



EDINA MINNESOTA

Heritage Preservation Commission Meeting Agenda

July 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. June 9, 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-26-6, 4509 Bruce Avenue

7. Chair and Member Comments

8. Staff Comments

9. Adjournment



Item Number: 4.1

Department:

Item Activity: Action

Prepared By: Madison Richard, Planner

Item Title: June 9, 2026 HPC Minutes

Action Requested:

Approve the June 9, 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. June 9, 2026 HPC Minutes



1. Call to Order

2. Roll Call

Members Present: Commissioners Amber Koch, Phil Baker, Devon Nickels, Katie Pope, Brad Olson, Shawn Jarvinen, Kris Waggoner, Theresa Farrell-Strauss, and Student Commissioner Olivia Duplessis

Members Absent: Commissioners Kaelie Breiter and Student Commissioner Matthew Weiby

Staff Present: Madison Richard & City Attorney David Kendall

3. Approval of Meeting Agenda

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

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

Nays: None

Motion Passed

4. Approval of May 12, 2026 HPC Meeting Minutes

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

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

Nays: None

Motion Passed

5. Reports/Recommendations

6.1. COA, H-26-4 4604 Casco Avenue

Commissioner Jarvinen made a motion to Approve the certificate of appropriateness request for changes to the street facing façade at 4604 Casco Avenue based on the findings and with the conditions outlined in the staff report. Motion seconded by Commissioner Waggoner.

- **Findings:**
 - **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, Katie Pope, Brad Olson, Shawn Jarvinen, Kris Waggoner, Theresa Farrell-Strauss, Olivia Duplessis

Nays: None

Motion Passed

6.2. COA, H-26-5 4521 Drexel Avenue

Commissioner Jarvinen made a motion to Approve the certificate of appropriateness request for a new detached garage at 4521 Drexel Avenue based on the findings and with the conditions outlined in the staff report. Motion seconded by Commissioner Waggoner.

- **Findings:**
 - **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.**
 - **An as-built date plaque be installed on the exterior of the new garage.**

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

Nays: None

Motion Passed

6. Chair and Member Comments-None

7. Staff Comments

The City Attorney provided information to the Commission on appropriate times and reasons to abstain from a vote, and advised that Staff can answer any questions that arise prior to the meeting and will consult with the City Attorney, as needed. The City Attorney also provided a high level overview of what Reasonable Accommodations are.

8. Adjournment

Commissioner Jarvinen made a motion to approve. Motion seconded by Commissioner Farrell-Strauss.

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

Nays: None

Motion Passed



Item Number: 6.1

Department: Community Development

Item Activity: Action

Prepared By: Madison Richard, Planner

Item Title: COA: H-26-6, 4509 Bruce Avenue

Action Requested:

The recommendation is to approve the certificate of appropriateness request for changes to the street facing facade at 4509 Bruce 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, 4509 Bruce Avenue, is located on the west side of Arden Avenue, north of Bridge Street and south of Sunnyside Road. The existing home on the lot is a two-story American Colonial Revival home built in 1927. The applicant's proposal is for a certificate of appropriateness for the demolition of an existing detached garage and the construction of a new detached garage. The newly constructed garage is slightly larger than the existing garage and placed in a similar location. The proposed building materials include stucco siding, asphalt shingles and masonry blocks. Each side of the proposed garage has a decorative feature (windows).

Consultant Memo: See attached 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
3. Applicant Submission (Board Portal)
4. Consultant Memo (Board Portal)
5. Historic Assessing Field Card (Board Portal)



Date: 7/14/26
To: HERITAGE PRESERVATION COMMISSION
From: Madison Richard, Consultant Assistant City Planner
Subject: COA H-26-6, 4509 Bruce Avenue, New Detached Garage

Information/Background:

The subject property, 4509 Bruce Avenue, is located on the west side of Arden Avenue, north of Bridge Street and south of Sunnyside Road. The existing home on the lot is a two-story American Colonial Revival home built in 1927.

The applicant's proposal is for a certificate of appropriateness for the demolition of an existing detached garage and the construction of a new detached garage. The newly constructed garage is slightly larger than the existing garage and placed in a similar location. The proposed building materials include stucco siding, asphalt shingles and masonry blocks. Each side of the proposed garage has a decorative feature (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 4509 Bruce 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: July 14, 2027



