

Agenda
Heritage Preservation Commission
City Of Edina, Minnesota
Edina Public Works Building

Tuesday, May 10, 2022
7:00 PM

- I. Call To Order
- II. Roll Call
- III. Approval Of Meeting Agenda
- IV. Approval Of Meeting Minutes
 - A. April 12, 2022 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. COA: 3911 W. 50th Street, Edina Theater Sign
 - B. 4909 Sunnyside Road Sketch Review
 - C. Grange Hall and Cahill School Plan of Treatment Document Review
- 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

Date: May 10, 2022

Agenda Item #: IV.A.

To: Heritage Preservation Commission

Item Type:

Minutes

From: Emily Bodeker, Assistant City Planner

Item Activity:

Subject: April 12, 2022 Heritage Preservation Commission
Minutes

Action

ACTION REQUESTED:

Approve the April 12, 2022 Heritage Preservation Commission minutes.

INTRODUCTION:

ATTACHMENTS:

Minutes: April 12, 2022



Minutes
City of Edina, Minnesota
Heritage Preservation Commission
Tuesday, April 12, 2022

I. Call to Order

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

II. Roll Call

Answering roll call were Chair Schilling, Commissioners, Cundy, Hassenstab, Pollock, Knudsen, Lonnquist, Kmetz-Sheehy and student members Roy and Maheshwari.

Staff present: HPC Staff Liaison Emily Bodeker and Preservation Consultant Robert Vogel.

III. Approval of Meeting Agenda

Motion made by Pollock seconded by Lonnquist to approve the meeting agenda with the addition of item D, Annual Elections. All voted aye. The motion carried.

IV. Approval of Meeting Minutes

Motion made by Kmetz-Sheehy seconded by Knudsen to approve the March 8, 2022, meeting minutes. All voted aye. The motion carried.

V. Community Comment: None

VI. Reports/Recommendations

The Applicant for item A was not at the meeting yet, therefore the commission started with item B.

B. 2022 Edina Heritage Award

Motion made by Cundy seconded by Knudson to award the 2022 Edina Heritage Award to Town Hall Station, 4500 Valley View Drive. Commissioners Cundy, Hassenstab, Knudsen, Lonnquist, Kmetz-Sheehy, and Schilling voted aye. Commissioner Pollock voted nay. The motion carried.

A. COA: H-22-1, 4615 Moorland Avenue-Changes to a Street Facing Façade

Staff Liaison Bodeker introduced the COA to the Commission. The applicant, Jean Rehkamp Larson was in attendance to answer questions and present the project.

Motion Lonnquist seconded by Pollock to approve the COA with the amended elevations as presented at the meeting. All voted aye. The motion carried.

C. Proposed I-494 Improvements Draft Sec. 106 Programmatic Agreement

Consultant Vogel explained the Proposed I-494 Improvements Draft Sec. 106 Programmatic Agreement.

D. Annual Elections

Commissioner Pollock nominated Chair Schilling to remain as the Chair of the HPC. The motion was seconded by Commissioner Lonnquist. All voted aye. The motion carried.

Commissioner Lonnquist nominated Commissioner Nymo to continue to act as the Vice Chair of the HPC. The motion was seconded by Commissioner Pollock. All voted aye. The motion carried.

VII. Chair and Member Comments:

Commissioner Cundy discussed potential conditions for Certificate of Appropriateness projects.

Commissioners Lonnquist and Hassenstab updated the group on the Century Homes program work plan item.

VIII. Staff Comments:

The joint work session meeting with City Council is scheduled for June 21, 2022.

IX. Adjournment

Motion made by Hassenstab seconded by Cundy to adjourn the meeting at 8:35 pm. 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: May 10, 2022

Agenda Item #: VI.A.

To: Heritage Preservation Commission

Item Type:

Report and Recommendation

From: Emily Bodeker, Assistant City Planner

Item Activity:

Subject: COA: 3911 W. 50th Street, Edina Theater Sign

Action

ACTION REQUESTED:

Approve the certificate of appropriateness request as submitted.

INTRODUCTION:

ATTACHMENTS:

Applicant Submittal

Staff Report

Consultant Vogel Memo

Site Location Map

Existing Sign Photo



Edina Theatre Sign - Scope of Work
Edina Theatre 4
3911 W 50TH ST
EDINA, MN 55424

Our intent is to preserve the historic appearance of the Edina sign – there will be NO changes beyond what is listed below

Remove sign from the building

Clean sign, strip existing paint & residue, and prepare for repainting

Complete repainting of the sign for the following reasons:

- Give the sign a fresh look (more pleasing to the eye, brighter, and clean in appearance) and preserve the historic usage of colors Red & White. See attached photo for reference

Fix/replace electrical wiring inside/outside of sign

Replace existing lights with LEDs (same wattage as existing light bulbs) for the following reasons:

- LEDs are more environmentally friendly than fluorescent bulbs—disposal doesn't present an issue as they don't contain toxic materials
- LED lights have a long life expectancy. Unlike incandescent and halogen light bulbs that last significantly shorter (maximum lifespan of 2000 to 4000 hours), LED light bulbs can last up to 50,000 hours, with certain LED bulbs that can output light for up to 100,000 hours
- LED lights can help reduce energy consumption

Fix/replace neon as needed

Reinstall sign on the building

- Reattachment of the sign will return it to its current state (the way in which it's attached, positioning of the sign, etc.). To be certified by a structural engineer

Property

The real property and interests in such property located in the County of Hennepin, State of Minnesota and described as follows:

Common Address: 3911 West 50th Street

Legal Description

Parcel ID Number
1802824410052

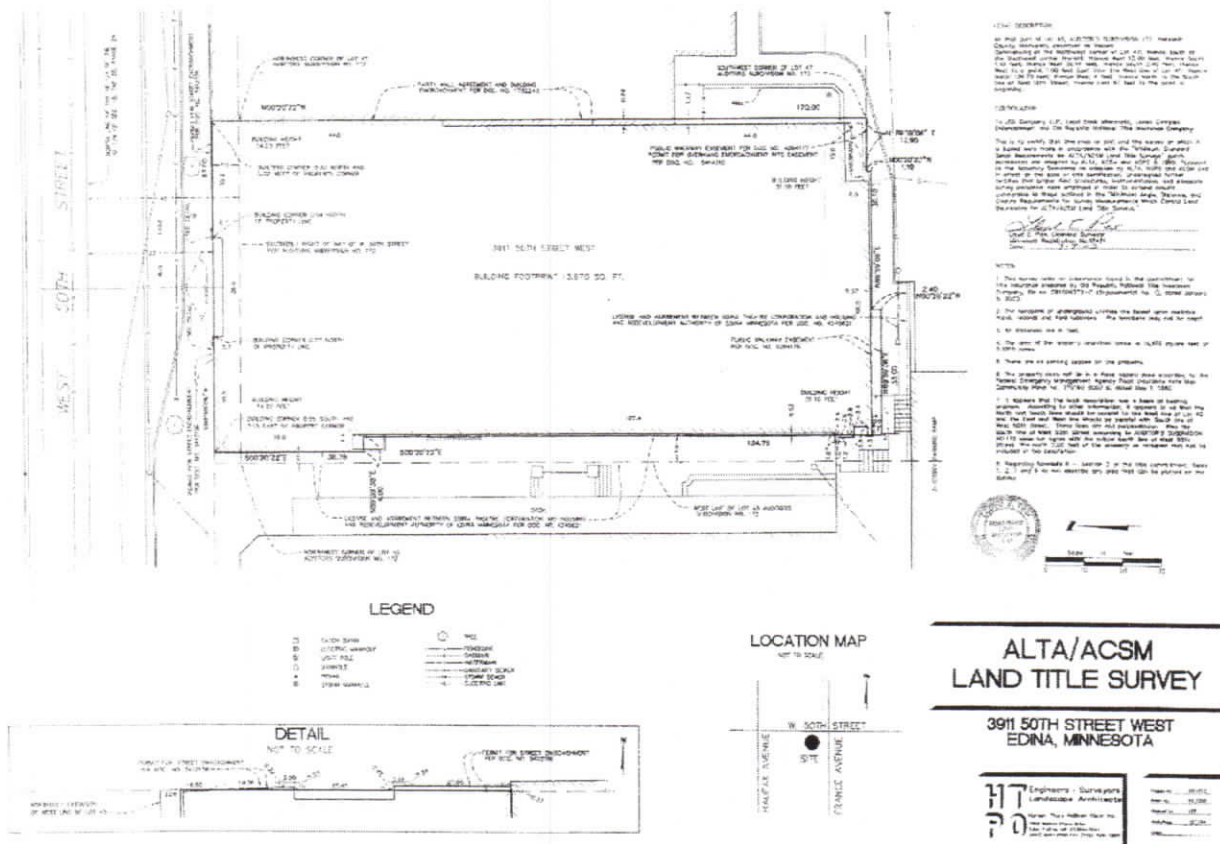


EXHIBIT B
SHOPPING CENTER
LEGAL DESCRIPTION

All that part of LOT 45, AUDITOR'S SUBDIVISION 172, Hennepin County, Minnesota, described as follows:

Commencing at the Northwest corner of Lot 47, thence South to the Southwest corner thereof; thence West 13.90 feet; thence South 1.10 feet; thence West 36.10 feet; thence South 2.40 feet; thence West to a point 7.00 feet East from the West line of Lot 45; thence North 134.75 feet; thence West 4 feet; thence North to the South line of West 50th Street; thence East 87 feet; thence South to beginning.

