

**Agenda**  
**Heritage Preservation Commission**  
**City Of Edina, Minnesota**  
**Virtual Meeting**

**Tuesday, October 12, 2021**  
**7:00 PM**

- I. Call To Order
- II. Roll Call
- III. Approval Of Meeting Agenda
- IV. Approval Of Meeting Minutes
  - A. September 14, 2021 Heritage Preservation Commission Minutes
- V. Community Comment

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

- VI. Reports/Recommendations
  - A. 4001 Sunnyside Road-Landmark Designation
  - B. COA: 4634 Edgebrook Place
  - C. Update to Edina Heritage Landmark Eligible List
- VII. Chair And Member Comments
- VIII. Staff Comments
- IX. 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](http://www.edinamn.gov)

**Date:** October 12, 2021

**Agenda Item #:** IV.A.

**To:** Heritage Preservation Commission

**Item Type:**

Minutes

**From:** Emily Bodeker, Assistant City Planner

**Item Activity:**

**Subject:** September 14, 2021 Heritage Preservation  
Commission Minutes

Action

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### **ACTION REQUESTED:**

Approve the September 14, 2021 Heritage Preservation Commission minutes.

### **INTRODUCTION:**

### **ATTACHMENTS:**

Minutes: September 14, 2021



Minutes  
City of Edina, Minnesota  
Heritage Preservation Commission  
VIRTUAL MEETING  
Tuesday, September 14, 2021

**I. Call to Order**

Chair Schilling called the meeting to order at 7:03 p.m.

**II. Roll Call**

Answering roll call in-person were: Chair Schilling, Commissioners Lonnquist, Pollock, Widmoyer, Hassenstab and student members Maheshwari and Roy.

Staff present: HPC Staff Liaison Emily Bodeker, Preservation Consultant Robert Vogel and Economic Development Manager Bill Neuendorf.

Student Members Maheshwari and Roy introduced themselves to the Commission.

**III. Approval of Meeting Agenda**

Member Knudsen arrived (7:05pm).

***Motion made by Hassenstab seconded by Pollock to approve the meeting agenda as presented. All voted aye. The motion carried.***

**IV. Approval of Meeting Minutes**

***Motion made by Pollock seconded by Widmoyer to approve the August 10, 2021 meeting minutes as presented. All voted aye. The motion carried.***

**V. Special Recognitions and Presentations**

**A. Eden/Wilson TIF District: Grange Hall and Cahill School**

Member Everson arrived (7:09 pm).

Member Nymo arrived (7:15 pm).

Economic Development Manager Neuendorf gave a presentation on the potential Eden/Wilson TIF District. He answered questions and asked the Commission for feedback on potentially moving the Grange Hall and Cahill School.

## **VI. Reports/Recommendations**

### **A. COA: 4634 Edgebrook Place**

Staff introduced the COA for a new home at 4634 Edgebrook Place. The applicant explained the differences in the application versus what was submitted earlier this year.

The HPC asked clarification questions.

The applicant will submit final plans for the October meeting.

### **B. 2022 Work Plan**

Staff and the HPC went through final questions on the Draft 2022 work plan.

***Motion Lonnquist seconded by Nymo to approve the draft 2022 HPC Work Plan with the edits and changes proposed. All voted aye. The motion carried.***

## **VII. Chair and Member Comments**

Commissioner Lonnquist informed the Commission she attended a State Preservation Conference session on sustainability. She also informed the Commission she brought articles found at a descendant of the Thorpe brother's cabin. The items will be given to the Historical Society.

Chair Schilling informed the Commission that her walking tour filled up quickly. She will send out a link when another date is scheduled.

The Commission asked for an update on 4630 Drexel Ave.

## **VIII. Staff Comments:**

Liaison Bodeker informed the Commission that her and consultant Vogel met with a property owner who may be interested in designating their property. The property owner had received the mailing sent out by the HPC.

## **IX. Adjournment**

***Motion made by Pollock seconded by Nymo to adjourn the meeting at 8:45 pm. All voted aye. The motion carried.***

Respectfully submitted,  
*Emily Bodeker*





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**Date:** October 12, 2021

**Agenda Item #:** VI.A.

**To:** Heritage Preservation Commission

**Item Type:**

Report and Recommendation

**From:** Emily Bodeker, Assistant City Planner

**Item Activity:**

**Subject:** 4001 Sunnyside Road-Landmark Designation

Action

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### ACTION REQUESTED:

Recommend that Preservation Consultant Vogel begin/update the landmark nomination study for 4001 Sunnyside Road.

### INTRODUCTION:

### ATTACHMENTS:

Email from Property Owner

## Emily Bodeker

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**From:** Christen Thompson [REDACTED]  
**Sent:** Monday, September 27, 2021 9:17 AM  
**To:** Emily Bodeker  
**Subject:** Heritage Landmark designation

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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.

Hi Emily,

Thank you so much for meeting with me the other week, it was very helpful to get all the information about this process.

We would like to start the process for establishing this designation for our home at 4001 Sunnyside Rd. We are happy to work with the Heritage Preservation staff in whatever way we can.

Thank you.

Christen Thompson & Chris Dall

Sent from my iPhone



## CITY OF EDINA

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**Date:** October 12, 2021

**Agenda Item #:** VI.B.

**To:** Heritage Preservation Commission

**Item Type:**  
Report and Recommendation

**From:** Emily Bodeker, Assistant City Planner

**Subject:** COA: 4634 Edgebrook Place

**Item Activity:**  
Action, Discussion

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### ACTION REQUESTED:

#### INTRODUCTION:

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.

This is the second of the two required meetings for a new home.

Link to Better Together

#### ATTACHMENTS:

Staff Report

Consultant Vogel Memo

Applicant Submittal

Aerial Map



**Date:** October 12, 2021

**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 September 14, 2021, 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 the plans. There were no changes to the plans for the final submittal.

## **Analysis & Recommendation:**

The 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 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 not have an adverse effect on the essential historical character of the Country Club District.

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 applicant has met all of the procedural requirements required for the replacement of a non-historic resource in the Country Club District;
2. The proposed plan meets the criteria set out in the design review guidelines of the Country Club District Plan of Treatment; and
3. 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 August 27th, 2021.
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.

## MEMORANDUM

TO: Emily Bodeker, Assistant Planner  
FROM: Robert Vogel, Preservation Planning Consultant  
DATE: September 6, 2021  
SUBJECT: COA for new construction, 4634 Edgebrook Place

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I have reviewed the plans for the proposed demolition of the existing house at 4634 Edgebrook Place and construction of a new house on the same site, which is located within the boundaries of the Country Club District. As I stated in my previous design review comments (dated May 29 and June 30, 2020), the existing house is not considered a heritage preservation resource; therefore, its demolition would be appropriate. Regarding the replacement house, contemporary design for infill construction is allowed by the Secretary of the Interior's standards for rehabilitation and the district plan of treatment, which are the required basis for COA decisions. Based on the plans presented with the COA application, the replacement home appears to be architecturally compatible in size, scale, color and texture with the surrounding historic homes; therefore, the new construction will not have an adverse effect on the essential historic character of the Country Club District. I recommend approval of the COA with the usual conditions.

As I mentioned in my earlier comments, this project provides an important opportunity for the HPC to carry out some useful archaeological work. The predictive model for archaeological resources developed by Dr. Jeremy Nienow 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 may also contain archaeological evidence of early Euro-American settlement in 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 an 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 geomorphological data, cultural artifacts and other information 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.

4634 EDGEBROOK PLACE  
E D I N A , M I N N E S O T A

MURPHY & CO  
— DISTINCTIVE RESIDENTIAL ARCHITECTURE —

S  
STREETER  
CUSTOM BUILDER

tvls

Prospect  
Refuge  
STUDIO

August 24, 2021

Dear Historical Preservation Committee and City of Edina  
Officials,

We are excited to begin a new chapter of raising our family in the community I grew up in. As a kid growing up in the City of Edina and then subsequently moving out of state for my college education, work and to start a family, three years ago we returned Minnesota looking for the right opportunity to raise our family in the community that I consider integral to my roots.

When we found the Edgebrook property, we were captured by the character and charm of the Country Club neighborhood. We decided to work with trusted partners, Murphy & Co Design, Streeter Custom Builder and landscape architect TVLS Studio, who value the architectural quality exhibited in the homes found in the neighborhood. Over the past year, we have spent significant time working with our team to design a classic Colonial home that we believe upholds the integrity of the architecture, scale and exterior materials of the neighborhood.

To that end, we are submitting our plans with the hope of your approval. We appreciate your consideration and look forward to being a part of the neighborhood.

All our best,

A handwritten signature in black ink, appearing to read "Chris and Kacey Pohl", written in a cursive, flowing style.

