

Agenda
Heritage Preservation Commission
City Of Edina, Minnesota
City Hall - Community Room

Tuesday, July 11, 2017
7:00 PM

- I. Call To Order
- II. Roll Call
- III. Approval Of Meeting Agenda
- IV. Approval Of Meeting Minutes
 - A. Heritage Preservation Commission Minutes: June 13, 2017
- 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. Certificate of Appropriateness: 4629 Casco Avenue
 - B. Summer Walking Tour - Edina Veterans Memorial and Wooddale Bridge in Utley Park
- VII. Correspondence And Petitions
- VIII. Chair And Member Comments
- IX. Staff Comments
- X. Adjournment

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



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: July 11, 2017

Agenda Item #: IV.A.

To: Heritage Preservation Commission

Item Type:

Minutes

From: Joyce Repya, Senior Planner

Item Activity:

Subject: Heritage Preservation Commission Minutes: June 13, 2017

Action

ACTION REQUESTED:

Approve the minutes from the June 13, 2017 Heritage Preservation Commission meeting.

INTRODUCTION:

ATTACHMENTS:

Heritage Preservation Commission Minutes: June 13, 2017



Minutes
City Of Edina, Minnesota
Heritage Preservation Commission
Edina City Hall
Tuesday, May 13, 2017 at 7:00 p.m.

I. Call To Order

Chair Birdman called the meeting to order at 7:05 p.m.

II. Roll Call

Answering roll call was Chair Birdman and members Moore, Kelly, Nymo, Blake, Mondry, and student member Peurzer. Absent were members Sussman, Loving, and student member Nemerov. Staff Liaison, Joyce Repya, and Preservation Consultant Robert Vogel were also in attendance.

III. Approval Of Meeting Agenda

Motion was made by Moore and seconded by Nymo to approve the meeting agenda. All voted aye. The Motion carried.

IV. Approval Of Meeting Minutes

Motion was made by Moore and seconded by Kelly to approve the minutes from the May 9, 2017 Heritage Preservation Commission meeting. All voted aye. The motion carried.

V. Community Comment: None

VI. Reports/Recommendations

A. Certificate of Appropriateness - 4608 Wooddale Avenue

Planner Repya explained that the Certificate of Appropriateness request entails removing the flat roof canopy at the front door and replacing it with a gable roof, shingled to match the house, and new columns. A new limestone cap is proposed for the existing entry stoop with bluestone provided on the landing and steps. She concluded that the proposal is compatible with the historic character of the house, and will be compatible with the size, scale, proportions, and materials of the house and will not have an adverse effect on surrounding homes or the neighborhood. Approval of the Certificate of Appropriateness request was recommended.

Motion was made by Moore and seconded by Nymo to approve the Certificate of Appropriateness request for changes to the front entry canopy subject to the plans presented. All voted aye. The motion carried.

B. Certificate of Appropriateness - 4505 Casco Avenue

Planner Repya explained that the owners of 4505 Casco Avenue are requesting a Certificate of Appropriateness to make changes to the front entry vestibule of their home. The plans involve replacing the exterior wall cladding with stucco to match the house, adding two arched niches next to a new custom front door, and replacing the flat roof with a hip style covered with clay tile to match the house. The existing vestibule is not original to the home, having been constructed in 1978.

Changes to the front stoop are also proposed that are not subject to the COA review.

The work proposed would be compatible with the historic character of the house and require minimal alteration of the existing structure. Furthermore, the changes will not have an adverse effect on surrounding homes or the neighborhood as a whole, thus approval of the COA request is recommended.

Motion was made by Kelly and seconded by Nymo to approve the Certificate of appropriateness request for changes to the front vestibule, subject to the plans presented. All voted aye. The motion carried.

C. 2018 Comp Plan Update - Preservation Goals and Policies

Consultant Robert Vogel provided the Commission with a draft document outlining the goals and policies recommended for inclusion in the 2018 Comprehensive Plan update. The recommendations were organized by six program areas:

1. Preservation Planning
2. Identification of Heritage Resources
3. Evaluation of Heritage Resources
4. Designation of Heritage Landmarks
5. Design Review and Compliance
6. Public Education and Outreach

Those goals/policies were adapted from the Heritage Preservation chapter of the 2008 Comprehensive Plan, but were reorganized to reflect the Secretary of the Interior's standards and guidelines for historic preservation, as well as current professional practices in heritage preservation planning.

Mr. Vogel pointed out that Edina's future heritage preservation plan should have a strong emphasis on education that includes policy makers, city staff and the public at large. It will be important to be forward thinking to identify what tangible things could be accomplished in the next 10 years or so. He added that heritage preservation provides a service to the community that should be made available to the constituents. He also pointed out that there should be a strong emphasis on nurturing relationships with other city boards and commissions.