**EDINA THEATER SIGN
3911 W. 50TH STREET**

PLAN OF TREATMENT

The Edina Heritage Preservation Board uses the Secretary of the Interior's Standards for the Treatment of Historic Properties as the authoritative guide for its design review decisions. Within the framework of these standards, and in consultation with the property owner, the Board has adopted the following general and specific guidelines specially tailored to the preservation requirements of the Edina Theater sign:

- 1) The Edina Theater sign will be recognized as a work of public art that is important to the cultural life of the city as a whole.
- 2) The preferred preservation treatment is rehabilitation, defined as the process of maintaining the sign in a state of utility through repairs and minor alterations which make possible an efficient contemporary use while preserving those features which are significant to its historical and artistic values.
- 3) While the historical significance of the sign is related to its specific location at the site of the Edina Theater, the existing theater building is not a primary heritage preservation resource. However, in its present condition the theater building makes a positive contribution to the historic character of the sign; therefore, its historical value and preservation potential also needs to be recognized and respected.
- 4) The owner will be expected to apply measures to sustain the existing form, integrity, and material of the theater sign, including repair and stabilization work where necessary as well as ongoing maintenance. Repair and replacement of deteriorated features should be based on accurate duplications of the original, based on historical, pictorial, or physical evidence.
- 5) The distinguishing historical qualities and character of the sign (i.e., its height, shape, and lighting) should not be destroyed. The removal or alteration of any historic fabric or decorative detailing should be avoided whenever possible.
- 6) A reasonable effort shall be made to preserve the theater sign in place without altering its height and setback.
- 7) If the sign must give way to new development, it may be relocated to a new site with compatible surroundings where it can be preserved and rehabilitated.

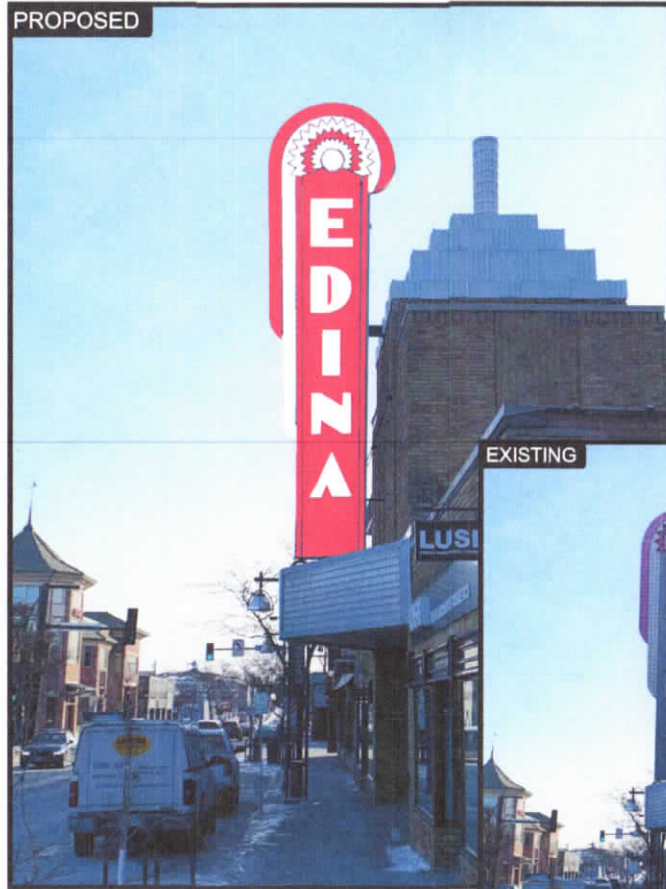


THE COLORS SHOWN IN THIS DRAWING ARE FOR ILLUSTRATION PURPOSES ONLY AND MAY NOT BE A TRUE REPRESENTATION OF ACTUAL COLORS - THE ELEVATION SHOWN IN THIS DRAWING ARE FOR ILLUSTRATION PURPOSES ONLY AND MAY NOT BE A TRUE REPRESENTATION OF ACTUAL SIZES

PROPOSED SIGNAGE:

REPAINT EXISTING MARQUEE SIGN AND REPLACE LIGHTING FIXTURES

PROPOSED

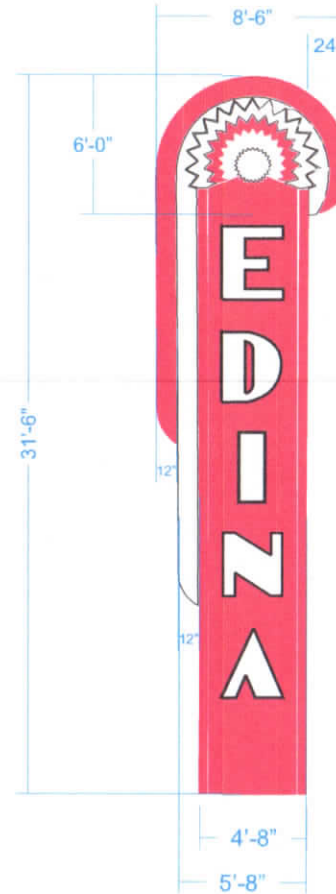


SIGN ELEVATION - UPDATE PAINT/LIGHTING
NTD

EXISTING



OPTION 1



COLORS

P1: PMS 2035 C

P2: WHITE

THIS DRAWING IS THE PROPERTY OF

schad-tracy
signs

325 MINNESOTA AVE. N.
P.O. BOX 387
ORONO, MN 55960
PHONE / 507-367-2631
FAX / 507-367-2633

1610 E. CLIFF RD.
BURNSVILLE, MN 55337
PHONE / 952-894-2421
FAX / 952-894-2748

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Client:
Edina Theater
Edina, MN

Date:
April 11, 2022

Drawing Number:
220263-01

Sales Person:
Rick Ballantyne

Scale:
3/16" = 1'-0"

Revisions:
DATE DESCRIPTION
1 00-00 NA
2 00-00 NA
3 00-00 NA
4 00-00 NA
5 00-00 NA
6 00-00 NA

Drawn by:
Austin Odom

CLIENT/LANDLORD APPROVAL
☐ APPROVED AS NOTED
☐ REVISE AND RESUBMIT
Signature: _____
Title: _____
Date: _____

SIGNATURE ABOVE ACKNOWLEDGES THAT ALL SPECIFICATIONS AND DIMENSIONS ON THESE DRAWINGS ARE UNDERSTOOD AND CORRECT.

THIS IS AN ORIGINAL DRAWING PROVIDED AS PART OF A PLANNED PROJECT AND IS NOT TO BE EXHIBITED, COPIED, OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF SCHAD TRACY SIGNS OR ITS AUTHORIZED AGENTS. ALL RIGHTS RESERVED.

PRIMARY ELECTRICAL POWER TO SIGN TO BE BY OTHERS. ALL POWER TO BE 120 VOLT UNLESS OTHERWISE STATED.

ELECTRICAL TO USE U.L. LISTED COMPONENTS AND SHALL MEET ALL N.E.C. STANDARDS
SIGN MUST BE GROUNDED IN COMPLIANCE WITH ARTICLE 800 OF THE NATIONAL ELECTRIC CODE.



USHIO

1.5W

U-LED™ LED S14



90%

Energy Saving

Indoor/Outdoor

No Mercury, UV
or IR

Dimmable



Brightness

150

lumens

Estimated
Energy Cost

\$0.18

per year



Date: May 10, 2022

To: Heritage Preservation Commission

From: Emily Bodeker, Assistant City Planner

Subject: Certificate of Appropriateness: 3911 W. 50th Street, Edina Theatre Sign

Information / Background:

The subject property, 3911th W 50th Street, is located on the south side of 50th Street W, west of the intersection of 50th Street West and France Avenue South and is the location of the historic Edina Theatre sign.

