



EDINA MINNESOTA

Heritage Preservation Commission Meeting Agenda

May 12, 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. April 14, 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: H-26-3, 4907 Arden Avenue

7. Chair and Member Comments

8. Staff Comments

8.1. Introduce Interim Staff

9. Adjournment



Item Number: 4.1

Department:

Item Activity: Action

Prepared By: Emily Dalrymple, Assistant City Planner

Item Title: April 14, 2026 HPC Minutes

Action Requested:

Approve the April 14, 2026 HPC Minutes

Information/Background:

Item reports can be used in place of attaching a staff report.

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. April 14, 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



Item Number: 6.1

Department: Community Development

Item Activity: Action

Prepared By: Emily Dalrymple, Assistant City Planner

Item Title: COA: H-26-3, 4907 Arden Avenue

Action Requested:

The recommendation is to approve the certificate of appropriateness and revised plans for the new detached garage at 4907 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. An as-built date plaque be installed on the exterior of the new 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 a similar 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 revised memo from Elizabeth Gales and Rachel Peterson, Hess, Roise and Company.

[Better Together Link](#)

Supporting Documentation:

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1. Staff Report
2. Staff Presentation-Meeting2
3. Applicant Submittal Meeting 2 (Board Portal)
4. Consultant Memo (Board Portal)
5. Original Applicant Submittal Meeting 1 (Board Portal)

6. Historic Assessing Field Card (Board Portal)



Date: 5/12/26
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 a similar 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 revised memo from Elizabeth Gales and Rachel Peterson, Hess, Roise and Company.

Recommendation:

The recommendation is to approve the certificate of appropriateness and revised plans for the new detached garage at 4907 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.
- An as-built date plaque be installed on the exterior of the new garage.

COA Expiration: May 12, 2027



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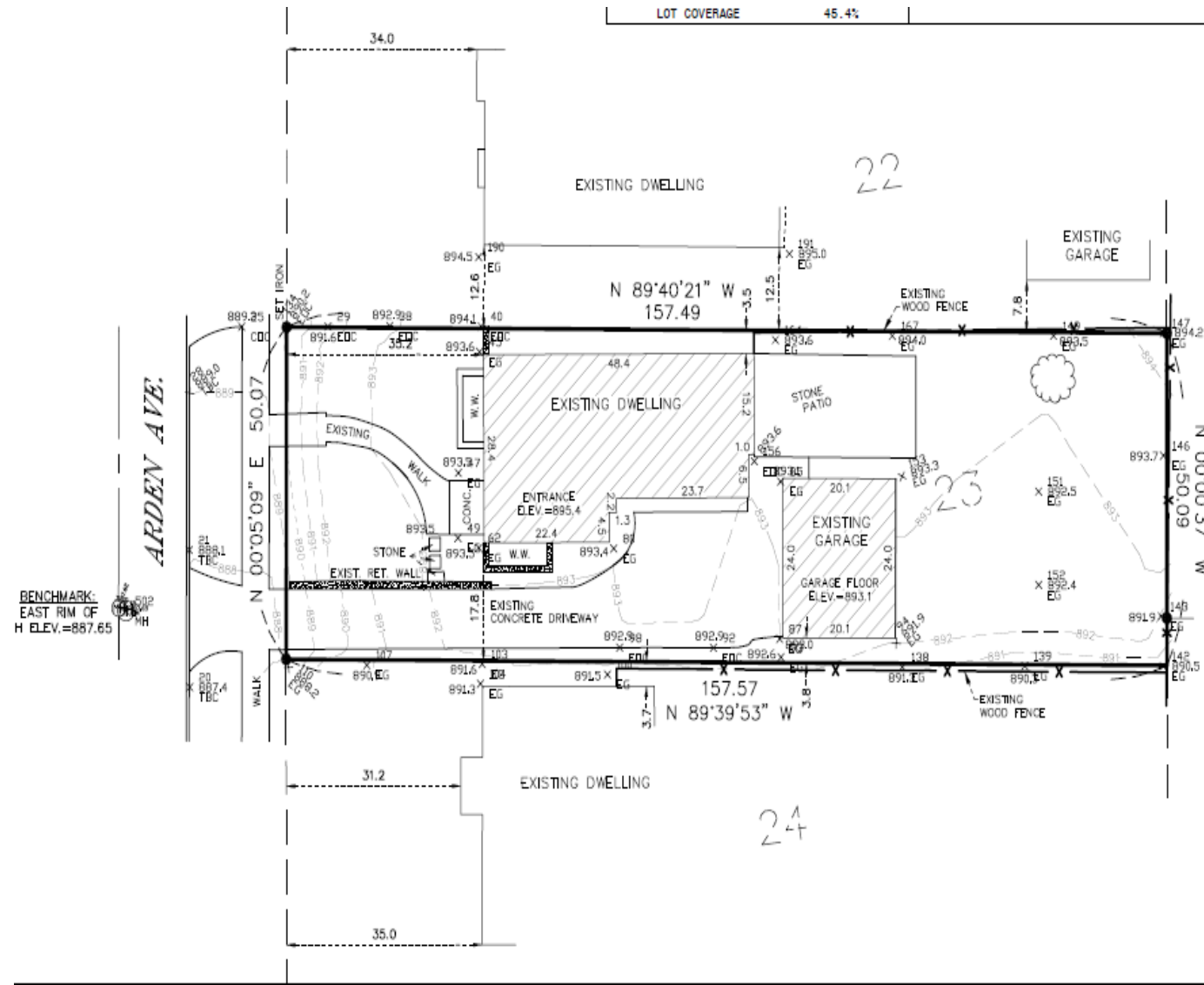
4907 Arden Avenue

