



EDINA MINNESOTA

Heritage Preservation Commission Meeting Agenda

April 14, 2026, 7:00 PM

Edina City Hall, Community Room, 4801 W. 50th St.



Accessibility Support:

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 at least 72 hours in advance of the meeting.

1. Call to Order

2. Roll Call

3. Approval of Meeting Agenda

4. Approval of Meeting Minutes

4.1. January 12, 2026 and March 30, 2026 HPC Minutes

5. Community Comment

During "Community Comment," the Board/Commission will invite residents to share issues or concerns that are not scheduled for a future public hearing. Items that are on tonight's agenda may not be addressed during Community Comment. 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. 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.

6. Reports/Recommendations

6.1. COA- 4518 Arden Avenue

6.2. COA-4907 Arden Avenue

6.3. Election of Officers

6.4. 2026 Edina Heritage Award

7. Chair and Member Comments

8. Staff Comments

9. Adjournment



Item Number: 4.1

Department:

Item Activity: Action

Prepared By: Emily Dalrymple, Assistant City Planner

Item Title: January 12, 2026 and March 30, 2026 HPC Minutes

Action Requested:

Approve the January 12 and March 30, 2026, HPC minutes.

Information/Background:

None.

Supporting Documentation:

Documents marked with "Board Portal" do not meet [ADA Web Content Accessibility Guidelines \(URL\)](#) and are not included in the public packet. To request a board portal document, please [submit a data request \(URL\)](#).

1. March 30, 2026 HPC Minutes
2. January 12, 2026 HPC Minutes

Special Heritage Preservation Commission Meeting

Agenda March 30, 2026, 7:00 PM

Mayors Conference Room, 4801 W. 50th St.



1. Call to Order

2. Roll Call-Welcome New Members

Members Present: Amber Koch, Phil Baker, Devon Nickels (7:03), Kaelie Breiter (7:02), Brad Olson, Shawn Jarvinen (7:05), Katie Pope, Kris Waggoner, Theresa Farrell-Strauss

Members Absent: Student Commissioners Matthew Weiby and Olivia Duplessis

Staff Present: Emily Dalrymple & Consultant Elizabeth Gales

3. Approval of Meeting Agenda

Commissioner Farrell-Strauss made a motion to Approve. Motion seconded by Commissioner Waggoner.

Ayes: Amber Koch, Phil Baker, Devon Nickels, Kaelie Breiter, Brad Olson, Shawn Jarvinen, Katie Pope, Kris Waggoner, Theresa Farrell-Strauss

Nays: None

Motion Passed

4. Reports/Recommendations

4.1. COA, H-26-1 4530 Arden Avenue

Commissioner Olson made a motion to Approve the certificate of appropriateness request for changes to the street facing façade at 4530 Arden Avenue based on the findings and with the conditions outlined in the staff report. Motion seconded by Commissioner Jarvinen.

- **Findings:**
 - **The proposed project will not alter major character defining features of the home.**
 - **The proposed changes meet the Secretary of the Interior's Standards of Rehabilitation and the Country Club Plan of Treatment.**
- **Conditions:**
 - **Any changes to the approved elevations or materials will need to be submitted to staff for review.**

Ayes: Amber Koch, Phil Baker, Devon Nickels, Kaelie Breiter, Brad Olson, Shawn Jarvinen, Katie Pope, Kris Waggoner, Theresa Farrell-Strauss

Nays: None

Motion Passed

5. Chair and Member Comments-None

6. Staff Comments

The Heritage Award nominations are due April 7th.

There are two COAs scheduled for the April meeting-quorum and attendance is important.
NAPC Conference-more information to come.

7. Adjournment

Commissioner Breiter made a motion to approve. Motion seconded by Commissioner Nickels.

Ayes: Amber Koch, Phil Baker, Devon Nickels, Kaelie Breiter, Brad Olson, Shawn Jarvinen, Katie Pope, Kris Waggoner, Theresa Farrell-Strauss

Nays: None

Motion Passed



Heritage Preservation Commission Meeting Agenda

January 12, 2026, 7:00 PM

Edina City Hall, Community Room, 4801 W. 50th St.

1. Call to Order

2. Roll Call

Members Present: Thomas Everson, Devon Nickels, Shawn Jarvinen, Katie Pope, Kaelie Breiter, Kris Waggoner, Student Commissioners Matthew Weiby, and Olivia Duplessis

Members Absent: Theresa Farrell-Straus, Brad Olson

Staff Present: Emily Dalrymple & Consultants Elizabeth Gales & Rachel Peterson

3. Approval of Meeting Agenda

Commissioner Waggoner made a motion to Approve. Motion seconded by Commissioner Breiter.