The Edina Theatre Sign that exists today is a reconstruction of the original 1934 sign that was destroyed by a tornado in 1981. The sign is made of steel and covered with sheet metal. In 2002, the Edina Heritage Preservation Board found that the reconstructed theater sign was the property's most historically significant architecturally significant architectural feature and determined it alone was eligible for landmark designation as a historical object.

The proposed COA request is for the removal of the sign from the building for rehabilitation, repainting of the sign, fix/replace electrical wiring inside and outside the sign, replace existing lights with LEDs (with the same wattage as existing lights), fix/replace neon as needed, and the reinstallation of the sign in the same location on the building.

Primary Issues:

The removal of the sign for rehabilitation and the conversion of the lighting to LED lighting is the reason a certificate of appropriateness is required. The applicant will remove the sign for rehabilitation but will be required to re-install the sign in the same location.

Preservation Consultant Robert Vogel's Comments:

I have reviewed the COA application submitted by Brainerd Entertainment (DBA Mann Theatres) for work on the historic sign at the Edina Theater, located at 3911 W. 50th Street. The heritage preservation resource

consists of the Edina Theater sign and marquee, which was designated an Edina Heritage Landmark in 2005. The primary heritage preservation resource is the lighted sign; for preservation planning purposes, the theater building is not considered historically significant. The original Art Deco style theater sign was installed when the theater was built in 1934; the sign that exists today dates from 1981 and is a replica of the original that was destroyed by a tornado.

The applicant proposes to repair the sign and convert the electrical lighting system incandescent bulbs to a LED system. The stated goal of the project is to preserve the historic appearance of the sign in accordance with the 2005 plan of treatment. The original paint colors and decorative elements of the sign will be refurbished and retained intact. Installation of the LED system will require replacement of the incandescent bulbs but should not substantially alter the structural integrity and physical appearance of the sign. It is my understanding that some or all of the renovation work will probably need to be performed off-site.

In my professional opinion, the proposed renovation work is consistent with the Secretary of the Interior's standards for the rehabilitation of historic properties. The alterations required for conversion to LED will require removal of some structural elements; however, once the sign is rehabilitated, the new lighting system will be appropriate to the historic sign and the surrounding neighborhood. I recommend approval of the COA with the following condition: that once renovation work is completed, the sign will be immediately returned to its original location at 3911 W. 50th Street and reinstalled with its form and historic character unimpaired.

Staff Recommendation & Findings:

Staff concurs with Consultant Vogel's evaluation of the proposed plans for the Edina Theatre sign at 3911 W 50th Street, 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 Edina Theatre plan of treatment.
- The proposed Certificate of Appropriateness meets the Secretary of the Interior's standards for rehabilitation.

MEMORANDUM

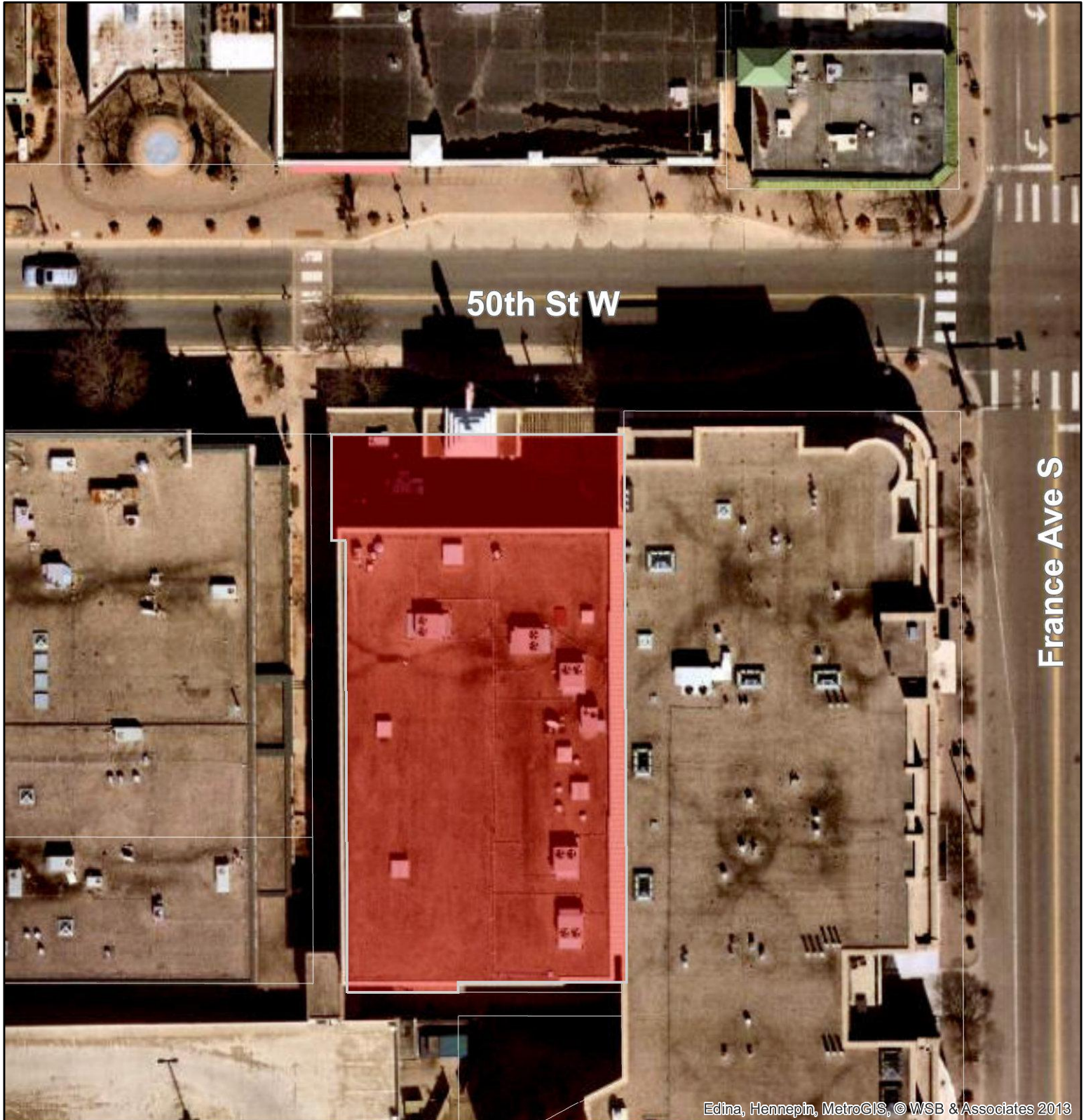
TO: Emily Bodeker, Assistant City Planner
FROM: Robert Vogel, Preservation Planning Consultant
DATE: May 2, 2022
SUBJECT: COA for Edina Theater Sign. 3911 W. 50th Street

I have reviewed the COA application submitted by Brainerd Entertainment (DBA Mann Theatres) for work on the historic sign at the Edina Theater, located at 3911 W. 50th Street. The heritage preservation resource consists of the Edina Theater sign and marquee, which was designated an Edina Heritage Landmark in 2005. The primary heritage preservation resource is the lighted sign; for preservation planning purposes, the theater building is not considered historically significant. The original Art Deco style theater sign was installed when the theater was built in 1934; the sign that exists today dates from 1981 and is a replica of the original that was destroyed by a tornado.

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3911 W 50th Street



1 in = 40 ft



The CITY of
EDINA



May 4, 2022

EDINBURGH

SPY BEHIND HOME PLATE
ECHO IN THE CANYON
LATE NIGHT
TONI MORRISON

LUSH FRE



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: May 10, 2022

Agenda Item #: VI.B.

To: Heritage Preservation Commission

Item Type:

Other

From: Emily Bodeker, Assistant City Planner

Item Activity:

Subject: 4909 Sunnyside Road Sketch Review

Discussion

ACTION REQUESTED:

Prior to filing a complete application (no application fee is required), an applicant may request to meet with the Heritage Preservation Commission (HPC) for an informal exchange when the HPC can review the basic concept of a proposed project and offer suggestions to a potential applicant. The purpose of this review is to provide assistance in resolving problems or meeting requirements if the potential applicant decides to proceed with the COA process. In this manner, the HPC may provide preliminary, non-binding guidance on the suitability of the project with a minimum burden of expense on a property owner. Such consultation shall bind neither the property owner nor the HPC, and statements made by HPC members shall not form a basis for invalidating any subsequent action taken. Materials presented for this discussion should include site plans, drawings, photographs or other sufficient information to allow for a meaningful understanding of the intended conceptual design. Sketch Plan Review does not require formal notice to neighboring properties but must take place only at regular (formal) meetings of the HPC.