COA H-26-3, New Detached Garage

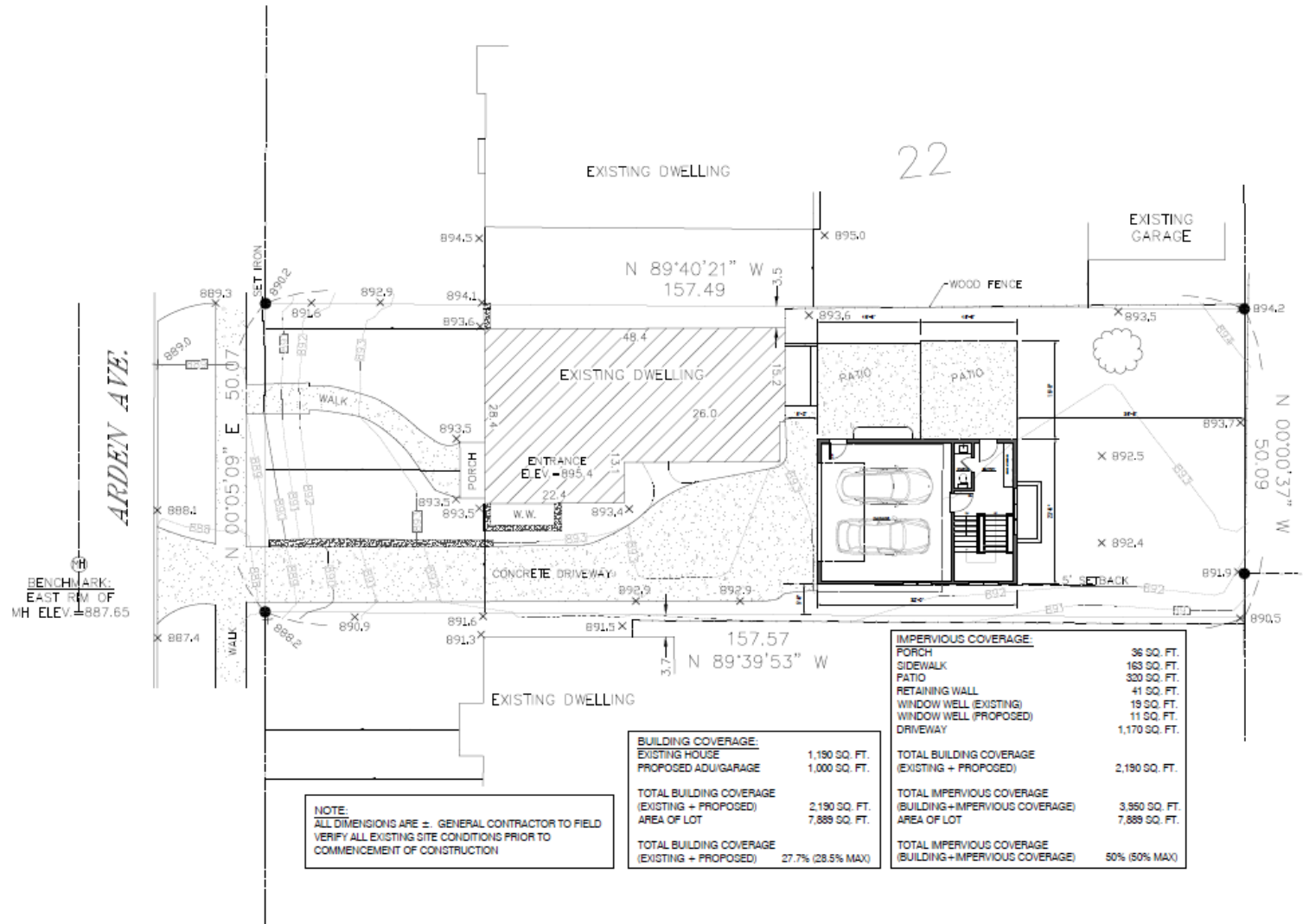
May 12, 2026 (Meeting 2)