Chris and Kacey Pohl



Proposed Materials

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

Trim and Windows: Off white

Roofing: Cedar Shingles

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

House Features

Plate glass windows appear in the higher traffic gathering areas in this home. Inspiration for these types of windows were drawn from renowned Minnesota architect Edwin Lundie. In areas with large expanse of glazing, Lundie would sometimes opt out of using repetitive smaller windows in lieu of larger plate glass windows. See inspiration images below and adjacent.







EXTERIOR RENDERING - 4634 EDGEBROOK PLACE





EXTERIOR RENDERING - 4634 EDGEBROOK PLACE





EXTERIOR RENDERING - 4634 EDGEBROOK PLACE





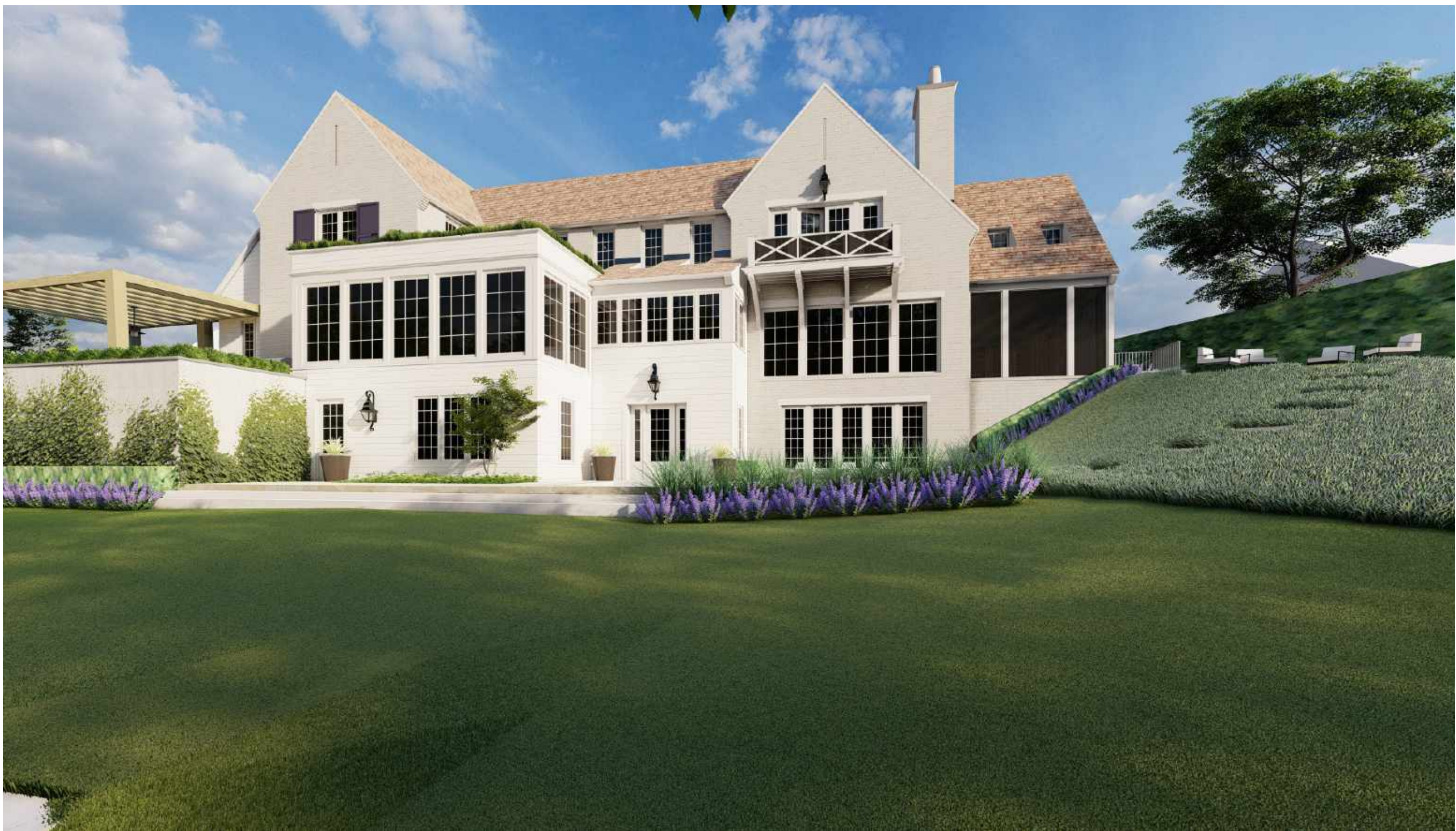
EXTERIOR RENDERING - 4634 EDGEBROOK PLACE





EXTERIOR RENDERING - 4634 EDGEBROOK PLACE





EXTERIOR RENDERING - 4634 EDGEBROOK PLACE





EXTERIOR RENDERING - 4634 EDGEBROOK PLACE





EXTERIOR RENDERING - 4634 EDGEBROOK PLACE





# LOW LEVEL FLOOR PLAN - 4634 EDGEBROOK PLACE



MAIN LEVEL FLOOR PLAN - 4634 EDGEBROOK PLACE



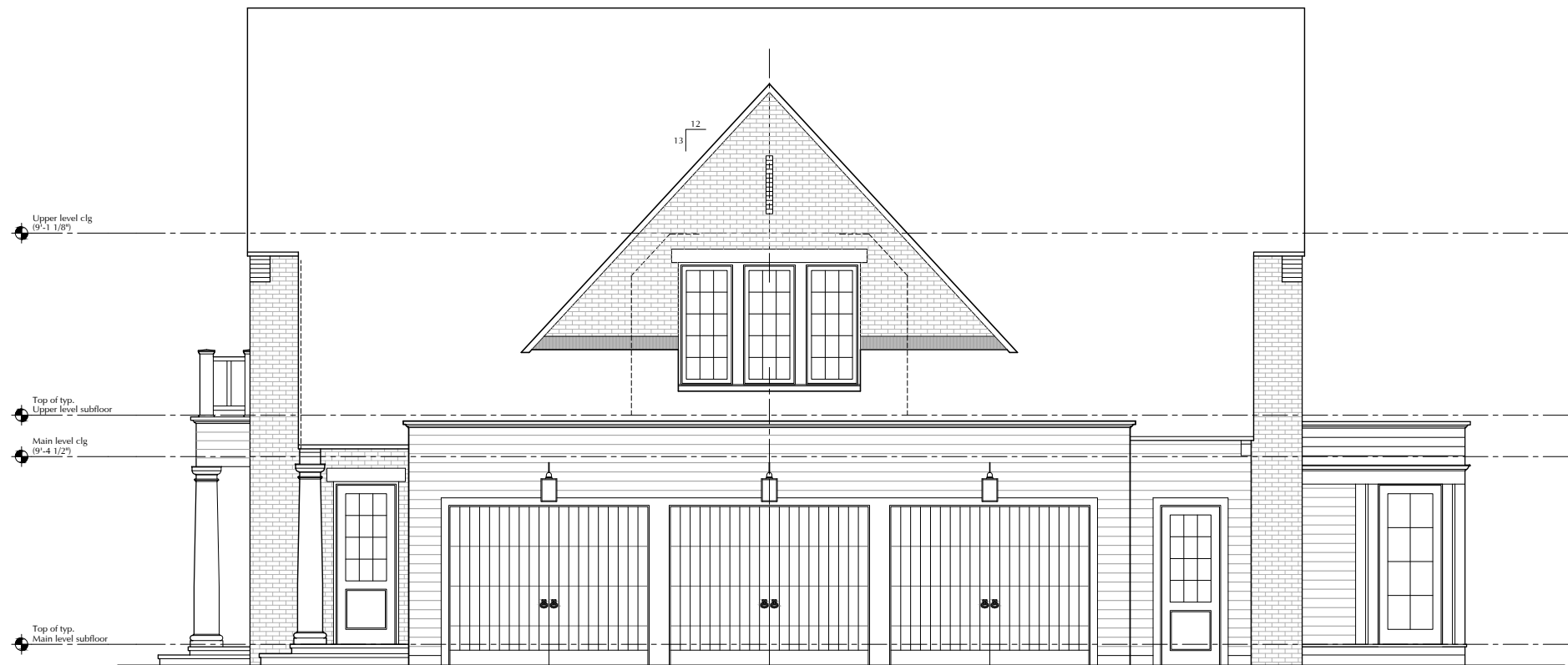
UPPER LEVEL FLOOR PLAN - 4634 EDGEBROOK PLACE



