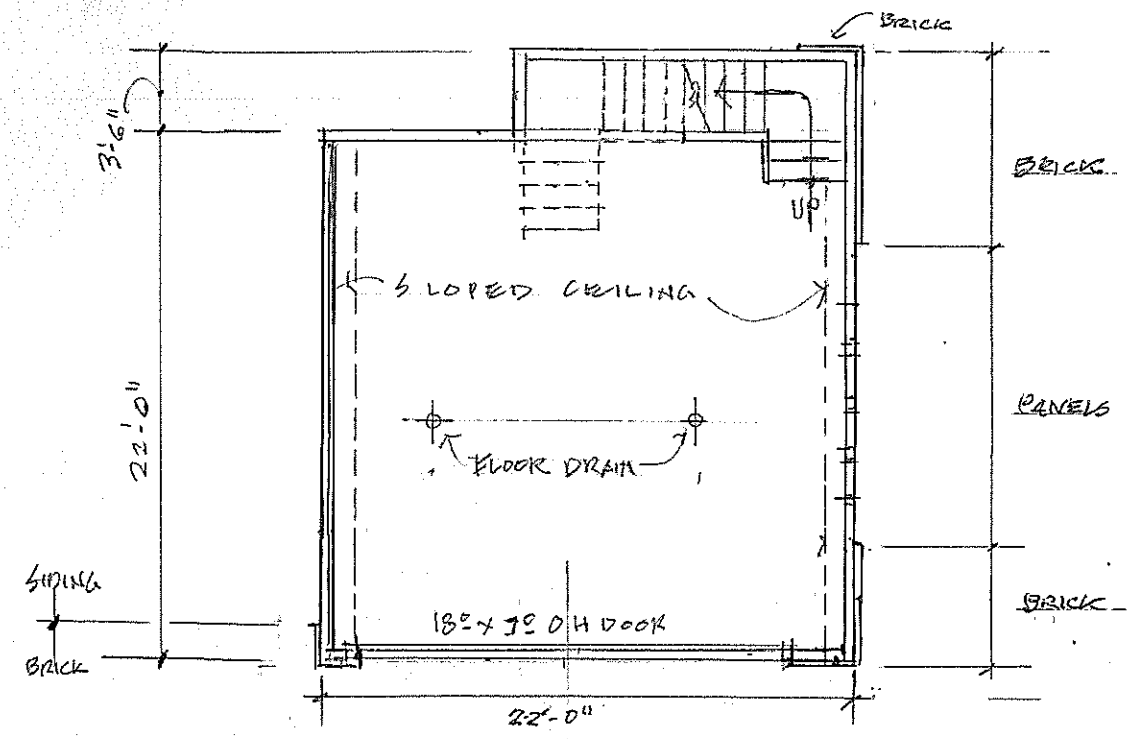
PROPOSED REMODELED ENTRY ELEVATION
 $\frac{1}{4}" = 1'-0"$