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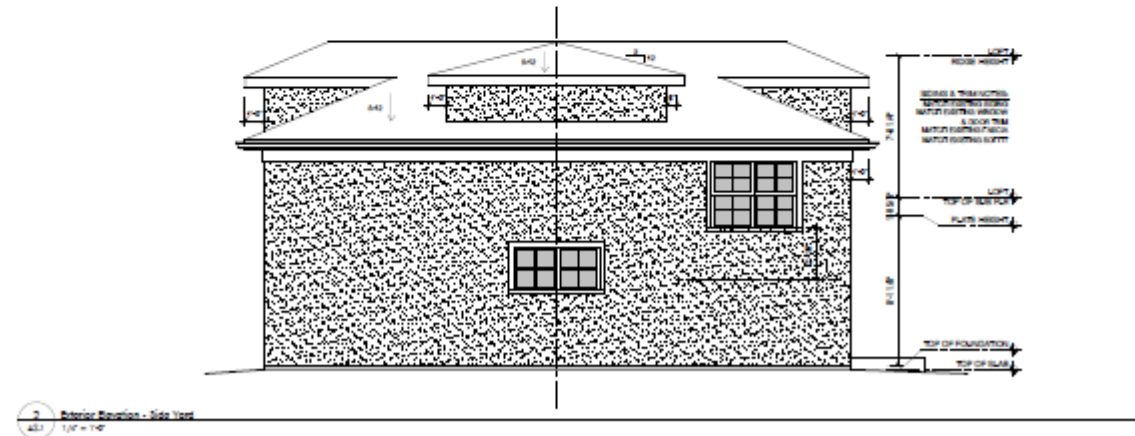
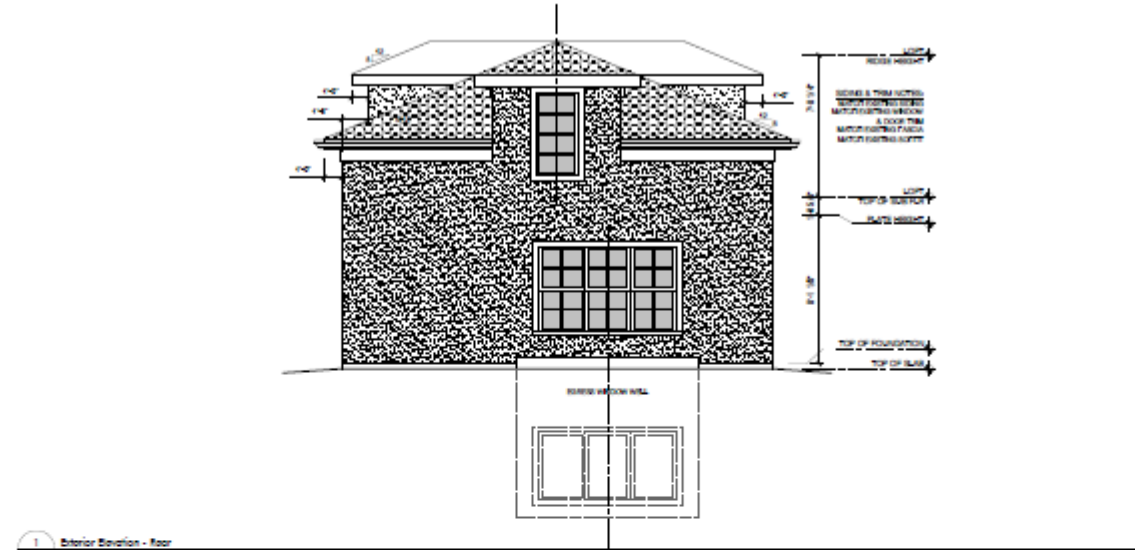