FRONT ELEVATION - 4634 EDGEBROOK PLACE



LEFT ELEVATION - 4634 EDGEBROOK PLACE



1 2 3 4 8 12

RIGHT ELEVATION - 4634 EDGEBROOK PLACE





BACK ELEVATION OF THE HOUSE - 4634 EDGEBROOK PLACE



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

1. EXISTING SIGNIFICANT TREE(S) TYP. - SAVE AND PROTECT
2. EXISTING NEIGHBORING PROPERTY/SITE FEATURE  
- SAVE AND PROTECT
3. EXISTING CITY STREET/ALLEY - SAVE AND PROTECT, REPAIR  
ANY DAMAGED AREAS PER CITY STANDARDS
4. EXISTING CITY SIDEWALK - SAVE AND PROTECT, REPAIR  
ANY DAMAGED AREAS PER CITY STANDARDS
5. EXISTING STORM SEWER ACCESS. SAVE AND PROTECT
6. EXISTING RIP RAP SHORELINE

1. PROPOSED RETAINING WALL
2. PROPOSED PERGOLA
3. EXISTING DOCK TO REMAIN, SAVE AND PROTECT
4. PROPOSED RIP RAP SHORELINE
5. NEW CURB CUT PER CITY OF EDINA STANDARDS
6. PROPOSED NEW DRIVEWAY
7. PROPOSED PLUNGE POOL
8. PROPOSED GATE
9. PROPOSED FENCE
10. PROPOSED POTS, BY OWNER
11. PROPOSED UTILITY/AC LOCATION
12. PROPOSED LANDSCAPE STEPS

KEY	NAME	QTY	SIZE
QA	Quercus alba x Q. robur 'Crimschmidt 'CRIMSON SPIRE' COLUMNAR OAK	3 EA.	3" CA. B&B
PO	Platanus occidentalis AMERICAN SYCAMORE	2 EA.	3" CA. B&B
CV	Chionanthus virginicus WHITE FRINGE TREE	2 EA.	3" CA. B&B

KEY	NAME	QTY	SIZE
TO	Thuja occidentalis 'Techny' 'TECHNY' ARBORVITAE	35 EA.	8-9" HT B&B
TM	Taxus x media 'Taunton' JAPANESE YEW TAUNTON	54 EA.	36" HT. CONT.
BG	Buxus x 'Glencoe' CHICAGOLAND BOXWOOD	59 EA.	24"HT. CONT. OR B&B

KEY	NAME	QTY	SIZE
BR	Brunnera macrophylla 'Jack Frost' 'JACK FROST' BRUNNERA	24 EA	#1 CONT.
EM	Epidemium rubrum RED BARRENWORT	23 EA	#1 CONT.
AA	Astilbe x arendsi 'Beauty of Ernst' 'BEAUTY OF ERNST' ASTILBE	18 EA	#1 CONT.
NF	Nepeta x faasseni 'Walker's Low' 'WALKERS LOW CATMINT'	41 EA	#1 CONT.
CB	Clematis virginiana VIRGIN'S BOWER	7 EA	#1 CONT.
PV	Panicum virgatum 'Heavy Metal' 'HEAVY METAL' SWITCHGRASS	8 EA	#1 CONT.
CD	Calamagrostis brachytricha KOREAN FEATHER GRASS	37 EA	#1 CONT.

KEY	NAME	QTY	SIZE
G1	SOD	1585 SQ.YD.	
G2	NO MOW FESCUE SEED MIX	2673 SQ.FT.	
G3	Geranium macrorrhizum 'Bevan's Variety' BEVAN'S VARIETY HARDY GERANIUM	94 EA.	4" CONT.

NOTE: SEE SURVEY DRAWING FOR PROPOSED HARDCOVER CALCULATIONS

**NOTE**

Rev #	Description	Date
	Issued for HPC review	09/25/2020
	Issued for Preliminary Pricing	12/01/2020
	Issued for HPC review	12/18/2020
	Issued for HPC review	08/XX/202

Drawing:

## SITE PLAN

Drawn By

Date: \_\_\_\_\_  
 Center: \_\_\_\_\_

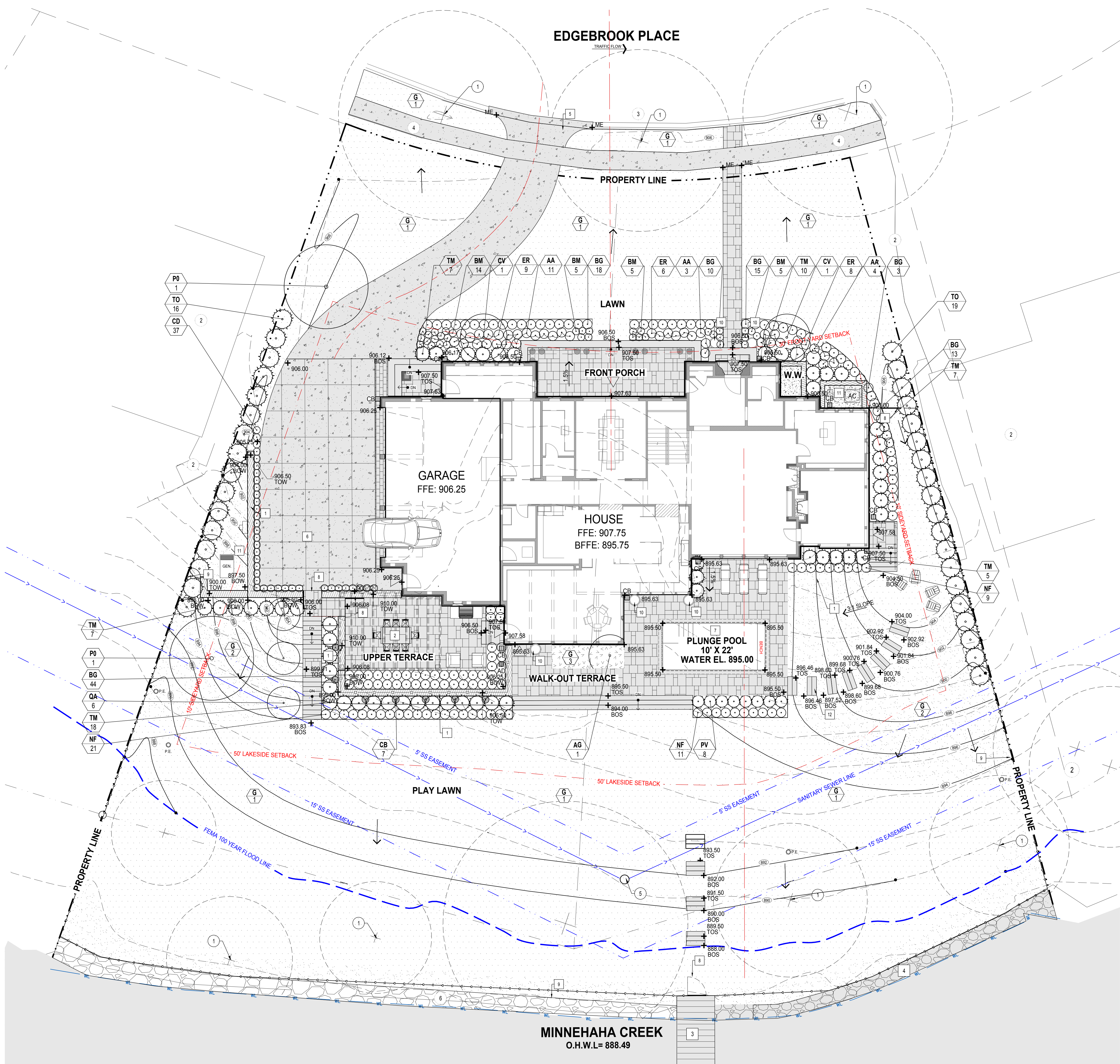
Sheet:

A

12/01/202

1"= 10'

L101



creation date: 8/23/2021  
 filepath: /Users/travisvanierstudio/Dropbox (TVLS)/PROJECTS (DROPBOX)/EDGE BROOK PLACE RESIDENCE2. DWG1. DRAWINGS/HPC-REVIEW1.101.dwg  
 last saved: travisvanierstudio August 23, 2021 5:25 PM

## SITE PLAN

SCALE: 1" = 10'-0"

0 5' 10' 20'