INTRODUCTION:

ATTACHMENTS:

4909 Sunnyside Sketch Review Submittal

Consultant Vogel Sketch Memo

P/K



4909 Sunnyside Road - Sketch Review

4909 Sunnyside Road - Sketch Review



INTRODUCTION Historic Conditions



2007 - Google Street View



2011 - Google Street View



2018 - PKA.



INTRODUCTION Existing Conditions



VIEW FROM BACKYARD



VIEW FROM SOUTHWEST



VIEW FROM STREET



VIEW OF DRIVEWAY ENTRY PATH



VIEW OF SCREENED PORCH FROM BACKYARD



VIEW OF DOUBLE HUNG WINDOWS



DESIGN Precedent Projects in Portfolio



Country Club Tudor
Lars Peterssen while at Domain



Breezy Point Residence



Country Club Residence



Lafayette Retreat



Lake Country Estate



Lynnhurst Residence
Lars Peterssen while at Domain



Shady Lane Residence



Greenway Residence



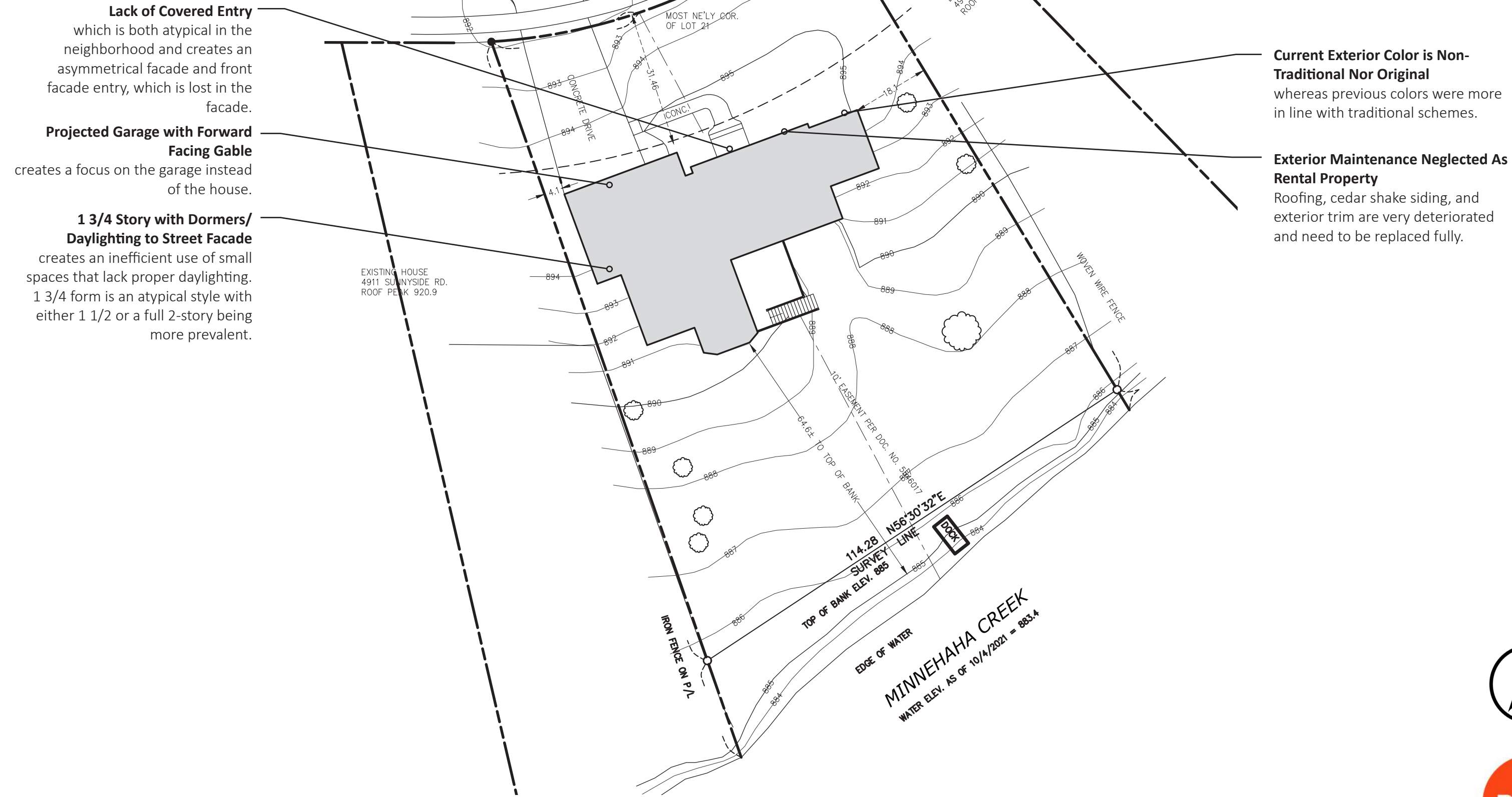
Arden Residence

4909 Sunnyside Road - Sketch Review

PKA. ARCHITECTURE
2919 JAMES AVENUE SOUTH
MINNEAPOLIS, MN 55408



DESIGN Existing Site Plan



4909 Sunnyside Road - Sketch Review



DESIGN Proposed Site Plan

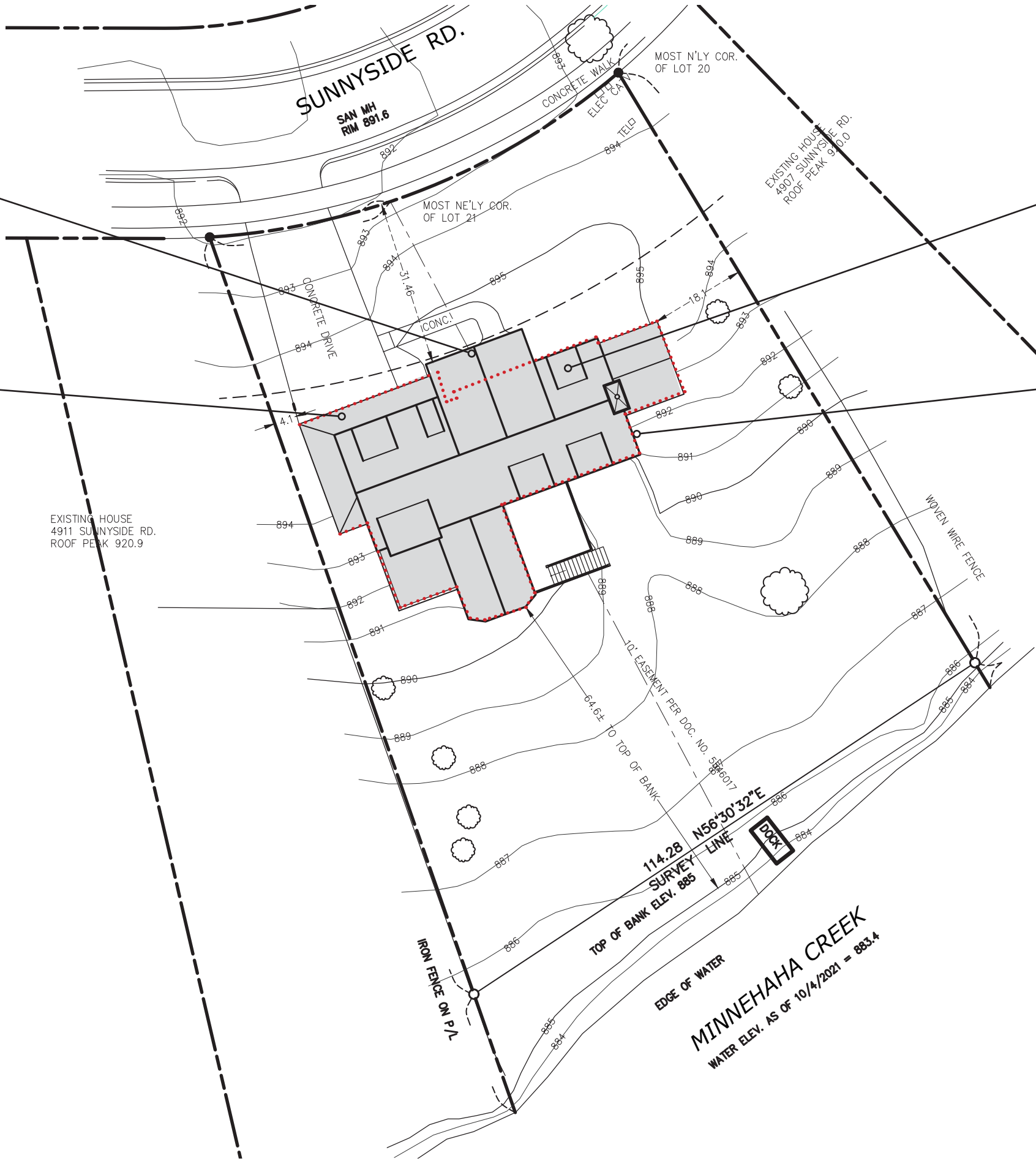
Front Covered Porch with Central Gable
provides friendlier street presence and neighborhood interaction with covered open porch. The front entry is highlighted over garage face.