4633 ARDEN AVE
 EDINA

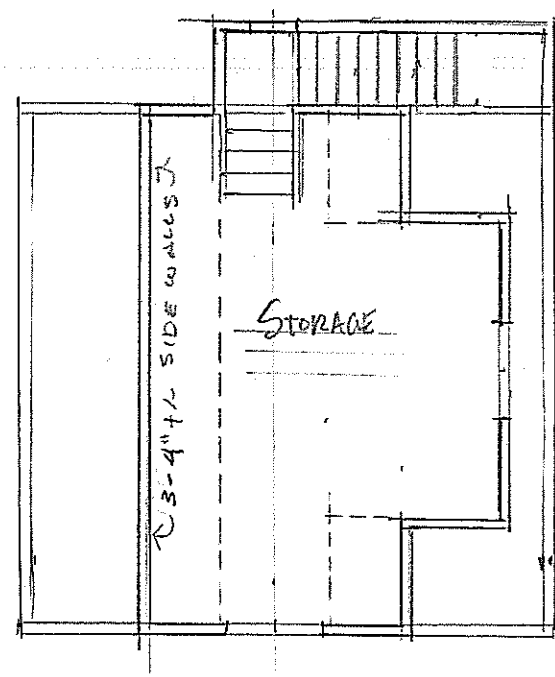
GREAT NEIGHBORHOOD
 HOMES

3.24.21
 3.10.21
 3.9.21 REVISED
 NRDI

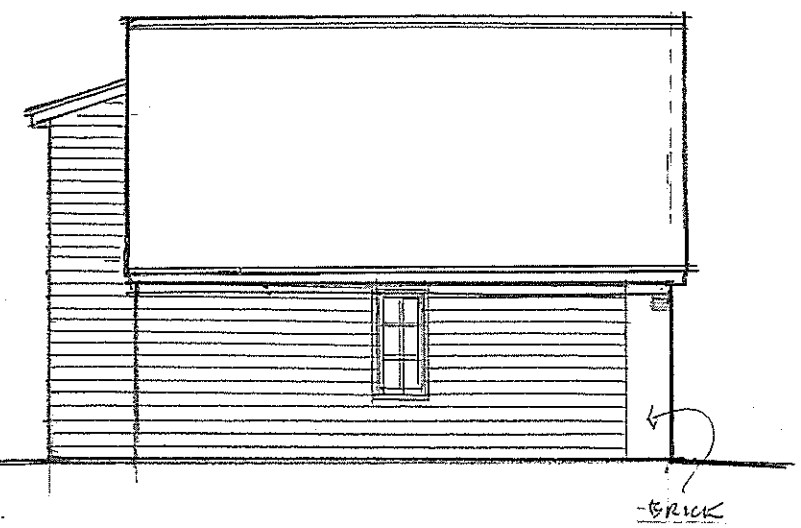
918
6-53
589



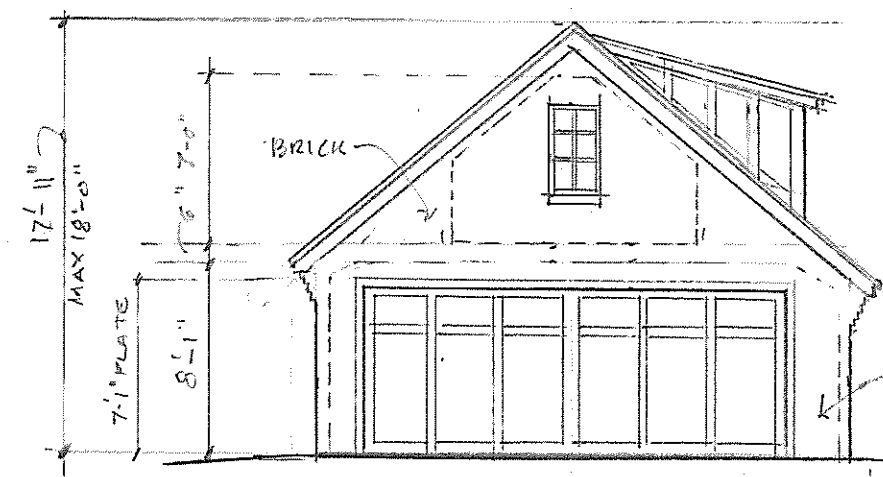
MAIN FLOOR PLAN 533 SF
1/8" = 1'-0"



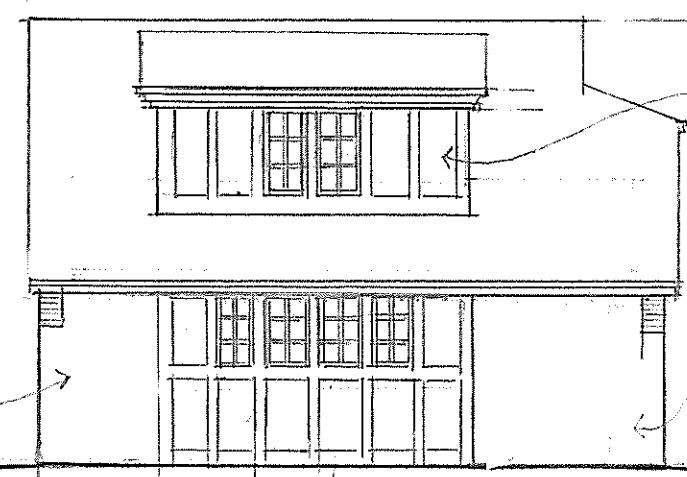
UPPER LEVEL STORAGE PLAN
1/8" = 1'-0"