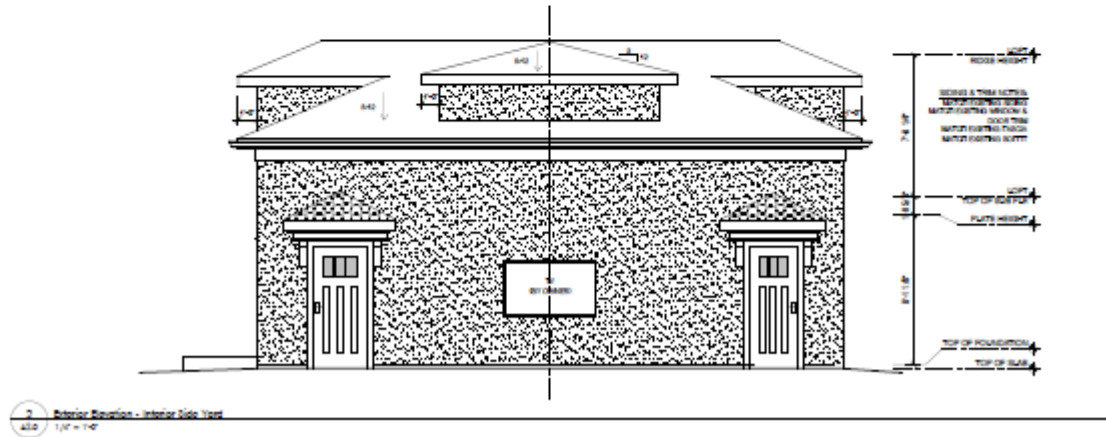
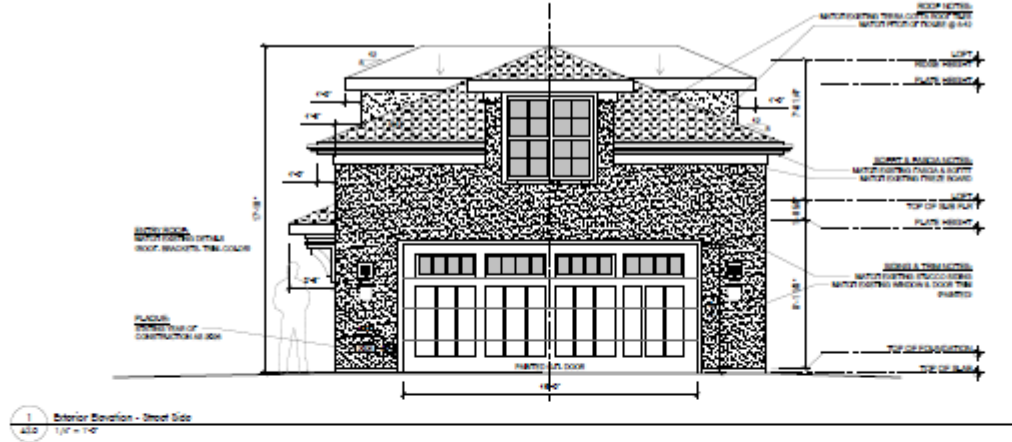
Existing Survey