The commission members commented that they were very pleased with the document Mr. Vogel presented; and agreed to come up with ideas for concrete and doable activities that the HPC could undertake during the new Comp Plan period. They also agreed to give thought to identifying potential heritage preservation stakeholders; and ways to bring those stakeholders together.

VII. Correspondence And Petitions: None

VIII. Chair And Member Comments

Member Nymo announced that Savory's Gardens, 5300 Whiting Avenue, the 2015 recipient of the Edina Heritage Award will be closing at the end of the summer. Commission members bemoaned the passing of Mrs. Savory and agreed that closing the nursery will be the end of an era.

IX. Staff Comments**Planner Repya provided the commission with the following updates:**

- HPC member, Peter Sussman will be leading a tour of Western Linden Hills, sponsored by the Linden Hills History Study Group. The tour will trace the Grimes Family's 1880's model community of Waveland and focus on the growth related to the 1905 street car extension along 44th Street to Morningside. The tour information has been shared with the 44th & France Small Area Committee.
- The annual State Historic Preservation Conference is scheduled for September 13 - 15, 2017 in Albert Lea, MN. As more information on the conference becomes available from the State Preservation Office, the Commission will be kept advised.

X. Adjournment: 8:00 p.m.

Respectfully submitted,

Joyce Repya



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: July 11, 2017

Agenda Item #: VI.A.

To: Heritage Preservation Commission

Item Type:
Report and Recommendation

From: Joyce Repya, Senior Planner

Item Activity:

Subject: Certificate of Appropriateness: 4629 Casco Avenue

Action

ACTION REQUESTED:

Approve the requested Certificate of Appropriateness for a new detached garage.

INTRODUCTION:

The Certificate of Appropriateness request entails removing an existing 318 square foot garage located in the center of the rear yard, and replacing it with a 528 square foot garage in the north east corner of the yard.

The proposed work is compatible with the historic character of the 1928 Tudor Revival home, complies with the guidelines for detached garages outlined in the Country Club District's plan of treatment.

ATTACHMENTS:

4629 Casco Ave. - Staff Report, Applicant Narrative & Photo

4629 Casco Ave. - Proposed Garage Plans

STAFF REPORT



Date: July 11, 2017

To: Heritage Preservation Commission

From: Joyce Repya, Senior Planner

Subject: Certificate of Appropriateness: 4629 Casco Avenue for a new detached garage

Information / Background:

The Certificate of Appropriateness request entails demolition of the existing 318 square foot detached garage located in the center of the rear yard; and construction of a new garage in the north east corner of the yard.

The home, built in 1928 is a Tudor Revival style clad with brick. The existing garage is situated in the middle of the rear yard severely limiting the usable outdoor living space.

The proposed 2-car detached garage measuring approximately 22' x 24' (for a total of 528 sq.ft. in area) situated 3.5 feet from the north and east property lines will provide not only improved access and storage space for the homeowners, but also a more useable rear yard. The garage will be accessed from the existing driveway on the north side of the property.

Primary Issues:

Plans for the proposed garage demonstrate a structure with heights of 18' to the peak", 13'5" to the mid-point of the gable; and 9'1" to the eave line - all in keeping with the plan of treatment guidelines. The cladding material is proposed to be cedar shake siding with brick on the lower portion of the west (front) elevation to match the house. A roof pitch of 8/12 is shown, and asphalt shingles are proposed to match the roof of the house.

Attention to detail is provided on the west (front) with carriage style access doors/windows above; the north (side) with a window and gable vent; and the south (side) with a service door, window and gable vent. The east wall does not include additional architectural detailing because it abuts a fence, tree line and the detached garage for the abutting property to the rear.

Preservation Consultant Robert Vogel's Comments:

The subject home has been classified as not individually eligible for heritage landmark designation; nevertheless, it contributes to the historic significance and integrity of the Country Club District and is therefore considered a heritage preservation resource. The owner proposes to demolish the existing detached garage and replace it with a new detached two-car garage.

The proposed new construction meets the design guidelines and dimensional standards contained in the district plan of treatment. The existing detached garage is not an important heritage resource and its removal will have minimal impact on the historic preservation value of the house or the district as a whole. Based on the plans presented with the COA application, the design of the new garage appears to be

compatible in size, scale, proportions, and architectural character of the house. It also appears to meet the relevant dimensional standards for detached garages. Therefore, I recommend approval of the COA subject to the plans presented and a year built plaque installed on the exterior of the structure.

Staff Recommendation & Findings:

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

Findings supporting the recommendation include:

- The plans provided with subject request clearly illustrate the scale and scope of the proposed projects.
- The proposed detached garage is consistent in size, scale, massing, and material with other new detached garages approved through the COA process in the District.
- The proposed garage would not detract with the historic character of the house.
- The information provided supporting the subject Certificate of Appropriateness meets the requirements of the Zoning Ordinance and the Country Club District Plan of Treatment.