SCALE: 1 inch = 10 feet

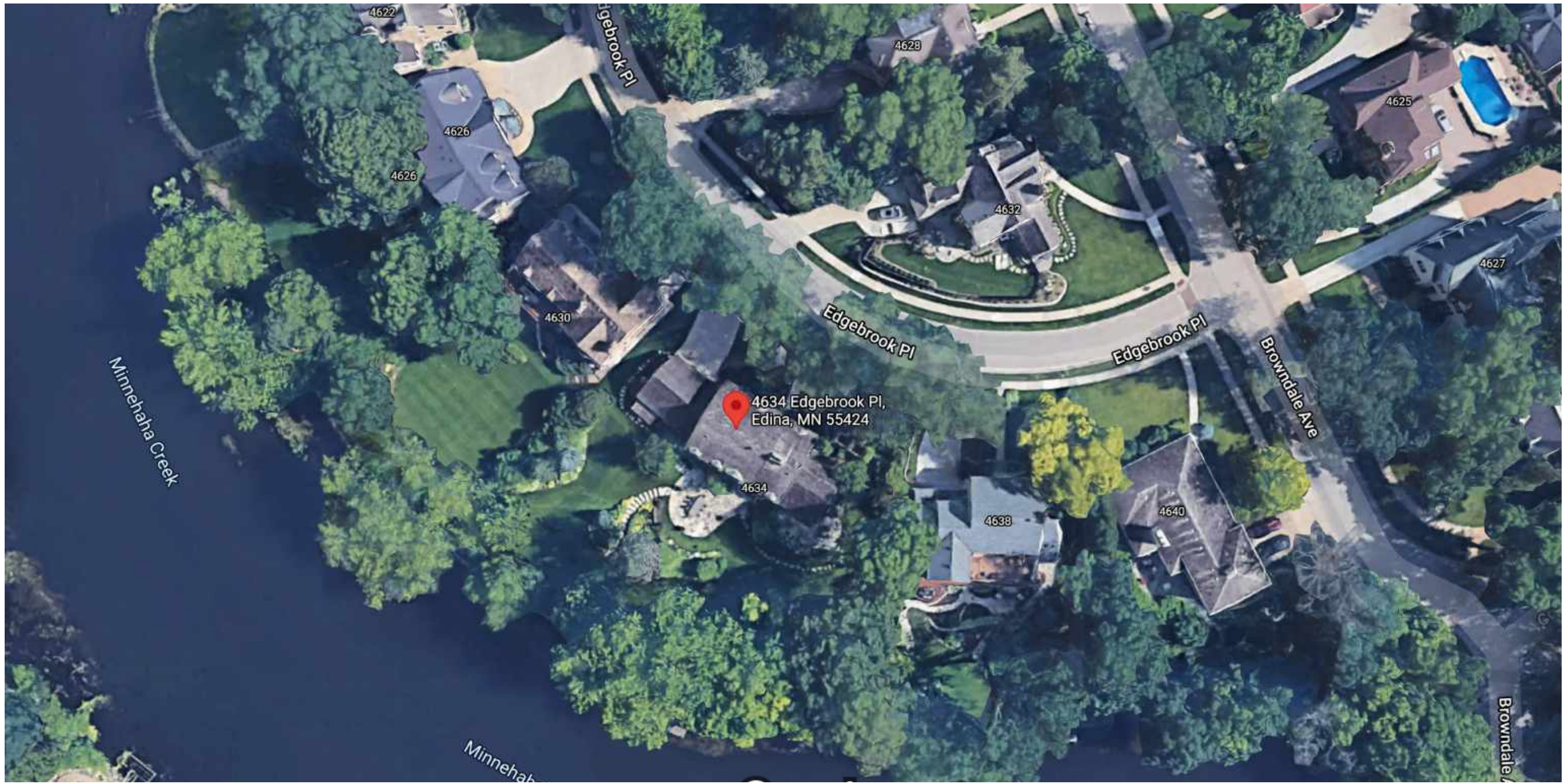












AERIAL VIEW OF EXISTING SITE - 4634 EDGEBROOK PL





AERIAL VIEW OF EDGEBROOK PLACE AND BROWNLADE AVENUE - 4634 EDGEBROOK PL





4216 SUNNYSIDE



4619 BROWDALE



4902 SUNNYSIDE



4216 (UNKNOWN STREET)



4505 BROWDALE



4627 BROWDALE

NEIGHBORING HOUSES WITH LARGE WINDOWS





4618 EDGEBROOK



4504 SUNNYSIDE



4510 MOORLAND



4608 CASCO



4634 BRUCE



4620 MOORLAND

NEIGHBORING HOUSES WITH FRONT PORCHES





4505 WOODDALE



4532 CASCO



4600 MOORLAND



4601 MOORLAND



4607 EDINA BLVD



4909 ARDEN

NEIGHBORING HOUSES WITH COLUMNS





4901 BROWDALE



4504 ARDEN



4902 BRUCE



4515 BROWDALE



4500 BROWDALE



4506 BRUCE

NEIGHBORING HOUSES WITH BRICK CHIMNEYS





HOUSE TO THE SOUTH - 4638 EDGEBROOK PLACE





SUBJECT HOUSE - 4634 EDGEBROOK PLACE





HOUSE TO THE NORTH - 4630 EDGEBROOK PL





EXAMPLE OF A HOME IN THE NEIGHBORHOOD  
THAT HAS LARGER PLATE GLASS WINDOWS.





NEIGHBORHOOD HOUSE - 4618, 4622 & 4626 EDGEBROOK PLACE





NEIGHBORHOOD HOUSE - 4616, 4620, & 4624 BROWNDAL



NEIGHBORHOOD HOUSE - 4628 & 4632 BROWNDAL



Edgebrook Place  
Residence

4634 Edgebrook Place  
Edina, MN 55424

20-141

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DISTINCTIVE RESIDENTIAL ARCHITECTURE

MURPHY & CO. DESIGN  
811 GLENWOOD AVENUE, SUITE 250, MINNEAPOLIS MN 55405  
612-470-5511

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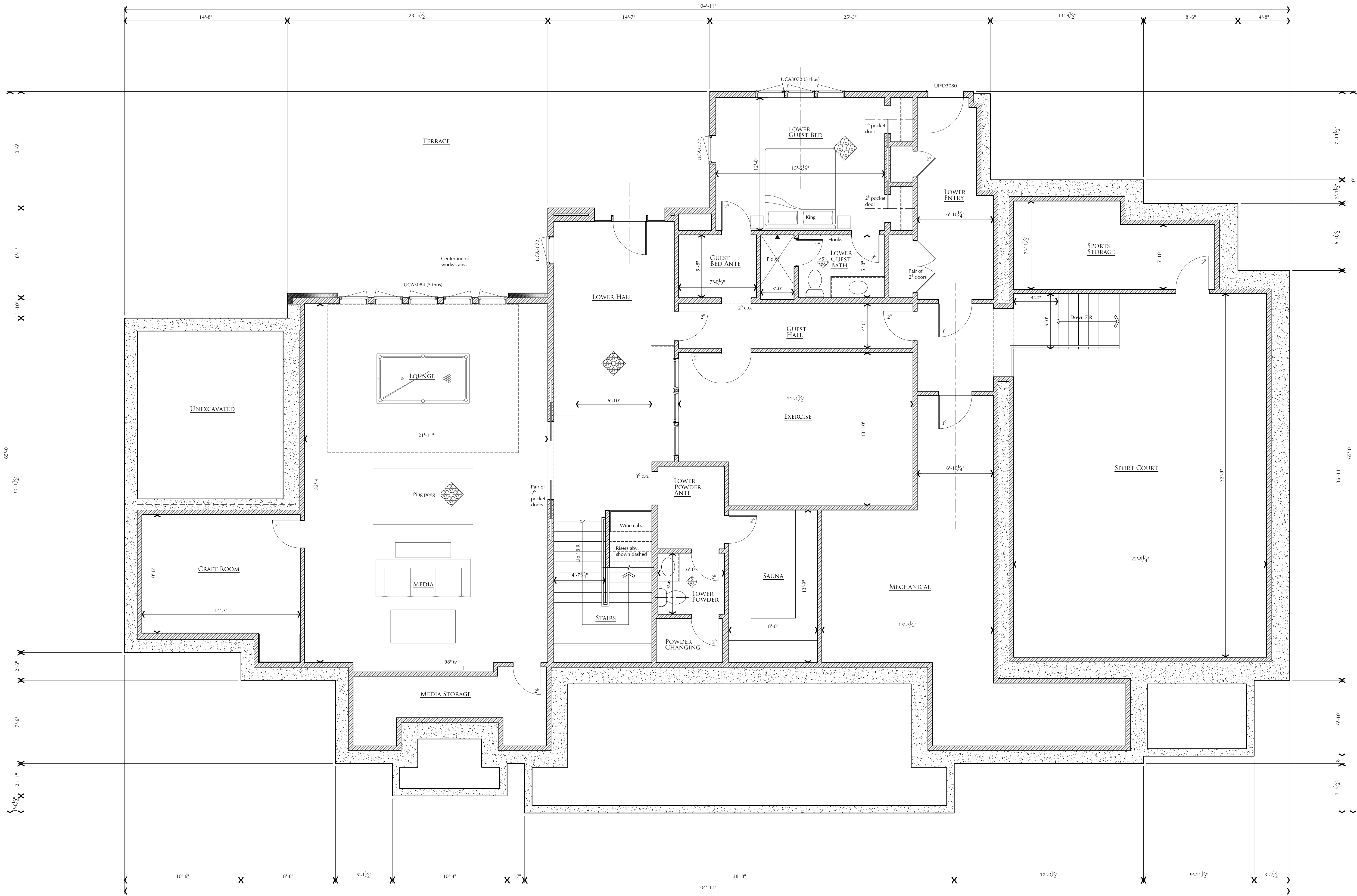
ISSUE DATES  
October 9, 2020 [Preliminary]  
October 9, 2020 [In-progress]  
October 16, 2020 [Preliminary Pricing]  
December 1, 2020 [Preliminary Pricing]  
August 27, 2021 [HPC Review]