Reduced Garage Presence
Shedding the garage roof from a forward facing gable, combined with the center gable and flanking screened porch allows the house to have a more symmetrical facade that is a hallmark of Cape Cod Colonial Revival homes.

Front Facing Dormers
provides traditional detailing where dormers stack above main level windows. It also allows proper daylighting and egress to upper level bedrooms.

New Shingle Siding with White Trim
highlights the cedar shingles and trim that will be more fitting within historical precedent, traditional color schemes, and the neighborhood as a whole.

4909 Sunnyside Road - Sketch Review

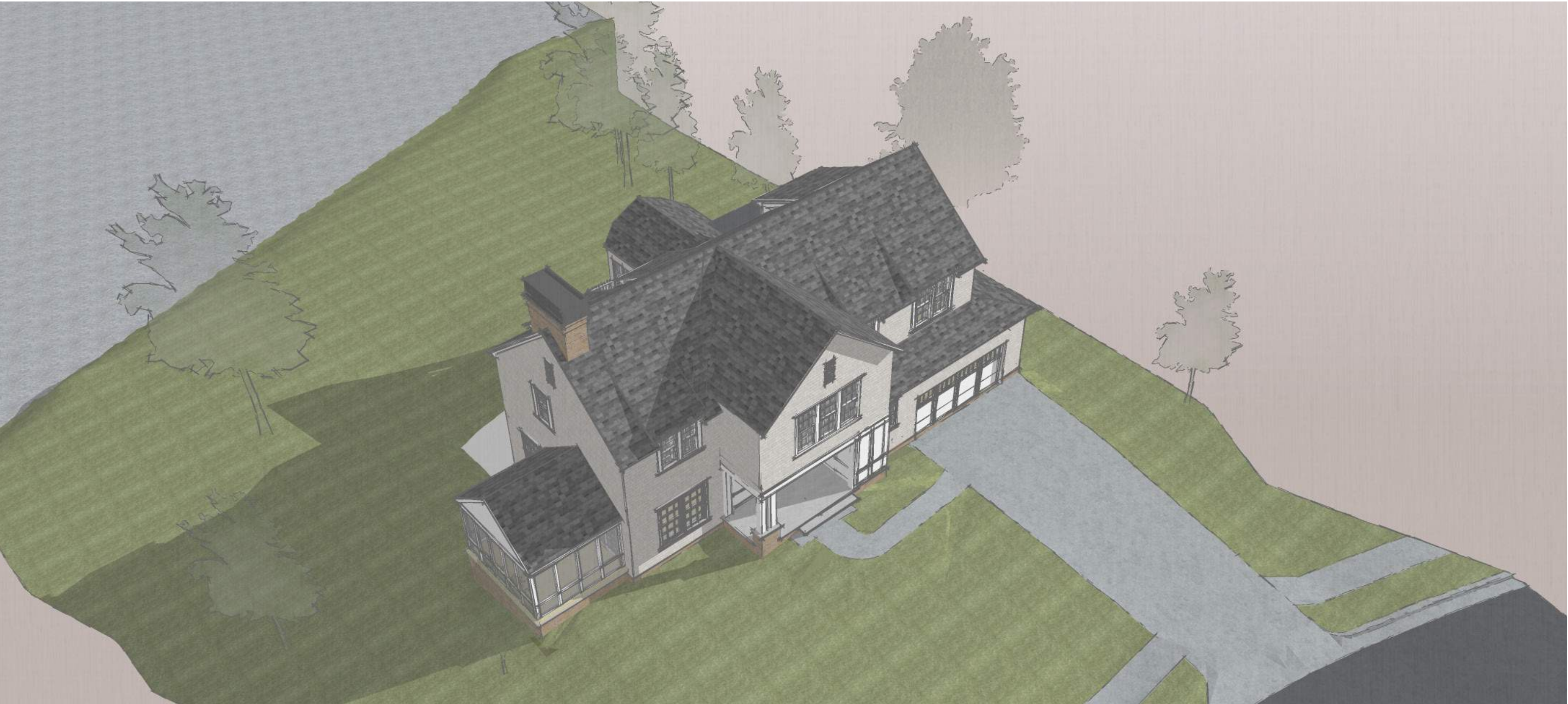














DESIGN South Elevation (Front)



Large Central Chimney and Fireplace

located to one end of the home, a classic feature of the Revival style.

Central Gable

provides balance, way-finding, and, symmetry to street facade.

Divided Lites and Double Hungs

match the Revival style

Second-Story Dormers

Front Porch Added
with match brick base detailing as original home

Asphalt Shingle Roof

Cedar Shingle Siding
similar to existing home and aligns with Revival style

White/Light Ptd Trim
matched Revival style

Garage Facade Reworked
so that it is secondary to front entry

Material Palette



Cedar Shake



Asphalt Shingle Roof



Existing Brick Veneer



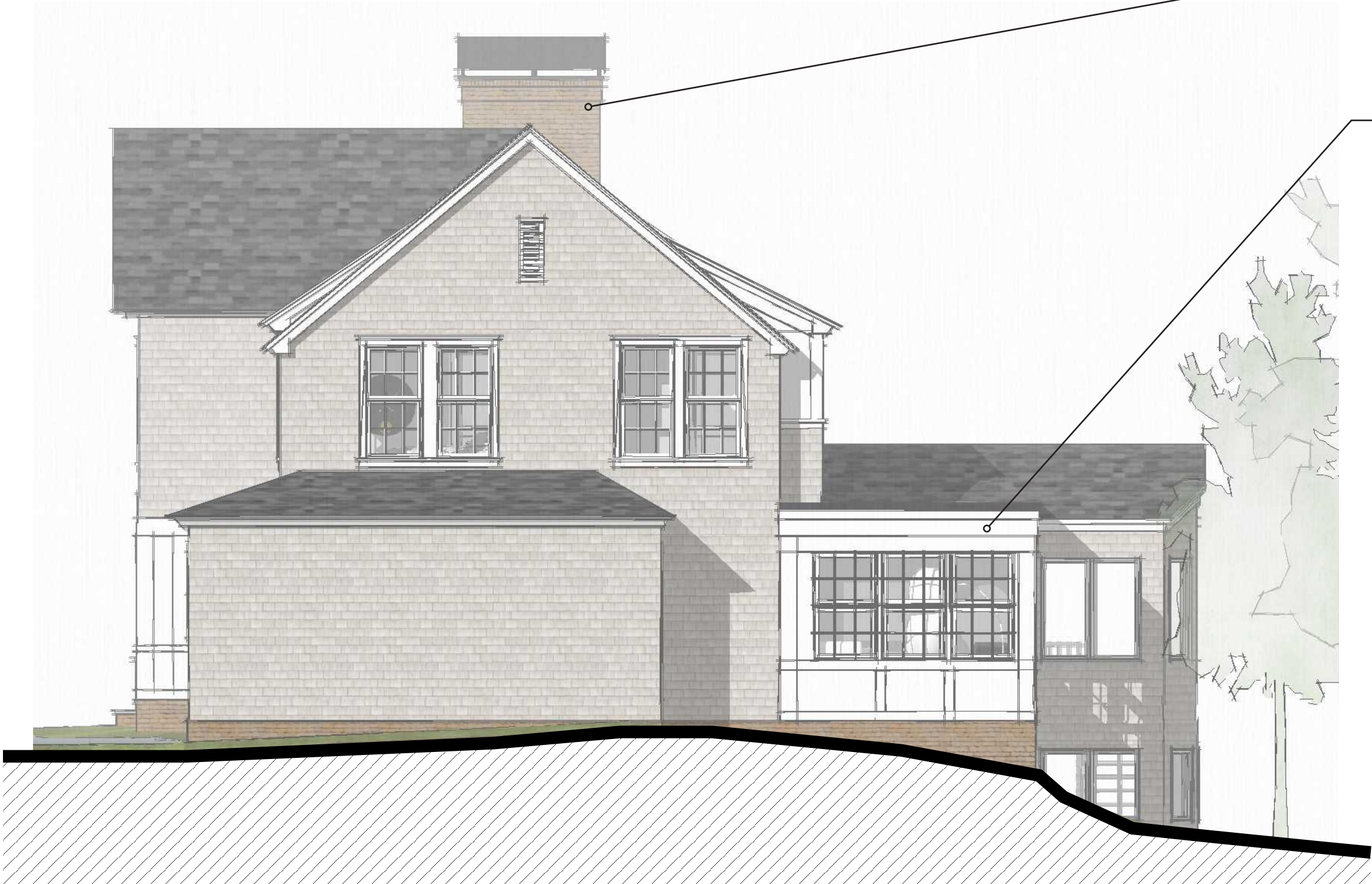
Painted Wood Paneling



Painted Windows



DESIGN East Elevation



Large Central Chimney and Fireplace
located to one end of the home, a classic feature of the Revival style.

