

EDINA'S HISTORIC COUNTRY CLUB DISTRICT PLAN OF TREATMENT

PLANNING OBJECTIVE

The primary objective of the Country Club Heritage Landmark District is preservation of the existing historic house facades and streetscapes. Certificates of Appropriateness from the Heritage Preservation Board will be required for demolition, moving buildings, and new construction within the district. In fulfillment of this responsibility, the City has adopted the Secretary of the Interior's Standards for the Treatment of Historic Properties as the basis for the Board's design review decisions. The preferred treatment for heritage preservation resources in the Country Club District is rehabilitation, which is defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

SECRETARY OF THE INTERIOR'S STANDARDS

The Secretary of the Interior's standards for rehabilitation are neither technical nor prescriptive, but are intended to promote responsible preservation practices. They are regulatory only with respect to Certificates of Appropriateness for demolition and new construction; for work that is not subject to design review, they are advisory. The standards for rehabilitation are:

- a) A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
- b) The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
- c) Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
- d) Changes to a property that have acquired historic significance in their own right will be retained and preserved.
- e) Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- f) Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- g) Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- h) Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
- i) New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

- j) New additions and adjacent new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

CERTIFICATES OF APPROPRIATENESS

A Certificate of Appropriateness will be required before any City permit is issued for the demolition and new construction of any principal dwelling or detached garage within the district boundaries.

Definitions:

Demolition - For purposes of design review and compliance with City Code §850.20 subd. 10, demolition shall mean the physical alteration 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, changing its shape, pitch, or height; or
- (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, and doors.

Heritage Preservation Resource or Historic Building – Any building, site, structure, or object that has been so designated by the Heritage Preservation Board on the basis of its historic associations or historic architectural qualities which add to the significance of the district as a whole. Heritage preservation resources may lack individual distinction but must possess historic significance and integrity of those features necessary to convey their heritage preservation value. An updated inventory of heritage preservation resources in the Country Club District is maintained by the City Planner. Heritage preservation resources include those homes built from 1924 – 1944, the period when the developer enforced rigid architectural standards on new home construction through restrictive covenants.

- No Certificate of Appropriateness will be approved for the demolition, in whole or in part, of any heritage preservation resource in the district unless the applicant can show that the subject property is not a heritage preservation resource, or no longer contributes to the historical significance of the district because its historic integrity has been compromised by deterioration, damage, or by inappropriate additions or alterations.
- Except in extraordinary circumstances involving threats to public health or safety, no Certificate of Appropriateness will be issued for the demolition of an existing heritage preservation resource in the district without an approved design plan for new construction.

DESIGN REVIEW GUIDELINES

New home construction will be limited to existing residential lots and their design will be compatible with the original (1924-1944) Country Club District deed restrictions relating to architecture. The following guidelines generally reflect the principles of the deed restrictions and will be applied by the Heritage Preservation Board to design review of plans for new houses:

- **Size, Scale & Massing** - New homes should be compatible in size, scale, massing, orientation, setback, color, and texture with historic buildings in the district constructed prior to 1945. Facades should be architecturally similar to existing historic homes and visually relate to the historic facades of nearby homes; radically contrasting façade designs will not be allowed. Entrances, porches, and other projections should relate to the pattern of existing adjacent historic homes and respect the rhythm and continuity of similar features along the street. Roof forms should be consistent with typical roof forms

of existing historic homes in terms of pitch, orientation, and complexity. New homes should be constructed to a height compatible with existing adjacent historic homes, and the maximum height of new construction should be within 10% of the average height of existing homes on adjacent lots, or the average of the block measured from the original surface grade to the highest part of the roof.