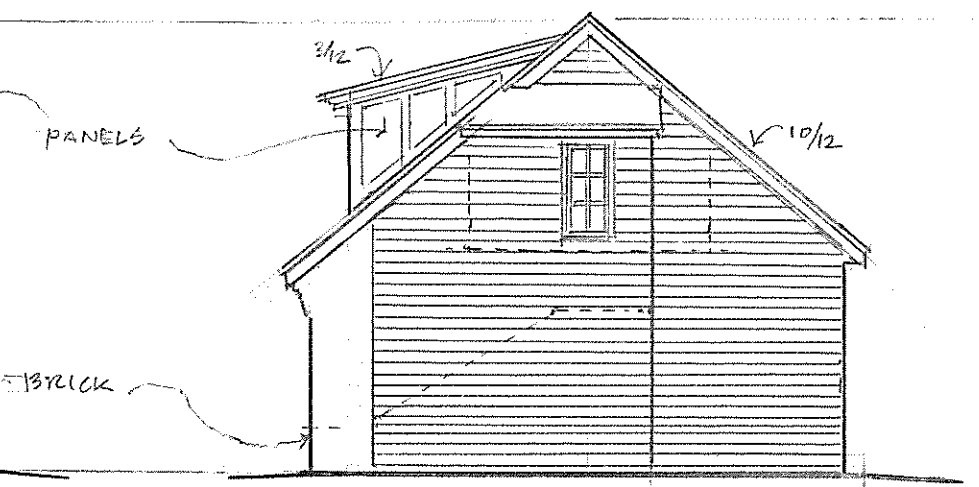
EAST ELEVATION
1/8" = 1'-0"



NORTH ELEVATION
1/8" = 1'-0"



WEST ELEVATION
1/8" = 1'-0"