SHEET TITLE

Lower Level Plan

SHEET NUMBER

A2





Edgebrook Place  
Residence

4634 Edgebrook Place  
Edina, MN 55424

20-141

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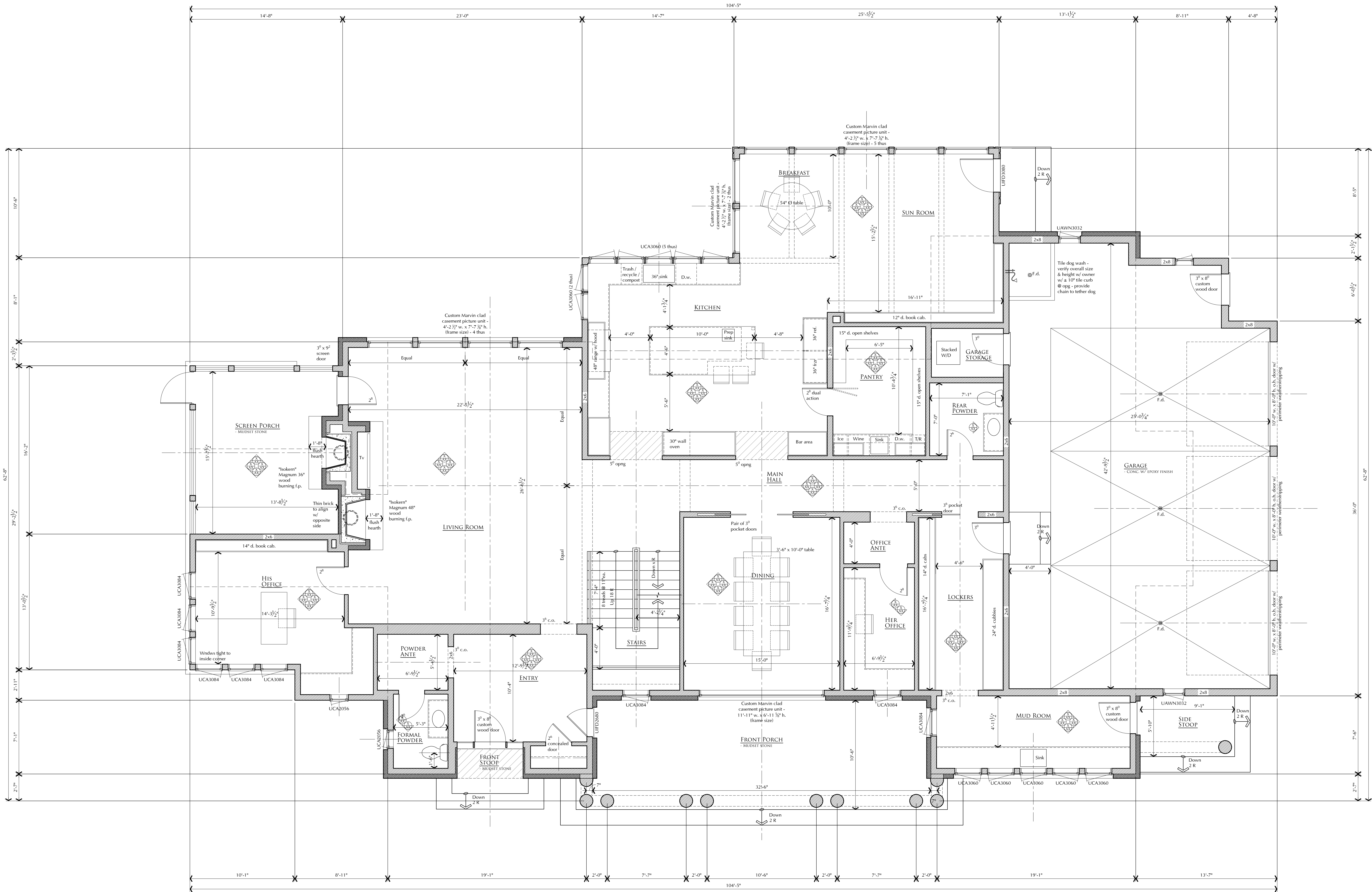
ISSUE DATES  
August 26, 2020 [Preliminary]  
September 3, 2020 [Revised Preliminary]  
September 11, 2020 [Revised Preliminary]  
September 15, 2020 [Revised Preliminary]  
September 17, 2020 [Revised Preliminary]  
October 9, 2020 [Revised Preliminary]  
October 16, 2020 [Preliminary Pricing]  
November 12, 2020 [Preliminary]  
November 20, 2020 [Revised Preliminary]  
December 1, 2020 [Preliminary Pricing]  
August 27, 2021 [HPC Review]

SHEET TITLE

Main Level Plan

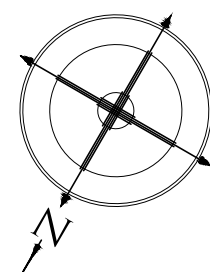
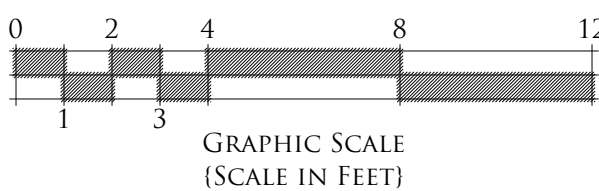
SHEET NUMBER

A3



MAIN LEVEL PLAN

SCALE: 1/4" = 1'-0"



SQUARE FOOTAGE CALCULATIONS:

Main level finished area (including Stairs & Screen Porch)	= 3,500 sq. ft.
Garage	= 1,072 sq. ft.
Total area	= 4,572 sq. ft.
Upper level finished area (including Stairs, excluding balconies)	= 3,210 sq. ft.
Total area	= 3,210 sq. ft.
Lower Level finished area (including stairs)	= 2,671 sq. ft.
Mechanical	= 425 sq. ft.
Sport Court & Sport Storage	= 932 sq. ft.
Total area	= 4,041 sq. ft.
Total finished area (including stairs)	= 10,324 sq. ft.
Total unfinished area (Garage & Mechanical)	= 1,479 sq. ft.
Total (all 3 levels finished or unfinished)	= 11,803 sq. ft.



Edgebrook Place  
Residence

4634 Edgebrook Place  
Edina, MN 55424

20-141

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DISTINCTIVE RESIDENTIAL ARCHITECTURE