Conditions for approval:

- The plans presented and
- Placement of a year built plaque on the exterior of the new detached garage.

Deadline for City Action: August 8, 2017

June 16, 2017

City of Edina Heritage Preservation Board
C/O Planning Department
4801 W. 50th Street
Edina, MN 55424

To Whom it May Concern:

We currently reside at 4629 Casco Ave, and wish to replace our existing detached garage with a new structure that is better suited to parking our cars in the new garage as well as allowing for some storage inside the garage. In addition, we'd like to relocate the garage on our property both for ease of access as well as to provide addition yard space for the family.

Here are some of the key points of how it complements our home, and fits well into the neighborhood:

- A two car garage with roof lines similar to the existing house.
- It retains the historic character of the property, building upon the look of the existing house.
- It is comparable in size and height to garages on neighboring properties
- It is located subordinate to the house – to the rear and left, and facing the street
- It if finished to match the traditional materials and exterior finishes of our existing house:
 - Cedar side wall shingles
 - Reuse brick from previous house remodel on the front wall of new garage to preserve historic look
 - Asphalt shingles
 - Same window manufacturer
 - Prefinished garage doors
- Three sides of the building include doors or windows and other architectural detail. The back side is facing the property line, which includes a tree line and fence. It will not be very visible to neighboring properties.
- The new garage and driveway fits well within hardcover requirements

This building will be an asset to our property, as well as to the entire neighborhood. We look forward to getting started on this project this summer and complete before winter.