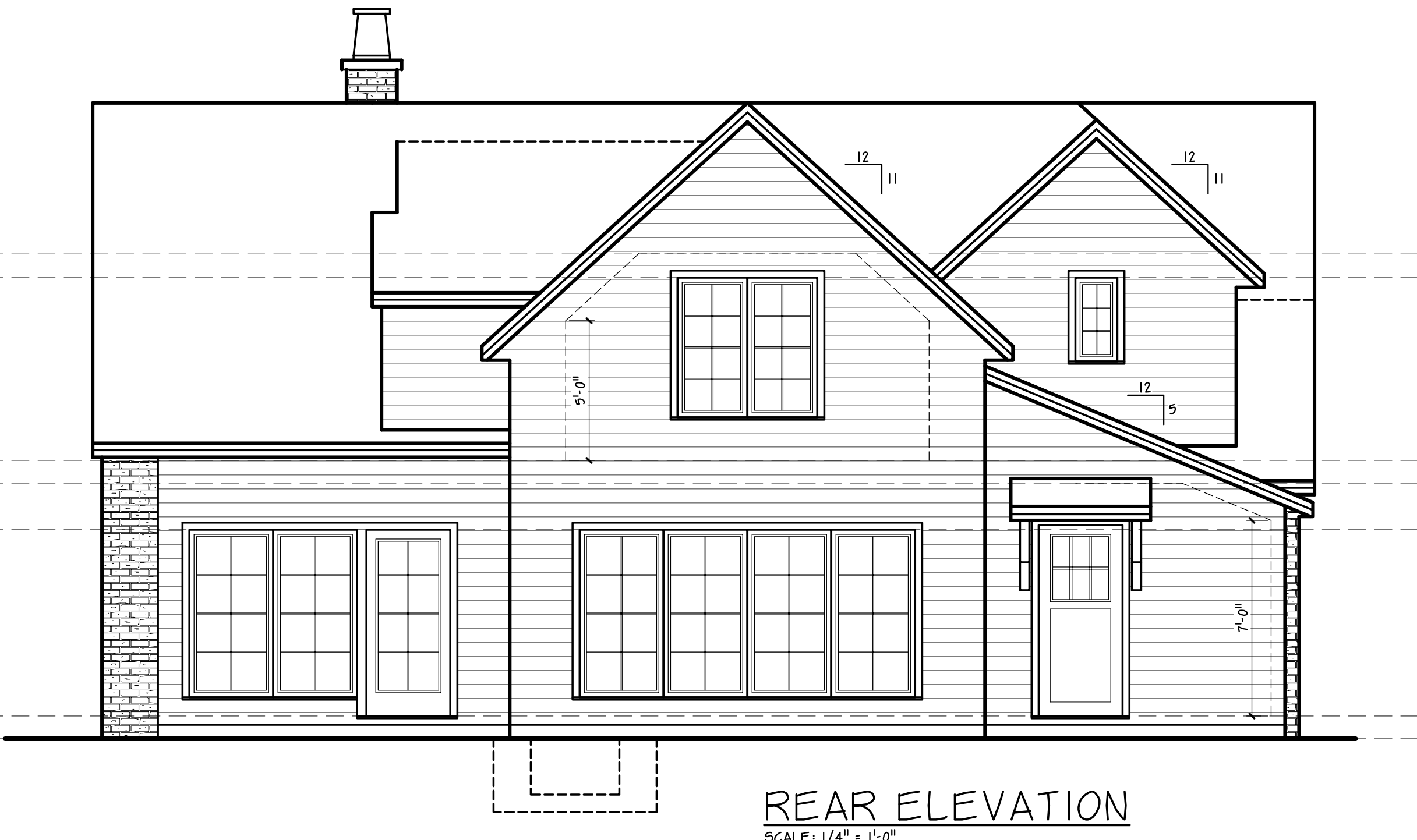
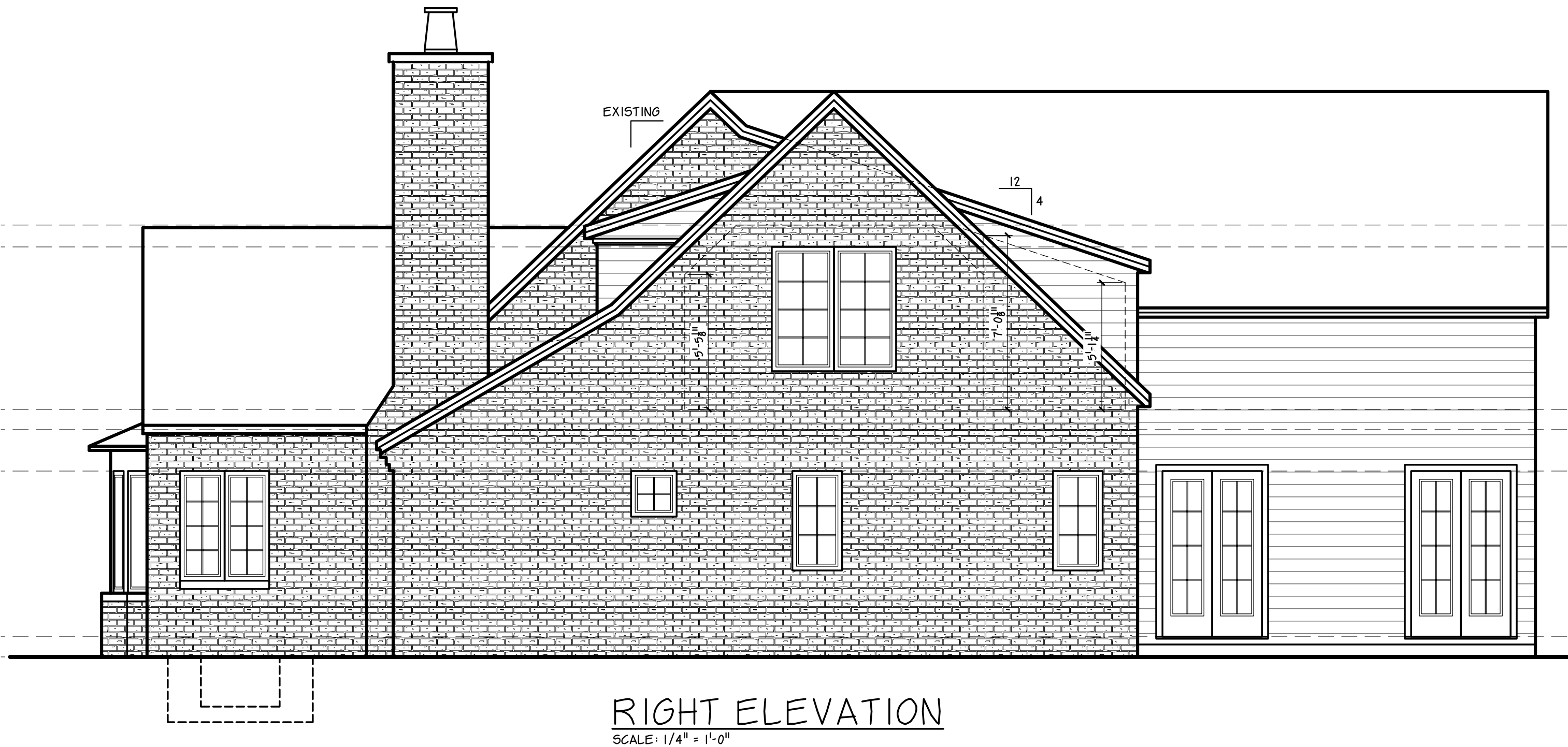


SOUTH ELEVATION
1/8" = 1'-0"