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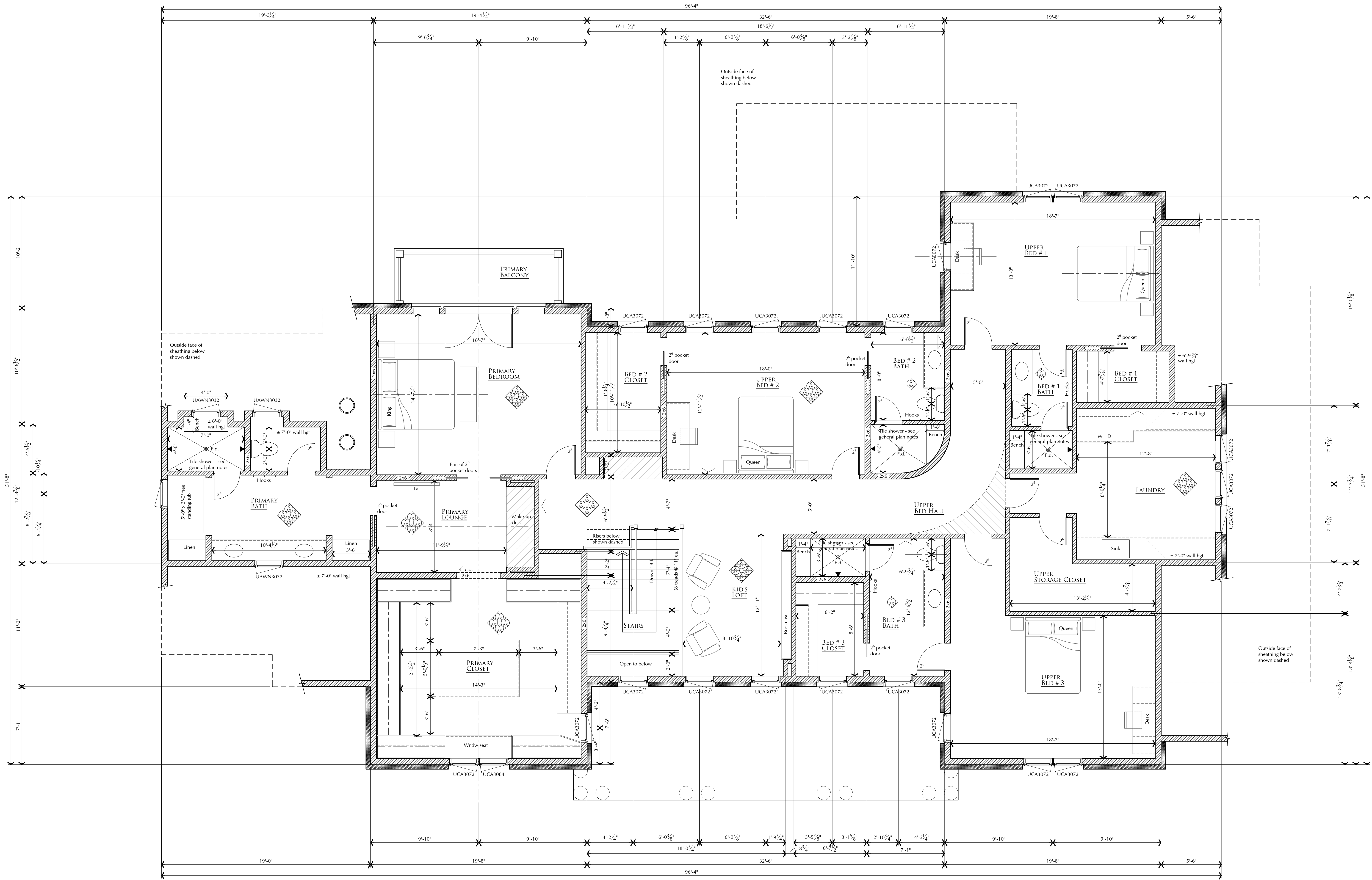
ISSUE DATES  
September 11, 2020 [Preliminary]  
September 17, 2020 [Revised Preliminary]  
September 23, 2020 [Revised Preliminary]  
October 9, 2020 [Revised Preliminary]  
October 16, 2020 [Preliminary Pricing]  
November 12, 2020 [Preliminary]  
November 20, 2020 [Revised Preliminary]  
December 1, 2020 [Preliminary Pricing]  
August 27, 2021 [HPC Review]

SHEET TITLE

Upper Level Plan

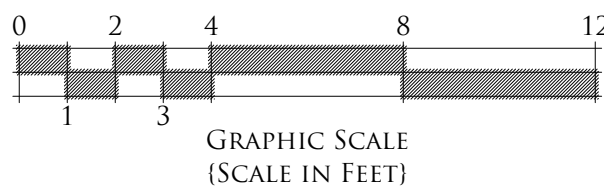
SHEET NUMBER

A4



UPPER LEVEL PLAN

SCALE: 1/4" = 1'-0"



SQUARE FOOTAGE CALCULATIONS:

Main level finished area (including Stairs & Screen Porch)	= 3,500 sq. ft.
Garage	= 1,072 sq. ft.
Total area	= 4,572 sq. ft.
Upper level finished area (including Stairs, excluding balconies)	= 3,210 sq. ft.
Total area	= 3,210 sq. ft.
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Total area	= 4,041 sq. ft.
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Total (all 3 levels finished or unfinished)	= 11,803 sq. ft.



Edgebrook Place  
Residence

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Edina, MN 55424

20-141

MURPHY & CO  
DISTINCTIVE RESIDENTIAL ARCHITECTURE

MURPHY & CO. DESIGN  
811 GLENWOOD AVENUE, SUITE 250, MINNEAPOLIS MN 55405  
612-470-5511

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ISSUE DATES  
October 9, 2020 [Preliminary]  
October 16, 2020 [Preliminary Pricing]  
November 20, 2020 [Preliminary]  
December 1, 2020 [Preliminary Pricing]  
August 27, 2021 [HPC Review]

SHEET TITLE

Exterior Elevations

SHEET NUMBER

A6



EAST ELEVATION  
SCALE: 3/4" = 1'-0"



NORTH ELEVATION  
SCALE: 3/4" = 1'-0"



Edgebrook Place  
Residence

4634 Edgebrook Place  
Edina, MN 55424

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SHEET TITLE

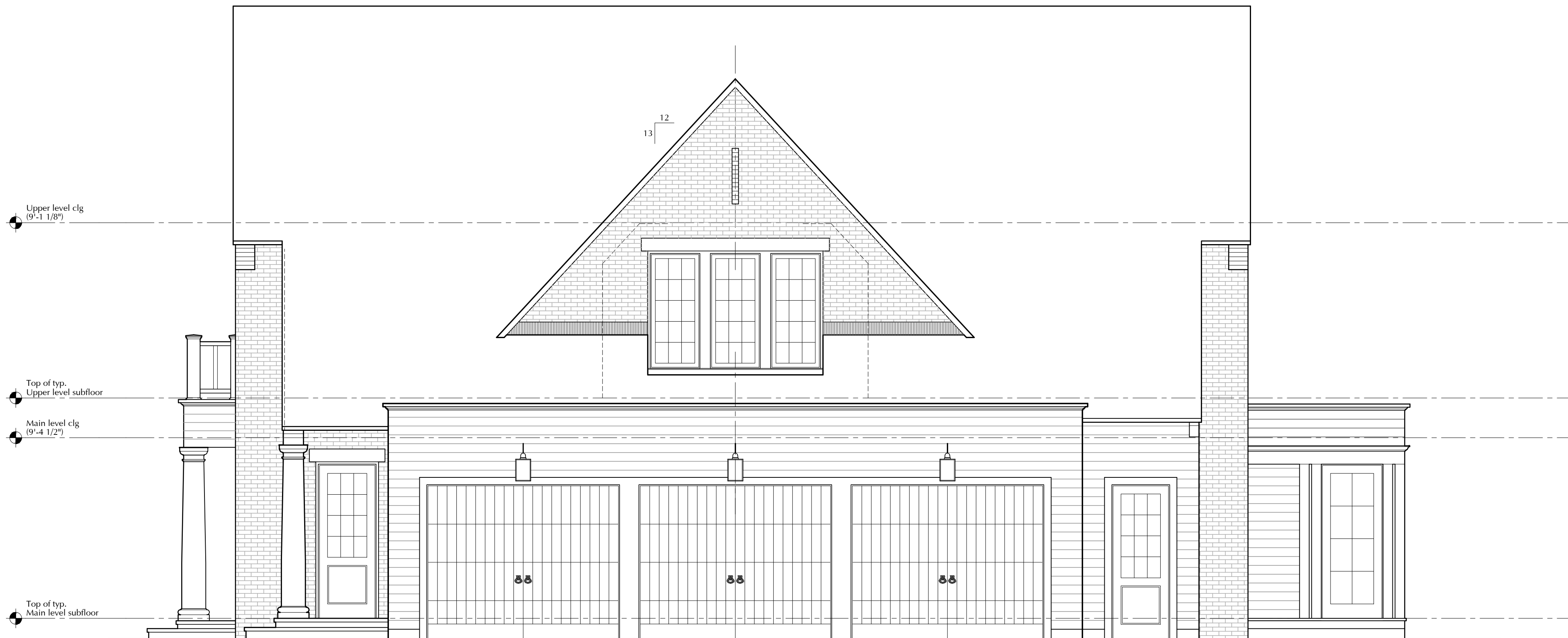
Exterior Elevations

SHEET NUMBER

A7



SOUTH ELEVATION  
SCALE: 3/4" = 1'-0"



EAST ELEVATION  
SCALE: 3/4" = 1'-0"



4634 Edgebrook Place



1 in = 75 ft



The CITY of  
**EDINA**



April 29, 2020





## CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

[www.edinamn.gov](http://www.edinamn.gov)

**Date:** October 12, 2021

**Agenda Item #:** VI.C.

**To:** Heritage Preservation Commission

**Item Type:**  
Report and Recommendation

**From:** Emily Bodeker, Assistant City Planner

**Item Activity:**  
Action

**Subject:** Update to Edina Heritage Landmark Eligible List

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### ACTION REQUESTED:

Approve the updated 2021 Edina Heritage Landmark eligible list.

### INTRODUCTION:

Consultant Vogel field checked the houses at 4223 and 4232 Alden Drive and they no longer qualify as heritage preservation resources due to compromised historic integrity caused by recent alterations. The houses at 4011 and 4014 Sunnyside have been altered but retain sufficient integrity to meet the landmark eligibility criteria.