Painted Wood Paneling
is a classic feature of the Revival style.

Material
Palette



Cedar Shake



Asphalt Shingle Roof



Existing Brick Veneer



Painted Wood Paneling



Painted Windows



DESIGN North Elevation (Pond)



- Dormer**
detail carried through to creek side of house
- Divided Lites and Double Hungs**
match the Revival style
- Existing Kitchen Addition**
to remain in Phase 1, but is slated to change to match more traditional language with a future phase currently in planning.
- Existing Deck**
to remain in Phase 1

Material Palette



Cedar Shake



Asphalt Shingle Roof



Existing Brick Veneer



Painted Wood Paneling



Painted Windows



DESIGN West Elevation



Front Porch Added
with matching brick base
detailing as original home

Material
Palette



Cedar Shake



Asphalt Shingle Roof



Existing Brick Veneer



Painted Wood Paneling



Painted Windows



ANALYSIS Exterior Walls Preserved

DEMOLITION CALCULATION

Area of building exterior above ground **to remain**: 3,048.4 SF (86.7%)

Area of building exterior above ground **to remain but altered**: 327.5 SF (9.3%)

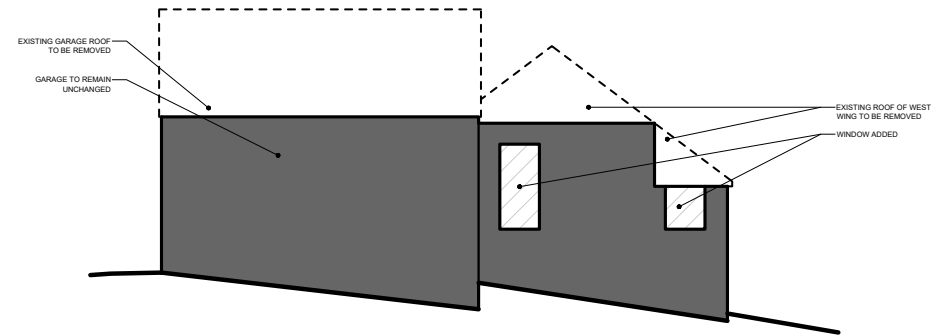
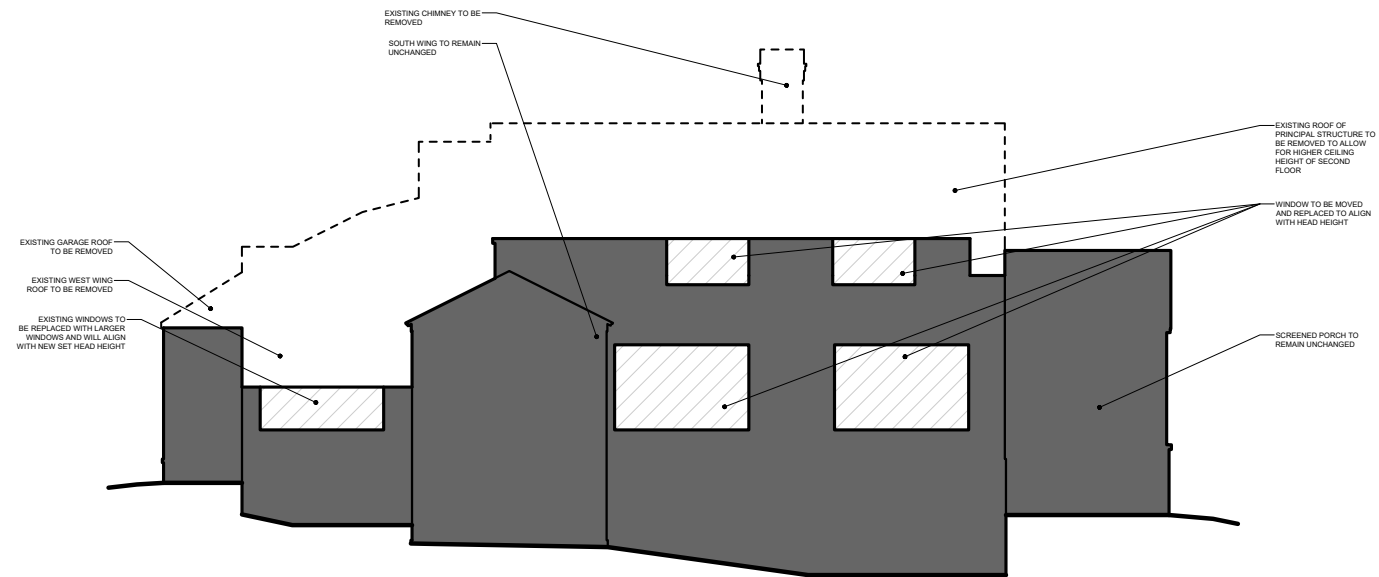
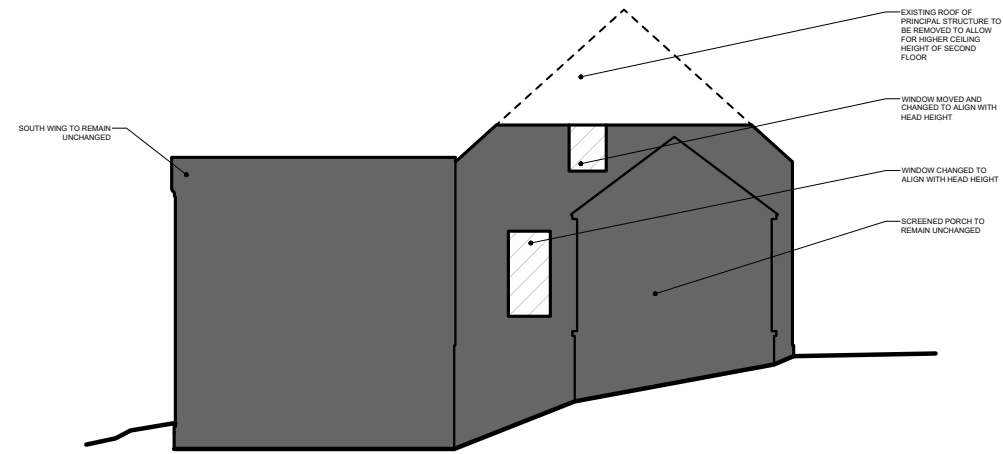
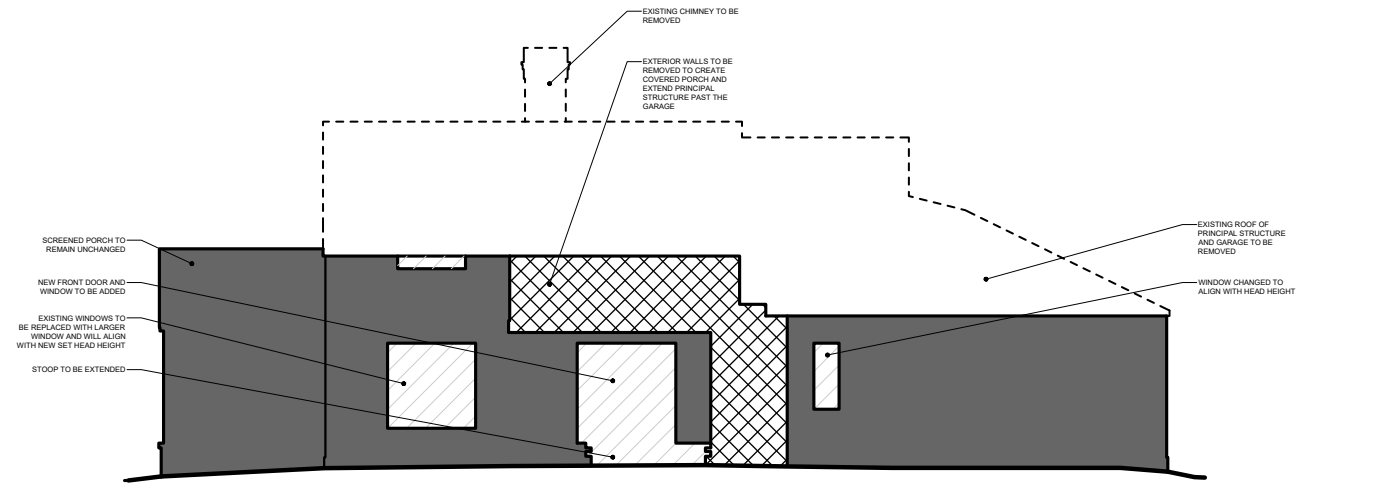
Area of building exterior above ground **to be removed**: 141.9 SF (4.0%)