PROPOSED DETACHED 2 CAR GARAGE

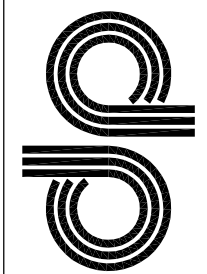
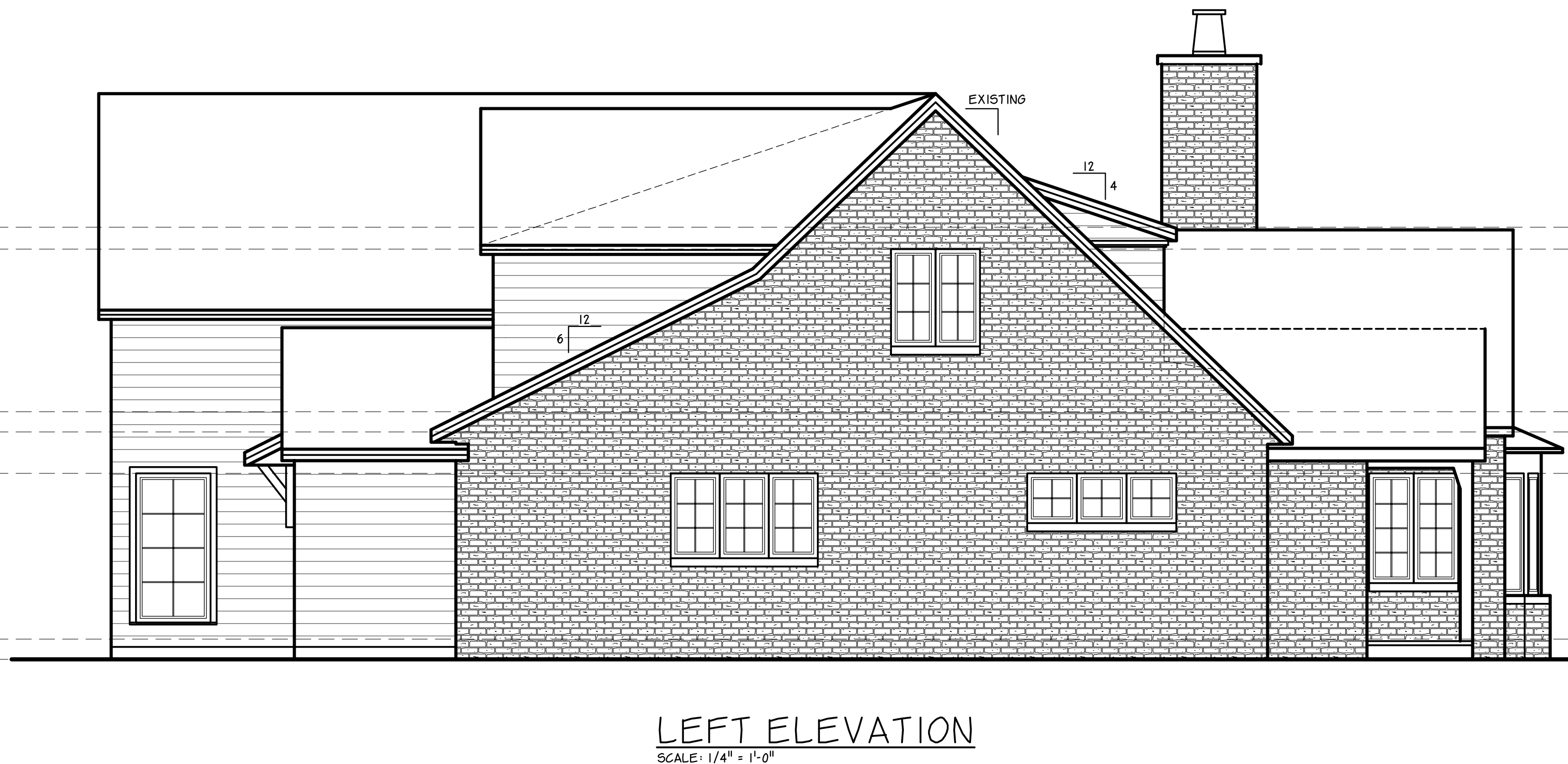
4633 ARDEN AVE, EDINA GREAT NEIGHBORHOOD
HOMES

3.24.21
3.10.21
3.9.21 REVISED
NRDI



REVIEW Plan - NOT for building purposes

03/31/2021 3:01:51 PM





CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: April 13, 2021

Agenda Item #: V.D.

To: Heritage Preservation Commission

Item Type:

Other

From: Emily Bodeker, Assistant City Planner

Item Activity:

Subject: 2021 Edina Heritage Award

Action

ACTION REQUESTED:

Award the 2021 Edina Heritage Award.

INTRODUCTION:

The Edina Heritage Preservation Commission (HPC) sponsors an annual Edina Heritage Award to showcase local historic preservation activity. The Edina Heritage Award is given to an individual, family, company or organization that has contributed to the historic fabric of the community and made an outstanding contribution to the preservation, rehabilitation, restoration and use of Edina's heritage resource. The heritage resource must be located in the City of Edina.