Thank you,

Michael Huberty

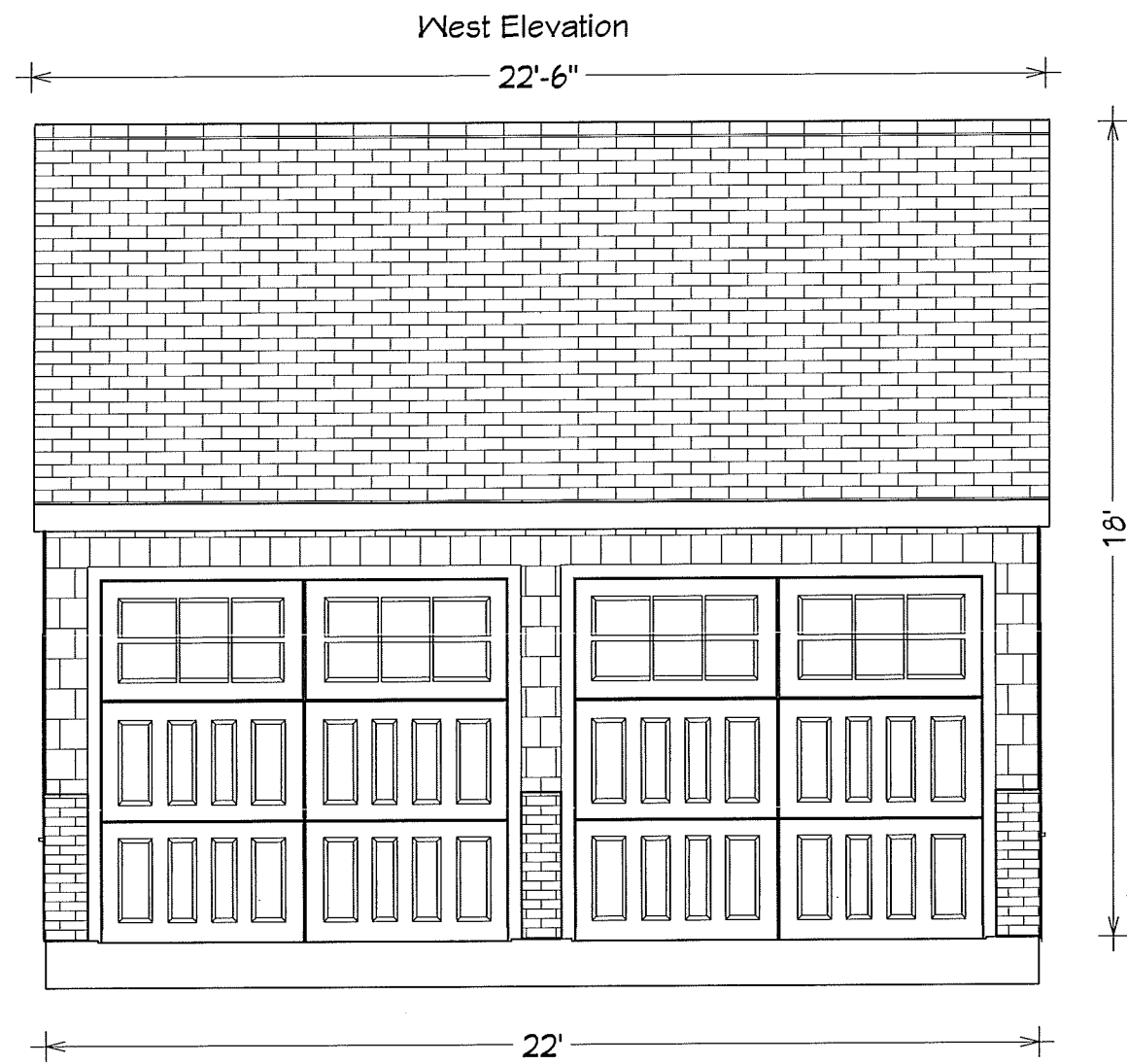


Sherry Hohamm

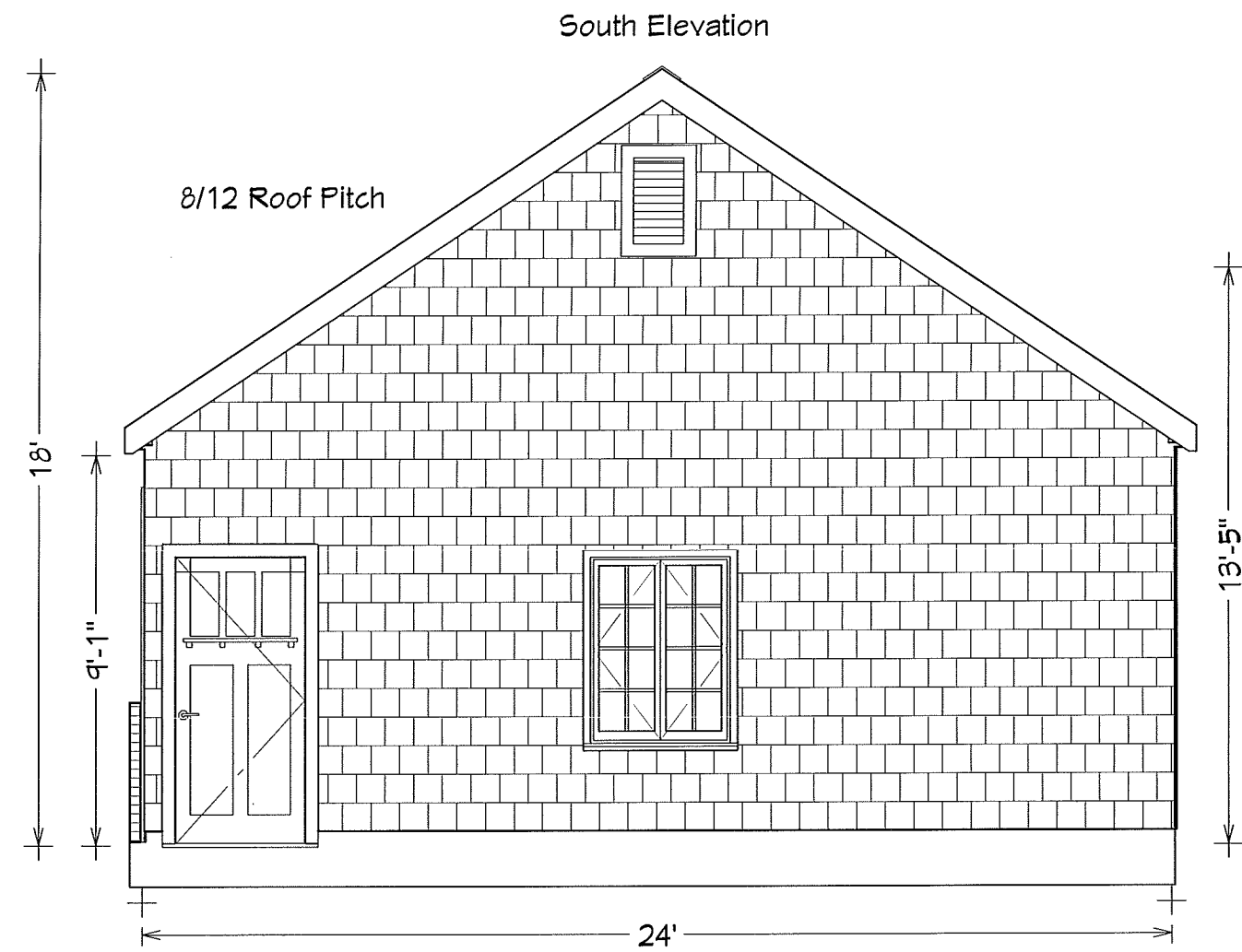