Ayes: Thomas Everson, Devon Nickels, Shawn Jarvinen, Katie Pope, Kaelie Breiter, Kris Waggoner

Nays: None

Motion Passed

4. Approval of Meeting Minutes

Commissioner Pope made a motion to approve. Motion seconded by Commissioner Waggoner.

Ayes: Thomas Everson, Devon Nickels, Shawn Jarvinen, Katie Pope, Kaelie Breiter, Kris Waggoner

Nays: None

Motion Passed

4.1. August 8, 2025 HPC Minutes

5. Community Comment

6. Reports/Recommendations

7. Chair and Member Comments

7.1. 2026 HPC Training

Preservation Consultants Elizabeth Gales and Rachel Peterson led training on the Country Club Plan of Treatment changes.

8. Staff Comments

9. Adjournment

Commissioner Jarvinen made a motion to approve. Motion seconded by Commissioner Breiter.

Ayes: Thomas Everson, Devon Nickels, Shawn Jarvinen, Katie Pope, Kaelie Breiter, Kris Waggoner

Nays: None
Motion Passed



Item Number: 6.1

Department: Community Development

Item Activity: Action

Prepared By: Emily Dalrymple, Assistant City Planner

Item Title: COA- 4518 Arden Avenue

Action Requested:

The recommendation is to approve the certificate of appropriateness request for changes to the street facing facade at 4518 Arden Avenue. The recommendation for approval is based on the following:

The proposed changes meet the Secretary of the Interior's Standards of Rehabilitation and the Country Club Plan of Treatment. Conditions of Approval:

-Any changes to the approved elevations or materials will need to be submitted to staff for review.

Information/Background:

The subject property, 4518 Arden Avenue, is located on the west side of Arden Avenue, north of Bride Street and south of Sunnyside Road. The existing home on the lot is a two-story American Colonial Revival/American Georgian Revival built in 1925. The applicant's proposal is for a certificate of appropriateness for changes to the street facing facade. The proposed alterations to the street-facing facade include updates to the existing screened in porch. Historic photos of the porch show that over time there were changes made to the porches arched screens and columns. Today the openings have rectangular screens and wooden slats. The COA request includes replacing the exterior materials of the enclosed porch and the installation of rectangular windows.

[Better Together Link](#)

Supporting Documentation:

Documents marked with "Board Portal" do not meet [ADA Web Content Accessibility Guidelines \(URL\)](#) and are not included in the public packet. To request a board portal document, please [submit a data request \(URL\)](#).

1. Staff Report
2. Staff Presentation
3. Applicant Submittal (Board Portal)
4. Consultant Memo (Board Portal)
5. Historic Assessing Field Card (Board Portal)



Date: 4/14/26

To: HERITAGE PRESERVATION COMMISSION

From: Emily Dalrymple, Assistant City Planner

Subject: COA H-26-2, 4518 Arden Avenue, Changes to Street Facing Facade

Information/Background:

The subject property, 4518 Arden Avenue, is located on the west side of Arden Avenue, north of Bride Street and south of Sunnyside Road. The existing home on the lot is a two-story American Colonial Revival/American Georgian Revival built in 1925.

The applicant's proposal is for a certificate of appropriateness for changes to the street facing façade. The proposed alterations to the street-facing façade include updates to the existing screened in porch. Historic photos of the porch show that over time there were changes made to the porches arched screens and columns. Today the openings have rectangular screens and wooden slats.

The COA request includes replacing the exterior materials of the enclosed porch and the installation of rectangular windows.

Consultant Memo:

See attached memo from Elizabeth Gales and Rachel Peterson, Hess, Roise and Company.

Recommendation & Findings:

The recommendation is to approve the certificate of appropriateness request for changes to the street facing facade at 4518 Arden Avenue. The recommendation for approval is based on the following:

- The proposed changes meet the Secretary of the Interior's Standards of Rehabilitation and the Country Club Plan of Treatment.

Conditions of Approval:

- Any changes to the approved elevations or materials will need to be submitted to staff for review.