ATTACHMENTS:

Nomination: 5900 Olinger Blvd

Nomination: 5504 Glengarry Pkwy

From: noreply@civicplus.com
To: [Emily Bodeker](#)
Subject: Online Form Submittal: Heritage Award Nomination
Date: Wednesday, March 31, 2021 10:32:36 AM

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Heritage Award Nomination

About the Award

The Heritage Award is given to a person, business or neighborhood for a commitment to preserving, rehabilitating or restoring a historical place in Edina. Each year the Heritage Preservation Commission selects a recipient who has strengthened the historic fabric of the community through protection, improvement or use of a place within Edina that represents a piece of the community's heritage.

Learn More

[Award Details and Previous Winners](#)

How To Nominate

Fill out and submit this online form. Or mail your nomination to the Edina Heritage Award, Edina City Hall, 4801 W. 50th St., Edina MN 55424.

Nomination Deadline

4:30 p.m. April 5, 2021

Submitter First Name Robert

Submitter Last Name Thompson

Preferred Phone Number

Preferred Email

(Break)

Name of Property SuckowZiemer Residence

Owner(s) of Property Holly Ziemer, Steven Suckow

Email Address

Address of Property 5900 Olinger Boulevard

Zip Code 55436

Reason: What was done to preserve

This Mid-Century-Modern home was built by the Lundgren Company in 1966. The architecture and details of this home

and/or restore the historic integrity of the nominated property?	<p>follow classic California Modern designs refined by Joseph Eichler and others.</p> <p>The previous owners restored interior elements including exposed post and beam construction, board ceilings, and slab flooring. In 2019, the present owners restored and refined the home's courtyard, a distinguishing feature of Mid-Century-Modern homes. The plantings, while primarily native to Minnesota, emphasize a Japanese inspired design with dense plantings offering a variety of shapes, textures and colors over four seasons. The plants create a natural setting complemented by blue stone paving. The courtyard connects the interior of this Mid-Century-Modern with the outdoors.</p>
Upload an image of the project or property	Courtyard_Garden3_2019_09_19-1024x791.jpg
Additional image upload	FrontEntrance_DoorsClosed_2019_09_20-1024x683.jpg
Additional image upload	IMG_1807.jpg
Professionals (if any) involved in the project. Please provide contact information for any realtors, architects, builders, designers or other professionals.	<p>GroundOne, a Minnesota landscape design firm, designed and carried out the restoration of the courtyard.</p> <p>GroundOne specializes in custom residential landscape design and construction in the Twin Cities metropolitan area. GroundOne received the Minnesota Nursery and Landscape Association 2021 award for Excellence in Landscaping & Planting Design, and the NARI CotY New Comer landscape award for Minnesota in 2019. This Mid-Century-Modern renovation was featured in the Spring 2021 Minneapolis St. Paul Home & Design magazine.</p>
Public Data Advisory	I have read and understand the public data advisory

Email not displaying correctly? [View it in your browser.](#)



5900





From: noreply@civicplus.com
To: [Emily Bodeker](#)
Subject: Online Form Submittal: Heritage Award Nomination
Date: Friday, April 2, 2021 3:08:25 PM

EXTERNAL EMAIL ALERT: This email originated from outside the City of Edina. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Heritage Award Nomination

About the Award

The Heritage Award is given to a person, business or neighborhood for a commitment to preserving, rehabilitating or restoring a historical place in Edina. Each year the Heritage Preservation Commission selects a recipient who has strengthened the historic fabric of the community through protection, improvement or use of a place within Edina that represents a piece of the community's heritage.

Learn More

[Award Details and Previous Winners](#)

How To Nominate

Fill out and submit this online form. Or mail your nomination to the Edina Heritage Award, Edina City Hall, 4801 W. 50th St., Edina MN 55424.

Nomination Deadline

4:30 p.m. April 5, 2021

Submitter First Name	Jane
----------------------	------

Submitter Last Name	Lonnquist
---------------------	-----------

Preferred Phone Number	
------------------------	--

Preferred Email	
-----------------	--

(Section Break)

Name of Property	M(id) Century Modern
------------------	----------------------

Owner(s) of Property	Stacy O'Reilly
----------------------	----------------

Email Address	
---------------	--

Address of Property	5504 Glengarry Parkway
---------------------	------------------------