4629 Casco Ave.

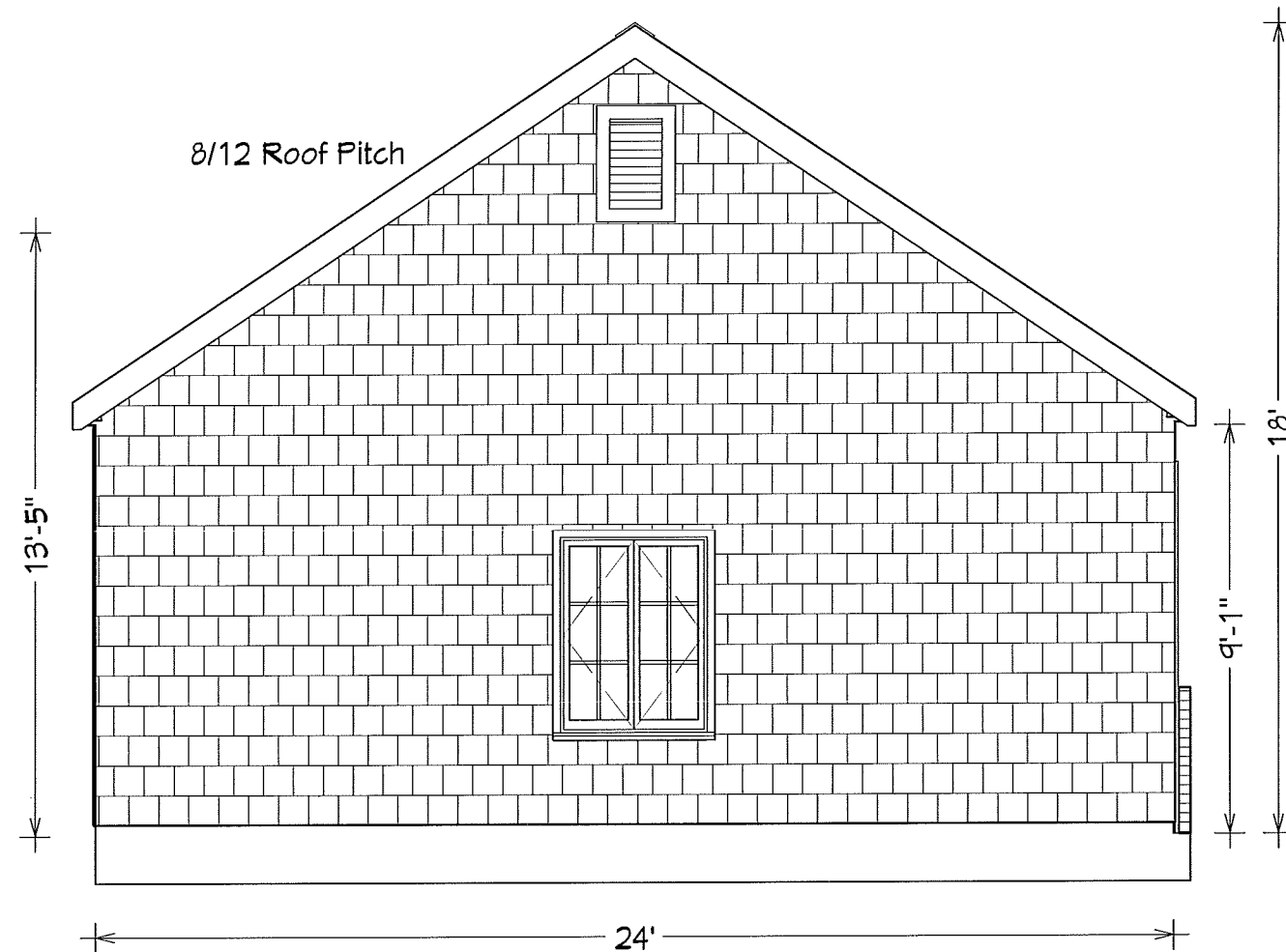


Huberty Detached Garage
4629 Casco Ave
Drawing Scale 1/4" = 1'