The HPC should review the attached list of landmark eligible properties. It is important to periodically review and revise the inventory of the heritage resources considered worthy of preservation.

### ATTACHMENTS:

2021 Edina Heritage Landmark Eligible List

## EDINA HERITAGE LANDMARK ELIGIBLE LIST

Revised September 14, 2021

The properties listed below have been determined eligible for consideration as Edina Heritage Landmarks by the Heritage Preservation Commission. For a property to qualify as landmark eligible, it must meet at least one of the heritage landmark eligibility criteria by being associated with an important historic context and retaining historic integrity of those physical characteristics necessary to convey its historic significance. Evaluations have been based on information obtained through physical examination and documentary research (i.e., survey). Inclusion in the heritage resources inventory does not automatically qualify a property for landmark nomination—some of the survey data are incomplete or out of date, and the registration requirements for some property types sometimes change as the city-wide heritage resources survey proceeds. Several of the properties included in earlier lists have been eliminated because they no longer meet established requirements for historic significance and integrity.

The list is an abstract of information contained in the city's heritage resources inventory files, which consists of reports, inventory forms, research notes, maps, photographs and other survey data compiled since the city's heritage preservation program was established in the 1970s. It is organized by historic context and individual properties are listed by street address in alphanumeric order. This updated list does not include the 11 heritage preservation resources previously designated Edina Heritage Landmarks by the Edina City Council.

### Agriculture and Rural Life

6128 Brookside Avenue – *Gilbert and Sarah Sly House* (historic name)

Rare surviving example of late-19<sup>th</sup> century Edina farmhouse architecture associated with agriculture and rural development; built and occupied by the Sly family ca. 1866-1881 and later adapted for use as a rural nonfarm dwelling. HPB finding of landmark eligibility (2007) based on the "Historic Buildings of Edina" survey by Jeffrey Hess (1979). 2007 Heritage Award recipient.

### Suburbanization

4520 44<sup>th</sup> Street – *Claude D. Kimball House* (historic name)

Notable example of the Tudor Revival style architecture associated with the broad pattern of early 20<sup>th</sup> century suburban development in Edina; built in 1914 and believed to be one of the first Tudor style homes built in Edina. HPB finding of landmark eligibility (2014) based on the preservation planning consultant's recommendation.

4439 50<sup>th</sup> Street – *St. Stephen the Martyr Episcopal Church* (historic name)

The stone church on Minnehaha Creek is a notable example of religious architecture associated with the broad pattern of suburban development in Edina; built in 1938, the original construction shows the influence of the Gothic Revival style and is considered an important work by architect Louis B. Bersback of the firm of Cram and Ferguson, Concord, MA. HPB finding of landmark eligibility based on the "Historic Buildings of Edina" survey by Jeffrey Hess (1979).



## Morningside

### 4410 Curve Avenue – *Nels Nissen and Johanna Leerskov House* (historic name)

Notable example of the vernacular American Foursquare house type associated with early residential development in the Morningside neighborhood; built in 1910, the two-story house shows influence of the Arts and Crafts Movement and exhibits Colonial Revival and Craftsman style detailing. The house is also significant for its association with Nels Leerskov (b. 1864), who was a prominent home builder in Morningside, the first neighborhood resident elected to Edina village council, and one of the prime movers behind the incorporation of Morningside village in 1920. HPB finding of landmark eligibility (2010) based on the “Historic Buildings of Edina” survey by Jeffrey Hess (1979).

### 4311 Eton Place – *Oliver and Iva Skone House* (historic name)

Notable example of the Mission Revival style associated with early residential development in the Morningside neighborhood; built ca. 1913. Oliver Skone was a Swedish immigrant who settled in Minneapolis ca. 1890, where he was employed as a printer and newspaper publisher; he and his wife moved to Morningside in 1905 and became real estate developers. HPB finding of landmark eligibility (2012) based on the “Historic Buildings of Edina” survey by Jeffrey Hess (1979).

### 4300 France Avenue – Johnson House (owner)

Notable example of vernacular residential architecture, illustrating the influence of the cottage and bungalow small house forms; built in 1905 or 1906, it is believed to be one of the oldest homes on France Avenue. HPB finding of landmark eligibility (2014) based on the preservation planning consultant’s recommendation.

### 4384-4390 France Avenue – *Odd Fellows Hall/Golden Lodge No 167* (historic name)

Rare surviving example of the two-story commercial block property type associated with the streetcar system and early development in the 44<sup>th</sup> & France area; built in 1916, the two-story building housed various stores and offices on the first floor, with the lodge hall on the upper floor. HPB finding of landmark eligibility based on the results of the “Westgate Survey” (2012).

### 4400-4412 France Avenue – *Griffin Drug Building* (historic name)

Rare surviving example of a commercial building associated with the streetcar system and early development in the 44<sup>th</sup> & France area; built in 1920 and currently occupied by Bruegger’s Bagels. HPB finding of landmark eligibility based on the results of the “Westgate Survey” (2012).

### 4247 Grimes Avenue – Bauer House (owner)

Notable example of the vernacular American Foursquare property type associated with early residential development in the Morningside neighborhood; the two-story residence was built in 1914 and is considered significant for its architectural character and association with the broad pattern of neighborhood development. HPB finding of landmark eligibility (2014) based on a survey conducted by the preservation planning consultant.

4201 Morningside Road – *Edina-Morningside Community Church* (historic name)

Notable example of religious architecture associated with the broad pattern of residential development in the Morningside neighborhood; the original church building was constructed in 1922 and shows the influence of the Late Gothic Revival style; it is also considered an important work by Minneapolis architect Harry Wild Jones (1859-1935). The HPB based its finding of landmark eligibility on the “Historic Buildings of Edina” survey by Jeffrey Hess (1979). A landmark nomination study is forthcoming in 2021.

4246 Scott Terrace – *Nels and Etta Erickson House* (historic name)

Notable example of early 20<sup>th</sup> century residential architecture; built in 1911, the two-story residence shows the influence of the Mission Revival style. It may also be significant for its association with Nels Erickson (b. 1863), a Swedish immigrant and proprietor of Medium Hollow Brick Tile Co., Minneapolis. HPB finding of significance (2010) based on the “Historic Buildings of Edina” survey by Jeffrey Hess (1979).

3910-3912 Sunnyside Road – *Convention Grill* (historic name)

One-story commercial building with Modern style detailing associated with mid-20<sup>th</sup> century development in the 44<sup>th</sup> & France/Westgate business district; built ca. 1940, the building is distinguished by its Art Deco style detailing but is primarily significant for its association with commercial development in the 44<sup>th</sup> & France neighborhood. HPB finding of landmark eligibility based on the results of the “Westgate Survey” (2012).

### Southdale

66<sup>th</sup> Street at France Avenue – *Southdale Shopping Center* (historic name)

Historic site consisting of an enclosed retail mall and open space; built in 1954-56. The property is associated with important events in Edina history and comprises a specific built environment shaped by historical processes of land use and economic development; although the property is often cited as the “oldest shopping mall in the United States” and an important work by urban planner Victor Gruen (1903-1980), the shopping center building is not considered a preservation resource in its own right. HPB finding of landmark eligibility (2011) based on research conducted by the preservation planning consultant.

6909 Hillcrest Lane – *Sara Moore House* (historic name)

A notable, well preserved example of mid-20<sup>th</sup> century residential architecture in the Ranch style; built in 1955-56 for Sara W. Moore (1911-1992), a Minneapolis schoolteacher. One of the first homes built in the Southdale First Addition, it was designed by the prominent Minneapolis architect R. N. Thorshov (one of the original members of the Minneapolis Heritage Preservation Commission). HPC finding of landmark eligibility (2014) based on information provided by HPC member Robert Moore; a draft landmark nomination study was also prepared by the preservation planning consultant (2015).

### Country Clubs and Parks

6200 Interlachen Boulevard – *Interlachen Country Club Golf Course* (historic name)



The subject property encompasses an extensive constructed landscape that represents an outstanding example of early 20<sup>th</sup> century golf course design; built in 1911 and enlarged in 1919-21. The original 18-hole, 612 yard course on “Edina Boulevard” (later renamed Interlachen Boulevard) was designed by Willie Watson of Pasadena, California, one of the pioneers of American golf course design; the 1919-21 expansion was designed by Donald J. Ross (1872-1948), another important designer of American golf courses. The golf course was restored in 1986 in accordance with Ross’ original design. The Tudor Revival style clubhouse designed by Minneapolis architect Cecil Bayless Chapman (1877-1918) is not considered a preservation resource due to substantial alterations and additions, but contributes to historic character of the golf club property. HPB finding of landmark eligibility (2008) based on the consultant report “Phase I Survey for Interlachen Boulevard/Blake Road Trail” (2005).