COA Expiration: April 14, 2027



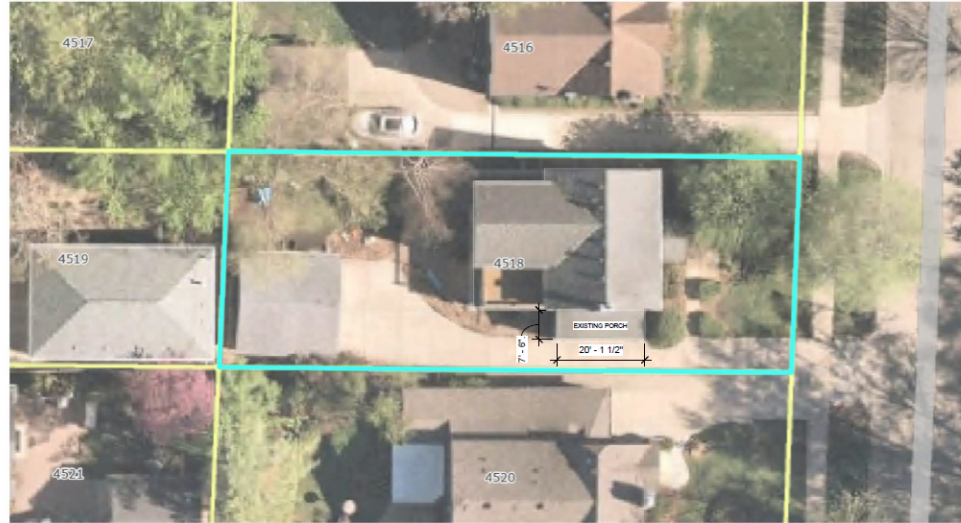
The CITY of
EDINA

4518 Arden Avenue

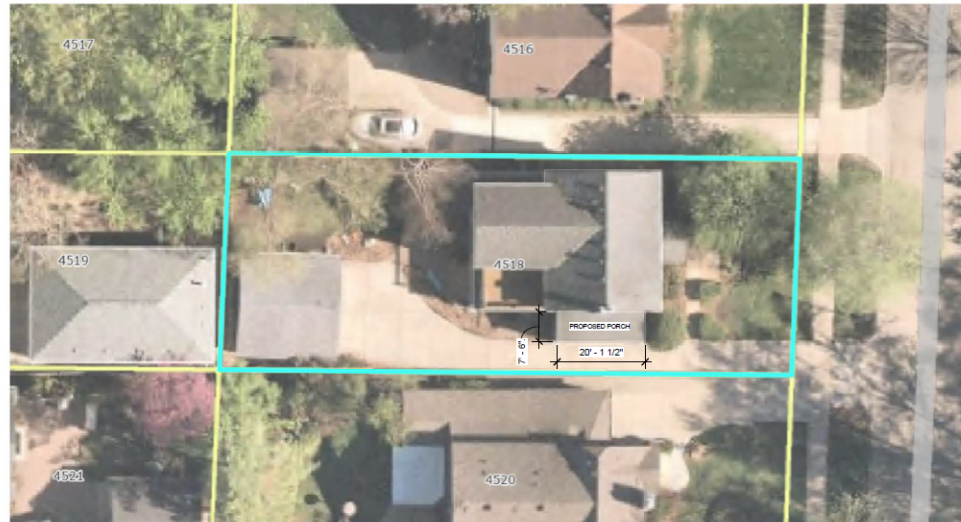
COA H-26-2, Changes to Street Facing Facade

EdinaMN.gov

Site Plan



① EXISTING SITE PLAN
1/16" = 1'-0"



② PROPOSED SITE PLAN



The CITY of
EDINA

TREHUS <i>Architects + Interior Designers + Builders</i>	
4725 Olson Memorial Hwy Golden Valley, MN 55422 612.729.2992 WWW.TREHUS.BIZ	
DATE	NOTES
Rea Porch 4518 Arden Ave. Edina, MN 55424	
Established 1982 License BC01474	
<h1>A1.1</h1>	

Copyright © Trehus Builders, Inc. 2026

Proposed Plans



Historic Photos





Item Number: 6.2

Department: Community Development

Item Activity: Action

Prepared By: Emily Dalrymple, Assistant City Planner

Item Title: COA-4907 Arden Avenue

Action Requested:

Hess Roise’s recommendation is to approve the demolition of the existing garage. In their review of the proposed design for the new detached garage, they found that the proposed design for the new garage does not meet the guidance for new garages in the Country Club Plan of Treatment and recommend denial of the new garage design.

The new garage design meets the city’s zoning requirements including setbacks, lot coverage, building coverage and height. If the Commission feels the new garage design meets the Country Club plan of treatment and the Secretary of the Interior’s Standards, they can approve the garage design with the findings that the garage meets the Country Club Plan of Treatment and Secretary of the Interior Standards of Rehabilitation, with the conditions that the newly constructed garage install a date plaque and any changes to the proposed plans would need to be reviewed by City Staff.

Information/Background:

The subject property, 4907 Arden Avenue, is located on the east side of Arden Avenue, north of 50th Street and south of Country Club Road. The existing home on the lot is a two-story Mediterranean style home built in 1925.