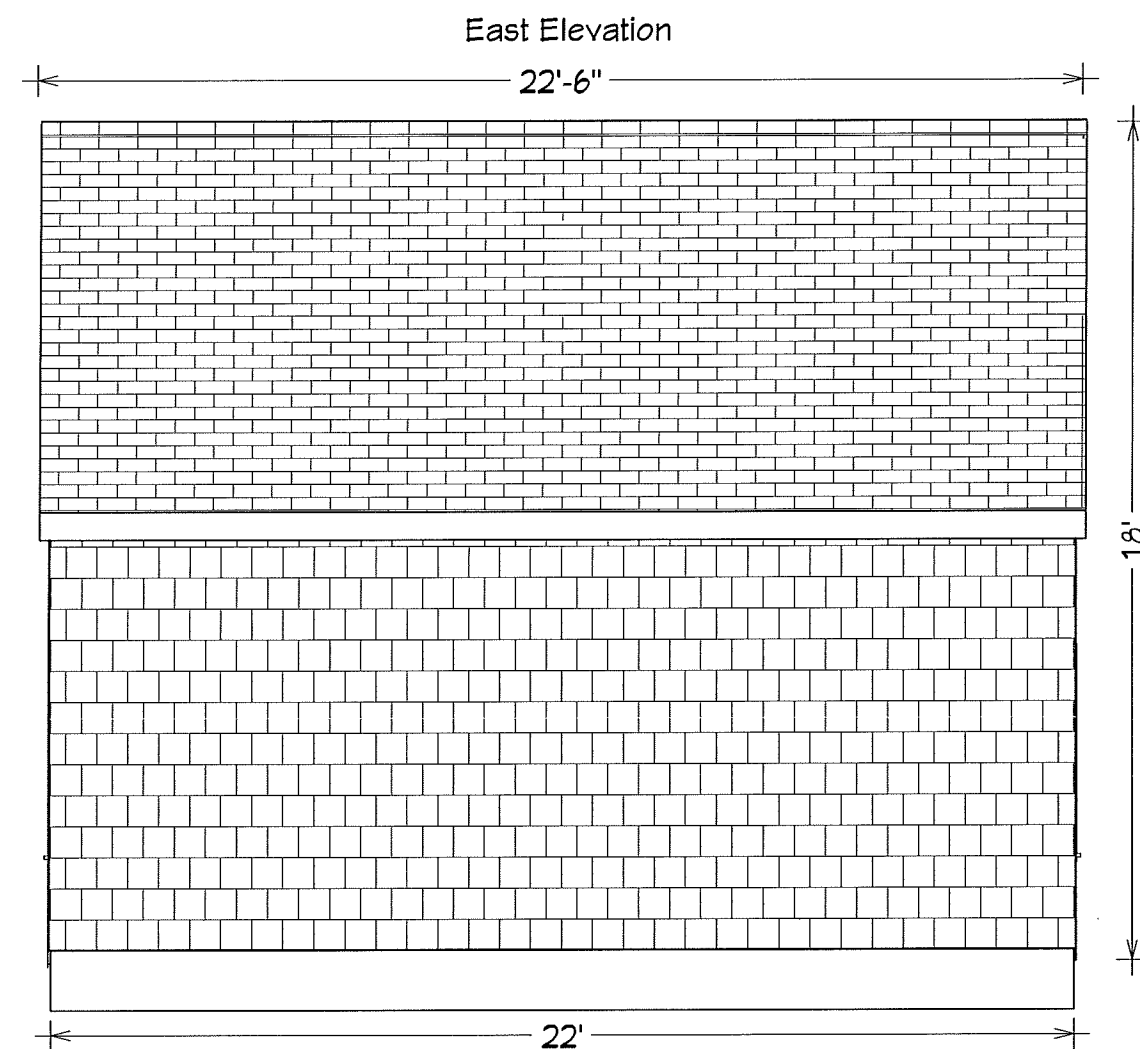


Huberty Detached Garage
4629 Casco Ave
Drawing Scale: 1/4" = 1'

North Elevation



Huberty Detached Garage
4629 Casco Ave
Drawing Scale 1/4"=1'