Zip Code	55436
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Reason: What was done to preserve	Remodel an existing 1950's rambler enlarging the kitchen and garage and add a mudroom for an improved everyday entry.
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and/or restore the historic integrity of the nominated property?	Remodel and transform the exterior of the house with modest additions, materials and a new color pallet to enhance curb appeal and the mid-century aesthetic. Preserve the nature of the mid-century modern houses of the neighborhood.
Upload an image of the project or property	front.tight.jpg
Additional image upload	rear.ext.jpg
Additional image upload	kitchen left.jpg
Professionals (if any) involved in the project. Please provide contact information for any realtors, architects, builders, designers or other professionals.	<p>Paul Boom, AIA, SALA Architects, Inc., Architect</p> <p>Christine Frisk, ASID, and Angel Tilsen, InUnison Design, Interior Design</p> <p>Nick Smaby, Choice Wood Company, Contractor</p>
Public Data Advisory	I have read and understand the public data advisory

Email not displaying correctly? [View it in your browser.](#)









CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: April 13, 2021

Agenda Item #: VI.A.

To: Heritage Preservation Commission

Item Type:

Other

From: Emily Bodeker, Assistant City Planner

Item Activity:

Subject: 2021 Work Plan Updates

Discussion, Information

ACTION REQUESTED:

None.

INTRODUCTION:

ATTACHMENTS:

2021 HPC Work Plan

Demolition by Neglect Example-submitted by Commissioner Lonnquist



Commission: Heritage Preservation Commission 2021 Annual Work Plan

Initiative # 1	Initiative Type <input type="checkbox"/> Project <input checked="" type="checkbox"/> Ongoing / Annual <input type="checkbox"/> Event Council Charge <input type="checkbox"/> 1 (Study & Report) <input type="checkbox"/> 2 (Review & Comment) <input type="checkbox"/> 3 (Review & Recommend) <input checked="" type="checkbox"/> 4 (Review & Decide)		
Review and decide on Certificates of Appropriateness (COA) applications for changes to heritage landmark designated properties.	Deliverable: Grant COAs for heritage landmark designated properties	Leads All	Target Completion Date: Continual/Ongoing
Budget Required: No additional funds required			
Staff Support Required: Pre-Application meeting with staff liaison and application review time/report from Staff Liaison and Consultant Vogel.			
Progress Q1: To date, the HPC has processed 4 COAs and one sketch plan project. Three COAs are on the agenda for April 13.			
Progress Q2:			
Progress Q3:			
Progress Q4:			

Initiative # 2	Initiative Type <input checked="" type="checkbox"/> Project <input type="checkbox"/> Ongoing / Annual <input type="checkbox"/> Event Council Charge <input type="checkbox"/> 1 (Study & Report) <input type="checkbox"/> 2 (Review & Comment) <input type="checkbox"/> 3 (Review & Recommend) <input checked="" type="checkbox"/> 4 (Review & Decide)		
Create a virtual walk/tour of the City's Historic Landmark properties to celebrate Preservation Month (May)	Deliverable: Virtual Walking Tour	Leads Darrah Widmoyer Annie Schilling Rachel Pollock	Target Completion Date May
Budget Required: No additional budget required.			
Staff Support Required: 8 hours with GIS Specialist and time to help inform the community of the virtual tour with marketing and communications support.			
Progress Q1: The subcommittee is working on a virtual tour in hopes that it can be accessed by the public in May (Preservation Month).			
Progress Q2:			
Progress Q3:			
Progress Q4:			

Initiative # 3	Initiative Type <input type="checkbox"/> Project <input checked="" type="checkbox"/> Ongoing / Annual <input type="checkbox"/> Event Council Charge <input type="checkbox"/> 1 (Study & Report) <input type="checkbox"/> 2 (Review & Comment) <input type="checkbox"/> 3 (Review & Recommend) <input checked="" type="checkbox"/> 4 (Review & Decide)		
Award the 2021 Heritage Preservation Award during Preservation Month in May.	Deliverable: Award the 2021 Heritage Award	Leads: Bob Cundy Mark Hassenstab	Target Completion Date: May
Budget Required: No additional funds required, funds for the plaque and poster printing costs comes from the Planning Budget			
Staff Support Required: Preservation month poster asking for nominations for the award/marketing requesting nominations			
Progress Q1: Nominations for the Heritage Preservation Award are due Monday, April 5 th .			
Progress Q2:			
Progress Q3:			
Progress Q4:			