- **Exterior Finishes** - Traditional materials and exterior finishes (horizontal lap siding, stucco, brick, false half-timbering, wood shakes, stone) are recommended for use on facades which are visible from the street. The use of non-traditional materials (such as Hardi-Plank siding and steel roofing) should be considered on a case-by-case basis; imitative wood or masonry finishes should duplicate the size, shape, color, and texture of materials historically used in the District. Aluminum and vinyl siding are not appropriate for street facades.
- **Accessory Mechanical Equipment** - Mechanical equipment, solar panels, air conditioners, satellite dishes, and antennae should be concealed whenever possible or placed in an inconspicuous location so as not to intrude or detract from historic facades and streetscapes.
- **Decks & Accessory Structures** - Contemporary designs are acceptable for decks and accessory structures so long as they are not visible from the street.
- **Landscaping Elements** - Landscaping such as retaining walls, planters, fences, planting beds, and walkways, should be visually compatible with the historic character of the district in size, scale, material, texture, and color. Retaining walls should follow the grade of the lot and blend with the historic streetscape.
- **Impervious Surfaces** - Construction of large areas of impervious surface for driveways, patios, and off-street parking should be discouraged in favor of permeable pavement systems and other “green” alternatives to solid concrete, brick, or bituminous paving.
- **Building Code Requirements** - Building code requirements should be complied with in such a manner that the architectural character of the new home is compatible with the historic character of the neighborhood.
- **Year Built Identification** - New homes should be clearly identified as such by means of a plaque or inscription (to be placed on an exterior surface) bearing the year of construction.

GARAGES

Modernistic designs for new detached garages will be discouraged. New detached garages should match the architectural style of the house on the same lot as well as the historic character of the neighborhood. The following guidelines will be applied to design review of plans for new garages:

- The new garage should be subordinate to the house. The preferred placement is at the rear of the lot or set back from the front of the house to minimize the visual impact on adjacent homes and streetscapes. Front facing attached garages are discouraged. No new detached garage should be taller, longer, or wider than the house on the same lot. The roofline should have a maximum height within 10% of the average height of existing detached garages on adjacent lots, or the average of the block.
- Undecorated exterior walls longer than 16 feet should be avoided on elevations visible from the street or adjacent properties.
- New garages should be clearly identified as such by means of a plaque or inscription (to be placed on an exterior surface) bearing the year of construction.

DRIVEWAYS

- Driveways should be compatible in width and material with historic driveways in the district and should be designed in such a manner that they do not radically change, obscure, or destroy the historic character-defining spatial organization and landscape features of residential lots, yards, and streetscapes. New curb-cuts should be avoided whenever possible.

CITY RESPONSIBILITIES

- The City will develop and implement plans for the preservation, maintenance, and replacement of all public infrastructure within the district, including streets, trees, sidewalks, street lighting, signs, parks, and open space areas that give the neighborhood its distinguishing character.
- The distinguishing original qualities and historic character of the district will not be damaged or destroyed as a result of any undertaking funded or assisted by the City. The removal or alteration of any historic building or landscape feature should be avoided whenever possible.

VOLUNTARY COMPLIANCE

- The City will promote voluntary compliance with historic preservation standards for the rehabilitation of individual historic properties by encouraging repairs, additions, or alterations which make possible an efficient contemporary use of older homes in the district while preserving those features that are historically and architecturally significant.
- Although not ordinarily subject to Certificates of Appropriateness, small additions or minor alterations should be done in such a manner that they do not destroy historically significant architectural features. New additions should be differentiated from historic architecture and designed to be compatible with the size, scale, color, material, and character of the property.

NATURAL DISASTERS

- When historic properties are impacted by man-made or natural disasters, every reasonable effort will be made to avoid total loss. If demolition must occur, historic buildings should be recorded so that a body of information about them (photographs, drawings, and written data) will be preserved for the benefit of the public.

DISTRICT RE-SURVEY

- The City will arrange for a re-survey of the Edina Country Club District every ten years to document changes in the appearance and historic integrity of historic properties; to revise the list of heritage preservation resources and non-heritage preservation resources present within the district boundaries; and to revise the district plan of treatment as needed. The next re-survey will take place circa 2017.

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