### Minnehaha Creek

Downstream from Hwy. 100 – *Mill Pond Cascade* (historic name)

Rare preserved example of a designed historic landscape associated with Federal relief construction along Minnehaha Creek during the late 1930s. The reinforced concrete water control structure was designed and built in 1934-35 by the Civil Works Administration (CWA) and the Works Progress Administration (WPA); the fountain is no longer in use. HPB finding of landmark eligibility (2014) based on the consultant report “Heritage Preservation Resources Minnehaha Creek” (2009)

### Midcentury Modern Architecture and Landscapes

5501 Londonderry Road – *Arthur Erickson House* (historic name)

Notable example of mid-century modern domestic architecture; built in 1950. The Ranch style residence was designed by Los Angeles architect Lloyd Wright (1890-1978) for Arthur Erickson (1910-1966), president of the Erickson Petroleum Corp., one of seven brothers who founded what became the Holiday Companies. Architect Wright was the son of Frank Lloyd Wright (1867-1959). HPB finding of landmark eligibility (2014) was based on information obtained from the property’s owner.

6001 Pine Grove Road – *Paul and Mary Carson House/“Maryhill”* (historic name)

Notable example of mid-century modern domestic architecture; built in 1941. The house was designed by Prairie School architect William Gray Purcell (1880-1965) of Minneapolis firm Purcell & Elmslie (1907-1921) for Dr. Paul Carson (d. 2005), as wedding present for his wife, Mary F. Carson. The property is currently protected under the terms of a conservation easement held by the Minnesota Land Trust. HPB finding of landmark eligibility (2014) based on the results of the “Suburban Development in Edina Since 1935” historic context study (2013).

5117 Schaefer Road – *Schaefer House and Stable* (historic name)

Rare preserved example of a single-family dwelling and accessory building finished with native stone; the house was built in 1936; the guest house (originally a stable) was built in 1932. HPB finding of landmark eligibility (2014) was based on the results of the “Suburban Development in Edina Since 1935” historic context study (2013).



7205 Shannon Drive – *Bruce A. Abrahamson House* (historic name)

Rare example of an architect-designed residence in the International style; designed and built in 1959 by the original owner, Bruce A. Abrahamson. The property is considered architecturally significant because of its association with Abrahamson (d. 2008), who is recognized as an important Minnesota architect. HPB finding of landmark eligibility based on the results of a survey conducted by the preservation planning consultant (2014).

5015 Wooddale Lane – *Albert R. Blackbourne House* (historic name)

Notable example of mid-century modern architecture showing the influence of the Colonial Revival style; built in 1939 for Minneapolis businessman Albert R. Blackbourne (1893-1968). The property is historically significant for its association with Boston architect Royal Barry Wills (1895-1962), a popular home designer and architectural writer. The house was reportedly built from plans drawn by Wills for his award-winning entry in the 1938 “Eight Houses for Modern Living” competition sponsored by *Life* magazine and *Architectural Forum*. HPB finding of landmark eligibility based on the results of a survey conducted by the preservation planning consultant (2012).

#### Morningside Bungalows

3920 44<sup>th</sup> Street – Weiss House (owner)

Notable example of the vernacular bungalow property type; built in 1909. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4006 44<sup>th</sup> Street – Carlson House (owner)

Notable example of the vernacular bungalow property type; built in 1912. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4012 44<sup>th</sup> Street – Pilegaard House (owner)

Notable example of the vernacular bungalow (“California bungalow” variant); built in 1912/1925. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4016 44<sup>th</sup> Street – Sweetser House (owner)

Notable example of the vernacular bungalow cottage property type; built in 1918. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4018 44<sup>th</sup> Street – Tanaka House (owner)

Notable example of the vernacular bungalow (“California Bungalow” variant); built in 1914. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4020 44<sup>th</sup> Street – Abraham House (owner)

Notable example of the vernacular bungalow property type; built in 1913. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4116 44<sup>th</sup> Street – *William and Lillian Riley/Simmons House* (historic name)



Notable example of the vernacular bungalow (“California Bungalow” variant); built in 1911. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4206 44<sup>th</sup> Street – Gokemeuer House (owner)

Notable example of the vernacular bungalow property type; built in 1919. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4210 44<sup>th</sup> Street – Mantyh House (owner)

Notable example of the vernacular bungalow property type; built in 1922. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4105 45<sup>th</sup> Street – Rantala House (owner)

Notable example of the vernacular bungalow cottage property type; built in 1916. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4121 45<sup>th</sup> Street – Gourlay House (owner)

Notable example of the vernacular bungalow-cottage property type; built in 1919. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4230 Alden Drive – Shannon House (owner)

Notable example of the vernacular bungalow (“California Bungalow” variant); built in 1910. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010),

4248 Alden Drive – Maydole House (owner)

Notable example of the vernacular bungalow-cottage property type; built in 1930. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4400 Curve Avenue – Anderson-Thang House (owner)

Notable example of the vernacular bungalow property type; built in 1921. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4401 Curve Avenue – Thompson House (owner)

Notable example of the vernacular bungalow-cottage property type; built in 1924. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4406 Curve Avenue – Canersky House (owner)

Notable example of the vernacular bungalow property type; built in 1922. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4219 Grimes Avenue – Cavanaugh-Lavercombe House (owner)

Notable example of the vernacular bungalow-cottage (“Portico/Semi-Bungalow” variant) property type; built in 1920. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4243 Grimes Avenue – Otremba House (owner)



Notable example of the vernacular bungalow property type; built in 1921. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4246 Grimes Avenue – Burke House (owner)

Notable example of the vernacular bungalow property type; built in 1924. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4307 Grimes Avenue – Bjerke House (owner)

Notable example of the vernacular bungalow property type; built in 1923. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4103 Morningside Road – Johnson House (owner)

Notable example of the vernacular bungalow property type; built in 1913. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4105 Morningside Road – Hansen House (owner)

Notable example of the vernacular bungalow property type; built in 1920. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4211 Morningside Road – Hayhoe House (owner)

Notable example of the vernacular bungalow property type; built in 1902. May predate construction of the streetcar line. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4305 Morningside Road – *Henry G. and Lois Onstad House* (historic name)

Notable example of the vernacular bungalow (“Airplane” variant) property type; built in 1920. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4317 Morningside Road – Hobbs House (owner)

Notable example of the vernacular bungalow-cottage property type; built in 1923. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4400 Morningside Road (original address: 4248 Lynn) – Berman House (owner)

Notable example of the vernacular bungalow property type; built in 1918. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4223 Scott Terrace – Tyler House (owner)

Notable example of the vernacular bungalow property type; built in 1923. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4226 Scott Terrace -- Conroy House (owner)

Notable example of the vernacular bungalow property type; built in 1925. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010); needs to be re-evaluated (2021 consultant recommendation).

4233 Scott Terrace – Umlor House (owner)



Notable example of the vernacular bungalow property type; built in 1924. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010). This property was featured in the 2018 “Homes by Architects Tour” sponsored by the Minnesota AIA.

4234 Scott Terrace – Kennedy House (owner)

Notable example of the vernacular bungalow-cottage property type; built in 1919. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4235 Scott Terrace – Malberg House (owner)

Notable example of the vernacular bungalow-cottage property type; built in 1923. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4237 Scott Terrace – Rohlf House (owner)

Notable example of the vernacular bungalow-cottage property type; built in 1913. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4241 Scott Terrace – *J. T. Smith House* (historic name)

Notable example of the vernacular bungalow-cottage property type; built in 1923. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4343 Scott Terrace – Anderson House (owner)

Notable example of the vernacular bungalow property type; built in 1923. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010); needs to be re-evaluated (2021 consultant recommendation).

4245 Scott Terrace – Beito House (owner)

Notable example of the vernacular bungalow property type; built in 1922. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4246 Scott Terrace – Balabuszko-Reay House (owner)

Notable example of the vernacular bungalow property type; built in 1911. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4000 Sunnyside Road – Myre House (owner)

Notable example of the vernacular bungalow property type; built in 1911. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4001 Sunnyside Road – Thompsen House (owner)

Notable example of the vernacular bungalow property type; built in 1923. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4008 Sunnyside Road – Lathrop House (owner)

Notable example of the vernacular bungalow property type; built in 1915. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4009 Sunnyside Road – Hughes-Pigeon House (owner)

Notable example of the vernacular bungalow property type; built in 1918. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4011 Sunnyside Road – Schmidt House (owner)

Notable example of the vernacular bungalow property type; built in 1923. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).

4014 Sunnyside Road – Ellickson House (owner)

Notable example of the vernacular bungalow property type; built in 1922. HPB finding of landmark eligibility (2012) based on the Morningside Bungalows MPS (2010).