Initiative # 4	Initiative Type <input type="checkbox"/> Project <input checked="" type="checkbox"/> Ongoing / Annual <input type="checkbox"/> Event Council Charge <input type="checkbox"/> 1 (Study & Report) <input type="checkbox"/> 2 (Review & Comment) <input type="checkbox"/> 3 (Review & Recommend) <input type="checkbox"/> 4 (Review & Decide)		
Educate owners and Designate properties as Edina Heritage Landmarks	Deliverable: <ul style="list-style-type: none"> Educate owners and invite owners of determined eligible properties as Edina Heritage Landmarks and recommend to Planning Commission and City Council Create Resources to give to property owners with benefits and reasons to consider designating their properties 	Leads: Jane Lonnquist Mark Hassenstab Rachel Pollock	Target Completion Date: Continual/Ongoing
Budget Required: No funds are anticipated to be required outside of printing costs depending on what resources are created			
Staff Support Required: Depending on what educational materials are decided on, potentially some marketing/design and marketing services. Staff and Liaison Vogel will also support this item and help gather information to share with property owners.			
Progress Q1: The subcommittee has worked on putting together letters, a certificate, postcard, brochure and mailing schedule. Information will also be added and available to the public on the Heritage Landmark webpage.			
Progress Q2:			
Progress Q3:			
Progress Q4:			

Initiative # 5	Initiative Type <input type="checkbox"/> Project <input checked="" type="checkbox"/> Ongoing / Annual <input type="checkbox"/> Event		
	Council Charge <input type="checkbox"/> 1 (Study & Report) <input type="checkbox"/> 2 (Review & Comment) <input type="checkbox"/> 3 (Review & Recommend) <input checked="" type="checkbox"/> 4 (Review & Decide)		
Add properties to the Heritage Preservation eligible landmark list	Deliverable: The addition of properties to the City's eligible landmark list	Leads: Michael Birdman Thomas Everson	Target Completion Date: December 2021
Budget Required: Are there funds available for this project? If there are not funds available, explain the impact of Council approving this initiative. No funds required			
Staff Support Required: How many hours of support by the staff liaison? Communications / marketing support? Liaison and Consultant Vogel will support this initiative by			
Progress Q1: No update.			
Progress Q2:			
Progress Q3:			
Progress Q4:			

Parking Lot: (These items have been considered by the BC, but not proposed as part of this year's work plan. If the BC decides they would like to work on them in the current year, it would need to be approved by Council.)
-Additional virtual tours (teaming up with different commissions on topics ex: Parks, HRRC, etc.)

Sample Demolition by Neglect Ordinances
Sent 02/21 by Michael Koop, State Historic Preservation Office

From the Minneapolis code:

ARTICLE XI. - MAINTENANCE

- **599.640. - Purpose.**

This article is established to ensure that landmarks, historic districts, conservation districts, and nominated properties under interim protection are properly maintained and protected against deterioration.

(2001-Or-029, § 1, 3-2-01; 2014-Or-091, § 19, 10-17-2014)

- **599.650. - Duty to maintain.**

All landmarks, properties in historic districts, properties in conservation districts, nominated properties under interim protection and historic resources shall be kept in a state of maintenance and repair as required by [Title 5](#) of the Minneapolis Code of Ordinances, Building Code, and [Title 12](#) of the Minneapolis Code of Ordinances, Housing, and with all other applicable regulations.

(2001-Or-029, § 1, 3-2-01; 2014-Or-091, § 20, 10-17-2014)

- **599.660. - Prevention of deterioration.**

No person with a legal or equitable interest in a landmark, property in an historic district, property in a conservation district, or nominated property under interim protection, whether occupied or not, shall permit the property to fall into a serious state of disrepair or to remain in a serious state of disrepair so as to materially impair the integrity of the property or historic district.

From the Stillwater code:

Subd. 8. *Maintenance.* Owners of National Register-listed structures and sites, heritage preservation sites, and buildings or structures of potential historic significance shall not allow their buildings to deteriorate by neglect (i.e. failing to provide ordinary maintenance or repair). Such conditions as broken windows, doors and openings which allow the elements and vermin to enter, the deterioration of exterior architectural features, or the deterioration of a building's structure system shall constitute failure to provide ordinary maintenance or repair.

Subd. 9. *Penalty for violation of section.* An owner or occupant of any area, place, building, structure or other object within a duly designated heritage preservation site who remodels, repairs, demolishes or moves a heritage preservation site in violation of this section shall be guilty of a misdemeanor. Each such day is a separate violation, and it shall be punishable as such. The imposition of the penalties prescribed shall not prevent the city from instituting civil actions allowed by law, such as but not limited to abatement or administrative citations.



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: April 13, 2021

Agenda Item #: VI.B.

To: Heritage Preservation Commission

Item Type:

Other

From: Emily Bodeker, Assistant City Planner

Item Activity:

Subject: Commissioner Birdman's Last Meeting

Information

ACTION REQUESTED:

None.

INTRODUCTION:

April 13th is Commissioner Birdman's last meeting with the HPC. Thank you to Commissioner Birdman for his years on the Heritage Preservation Commission.