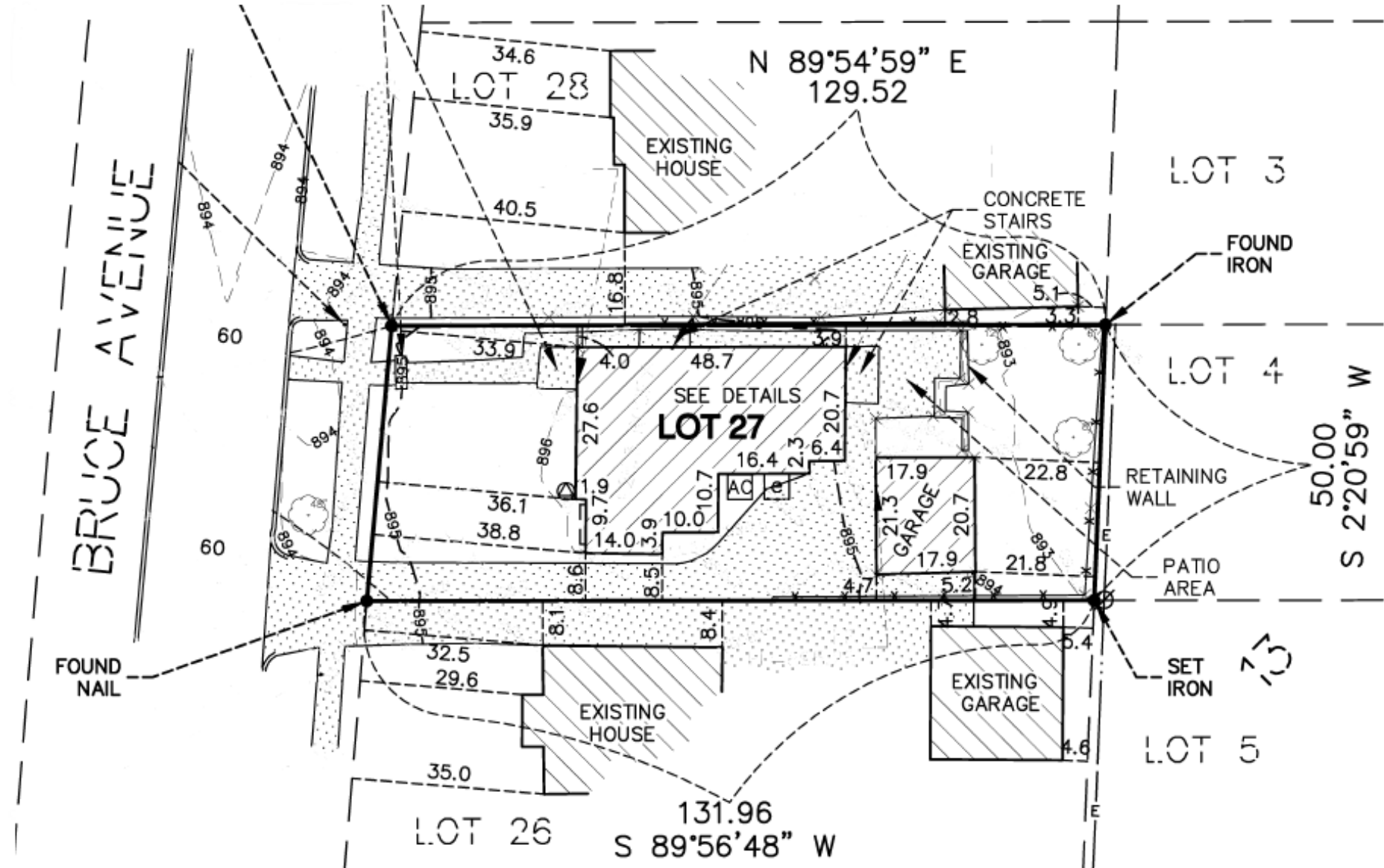
The CITY of
EDINA

4509 Bruce Avenue

COA H-26-6, New Detached Garage

EdinaMN.gov

Existing Survey

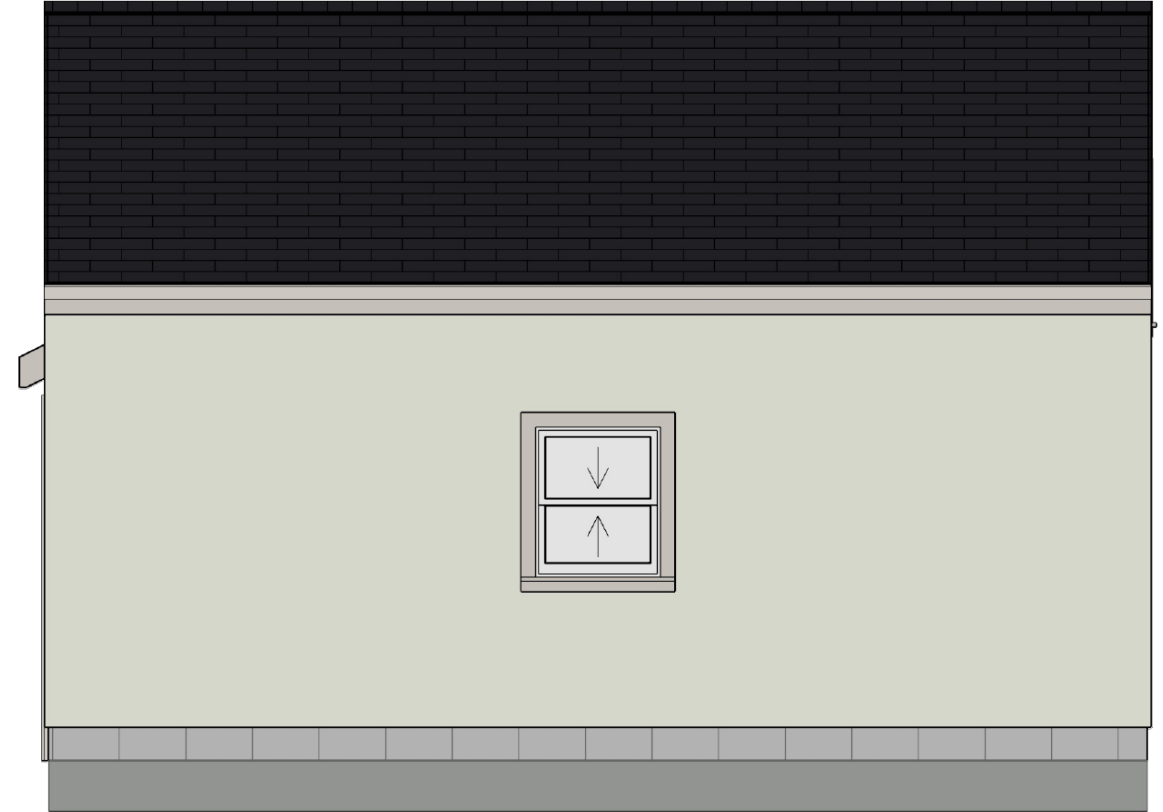


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