The applicant’s proposal is for a certificate of appropriateness for the demolition of the existing detached garage and the construction of a new detached garage. The new detached garage will be located in the same location as the existing garage, but is proposed to have a larger footprint. The new detached garage will have a basement and a half story above the two car garage and meets all of the city’s zoning requirements including setbacks, lot coverage, building coverage, and height. The proposed building materials will match the existing materials on the home, including stucco and terra cotta roof tiles.

[Better Together Link](#)

Supporting Documentation:

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1. Staff Report
2. Staff Presentation
3. Applicant Submittal (Board Portal)
4. Consultant Memo (Board Portal)
5. Historic Assessing Field Card (Board Portal)



Date: 4/14/26
To: HERITAGE PRESERVATION COMMISSION
From: Emily Dalrymple, Assistant City Planner
Subject: COA H-26-3, 4907 Arden Avenue, New Detached Garage

Information/Background:

The subject property, 4907 Arden Avenue, is located on the east side of Arden Avenue, north of 50th Street and south of Country Club Road. The existing home on the lot is a two-story Mediterranean style home built in 1925.

The applicant's proposal is for a certificate of appropriateness for the demolition of the existing detached garage and the construction of a new detached garage.

The new detached garage will be located in the same location as the existing garage, but is proposed to have a larger footprint. The new detached garage will have a basement and a half story above the two car garage and meets all of the city's zoning requirements including setbacks, lot coverage, building coverage, and height.

The proposed building materials will match the existing materials on the home, including stucco and terra cotta roof tiles.

Consultant Memo:

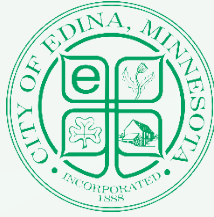
See attached memo from Elizabeth Gales and Rachel Peterson, Hess, Roise and Company.

Recommendation:

Hess Roise's recommendation is to approve the demolition of the existing garage. In their review of the proposed design for the new detached garage, they found that the proposed design for the new garage does not meet the guidance for new garages in the Country Club Plan of Treatment and recommend denial of the new garage design.

The new garage design meets the city's zoning requirements including setbacks, lot coverage, building coverage and height. If the Commission feels the new garage design meets the Country Club plan of treatment and the Secretary of the Interior's Standards, they can approve the garage design with the findings that the garage meets the Country Club Plan of Treatment and Secretary of the Interior Standards of Rehabilitation, with the conditions that the newly constructed garage install a date plaque and any changes to the proposed plans would need to be reviewed by City Staff.

COA Expiration: April 14, 2027



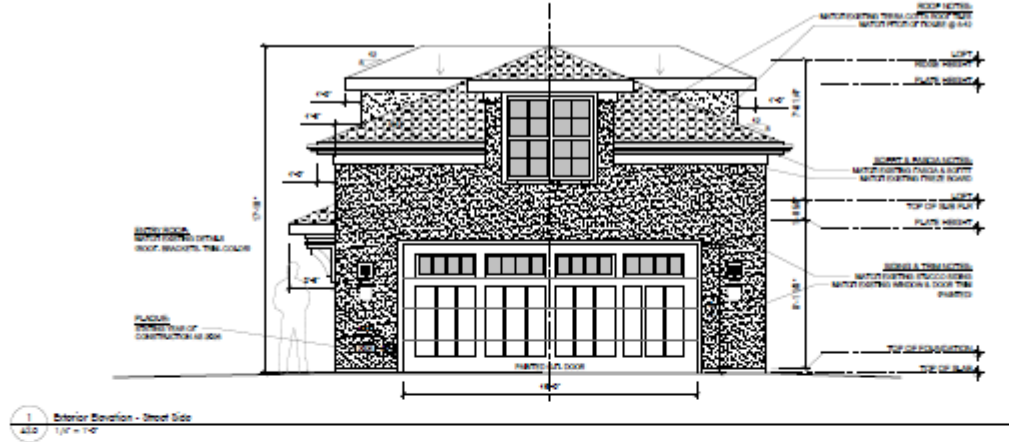
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4907 Arden Avenue