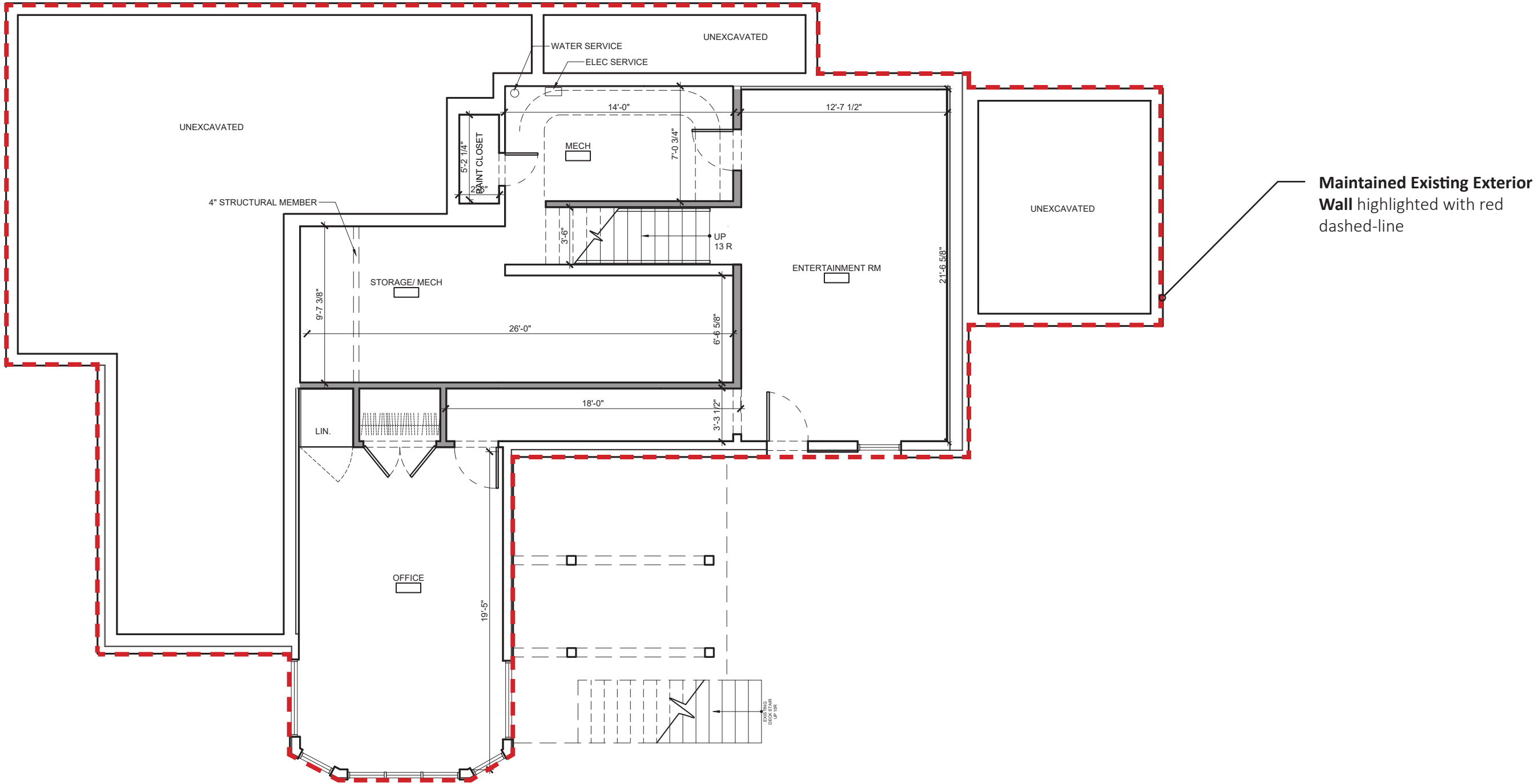
This drawing, diagramming the exterior wall surfaces of the building, is guided by the "Edina Historic Country Club District Plan of Treatment" section "Certificate of Appropriateness - Definitions, paragraph "Demolition."

Demolition - For purposes of design review and compliance with City Code, demolition shall mean the physical alternation of a building that requires a city permit and where:

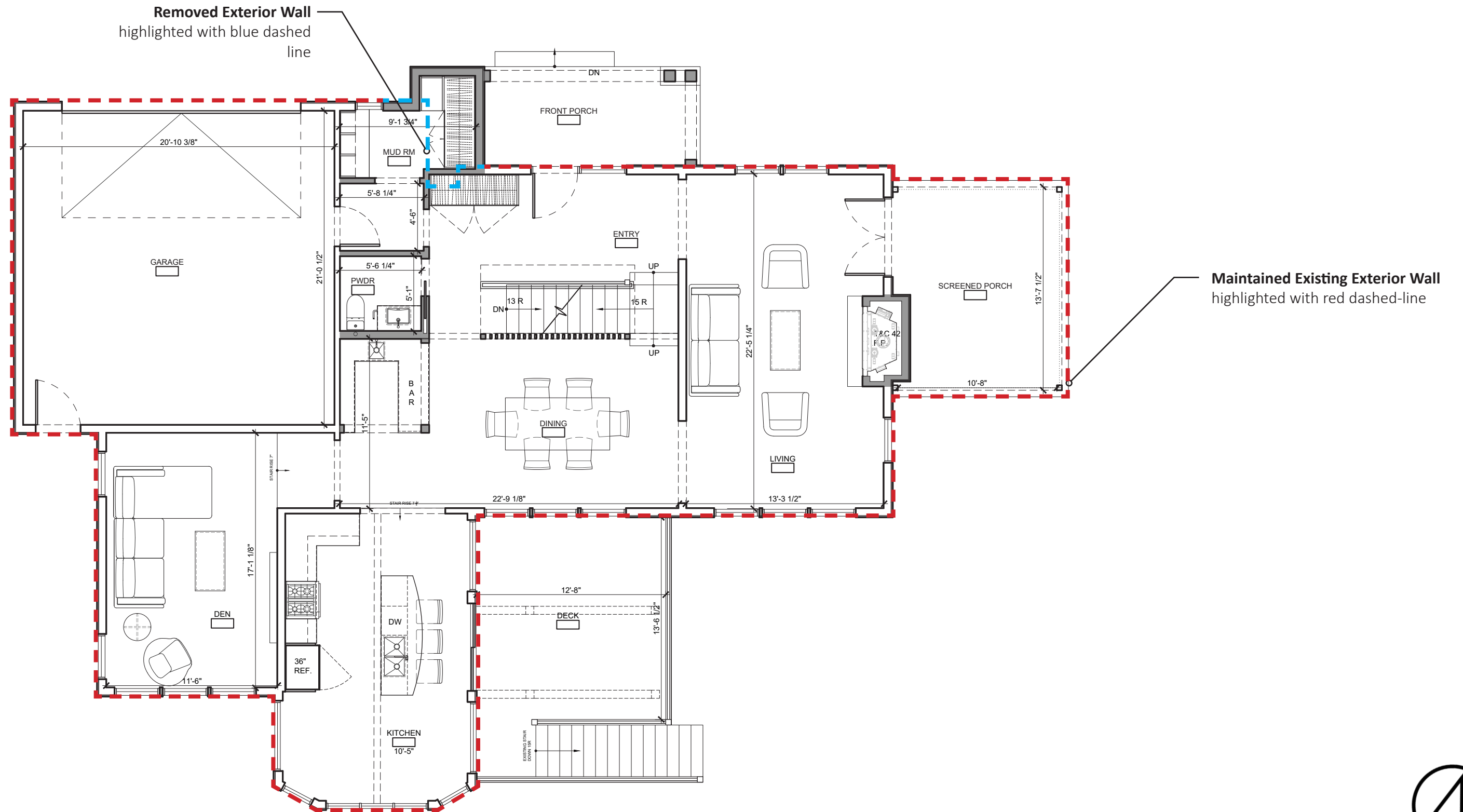
- a) 50% or more of the surface area of all exterior walls, in the aggregate, are removed; or
- b) 50% or more of the principal roof structure is removed
- c) A front porch, side porch, vestibule, dormer, chimney, attached garage, or porte-cochere is removed or destroyed.