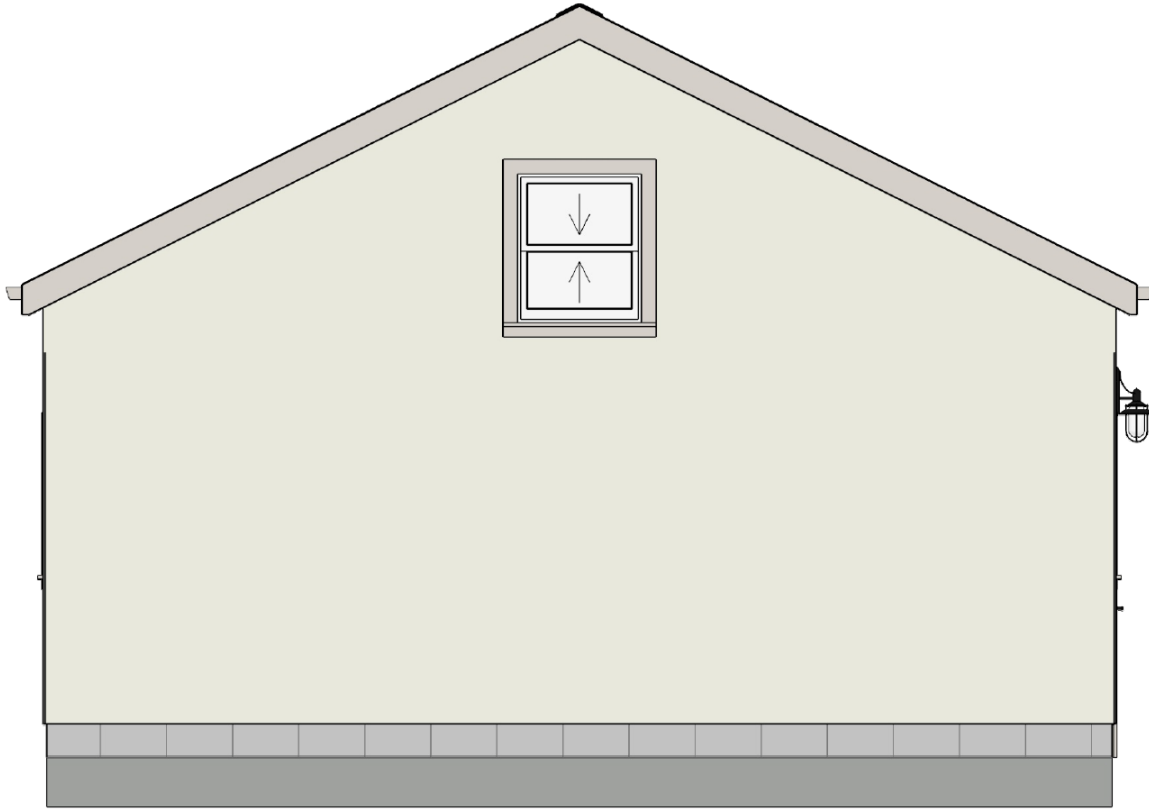
Proposed Detached Garage



Proposed Elevations (Front/West and South)



Proposed Elevations (Rear/East and North)



Existing Site Photos



Historical Photos