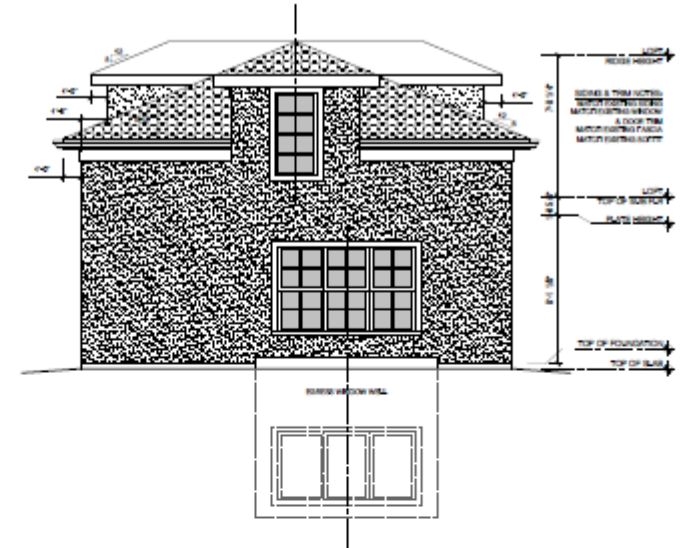
COA H-26-3, New Detached Garage

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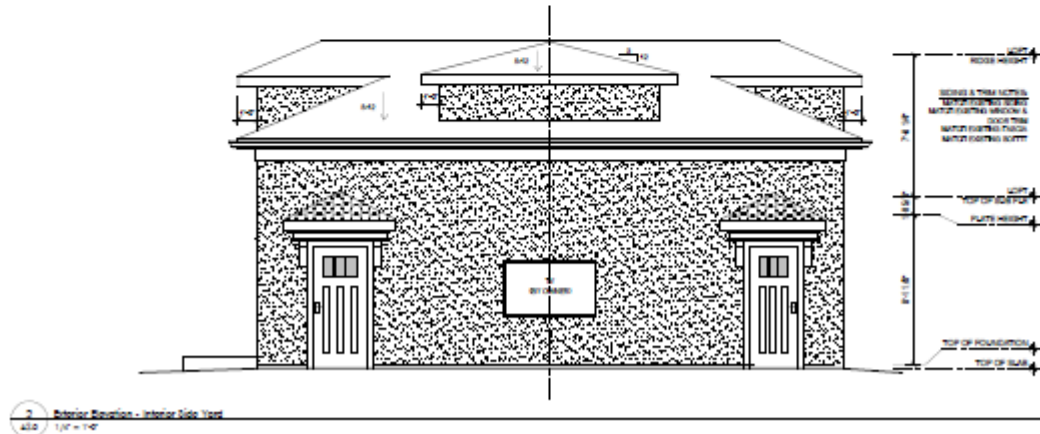
Proposed Elevations



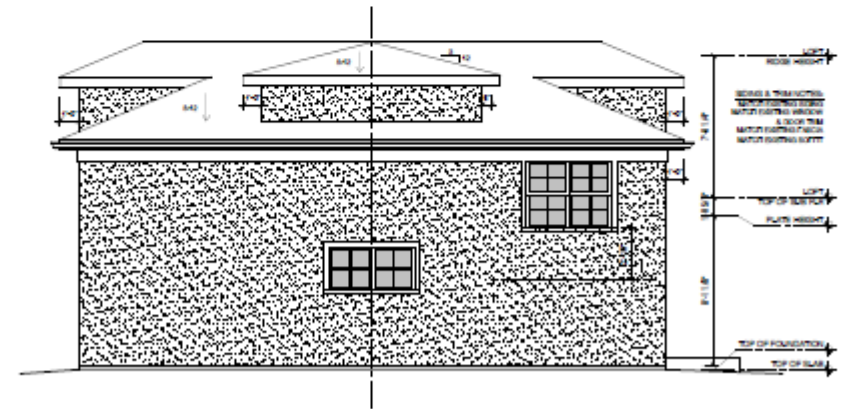
1 Exterior Elevation - Street Side
432 1/2" = 1'-0"



1 Exterior Elevation - Rear
431 1/2" = 1'-0"



2 Exterior Elevation - Interior Side View
430 1/2" = 1'-0"



2 Exterior Elevation - Side View
431 1/2" = 1'-0"



Existing Site Photos



Historical Photo





Item Number: 6.3

Department: Community Development

Item Activity: Action

Prepared By: Emily Dalrymple, Assistant City Planner

Item Title: Election of Officers

Action Requested:

Elect a Chair and Vice Chair of the HPC for 2026.

Information/Background:

Elect the 2026 Chair and Vice Chair of the HPC.

Supporting Documentation:

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None



Item Number: 6.4

Department: Community Development

Item Activity: Action
Discussion

Prepared By: Emily Dalrymple, Assistant City Planner

Item Title: 2026 Edina Heritage Award

Action Requested:

Decide the winner of the 2026 Edina Heritage Award

Information/Background:

See attached nomination.

Supporting Documentation:

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1. Nomination–Andrew Scipioni (Board Portal)