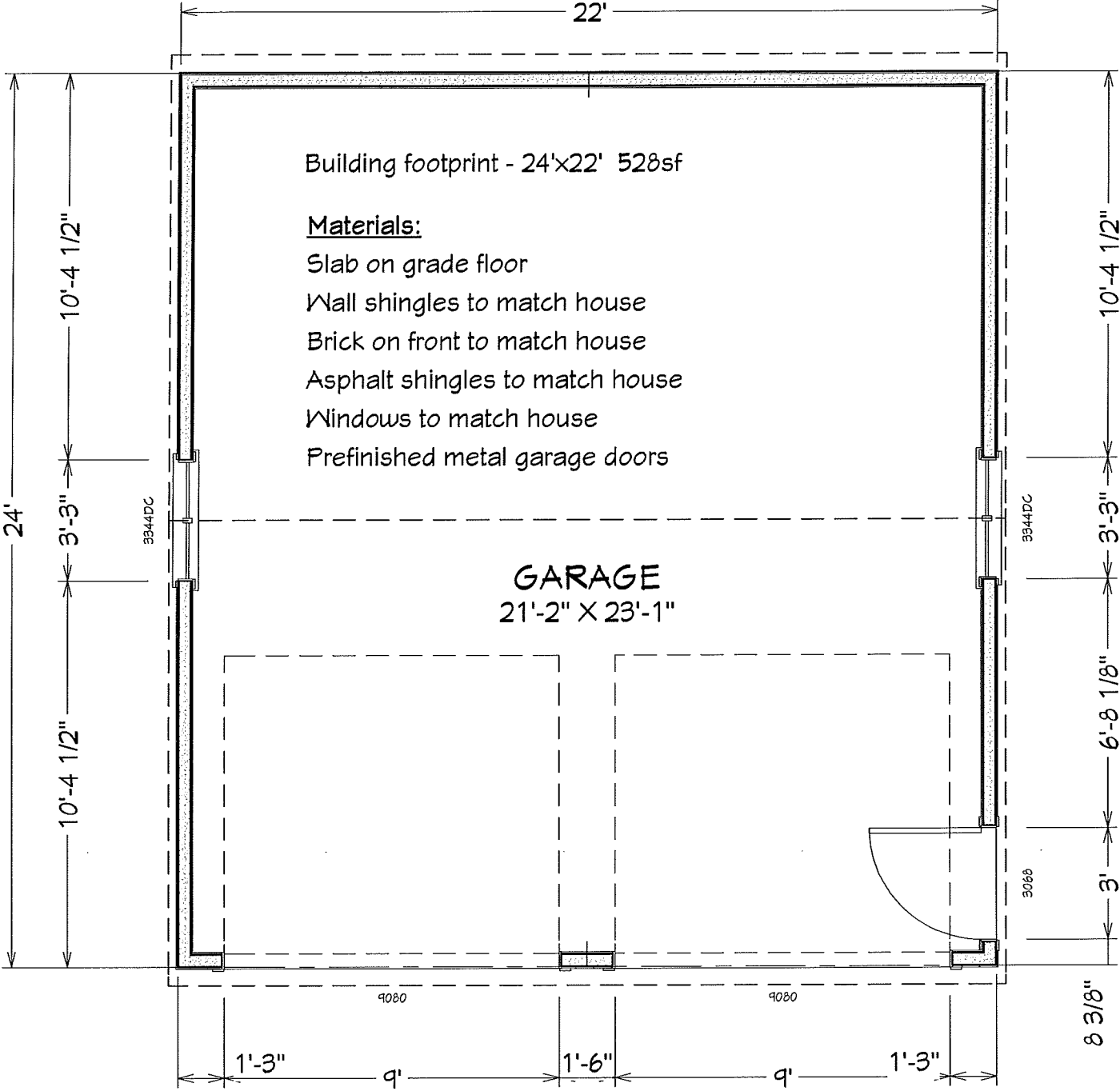


Huberty Detached Garage
4629 Casco Ave
Drawing Scale: 1/4" = 1'

Huberty Detached Garage

4629 Casco Ave

Drawing Scale: 1/4" = 1'



Frontier Structures, LLC
6955 Baker Ave NW
Buffalo, MN 55313
(612) 616-2252
www.frontierstructures.com

EXISTING CONDITION SURVEY WITH PROPOSED GARAGE:
FRONTIER STRUCTURES

LEGEND

	Power Pole
	Fence
	Stone Retaining Wall
	Existing Elevation
	Top of Wall Elevation
	Proposed Elevation
	Existing Contour
	Found Iron Monument
	Set Iron Monument
	Inscribed R.L.S 15230

EXISTING LOT COVERAGE CALCULATION:

Lot Area = 6554 SF

COVERAGE:

House = 1114 SF
Garage = 318 SF
Brick Stoop = 79 SF

ALLOWANCES:

Stoop = -50 SF

Total = 1461 SF
= 21.9%

PROPOSED LOT COVERAGE CALCULATION:

Lot Area = 6554 SF

COVERAGE:

House = 1114 SF
Garage = 528 SF
Brick Stoop = 79 SF

ALLOWANCES:

Stoop = -50 SF

Total = 1671 SF
= 25.5%

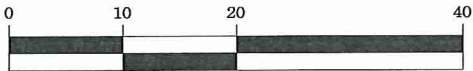
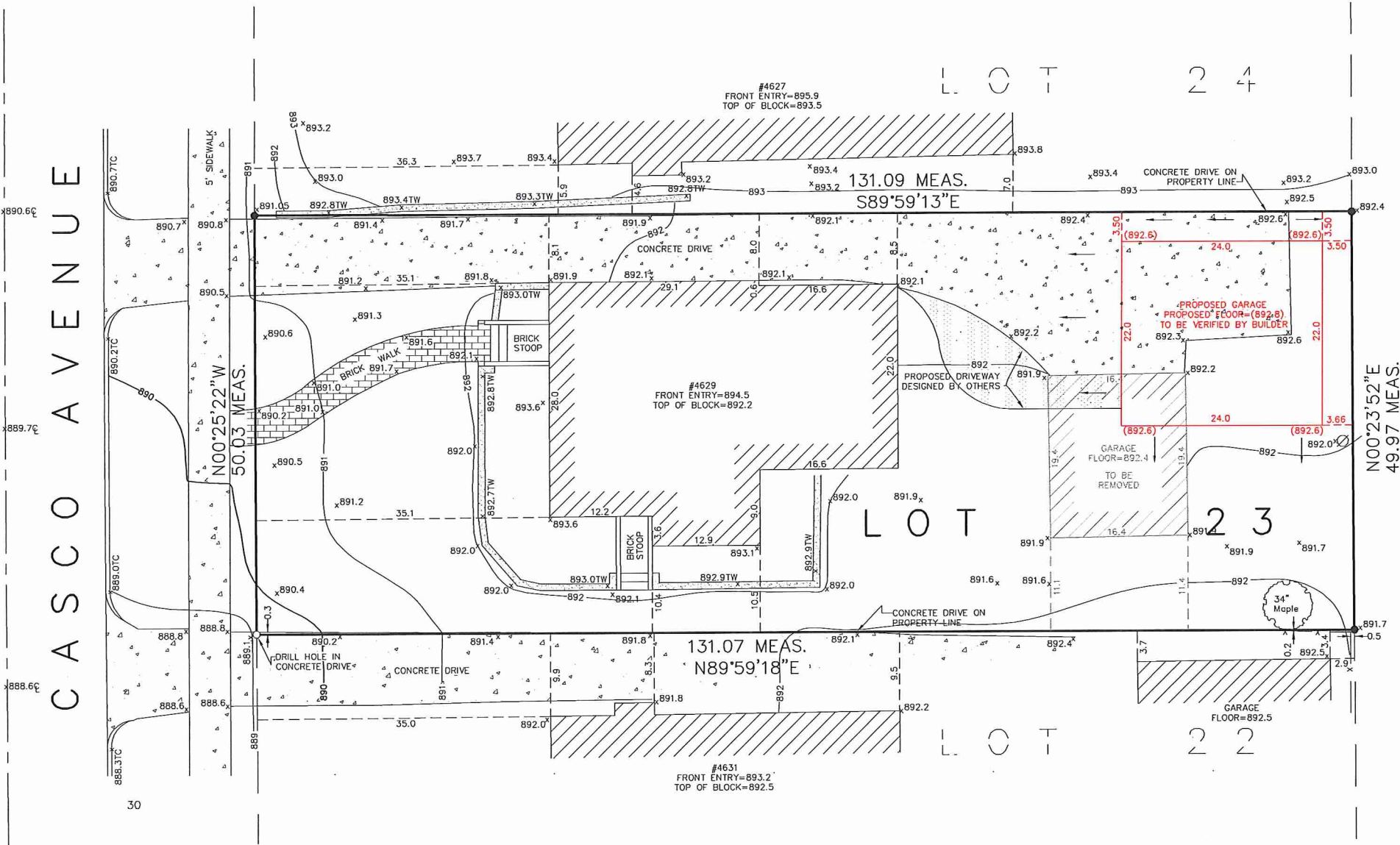
30% Maximum Allowable Lot Coverage

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.



SCALE IN FEET

JOB NO. 111-17	SCALE 1" = 10'	REVISIONS		SITE ADDRESS 4629 Casco Ave. Edina, MN PROPERTY DESCRIPTION Lot 23, Block 9 Country Club District Fairway Section, Hennepin County, MN BENCHMARK T.N.H. E Side of Casco Ave. at #4610. Elevation = 889.18.	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: 06-23-2017 WOODROW A. BROWN, R.L.S. MN REG 15230
BOOK/PAGE 149/40	DRAWN GUS	DATE	REMARKS		
SHEET 1 of 1	REFERENCE 238-13	06-23-2017	Move Garage to 3.50' Setback		



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



CITY OF EDINA

4801 West 50th Street

Edina, MN 55424

www.edinamn.gov

Date: July 11, 2017

Agenda Item #: VI.B.

To: Heritage Preservation Commission

Item Type:

Other

From: Joyce Repya, Senior Planner

Item Activity:

Subject: Summer Walking Tour - Edina Veterans Memorial and
Wooddale Bridge in Utley Park

Information

ACTION REQUESTED:

Enjoy the annual summer walking tour from City Hall to Utley Park, home of the Edina's Veterans Memorial and the historic Wooddale Bridge (the most recently designated Edina Heritage Landmark site).

INTRODUCTION:

Utley Park is located at 4521 W. 50th Street

ATTACHMENTS:

Photo - Edina's Veterans Memorial in Utley Park



Utley Park

Edina Veterans Memorial