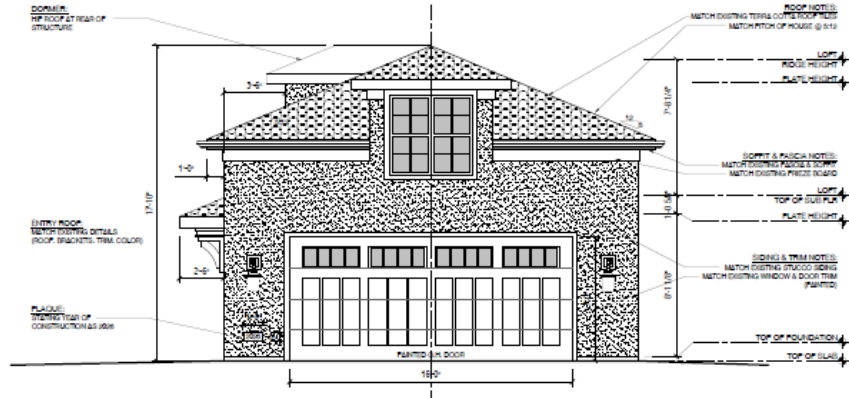
Proposed Survey



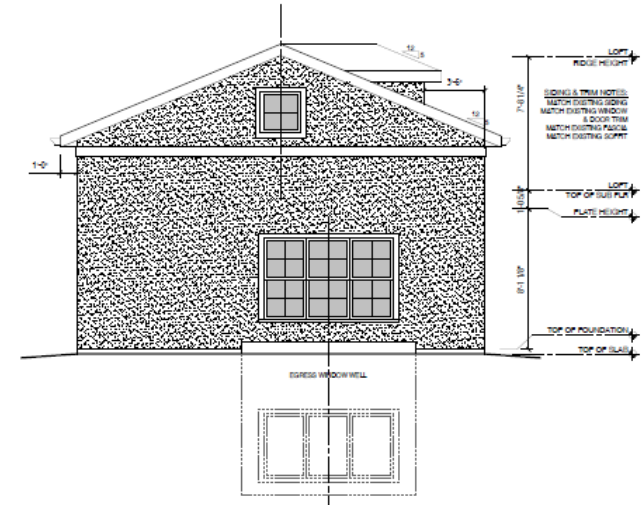
Proposed Elevations-Meeting 1



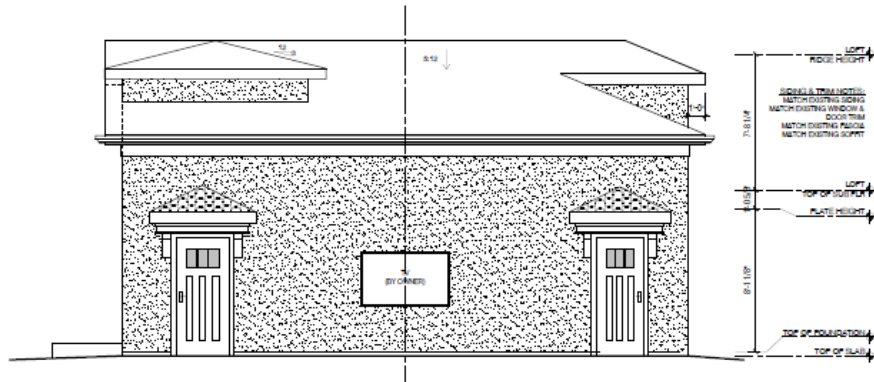
Proposed Elevations-Meeting 2



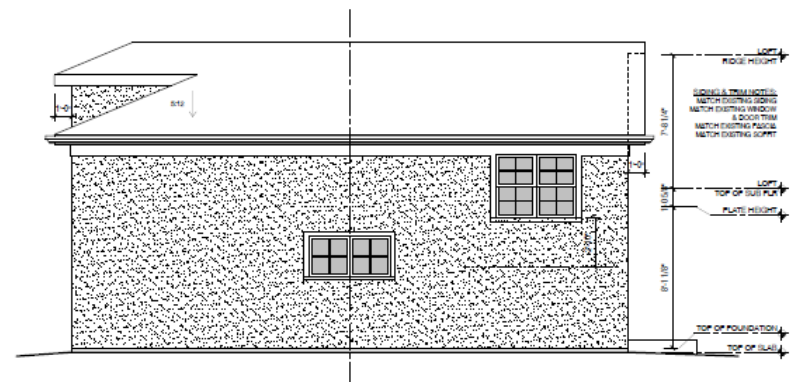
1 Exterior Elevation - Street Side
A3.0 1/4" = 1'-0"



1 Exterior Elevation - Rear
A3.1 1/4" = 1'-0"



2 Exterior Elevation - Interior Side Yard
A3.2 1/4" = 1'-0"



2 Exterior Elevation - Side Yard
A3.3 1/4" = 1'-0"



Revised Rendering-Meeting 2



Existing Site Photos



Historical Photo



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Item Number: 8.1

Department: Community Development

Item Activity: Information

Prepared By: Emily Dalrymple, Assistant City Planner

Item Title: Introduce Interim Staff

Action Requested:

None.

Information/Background:

Introduce Interim Staff–Kris Aaker, City of Edina & Madison Richard, Bolton & Menk

Supporting Documentation:

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None