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

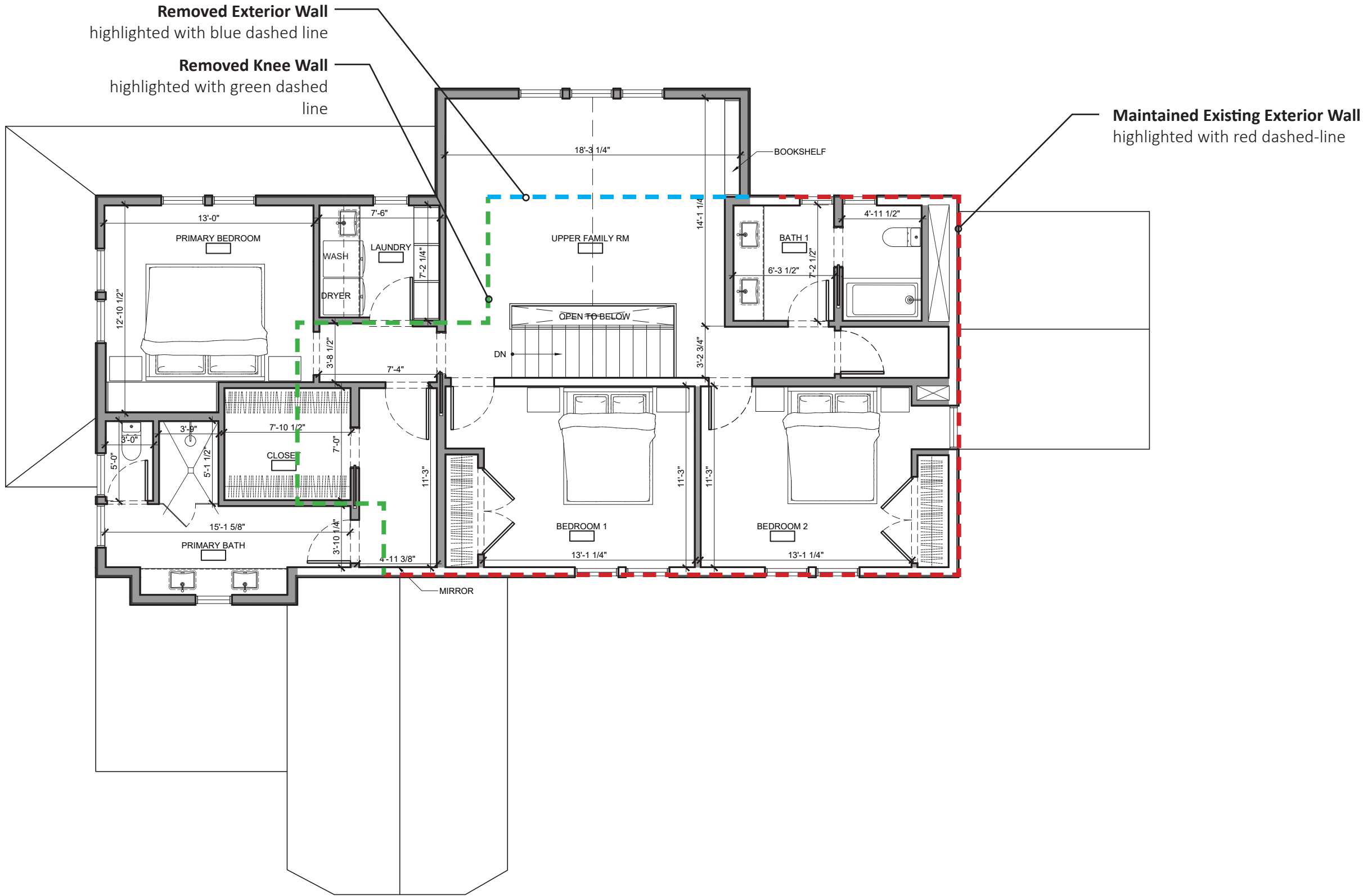




DESIGN Main Level Plan



DESIGN Upper Level Plan



THANK YOU



APPENDIX Precedents- Cape Cod Colonial Revival



4909 Sunnyside Road - Sketch Review



APPENDIX Local Precedents- COA

4519 Wooddale Avenue



2015 - Cape Cod Colonial Revival

4919 Arden Avenue



2019 - Cape Cod Colonial Revival

4920 Arden Avenue



2019 - American Colonial Revival with Cape Cod Colonial Revival Influence

4514 Bruce Avenue



2017 - Cape Cod Colonial Revival

4633 Bruce Avenue



2019 - Cape Cod Colonial Revival

4617 Edina Boulevard



2011 - Cape Cod Colonial Revival

4920 Sunnyside Road



2011 - Cape Cod Colonial Revival

4909 Sunnyside Road - Sketch Review



APPENDIX Precedents of Change

4501 Wooddale Avenue



1925 - Mediterranean



2003 - Tudor

4621 Wooddale Avenue



1928 - Pueblo



2004 - English Cottage

4512 Drexel Avenue



1925 - Mediterranean



2006 - English Cottage

4608 Casco Avenue



1977 - Modernistic



2016 - Mediterranean

4909 Sunnyside Road - Sketch Review



MEMORANDUM

TO: Emily Bodeker, Assistant City Planner
FROM: Robert Vogel, Preservation Planning Consultant
DATE: May 2, 2022
SUBJECT: Sketch Plan Review for 4909 Sunnyside

I have reviewed the plans submitted in relation to renovation of the existing house at 4909 Sunnyside Avenue in the Country Club District. The subject property is a one-and-one-half story residence built in 1940. At the time the district was nominated to the National Register of Historic Places, the house was categorized as an example of the “Cape Cod Colonial Revival” style. This mid-century modern house form is relatively rare in the Country Club District, where the earlier period revival styles (Colonial Revival, Tudor Revival and Spanish Eclectic) are prevalent. The house has been altered from its as-built appearance and does not qualify for individual designation as an Edina Heritage Landmark; it is considered a heritage preservation resource solely because it was constructed during the district’s period of historical significance (1924-1944).

The owner proposes to substantially alter the street-facing façade, including removal of the existing attached garage (which is not original) and construct additional second-floor living space. Homes with attached, street-facing garages are fairly common in the neighborhood, especially in relation to houses constructed after the mid-1930s—that is, after the developer stopped approving new house construction plans (Thorpe Bros. having delegated responsibility for enforcing the architectural controls in the restrictive covenants to the district’s homeowners association in 1934). Based on the plans presented, the new garage appears to be compatible with the property and should not have an adverse effect on the historic character of the streetscape.

The addition of second-floor living space will substantially alter the house’s street façade and remove some of its original Cape Cod detailing. However, most of the proposed alterations (e.g., the new front entry porch, dormers and windows) appear to be compatible with those found on nearby historic properties and the materials described in the plans presented are also common throughout the district. Perhaps most importantly, the shape of the main roof will be retained as well as the original exterior wall cladding material. In my opinion, the new two-story façade with its Post-Modernist detailing should make the house more architecturally compatible with the older homes in the neighborhood.

Finally, the proposed exterior modifications on the creek-side elevations will not be visible from the street. There is ample precedent for certifying this kind of new construction in Country Club, where the street facades constitute the primary architectural character defining features. Historically, Minnehaha Creek was not perceived as a significant aesthetic amenity for Country Club homeowners until after the Mill Pond was transformed by the Works Progress Administration (WPA) during the late 1930s.



CITY OF EDINA

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Date: May 10, 2022

Agenda Item #: VI.C.

To: Heritage Preservation Commission

Item Type:

Other

From: Emily Bodeker, Assistant City Planner

Item Activity:

Subject: Grange Hall and Cahill School Plan of Treatment
Document Review

Discussion

ACTION REQUESTED:

Reviewing existing plan of treatment documents is on the 2022 Heritage Preservation Commission work plan. The first plan of treatment documents that will be reviewed are the oldest, Grange Hall and Cahill School in Tupa Park.

The commission should review each plan of treatment and highlight any items that may be future work plan items.

INTRODUCTION:

Cahill School Plan of Treatment

Grange Hall Plan of Treatment

The links above are to the city's webpage for each landmark property. The page includes background on each property and the plan of treatment documents. The plan of treatment documents are located on the right hand side of the page.